

**Jayshree Ramachandran, Advocate**  
**Bombay High Court**

Corres. Add: Flat No. 1006, F - Wing, Oberoi Splendor, JVLR, Jogeshwari East, Mumbai – 400060  
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**FORMAT – A**  
**(Circular No.: 28 / 2021)**

To,  
MahaRERA  
Housefin Bhavan,  
Plot No. C-21, E-Block, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051.

**LEGAL TITLE REPORT**

**Subject:** Legal Title Report with respect to all those pieces and parcels of land bearing part of Survey No.51 Hissa No. 2B, 3, 4, 5, 6A, 6B, 7 to 15, part of Survey No.52, Hissa No.1 to 3 and part of Survey 53, Hissa No.1 to 3 admeasuring around 3363square metres forming a undivided part of the larger property admeasuring around 110600square metres situate and lying and being at Village Balkum-Dhokali, Registration District and Sub-District of Thane, (hereinafter referred to as the “**said Property**” and “**Larger Property**” respectively).

I have investigated the title of the said Property on the request of **Dhruva Woollen Mills Private Limited** and following documents i.e.:-

1. All those pieces and parcels of lands bearing part of Survey No.51 Hissa No. 2B , 3, 4, 5, 6A, 6B, 7, to15, part of Survey No.52, Hissa No.1 to 3 and part of Survey 53 Hissa No.1 to 3 forming a part of the Larger Property , situate and lying and being at Village Balkum-Dhokali, Registration District and Sub-District of Thane.
2. The documents of the allotment of the said Property are as described in Flow of Title annexed hereto as **Annexure “A”** hereto.
3. 7/12 Extract/s issued by Revenue Authority in respect of the said Property are as described in Flow of Title annexed hereto as **Annexure “A ”** hereto.
4. Search Report for 30 years from 1993 till 2022 *interalia* in respect of the said Property issued by Simply Cersai dated 30 03 2022 annexed hereto as **Annexure “C”**.

YJL

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of **Dhruva Woollen Mills Private Limited** is clear, marketable and without any encumbrances, subject to qualification given in **Annexure "B"** hereto.

Owners of the said Property is **Dhruva Woollen Mills Private Limited**.

Qualifying comments/ remarks if any – Detailed in **Annexure B** hereto

3/- The Report reflecting the flow of the title of **Dhruva Woollen Mills Private Limited** on the said Property is enclosed herewith as "**Annexure "A"**".

Encl : Annexures

*Jayshree R*  
Advocate

Date :20/08/2022

Stamp

## ANNEXURE – “A”

### FLOW OF THE TITLE OF THE SAID PROPERTY.

Sr. No.

#### 1. Flow of Title

Upon perusal of the copies of documents, it is observed that various land portions comprised in the said Property were acquired by Dhruva Woollen Mills Private Limited from the then respective owners, under following indentures for the consideration and on the terms and conditions more particularly set out therein:

- The 7/12 extracts pertaining to the said Property mention the old Survey Nos corresponding to the new Survey Nos.

Sr. No.	Details of Indentures (Date and registration number)	Vendors (then owners), and confirming parties, if any	Survey and Hissa number of land portions in the said Property including certain other land parcels /portions comprised in the said Larger Property
1.	May 18, 1961 bearing serial no.305 of 1961	Jagoo Jiwan as the Vendor and Vinayak Jagoo (minor represented by his natural guardian Jagoo Jiwan), Indrapal Ganpat Patil and Hira Ram Mulundkar as the confirming parties	Old S. No. 216/11 New S. No.51/11
2.	May 18, 1961 bearing serial no.311 of 1961	Narayan Poshy Mahatre as the vendor, Ramabai widow of Poshy Rama Mahatre, Bamibai Narayan Mahatre, Ramchandra Narayan Mahatre, Madhukar Narayan Mahatre, Manilal Narayan Mhatre (minor represented by his natural guardian and father Narayan Poshy Mahatre), Godabai Narayan Mahatre, Dwarkabai Narayan Mahatre, Laxmi Narayan Mahatre, Malta Narayan Mahatre (all minors represented by mother Bamibai Narayan Mahatre) Indrapal Ganpat Patil, Hira Rama Mulundkar	Old S. No.216/6, New S. No.51/6A And 51/6B  Old S. No.216/9 New S. No.51/9  Old S. No.216/12 New S. No.51/12

3.	May 20, 1961 bearing serial no.325 of 1961	Atmaram Ramji as the vendor and Savitri Atmaram, Baliram Atmaram, Indrapal Ganpat Patil, Hira Ram Mulundkar as confirming parties	Old S. No.216/14 New S.No.51/14
4.	May 23, 1961 bearing serial no. 343 of 1961	Budhibai daughter of Poshya Jana as the vendor and Parvatibai daughter of Poshya Jana, Indrapal Ganpat Patil, Hirarama Mulundkar as the confirming parties	Old S.No.211/8, New S.No.46/8 Old S.No.211/5, New .No.46/5B Old S. No216/4, New S.No.51/4 Old S.No.216/3 New S.No.51/3
5.	May 27, 1961 bearing serial no. 374 of 1961	Rakhmibai widow of Mahadev Ramji as the vendor and Gajanan Mahadev, Indrapal Ganpat Patil, Hira Rama Mulundkar as the confirming parties	Old S.No.216/13 New S No.51/13
6.	May 27, 1961 bearing serial no. 376 of 1961	Ramchandra Kana Patil, Kashibai widow of Kashinath Kana Patil and Anandibai widow of Padman Kana Patil as the vendors and Kamlibai widow of Kana Dharma Patil, Venubai Ramchandra Patil, Vinayak Kashinath Patil, Gajanan Kashinath Patil, Venuka Kashinath Patil (minor represented by her mother and natural guardian Kashibai Kashinath Patil), Yadurai Ramchandra Patil, Ankush Ramchandra Patil, Sharad Ramchandra Patil (the last three named are minors and are represented by their father and natural guardian Ramchandra Patil), Aruna Ramchandra Patil (minor represented by her mother and natural guardian Venubai Ramchandra Patil), Indrapal Ganpat Patil and Hira Ram Mulundkar as the confirming parties	Old S.No.211/2, New S No.46/2 Old S.No.216/5 New S No.51/5
7.	June 5, 1961 bearing serial no. 422 of 1961	Yeshwant Narayan Bhoir, Ramchandra Narayan Bhoir, Raghunath Narayan Bhoir, Pandurang Narayan Bhoir(minor represented by his mother and natural guradian Rakhmabhai Narayan Bhoir) as the vendors and Venubai Yeshwant Bhoir, Parvatibai Ramchandra Bhoir, Kusum Ragunath Bhoir ( minor represented by her husband and natural guardian Nath Narayan Bhoir), Rakhmabai widow of Narayan Dharma Bhoir, Baibai widow of Narayan Dharma Bhoir, Bhanu Yeshwant Bhoir, Yemuna Yeshwant Bhoir (the last two named being minors are represented by their	Old S No.216/10 New S No.51/10

		mother and natural guardian Venubai Yeshwant Bhoir), Parsharam Ramchandra Bhoir, Devanand Ramchandra Bhoir (the last two named being minors are represented by their father and natural guardian Ramchandra Narayan Bhoir), Meena Ramchandra Bhoir, Lata Ramchandra Bhoir (the last two named being minors are represented by their mother and natural guardian Parvatibai Ramchandra Bhoir), Indrapal Ganpat Patil, Hira Ramamulundkar as the confirming parties	
8.	June 19, 1961 bearing serial no. 443 of 1961	Tukaram Walkya Bhoir as the vendor and Shantibai widow of Dharma Walkya Bhoir, Barkya Walkya Bhoir, Nira Walkya Bhoir, Yeshi Tukaram Bhoir, Maruti Barkya Bhoir (minor represented by his father and natural guardian Barkya Walkya Bhoir), Thama Barkya Bhoir (minor represented by her mother and natural guardian Nira Barkya Bhoir), Indrapal Ganpat Patil, Hira Ram Mulundkar as the confirming parties	Old S No.216/8 New S No.51/8
9.	June 27, 1961 bearing serial no. 457 of 1961	Tukaram Aditwar Mahatre, Jagan Aditwar Mahatre, Dhakalya Aditwar Mahatre as the vendors, Kalibai widow of Aditwar Dharma, Parvati Tukaram Mahatre, Leela Tuka Jagan Mahatre, Gunjibai Dhakalya Mahatre, Vishnu Tukaram Mahatre (minor represented by his father and natural guardian Tukaram Aditwar Mahatre), Aanandi Tukaram Mahatre (minor represented by her mother and natural guardian Parvati Tukaram Mahatre, Mina Jagan Mahatre (minor represented by her mother and natural guardian Leela Jagan Mahatre), Indrapal Ganpat Patil, Hira Ram Mulundkar as the confirming parties	Old S No.216/2 New S No.51/2
10.	September 3, 1963 bearing serial no. 796 of 1963	Premkumari Devi widow of Dwarkadas Rattansey as the vendor and Kanta daughter of said Dwarkadas Rattansey, Yashomati and Shobhna (both minor daughters of Dwarkadas Rattansey represented by their mother natural guardian Bai Premkumaridevi Dwarkadas), Indrapal Ganpat Patil, Hira Rama Mulundkar as the confirming parties	Old S No.216/7 New S No.51/7 Old S No., 218/1 New S No.53/1

11.	October 20, 1964 bearing serial no. 1674 of 1964	Motiram Nago Madhavi as the vendor and Indrapal Ganpat Patil and Hira Rama Mulundkar as the confirming parties	Old S No.218/3 New S No.53/3
12.	September 18, 1965 bearing serial no. 996 of 1965	Gajanan Kashinath Nayak as the vendor and Saraswati Gajanan Nayak, Manohar Gajanan Nayak, Nandini Gajanan Nayak, Rajni Gajanan Nayak, Ashok Gajanan Nayak, Hemlata Gajanan Nayak (minor represented by her mother and natural guardian Saraswati Gajanan Nayak) as the confirming parties	Old S No.218/2 New S No.53/2
13.	March 25, 1968 bearing serial no.336 of 1968	Narayan Poshya Mahatre as the vendor, A.K.Bape and Husseinmiya Ravi (the trustees of Manipura Jumma Masjid Trust) as the confirming parties	Old S No.216/15 New S No.51/15
14.	May 25, 1961 bearing Serial No. 368 of 1961	Manglya Dama Patil as the Vendor and Jankibai Manglya, Ramdas Manglya, Anant Manglya, Chandribai Ramdas, Radhabai Anant, Narayan Manglya (minor represented by his father and natural guardian Manglya Dama), Vishwanath Ramdas and Sainath Ramdas (both minors represented by their father and natural guardian Ramdas Manglya), Gangubai Ramdas (minor represented by her mother and natural guardian Chandribai Ramdas), Chandrakant Anant (minor represented by his father and natural guardian Anant Manglya) as the Confirming Parties	Old S No.211/7, New S No.46/7 Old S No.217/1 New S No.52/1 Old S No.211/10 New S No.46/10
15.	September 3, 1963 bearing Serial No. 739	Premkumari Devi widow of Dwarkadas Rattansey as the Vendor and Kanta daughter of Dwarkadas Rattansey and wife of Rasiklal Karsondas Thakkar as the Confirming Party , Yashomati and Shobhna daughters of Dwarkadas Rattansey (Both minors represented by their mother and natural guardian Bai Premkumaridevi Dwarkadas) as the Second Confirming Party, Indrpal Ganpat Patil and Hira Rama Mulundkar as the Third Confirming Party	Old S No.216/7, New S No.51/7 Old S No.217/2 New S. No.52/2 Old S. No.218/1 New S No.53/1
16.	June 1, 1961 bearing Serial No. 400	Jankibai widow of Bendya Barik Joshi as the Vendor and Rama Bendya Joshi, Venubai Rama Joshi, Chandraya alia Ramchandra Bendya Joshi, Gopibai Chandraya Joshi, Motiram Rama Joshi, Yamnibai Motiram Joshi, Shivram Rama Joshi, Rama Bendya Joshi, Hira Rama	Old S No.217/3 New S No.52/3

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	Joshi and Motibai Ram Joshi (both minors represented by their mother and natural guardian Veenubai Rama Joshi) Prakash Motiram Joshi (minor represented by his father and natural guardian Motiram Rama Joshi) Anjali Motiram Joshi and Laxmi Motiram Joshi (both minors represented by their mother and natural guardian Yamini Motiram Joshi) Harchand Chandraya Joshi (minor represented by his father and natural guardian Chandraya alias Ramchandra Bendya Joshi) Anandi Chandraya Joshi (minor represented by her mother and natural guardian Gopibai Chandraya Joshi) as the First Confirming Party, Indrapal Ganpat Patil and Hira Rama Mulundkar as the Second Confirming Party.	
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2) The details of the 7/12 extract/s as on date of application for registration in respect of the said Property are as described hereinbelow,

Survey Number	Hissa Number	Name of the Owner
51	2/B	Dhruva Woollen Mills Private Limited
51	3	Dhruva Woollen Mills Private Limited
51	4	Dhruva Woollen Mills Private Limited
51	5	Dhruva Woollen Mills Private Limited
51	6A	Dhruva Woollen Mills Private Limited
51	6B	Dhruva Woollen Mills Private Limited
51	7	Dhruva Woollen Mills Private Limited
51	8	Dhruva Woollen Mills Private Limited
51	9	Dhruva Woollen Mills Private Limited
51	10	Dhruva Woollen Mills Private Limited
51	11	Dhruva Woollen Mills Private Limited
51	12	Dhruva Woollen Mills Private Limited
51	13	Dhruva Woollen Mills Private Limited
51	14	Dhruva Woollen Mills Private Limited
51	15	Dhruva Woollen Mills Private Limited

52	1	Dhruva Woollen Mills Private Limited
52	2	Dhruva Woollen Mills Private Limited
52	3	Dhruva Woollen Mills Private Limited
53	1	Dhruva Woollen Mills Private Limited
53	2	Dhruva Woollen Mills Private Limited
53	3	Dhruva Woollen Mills Private Limited

3) Mutation Entry –

- (i) Mutation Entry No.396 dated 14/08/2017 records that as per Order dated 13/08/2107 passed by Tehsildar Thane, Dist Thane, certain amendment /area correction has been made in respect of Survey No.43/4/A/1/4, 43/4/D/2, 43/4/D/3, 43/4/B/1, 43/4/B/2, 51/10, 51/12, 51/7, 51/8, 54/3, 54/5/E, 55/1/A, 55/1/B, 58, 59/1/A, 62/2/B, 64/9, 69/16, 80/2/C, as more particularly mentioned therein.
- (ii) Mutation Entry No. 490 dated 26/08/2021 records that vide order Ref No. ULC/TA/ATP/KLM/20/SR/1618/283/2021, dated 07/05/2021 permission to develop for residential purpose was granted as stated therein in respect of Survey No. 46/14, 46/15, 46/16, 46/17/A, 47/3, 47/4, 47/5, 47/7, 51/2/B, 51/3, 51/5, 51/6/A, 51/6/B, 51/7, 51/8 admeasuring 13,405.86 sq.mtrs.
- (iii) Mutation Entry No.390 dated 30/07/2017 records that as per Order dated 30/07/2107 passed by Tehsildar Thane, Dist Thane, certain amendment/s/ area corrections has been made in respect of Survey No. 45/1/A/2/2, 48/2, 49/1, 49/10, 49/11, 49/12, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7/, 49/9, 50/1, 50/2, 51/1, 51/10, 51/11, 51/13, 51/14, 51/15, 51/2/B, 51/3, 51/4, 51/5, 51/6/A, 51/6/B, 51/9, 52/1, 52/2, 52/3, 54/1, 54/2, 54/3, 54/4, 54/5/A, 54/5/E, 54/5/C, 54/5/G, 54/5/D, 54/5/F, 54/5/B, 54/5/H, 55/1/A, 55/1/B, 55/2, 56/1, 56/2, 56/5, 57, 59/10/A, 59/10/B, 59/11, 59/1/A, 59/1/C, 59/1/B, 59/2, 59/3/A, 59/3/B, 59/4, 59/5, 59/6, 59/8/A, 59/8/C, 59/8/B, 59/9/A, 59/9/B, 60/1, 60/2
- (iv) Mutation Entry No.460 dated 26/12/2019 records that Vide Order dated 25/12/2019 bearing no. 155/change in mutation entry / No./424/2019/2019 passed by Tehsildar Thane Taluka, it was recorded that while entering the

handwritten mutation entries in the relevant Village 7/12 extracts, certain corrections to be carried out as mentioned therein including old mutation entry No.222 to be rectified as mutation entry No.322.

(v) Mutation Entry No. 404, dated 06/10/2017, as per Order bearing No. ULC/TA/Balcum/SR-201, dated 01/12/1988 passed by Sub-Collector Urban Complex Thane, as the pencil note on Survey No. 44/2/A, 44/2/B, 45/1/A/1,45/2/A,45/5,45/6,45/7,45/8,46/10,46/11,46/12,46/13,46/14,46/15 ,46/16,46/17/A,46/2/1,46/3/A/1,46/3/B,46/4,46/5/B,46/6,46/9,47/2,47/3,4 7/4,49/3,51/1,51/10,51/3,51/4,51/8,51/9 could not be noted in the original handwritten 7/12 extract while updating 7/12 computerization in the Government NLRMP, the above pencil note is noted for modification of other rights column.

- 4) Search report for 30 years from 1993 to 2022 issued by Simply Cersai dated 30/03/2022 *interalia* in respect of the said Property. It is noted that certain entries in the said Search Report do not pertain to the said Property.
- 5) Any other relevant title are as described herein and Title Certificate annexed hereto as Annexure "D" and "D-1" hereto
- 6) Litigation - \_\_\_\_\_

Date : 20/08/2022

Jayashree R  
Advocate

(Stamp)

Annexure - "B"

Qualification of Title

This report has been issued based on the title deeds and other documents furnished and information provided to me and therefore disclaim any responsibility for any misinformation or false or incorrect or incomplete information arising therefrom. Vide a registered deed of Mortgage dated 22/12/2021 in favour of Aditya Birla Finance Ltd and Aditya Birla Housing Finance Limited, the Promoter has created charge/mortgage on a part of the Larger Property, including portion of the said Property as more particularly mentioned in Schedule IV of the Deed of Mortgage. However no charge has been created till date on the units to be constructed on the said Property.

**Date : 20/08/2022**

*Jayshree R*  
Advocate

(Stamp)

## ANNEXURE - 'C'

# Simply Cersai

SRO Search Report Contact : 9137228391 Mail: [simplycersai@gmail.com](mailto:simplycersai@gmail.com)

Date: 30/03/2022

Sub: Investigation of title piece or parcel of the land and structure bearing Survey No. 47/2 To 7, 46/1 To 17, 45/1 To 8, 51/1 To 15, 53, Situated in Village Balkum, Taluka & District Thane.

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Dear Sir,

As per your instructions, I have taken the search of above mentioned property at Thane S.R.O. 1, 2 Manual Record from the year 1993 to 2022 (30 years) & Thane S.R.O. 1, 2 Computer Record from the year 2002 to 2022 (21 years).

While taking searches, I have found following documents Registered / Indexed therein pertaining to the aforesaid land however some entries were found pertaining to other land but the same is not captured here as they are not related to the said.

Search taken at Sub-Registrar's Office at Thane S.R.O. 1, 2 Manual Record from the year 1993 to 2022 (30 Years).

1993	]	NIL-S.P.T.
1994	]	TORN
1995	]	NIL-S.P.T.
1996	]	NIL-S.P.T.
1997	]	NIL-S.P.T.
1998	]	NIL-S.P.T.
1999	]	NIL-S.P.T.
2000	]	TORN
2001	]	NIL-S.P.T.
2002	]	TORN
2003	]	NIL-S.P.T.
2004	]	NIL-S.P.T.
2005	]	NIL-S.P.T.
2006	]	NIL-S.P.T.
2007	]	NIL-S.P.T.
2008	]	NIL-S.P.T.
2009	]	NIL-S.P.T.
2010	]	NIL-S.P.T.
2011	]	NIL-S.P.T.
2012	]	NIL
2013	]	NIL
2014	]	NIL
2015	]	NIL
2016	]	NIL
2017	]	NIL
2018	]	NIL
2019	]	NIL
2020	]	NIL
2021	]	Record Not Available
2022	]	Record Not Available

Search taken at Sub-Registrar's Office at Thane S.R.O. 1, 2  
Computer Records from the year 2002 to 2022 (21 years).

2002      ]      NIL  
2003      ]      ENTRY

TNN-5-8223      Declaration Deed      16.12.2003

2003      AV. 1/-      19.12.2003  
              MV. 1/-

M/s. Dhruv Wollen Pvt. Ltd. Through Director Mr.  
Subodh Subhash Runwal.

To  
Thane, Municipal Corporation.

Schedule: Property bearing Survey No. 43 (Pt), 45 (Pt), 46 (Pt),  
47 (Pt), 50 (Pt), 51 (Pt), 52 (Pt), 54(Pt) Situated in  
Village Balkum, Taluka & District Thane. Area  
7851.633 Sq Mtr

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TNN-5-8225      Declaration Deed      16.12.2003

2003      AV. 1/-      19.12.2003  
              MV. 1/-

M/s. Dhruv Wollen Pvt. Ltd. Through Director Mr.  
Subodh Subhash Runwal.

To  
Thane, Municipal Corporation.

Schedule: Property bearing Survey No. 47/5, 51/5, Situated in  
Village Balkum, Taluka & District Thane. Area  
2142.794 Sq Mtr

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2004      ]      NIL

2005 ] ENTRY

<u>TNN-5-1427</u>	<u>Confirmation Deed</u>	<u>31.01.2005</u>
2005	AV. 9472320/-	21.02.2005
	MV. 1/-	

Mr. Shankar B. Patil, Mrs. Withabai, Mr. Namdev, Mrs. Tarabai, Mr. Jalandher & Mrs. Jaya Patil Through Power  
Mr. Manju N. Gupta Through Mr. Pravin Shirodkar.

To

M/s. Neelkanth Palm Reality Through Partner Mr. Anil V. Shah.

Schedule: Property bearing Survey No. 47/4, Situated in Village Balkum, Taluka & District Thane. Area 607 Sq Mtr

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2006 ] ENTRY

<u>TNN-1-289</u>	<u>Conveyance Deed</u>	<u>13.01.2006</u>
2006	AV. 9472320/-	17.01.2006
	MV. 1/-	

M/s. Dhruv Wollen Pvt. Ltd. Through Director Mr. Sandeep S. Runwal Through Power Mr. Ramesh Lunkad.

To

M/s. Neelkanth Palm Reality Through Partner Mr. Anil V. Shah.

Schedule: Property bearing Old Survey No. 43 To 47 & 49 To 56, New Survey No. 208, 212, 214, 215, Situated in Village Balkum, Taluka & District Thane. Area 3200 Sq Mtr

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TNN-5-719	Development Agreement	03.02.2006
2006	AV. 19746500/-	03.02.2006
	MV. 15364800/-	

Mr. Keshav Pundalik Patil, Mrs. Vajayanti Digamber  
Mhatre & Others.

To  
M/s. Siddhivinayak Construction Through Partner Mr.  
Pandit Parshuram Bhoir & Mr. Naveen Bhimashi  
Santra.

Schedule: Property bearing Old Survey No. 47/3, New Survey  
No.50/3, Situated in Village Balkum, Taluka & District  
Thane. Area 3710 Sq Mtr

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TNN-2-1929	Conveyance Deed	01.03.2006
2006	AV. 5618808/-	10.03.2006
	MV. 1/-	

M/s. Dhruv Wollen Pvt. Ltd. Through Director Mr.  
Sandeep S. Runwal Through Power Mr. Ramesh  
Lunkar.

To  
M/s. Unnati Enterprises Through Partner Mr. Sunil  
Karanjivkar.

Schedule: Property bearing Survey No. 208 (Pt) To 212 (Pt), 215  
To 221, 241, 43/2, 1, 4A To 4D, 11/1, 2A, 2B, 45/1A,  
1B & 2 To 8, 46/1, 2, 3A, 3B, 4 To 17A, 47/2 To 5 & 7,  
49/3 To 6 & 9, 50/1 & 2, 51/1 To 5, 6A, 6B, 7 To 15,  
52/1 To 3, 53/1 To 3, 54/1 To 4, 5A To 6, 5B, 5C, 5D,  
5G & 8A, 55/1A, AB & 2, 56/1 To 6 Situated in Village  
Balkum, Taluka & District Thane. Area 19614 Sq Mtr

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TNN-2-3518      Development Agreement      24.04.2006  
2006                    AV. 4262830/-                    05.05.2006  
                          MV. 11484800/-

Mr. Ganapat Joma Joshi, Mrs. Gangubai Ganapat Joshi,  
Mr. Sanjay Anat Patil, Mr. Aravind Anat Patil & Others.

To

M/s. Dosti Enterprises Through Partner Mr. Rajul V.  
Vora Through Mr. Pankaj D. Sanghvi.

Schedule: Property bearing Old Survey No. 44/7, New Survey  
No.47/7, Situated in Village Balkum, Taluka & District  
Thane. Area 2710 Sq Mtr

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TNN-5-3283      Development Agreement      18.05.2006  
2006                    AV. 10354500/-                    19.05.2006  
                          MV. 11200000/-

Mr. Mahadev Sitaram Bhoir, Mrs. Ratnaprabha  
Mahadev Bhoir, Mr. Ankush Abhimanyu Madhavi, Mr.  
Namdev Abhimanyu Madhavi & Others.

To

M/s. Swami Enterprises Through Partner Mr. Dinesh  
Premji Parmar.

Schedule: Property bearing Old Survey No. 17/7, 40/2, 3, 5,  
44/2/1, 44//3/1, New Survey No.16/7, 43/2, 3, 5,  
47/2A, 47/3 Situated in Village Balkum, Taluka &  
District Thane. Area 6660 Sq Mtr

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TNN-5-3913      Development Agreement      13.06.2006  
2006                    AV. 5581625/-                    13.06.2006  
                          MV. 16274000/-

Mr. Narayan Atmaram Bhoir, Mrs. Gulab Narayan  
Bhoir, Mrs. Parvatibai Dadaram Patil, Mrs. Tarabai  
Mahadev Patil & Others.

To

M/s. Hawse Engineers & Builders Pvt. Ltd. Through  
Director Mr. Pravin Kashinath Hawre.

Schedule: Property bearing Old Survey No. 17/10, 19/5, 23/8, 2,  
40/4, 44/1, 44/5, 44/6, New Survey No.16/10, 18/5,  
26/8B, 43/4, 47/1, 47/5, 47/6, Situated in Village  
Balkum, Taluka & District Thane. Area 4100 Sq Mtr

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<u>TNN-5-7496</u>	<u>Development Agreement</u>	<u>17.11.2006</u>
2006	AV. 200000/-	17.11.2006
	MV. 2936000/-	

Mrs. Anubai Dharma Patil, Mr. Yadav Dharma Patil,  
Mrs. Tarabai Gangadhar Patil (Tarabai Dharma Patil),  
Mr. Krushnabai Pandurang Patil.

To

M/s. Siddhi Real Estate Developers Through Partner  
Mr. Rajdaksha Mahendra Sharma.

Schedule: Property bearing Mauje Balkum Old Survey No. 212/12,  
Mauje Dhokali New Survey No. 47/12, Situated in  
Village Balkum, Taluka & District Thane. Area 760 Sq  
Mtr

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<u>TNN-5-8490</u>	<u>Confirmation Deed</u>	<u>19.12.2006</u>
2006	AV. 650000/-	19.12.2006
	MV. 2940000/-	

Mrs. Meena Krushnakant Patil, Mr. Nitin Krushnakant  
Patil, Mrs. Narmada Rohidas Patil, Mr. Digamber  
Krushna Patil & Others.

To

M/s. Siddhi Real Estate Developers Through Partner  
Mr. Rajdaksha Mahendra Sharma.

Schedule: Property bearing Doc No. 7496/06, Old Survey No.  
212/12, New Survey No. 47/12, Situated in Village  
Balkum, Taluka & District Thane. Area 760 Sq Mtr

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2007	]	NIL
2008	]	NIL

2009 ] ENTRY

TNN-1-6774 Mortgage Deed 12.11.2009

2009 AV. 500000000/- 12.11.2009  
MV. 1/-

M/s. Dhruva Wollen Pvt. Ltd. Through Director Mr. S. S. Runwal Through Power Mr. Ramesh Lumkad.

To

IDBI Trusteeship Services Ltd. Through Auth. Sign. Mr. Abhishek Jawdekar.

Schedule: Property bearing Survey No.45, 46, 47, 49, 50, 51, 52, 53, Situated in Village Balkum, Taluka & District Thane. Area 34696.495 Sq Mtr

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2010 ] NIL

2011 ] NIL

2012 ] ENTRY

TNN-5-1529 Agreement 31.12.2011

2012 AV. 28800000/- 07.03.2012  
MV. 53454000/-

Mr. Dattatray Joma Bhoir, Mrs. Sumanbai Dattatray Bhoir, Mrs. Swati Ganesh Mhatre, Mr. Nandu Gajanan Daki & Others.

To

M/s. Dosti Enterprises Through Partner Mr. Dipak Kishan Gordia & Mr. Rajul Vrijjal Vora Through Power Mr. Yashwant Wayangankar.

Schedule: Property bearing Old Survey No.20/37, 44/4, 47/2, 24/13, 37/4, 43/9 New Survey No. 1937, 47/4B, 27/13, 40/4, 46/9, Situated in Village Balkum, Taluka & District Thane. Area 7400 Sq Mtr

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2013 ] NIL

2014 ] NIL

2015 ] NIL  
2016 ] ENTRY

TNN-1-58 Agreement 06.10.2015

2016 AV. 6114060/- 02.01.2016  
MV. 4011000/-

M/s. Dhruv Wollen Mills Pvt. Ltd. Auth. Sign. Mrs.  
Dhruti N. Dholkia Through Power Mr. Ramesh P.  
Lunkad.

To  
Mrs. Susan Philip & Mr. Philip Verges.

Schedule: Property bearing Old Survey No.20/37, 44/4, 47/2,  
24/13, 37/4, 43/9 New Survey No. 1937, 47/4B, 27/13,  
40/4, 46/9, Situated in Village Balkum, Taluka &  
District Thane. Area 7400 Sq Mtr

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2017 ] NIL  
2018 ] ENTRY

TNN-6-3508 Mortgage Deed 23.03.2018

2018 AV. 2000000000/- 23.03.2018  
MV. 0/-

M/s Dhruv Wollen Mills Pvt. Ltd. Through Director Mr.  
Vidyasagar Vishwanath Through Power Mr Ramesh  
Lunkad.

To  
ICICI Bank Ltd. Through Mr. Utkarsh Gupta.

Schedule: Property bearing Survey No. 43/2, 3, 4A, 413, 40, 4D,  
44/1, 2A, 2B, 45/1A, 113, 2 To 8, 46/1, 2, 3A, 3B, 4  
To 17A, 47/2 To 5, 7, 49/3 To 6, 9, 50/1, 2, 51/1 To 5,  
6A, 6B, 7 To 15, 52/1 To 3, 53/1 To 3, 54/1 To 4, 5A  
To 6, 5B, 5C, 5D, 5G, 8A, 55/1A, 1B, 2, 56/1 To 6, Sub  
Plot No. B, Tower 6 To 13, Runwal Garden City  
Residential Project, Situated in Village Balkum, Taluka  
& District Thane. Area 1012611 Sq Mtr

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2019	]	NIL
2020	]	NIL
2021	]	NIL
2022	]	Record Not Ready

Note: Manual & Computer Index II 1993 to 2022 not maintain properly.

PUSHPALATA Digitally signed by  
PUSHPALATA  
JAYASHANKA JAYASHANKAR SHUKLA  
R SHUKLA Date: 2022.08.03  
11:48:13 +05'30'

Digitally signed by  
PUSHPALATA  
JAYASHANKA JAYASHANKAR SHUKLA  
R SHUKLA Date: 2022.08.03  
11:48:13 +05'30'

ANNEXURE "D"

FROM:

FAX NO.:

**SUNIL R. MORE**

B.COM, LL.B.  
ADVOCATE, HIGH COURT  
Mumbai

CO. NO.  
Sub-Court, Mumbai  
Adv. Attn. of Western Inds.  
P. No. 36, 1<sup>st</sup> Floor, Tower-  
Mumbai-32.  
Tel: 22573517/2012.

OFFICE:  
S.P.C. 12, Oriental Assurance House  
1, G.R. Bldg., 3<sup>rd</sup> Flr,  
(Below SBI Chhatrapati  
Ter. Mumbai-4.  
Tel: 22677282.

TITLE CLEARANCE CERTIFICATE

TO ALL TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that we have investigated the title in respect of  
Properties bearing Survey Numbers and Hissa Nos. as under:

Old Survey Nos.	New Survey Nos.	Hissa Nos.
206	46	2, 3, 4/A, 4/B, 4/C, 4/D, 1, 2/A, 2/B.
205	44	1/A, 1/B, 2 to 6.
210	45	1, 2, 3/A, 3/B, 4 to 16 & 17/A, 2 to 5 & 7.
211	46	3 to 6 & 8.
212	47	1 & 2.
214	49	1 to 5, 6/A, 6/B, 7 to 15.
215	50	1 to 3.
216	51	1 to 3.
217	52	1 to 4, 5/A to 5/D, 5/G, 6 & 8/A.
218	53	1/A, 1/B & 2.
219	54	1 to 6.
220	55	
221	56	

situate, lying and being at Village Ss. kuni in Registration Sub-District and District Thane, in the office of the Sub-Registrar, Thane as well as in the office of the Sub-Registrar, Kalven for the last more than 30 years and have found the title of M/s. Dhruva Woolen Mills Private Limited in respect of above-mentioned properties, are clear and marketable and are free from all encumbrances of whatsoever nature.

FROM :  
**SUNIL R. MORE**  
S.COM., L.L.B.  
ADVOCATE, HIGH COURT  
Mumbai

FAX NO. : 91-22-2200 0000  
May, 19, 2009 05:00PM P.

COURT : OFFICE :  
High Court, Mumbai. S.F.C. 12, Graham Lawrence House,  
4th Avenue, Colaba, Mumbai, India. 1, Elphinstone Road,  
K.M. 33, 11th Floor, Franklin (between S.E. Circular Road),  
Mumbai-42. Fax: Mumbai-1,  
Tel: 2207 3417 / 3407. Tel: 2207 7203

- 2 -

WHEREAS Mr. Dhruvi Woollen Mills Private Limited, a Company registered under the Companies Act is the absolute owner in respect of the aforesaid properties, purchased by them in the year 1951 and onwards, under various Agreements for sale/conveyances from different persons.

AND WHEREAS Mr. Dhruvi Woollen Mills Private Limited, are the absolute owners of the said properties and are in possession of the same. The said conveyances are duly registered with the Sub-Registrar of Assurances, on different dates.

AND WHEREAS their title in respect of the same are clear and marketable and are free from all encumbrances of whatsoever nature.

AND WHEREAS we have gone through and inspected documents pertaining to the property such as (1) Conveyance, (2) Declaration/Joint Declarations, (3) Record of Rights, (4) 7/12 Extracts, (5) Certificate of Purchase under Section 32 of MHT & AL Act 1948, with payment receipts and all other relevant documents pertaining to the said property and have satisfied ourselves with the marketability of the title.

AND WHEREAS there are no impediments for creating the mortgage and the title deeds are clear and marketable and fit for accepting as security by way of mortgage.

AND WHEREAS we hereby further certify that the title in respect of the aforesaid properties are clear and marketable and are free from all encumbrances of whatsoever nature.

MUMBAI  
DATED THIS 19<sup>TH</sup> DAY OF MAY, 2009

*S.R. More*  
**SUNIL R. MORE**  
S.COM., L.L.B.  
ADVOCATE, HIGH COURT  
Ch. Bhivaji Complex, MHADA,  
Bldg. No. 21207-306, 7th Floor,  
Charkop, Kundanivali (W), Mumbai-42

ANNEXURE "D I"

**SUNIL R. MORE**

B.COM., LL.B.  
ADVOCATE, HIGH COURT  
Mumbai

COURT :  
High Court, Mumbai,  
Adv Assoc. of Western India,  
R. No. 36, 1<sup>st</sup> Floor, Fountain,  
Mumbai - 32,  
Tel. : 2267 3617 / 3072.

OFFICE :  
304, Dol Bin Star Building,  
3<sup>rd</sup> Floor, G.O. - 71,  
Janmabhoomi Marg,  
Fort, Mumbai - 1,  
Tel. : 2282 1546.

**SUPPLEMENTARY TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify and state on record that I have investigated the title of the property owned by M/s Dhruva Woollen Mills Pvt. Ltd., having their registered office at Runwal Chambers, 1<sup>st</sup> Road, Chembur, Mumbai - 400 071 (hereinafter referred to as the Owners) which is more particularly described in the scheduled mentioned hereunder.

I have perused the copy of my own title certificate dated 19<sup>th</sup> day of May 2005 and also the copy of the Search Report dated 26<sup>th</sup> September 2008 conducted by Mr. Raghunath S. Okte (Search Clerk) recently and thereby I have not found any encumbrances, charges or lien of any nature on the scheduled property or part thereof.

This certificate is Supplementary to the title certificate dated 19<sup>th</sup> day of May 2005 already issued by myself.

In view of the aforesaid circumstances, I hereby certify that the scheduled property as mentioned hereunder is having clear and marketable title free from all charges and encumbrances.

*S/R*  
**SUNIL R. MORE**  
B.COM., LL.B.  
ADVOCATE, HIGH COURT  
Ch. Bhivji Complex, MRUDA,  
Bldg. No. 20307-308, 3rd Floor,  
Ch. Bhivji, Kandivali (W), Mumbai - 400 067

**SUNIL R. MORE**

B.COM., LL.B.

ADVOCATE, HIGH COURT  
Mumbai

COURT :  
High Court, Mumbai,  
Adv. Assoc. of Western India,  
R. No. 36, 1<sup>st</sup> Floor, Fountain,  
Mumbai - 32.  
Tel : 2267 3617 / 3672

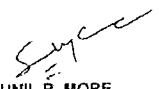
OFFICE :  
304, Dot Bin Shir Building,  
3<sup>rd</sup> Floor, 69 - 71,  
Jahnbhoomi Marg.  
Fort, Mumbai - 1.  
Tel : 2282 1545.

:2:

THE SCHEDULE ABOVE REFERRED TO :

The Owners are, absolutely seized and possessed of or otherwise well and sufficiently entitled to all those piece or parcel of Land/Property admeasuring about 1,10,600 sq. mtrs. ( about 27 Acres) of land/property situated at being S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum in the Registration District and Sub-District Thane

Dated this 23<sup>rd</sup> day of December 2008

  
**SUNIL R. MORE**  
ADVOCATE, HIGH COURT  
MUMBAI

**SUNIL R. MORE**

B.COM., LL.B.

ADVOCATE, HIGH COURT  
Ch. Bhivaji Complex, MHADA,  
Bldg. No. 20307-308, 3rd Floor,  
Charkop, Kandivali (W), Mumbai

Encl: 1. Copy of title certificate dated 19.05.2005  
2. Copy of Search Report dated 26.09.2008