



M/s. AARATIE SHINDE AND CO

01/LFPL/2019

Date: 20/12/2019

ADVOCATE HIGH COURT

To

Leading Frontier Pvt. Ltd.

Unit No. 901-904, Nman Centre,

Opp. Dena Bank, Bandra Kurka Complex,

Bandra East, Mumbai-400 051 .

Ref. No.

Date:

TITLE CLEARANCE CERTIFICATE

1. Description & Area

Of the Property

Project known as **"THE ICON PHASE-1"** of land bearing Survey No. 60/22, 62/6, 63/9, 46/17b, 63/5C, 62/5E, 62/9C, 63/12, 63/10, 63/8/3, 63/4/5, 62/15, 62/10, 62/7, 62/3, 61/3, 61/2D, 61/2E, 61/2F, 61/2G, 61/2C, 61/2B, 61/2A, 61/1, 60/22, 60/21, 60/19, 60/18, 60/13, 60/9, 47/13, 46/18, 46/17C, 60/9, 60/11, 62/3, 60/8, 60/16, 60/20, 60/15, 60/10, 60/12, 59/1B, 60/14, situated near Highland Gardens Village Dhokali (old Village Balkum) Taluka & district Thane Registration District and sub-District Thane and within the limits of Thane Municipal Corporation thane (west) Maharashtra.

Non Agricultural; Residential

2. I have been requested by Leading Frontier Private Limited, a company registered under the companies Act, 2013 and having its registered office at 901-904 Naman Center, Bandra Kurla complex, Bandra (east) Mumbai-400 051, (hereinafter referred to as the "LFPL"), to issue Title Clearance Certificate in respect of the abovementioned property.

3. PARTICULARS OF PHOTO COPIES OF DOCUMENTS VERIFIED:-

1. Copy of Title Certificate dated 10/12/2017 issued by DSK Legal (advocate)
2. Copy of Letter (i.r.o. TAX for NA) dated 06/06/2017 issued by the Tahasildar thane in favour of M/s. Siddhi Real Estate Developers.
3. Copy of Article of Association of Leading Frontier Private Limited.

Mumbai Office

7, 3rd Floor, Sai Sadan C.H.S.
68, Janmabhoomi Marg
Fort, Mumbai - 400 001.
Phone: +91-22-2288 6284
Phone: +91-22-4970 4142

Thane Office

Room/Premises No. 2, Ground Floor
Vinayak Building, Nr. Gaodevi Ground
Mouje Chendani Village
Naupada Thane (West).
Phone: +91-93727 52747



Vashi Office

305, 3rd Floor, Shiv Centre, Sector 17
Above Vishwa Jyoti Hotel
Vashi, Navi Mumbai 400 703.
Phone: +91-22-4974 3343

4. Copy of Memorandum of Association of Leading Frontier Private Limited.
5. Copy of Commencement Certificate dated 20/10/2018 bearing no. 2847 issued by Thane Municipal Corporation in favour of M/s. Siddhi Real Estate Developers.
6. Copy of Agreement dated 20/02/2018 made between M/s. Siddhi Real Estate Developers (The SRED) AND Gowani Hotel Pvt. Ltd. (The Confirming Party) AND Leading Frontier Private Limited (The LFPL)
7. Copy of Registration Receipt dated 20/03/2018 under sr. No. TNN5-3829-2018 issued by the SRO.
8. Copy of Power of attorney dated 28/02/2018 executed by M/s. Siddhi Real Estate Developers (The SRED) AND Gowani Hotel Pvt. Ltd. in favour of Leading Frontier Private Limited.
9. Copy of Registration Receipt dated 20/03/2018 under sr. No. TNN5-3845-2018 issued by the SRO.
10. Copy of 7/12 extract issued by the Talathi.
11. Photo copy of Certificate of Incorporation dated 02/02/2017 issued by Registrar of Companies in favour of Leading Frontier Private Limited.
12. Photo copy of Registered Development Agreement dated 14/10/2003 read alongwith the Deed of Confirmation dated 26/07/2017; and registered under sr. No. TNN12-2163-2017, made between Gowani Hotel Pvt. Ltd. (The Owner) AND Siddhi Real Estate Developers.
13. Photo copy of Registered Development Agreement dated 09/08/2007 registered at Serial No. 5894 of 2007 executed by Balkrushna Gajanan Mhatre & others in favour of M/s. Siddhi Real Estate Developers.
14. Photo copy of Registered Sale Deed dated 18/09/2010 registered at Serial No. 10685 of 2010 executed by Balkrushna Gajanan Mhatre & others in favour of M/s. Siddhi Real Estate Developers.
15. Photo copy of Registered Declaration dated 14/11/2008 registered under Serial No. 6189 of 2008 executed by Parshuram Balu Mhatre & others in favour of Bhalechandra Balu Mhatre.



16. Photo copy of Registered Deed of Conveyance dated 25/09/2012 & registered under Serial No. 4223 of 2012 executed by Manohar Bhalchandra Mhatre as constituted attorney of Bhalchandra Balu Mhatre & others in favour of M/s. Siddhi Real Estate Developers.
17. Photo copy of Registered Declaration dated 12/05/2009 registered under Serial No. 3975 of 2009 read alongwith Deed of Rectification of Declaration dated 16/12/2013 registered under Serial No. 12479 of 2013 executed by M/s. Siddhi Real Estate Developers.
18. Photo copy of Registered Confirmation Deed dated 04/01/2017 registered under Serial No. 24 of 2017 executed by Devyani Vijay Patil & another in favour of M/s. Siddhi Real Estate Developers.
19. Photo copy of Registered Confirmation Deed dated 19/04/2017 & registered with the office of Sub-Registrar of Assurance under Serial No. 948 of 2017 executed by Tulsiram Jayram Patil & 5 others in favour of M/s. Siddhi Real Estate Developers.
20. Photo copy of Registered Confirmation Deed dated 21/04/2017 & registered with the office of Sub- Registrar of Assurance under Serial No. 972 of 2017 executed by Vishal Bhanudas Patil in favour of M/s. Siddhi Real Estate Developers.
21. Photo copy of Registered Confirmation Deed dated 03/05/2017 & registered with the office of Sub- Registrar of Assurance under Serial No. 1121 of 2017 executed by Ramesh Bhaskar Koparkar & 8 others in favour of M/s. Siddhi Real Estate Developers.
22. Photo copy of Registered Confirmation Deed dated 18/08/2017 & registered with the office of Sub- Registrar of Assurance under Serial No. 2384 of 2017 executed by Yogini Madhukar Thakur in favour of M/s. Siddhi Real Estate Developers.
23. Photo copy of Registered Confirmation Deed dated 21/08/2017 & registered with the office of Sub- Registrar of Assurance under Serial No. 2420 of 2017 executed by Heirs of Parvatibai alias Jankibai Jagannath Bhoir & Narmada Shinge Harishchandra Jaggu Bhoir & Sitabai Harishchandra Bhoir in favour of M/s. Siddhi Real Estate Developers.
24. Photo copy of Registered Confirmation Deed dated 29/01/2008 registered under Serial No. 932 of 2008 executed by Nayan Naresh Bhoir & others in favour of M/s. Siddhi Real Estate Developers.



25. Photo copy of Registered Deed of Conveyance dated 12/09/2008 registered under Serial No. 5213 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Kusum Indrapal Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
26. Photo copy of Registered Deed of Rectification dated 14/06/2017 & registered under serial No. 1596 of 2017 executed by & between (i) M/s. Siddhi Real Estate Developers & (ii) Rajdaksh Sharma as constituted attorney of Kusum Indrapal Bhoir & Others.
27. Photo copy of Registered Deed Of Conveyance dated 07/03/2008 registered under Serial No. 1429 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Venubai LakshmanPatil & others in favour of Rajdaksh Sharma & others.
28. Photo copy of Registered Declaration dated 8/07/2009 registered under Serial No. 3859 of 2009 executed by M/s. Siddhi Real Estate Developers.
29. Photo copy of Registered Deed of Conveyance dated 28/01/2008 registered under Serial No. 882 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Harishchandra Jagu Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
30. Photo copy of Registered Lease Deeds dated 08/03/2017 & (i) registered under Serial No. 1389 of 2017, (ii) registered under Serial No. 1390 of 20017 & (iii) registered under Serial No. 1391 of 2017 executed by M/s. Siddhi Real Estate Developers in favour of Narayan Educational Trust.
31. Photo copy of Registered Deed of Rectification dated 19/05/2017 & (i) registered under Serial No. 3461 of 2017, (ii) registered under Serial No. 3462 of 2017 & (iii) registered under Serial no. 3463 of 2017 executed by M/s. Siddhi Real Estate Developers in favour of Narayan Educational Trust.
32. Photo copy of Registered Deed of Rectification dated 17/06/2017 & registered under Serial No. 1598 of 2017 executed by & between (i) M/s. Siddhi Real Estate Developers through its partner Kapil Sharma & (ii) Rajdaksh Sharma as constituted attorney of Harishchandra Jagu Bhoir & others.
33. Photo copy of Registered Mortgage Deed dated 03/07/2017 registered under Serial No. 1852 of 2017 executed by M/s. Siddhi Real Developers in favour of Gopinath Patil parsik Janata Shakari Bank Limited.



34. Photo copy of Registered Deed of Conveyance dated 07/03/2008 registered under Serial No. 1430 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Hirubai Damodar Patil & others in favour of M/s. Siddhi Real Estate Developers.
35. Photo copy of Registered Deed of Conveyance dated 07/03/2008 registered under Serial No. 1431 of 2008 executed by Rajdaksh Sharma as constituted attorney of Sulochana Chandras Patil & others in favour of M/s. Siddhi Real Estate Developers.
36. Photo copy of Registered Deed of Rectification dated 05/08/2017 & registered under Serial No. 2293 of 2017, executed by & between (a) M/s. Siddhi Real Estate Developers as Constituted Attorney for Sulochana Chandras Patil & others.
37. Photo copy of Registered Deed of Rectification dated 05/08/2017 & registered under Serial No. 2295 of 2017 executed by & between (a) M/s. Siddhi Real Estate Developers & (b) M/s. Siddhi Real Estate Developers as Constituted Attorney for Bhagirathi Gautya Bhoir & others.
38. Photo copy of Registered Deed of Conveyance dated 20/01/2008 registered under Serial No. 931 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Jayram Maruti Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
39. Photo copy of Registered Deed of Confirmation cum Rectification dated 17/05/2017 registered under Serial No. 1250 of 2017 executed by Rajdaksh Mahendra Sharma as constituted attorney of Kavita Bhoir AND M/s. Siddhi Real Estate Developers through its Partner Mr. Kapil Mahendra Sharma.
40. Photo copy of Registered Deed of Rectification dated 17/05/2017 registered under Serial No. 1252 of 2017 executed by Rajdaksh Mahendra Sharma as constituted attorney of Jayram Maruti Bhoir & others AND M/s. Siddhi Real Estate Developers through its Partner Mr. Kapil Mahendra Sharma.
41. Photo copy of Registered Sale Deed dated 19/04/2008 registered under Serial No. 2345 of 2008 executed by Bhagirathi Gautya Bhoir & others in favour of M/s. Siddhi Real Estate Developers through its Partner Mr. Kapil Mahendra Sharma & Others.
42. Photo copy of Registered Deed of Rectification dated 14/06/2017 & registered under Serial No. 1597 of 2017 executed by & between (i)



M/s. Siddhi Real Estate Developers & (ii) Rajdaksh Sharma as constituted attorney of Bhagirathi Gautya Bhoir & others.

43. Photo copy of Registered Deed of Conveyance dated 28/01/2008 registered at Serial No. 883 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Joma Ganpat Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
44. Photo copy of Registered Deed of Rectification dated 17/05/2017 registered under Serial No. 1251 of 2017 executed by Joma Ganpat Bhoir & Others AND M/s. Siddhi Real Estate Developers as constituted attorney of Joma Ganpat Bhoir & others.
45. Photo copy of Registered Confirmation Deed dated 31/07/2017 & registered with the office of Sub - Registrar of Assurances under Serial No. 2108 of 2017 executed by (i) Nilesh alias Ninad Eknath Bhoir (ii) Padma Eknath Bhoir & (iii) Pinki alias Pratibha Eknath Bhoir in favour of M/s. Siddhi Real Estate Developers.
46. Photo copy of Registered Sale Deed dated 12/09/2008 registered at Serial No. 5214 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of KAshinath Manik Madhyi & others in favour of M/s. Siddhi Real Estate Developers.
47. Photo copy of Registered Deed of Conveyance dated 11/04/2008 registered under Serial No. 2344 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Laxman Narayan vaiti & others in favour of M/s. Siddhi Real Estate Developers.
48. Photo copy of Registered Deed of Conveyance dated 15/03/2008 registered under Serial No. 1613 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Ganpat Dhondu Mhatre & others in favour of M/s. Siddhi Real Estate Developers.
49. Photo copy of Registered Declaration dated 09/10/2009 & registered under Serial No. 9420 of 2009 executed by Digambar Dhondu Mhatre & Bhalchandra Dhondu Mhatre as constituted attorneys of Ganpat Dhondu Mhatre & others.
50. Photo copy of Registered Release Deed dated 19/06/2008 registered under Serial No. 5053 of 2008 executed by Bhalchandra Madhukar Wadekar & others in favour of Namdeo Shankar Patil.
51. Photo copy of Registered Cancellation Deed dated 20/06/2008 registered under Serial No. 5626 of 2008 executed by & between Namdeo Shankar Patil & Bhalchandra Madhukar Wadekar & others.



52. Photo copy of Registered Development Agreement dated 27/06/2008 & registered under Serial No. 3816 of 2008 executed by Namdeo Shankar Patil & others AND Shri. Rajdaksh M. Sharma & Shri. Kapil M. Sharmas in favour of M/s. Siddhi Real Estate Developers through its partner Shri. Rajdaksh M. Sharma & 2 Others.
53. Photo copy of Registered Deed of Conveyance dated 30/03/2010 registered under Serial No. 4136 of 2010 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Namdeo Shankar Patil & others in favour of M/s. Siddhi Real Estate Developers.
54. Photo copy of Registered Deed of Conveyance dated 15/03/2008 registered under Serial No. 1614 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Motiram Pandurang Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
55. Photo copy of Registered Deed of Conveyance dated 18/08/2010 registered under serial No. 9522 of 2010 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Harishchandra Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
56. Photo copy of Registered Sale Deed dated 08/02/2008 registered at Serial No. 1337 of 2008 executed by Tulsiram Namdeo Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
57. Photo copy of Registered Sale deed dated 25/02/2008 & registered under serial No. 1851 of 2008 executed by Dhanaji Vithu Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
58. Photo copy of Registered Deed of Conveyance dated 19/04/2008 registered under Serial No. 2343 of 2008 executed by M/s. Siddhi Real Estate Developers as constituted attorney of Yashoda Waman Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
59. Photo copy of Registered Declaration Deed dated 06/06/2012 registered under Serial no. 2186 of 2012 executed by Nutan Walkya Daki.
60. Photo copy of Registered Sale Deed dated 19/04/2008 registered under Serial NO. 2349 of 2008 executed by Gangubai Gautam Bhoir & others in favour of M/s. Siddhi Real Estate Developers.
61. Photo copy of Registered Declaration dated 10/07/2008 registered under Serial No. 4073 of 2008 executed by Subhash Gautam Bhoir for himself & others.



62. Photo copy of Registered Declaration dated 18/02/2011 registered under Serial No. 1665 of 2011 executed by Lilabhar Bhoir for himself & others.
63. Photo copy of Registered Declaration dated 16/05/2011 registered under Serial No. 4692 of 2011 executed by Asha Gautam Bhoir & others.
64. Photo copy of Registered Agreement for Sale dated 24/09/2009 & registered under Serial No. 8748 of 2009 executed by Hirabai Harichandra Patil & others in favour of M/s. Siddhi Real Estate Developers.
65. Photo copy of Registered Sale Deed dated 22/10/2010 registered under Serial No. 11064 of 2010 executed by Manik Harichandra Patil as constituted attorney of Hirabai Harichandra Patil & others in favour of M/s. Siddhi Real Estate Developers.
66. Photo copy of Deed of Conveyance dated 25/02/2008; duly registered under sr. No. TNN2-01815-2008, between Shri. Dhanaji Vithu bhoir & 10 Others through their POA M/s. Siddhi Real Estate Developers (The Vendors) AND Shri. Rajdaksh M. Sharma, Shri. Kapil M. Sharma & Shri. Jayendra G. Gala doing as builder and Developer in the name of M/s. Siddhi Real Estate Developers (The Purchasers)
67. Photo copy of Indenture dated 04/01/1966; duly registered under sr. No. TNN-8/1966, between Indrapal Maya Bhoir for himself and as the karta and manager of Hindu Undivided Family and Mala Indrapal and Drupati Indrapal AND Bombay Woollen Mills Pvt. Ltd.
68. Photo copy of Deed of Confirmation dated 16/09/2006; duly registered under sr. no. TNN5-6039-2006, executed by M/s. Siddhi Real Estate Developers through its partner Shri. Kapil Mahendra Sharma (The Developers)
69. Photo copy of Agreement for Development dated 28/10/2005 between Shri. Sanjay Kanubhai Patel & 17 Others (The Owens) AND M/s. Siddhi Real Estate Developers through its partners Shri. Rajdaksh M. Sharma, Shri. Kapil M. Sharma & Shri. Jayendra G. Gala (The Developers)
70. Photo copy of Deed of Confirmation dated 29/06/2006; duly registered under sr. no. TNN5-5947-2006, executed by M/s. Siddhi Real Estate Developers through its partner Shri. Kapil Mahendra Sharma (The Developers)



71. Photo copy of Agreement for Development dated 28/10/2005 between Shri. Sanjay Kanubhai Patel & 17 Others (The Owens) AND M/s. Siddhi Real Estate Developers through its partners Shri. Rajdaksh M. Sharma, Shri. Kapil M. Sharma & Shri. Jayendra G. Gala (The Developers)
72. Photo copy of Deed of Confirmation dated 13/10/2006; duly registered under sr. no. TNN5-6667-2006, executed by M/s. Siddhi Real Estate Developers through its partner Shri. Kapil Mahendra Sharma (The Developers)
73. Photo copy of Agreement for Development dated 28/10/2005 between Shri. Sanjay Kanubhai Patel & 17 Others (The Owens) AND M/s. Siddhi Real Estate Developers through its partners Shri. Rajdaksh M. Sharma, Shri. Kapil M. Sharma & Shri. Jayendra G. Gala (The Developers)
74. Photo copy of Power of attorney dated 14/12/2000; duly registered under sr. no. TNN1-7166-2000, executed by Jayram bhoir & Others in favour of Jayram Maruti Bhoir & Shivdas Bhoir.
75. Photo copy of Deed of Rectification dated 19/05/2017; duly registered under sr. No. TNN9-3460-2017, between M/s. Siddhi Real Estate Developers (The Lessor) AND Narayana Educational Trust (The Lessee)
76. Photo copy of Declaration (Notarized) dated 29/01/2008 executed by Jayram Maruti bhoir for self and POA for Sushila Jayram bhoir & Others.
77. Photo copy of Indenture dated 17/03/1980; duly registered under sr. no. 1963, between Indrapal bhoir & Others (The vendors) AND Kusum bhoir & Others (The Confirming Party) AND M/s. Gowani Hotel Pvt. Ltd. (The Purchasers)
78. Photo copy of cancellation Letter/Confirmation Letter dated 10/09/2003 between Indrapal Maya bhoir & Others AND M/s. Siddhi Real Estate Developers AND M/s. Gowani Hotel Pvt. Ltd. (Notarized)
79. Photo copy of Release Deed dated 10/03/2005; duly registered under sr. No. TNN5-3731-2005, between Kashinath Bhoir and Kisan Bhoir (The Relasce) AND Indrapal Aloo alias Maya Bhoir (The Relasor)



80. Photo copy of Development Agreement dated 01/07/2005; duly registered under sr. no. TNN5-5145-2005, between Bhalchandra Balu Mhatre & Others (The Owners) AND M/s. Siddhi Real Estate Developers (The developers)
81. Photo copy of Power of Attorney dated 19/04/2017; duly registered under sr. No. TNN12-949-2017, executed by Tulsiram Patil & Others in favour of M/s. Siddhi Real Estate Developers.
82. Photo copy of Power of Attorney dated 04/01/2017; duly registered under sr. No. TNN12-25-2017, executed by Devyani Vijay Patil and Chetan Patil in favour of M/s. Siddhi Real Estate Developers.
83. Photo copy of Power of Attorney dated 21/04/2017; duly registered under sr. No. TNN12-973-2017, executed by vishal bhanudas Patil in favour of M/s. Siddhi Real Estate Developers.
84. Photo copy of Power of Attorney dated 26/07/2017; duly registered under sr. No. TNN12-2164-2017, executed by M/s. Gowani Hotel Pvt. Ltd in favour of M/s. Siddhi Real Estate Developers.
85. Photo copy of Power of Attorney dated 21/08/2017; duly registered under sr. No. TNN12-2421-2017, executed by Yadav Jagu alias Jagan bhoir & Others in favour of M/s. Siddhi Real Estate Developers.
86. Photo copy of Indenture dated 18/03/1987; duly registered under sr No. TNN-1489-1987, between Atmaram Bhoir & Others (The Vendors) AND M/s. Gowani Hotel Pvt. Ltd. (The Purchaser)
87. Photo copy of Indenture dated 17/03/1988; duly registered under sr. No. TNN-1964-1988, between Kashinath Bhoir & Others (The Vendors) AND Madhubai bhoir & Others (The First Confirming Party) AND Smt. Ramubai Bhoir & Others (The Second Confirming Party) AND M/s. Gowani Hotel Pvt. Ltd. (The Purchaser)
88. Photo copy of Power of Attorney dated 18/08/2017; duly registered under sr. No. TNN12-2385-2017, executed by Chandrabhaga Raghu Mhatre alias Chandrabhaga Patil (Deceased) through legal heir Yogini Thakur in favour of M/s. Siddhi Real Estate Developers.
89. Photo copy of Power of Attorney dated 03/05/2017; duly registered under sr. No. TNN12-1124-2017, executed by Ramesh Koperkar & Others in favour of M/s. Siddhi Real Estate Developers.
90. Photo copy of ULC Order dated 22/05/1995, 20/11/1987 & 00/01/2004 issued by Upper Zilla Adhikari Thane.



91. Photo copy of NA Permission 13/12/2005 issued by Upvibhag Adhikari Thane Vibhag, Thane.
92. Photo copy of No Dues Certificate dated 12/05/2017 issued by M/s. Gowani Hotel Pvt. Ltd.
93. Photo copy of Declaration dated 16/09/2006 executed by Shri. Indrapal Maya Bhoir & Shri. Satish Indrapal Bhoir.
94. Photo copy of Declaration dated 10/02/2009 executed by Shri. Balkrushna Gajanan Mhatre.
95. Photo copy of Receipt dated 26/04/1989 registered under sr. No. TNN1-3590-1989 by Kashinath bhoir & Kisan Bhoir in favour of M/s. Gowani Hotel Pvt. Ltd.
96. Photo copy of Case Summary in respect of litigations which is as under:-

"Matters to which Leading Frontier Private Limited, a company registered under the provisions of companies Act, 2013 (The Promoter) AND M/s. Siddhi Real Estate Developers through its Partners Mr. Gaurav Kapil Sharma & Mr. Hemal J. Gala duly authorised by all its partners vide Authority Letter dated 30/09/2017 (The SRED) are party

1. Spl. Civil Suit No. 426/2017

i) The civil suit is filed for declaring the deeds executed between the previous owners and the landowners as null and void.

ii) The landowners had duly purchased the properties from the previous owners. This matters has no standing as the payments were duly made and evidences are in the favour of the landowner.

Matters to which Leading Frontier Private Limited, a company registered under the provisions of companies Act, 2013 (The Promoter) AND M/s. Siddhi Real Estate Developers through its Partners Mr. Gaurav Kapil Sharma & Mr. Hemal J. Gala duly authorised by all its partners vide Authority Letter dated 30/09/2017 (The SRED) are not a party

1) Appeal No. 202/2018

2) Writ Petition (L) No. 35982/2018

3) Regular Civil Suit No. 791/2010

4) Writ Petition No. 1868 of 2016

5) Civil Appeal No. 65/2017

6) Writ Petition 8395/2015

7) RTS Appeal No. 163/2018



The ongoing litigations are against the landowners and we are not a party to the litigations. No adverse orders have been passed till date in all the above litigations. These litigations are filed only to syphon money from the landowners. These will not have any effect on our development rights and if it leads to any delay, the litigation will be settled by the landowners.

3. The facts relating to the abovementioned property extracted from the Search Report dated 18/01/2018 issued by Rajesh M. Pawar (Advocate) & Mutation entries found in the Talathi office for the period of 30 years are as under:-

Property No. 1 (Survey No. 62/7):-

- A. As per Order issued by revenue and forest Department rule No. 1069/32810 dated 09/11/1970 in respect of the village Balkum new village known as Dhokali was formed and the properties bearing Original Survey No. 316 was assign to new Survey No. 62, and the same is recorded in the revenue records vide Mutation Entry No. 3 dated 04/12/1999.
- B. Prior to 1986, Mr. Babu Satyanarayan and Mr. Jagdish Satyanarayan were the owners of the said property No. 1 and the same was recorded in the revenue records vide Mutation Entry No. 1044 dated 30/01/1986.
- C. Mr. Babu Satyanarayan and Mr. Jagdish Satyanarayan sold the said property No. 1 under section 32G for in favour of Tenant Mr. Gajanan Gana's legal heirs namely (i) Mr. Balkrushna Gajanan Mhatre, Naresh Mhatre, Anant Mhatre, Tulsiram Gajanan Mhatre, Laxmi Tulsiram Mhatre, Parwati Namdev Mhatre, Lilabai Kashinath Patil for sum of Rs. 626/- and the same was recorded in the revenue record vide Mutation entry No. 46 dated 03/09/2003.
- D. Thereafter, Mr. Naresh Gajanan expired on 20/02/2003 leaving behind him Balkrushna Gajanan Mhatre, Anant Gajanan Mhatre, Tulsiram Gajanan Mhatre, Laxmi Tulsidas Mhatre, Parwati Namdev Mhatre, Lilabai Kashinath Patil as his legal heirs entitled to the said property No. 1 and Name of Mamta was removed from the revenue records vide Mutation entry No. 192 dated 17/07/2008.
- E. By an Registered Development Agreement dated 09/08/2007 registered at Serial No. TNN2-5894-2007, executed by and between Balkrushna Gajanan Mhatre & others (The Owners) AND M/s. Siddhi Real Estate Developers (The Developer); the Owners had granted



development rights with respect to the said property No. 1 in favour of M/s. Siddhi Real Estate Developers, on terms and conditions stated therein.

F. Thereafter, vide a Declaration deed dated 10/02/2009, executed by Balkrushna Gajanan Mhatre its was recorded that Balkrushna Gajanan Mhatre confirms receiving the Consideration amount of Rs. 32, 81, 000/- from M/s. Siddhi Real Estate Developers.

G. By an Registered Deed of Conveyance dated 18/09/2010; duly registered under Serial No. TNN5-10685 of 2010 executed by Balkrushna Gajanan Mhatre & others (The Vendors) AND M/s. Siddhi Real Estate Developers (The Purchaser); the vendors granted sold, conveyed, transferred, assured and assigned the said property No. 1 in favour of M/s. Siddhi Real Estate Developers and the same was recorded in the revenue records vide Mutation entry No. 257 dated 29/10/2010.

Property No. 2 (Survey No. 60/9):-

H. Prior to 1930, the said Property No. 2 was owned by Ladkya Marya Madhvi.

I. Thereafter, vide a Sale Deed dated 27.09.1930, Ladkya Marya Madhvi sold and transferred the said Property No. 2 for a consideration of Rs. 200/- in favour of Mr. Nana Goma Patil and the same was recorded in the revenue records vide Mutation Entry No. 355 dated 20/03/1930.

J. The said Property No. 2, being smaller than the Government Approved Size hence the said Property No. 2 is marked as "Fragment" and same is recorded in the revenue records vide Mutation Entry No. 944 dated 05/07/1951.

K. Thereafter, Nana Goma Patil expired in the Year 1959, leaving behind him i) Harishehandra Nana, ii) Karibai Undrya, iii) Gajibai Ganpat, iv) Nagibai Nana Patil as his legal heirs entitled to the said Property No. 2 and the same was recorded in the revenue records vide Mutation Entry No. 1764 dated 13/06/1963.

L. As per Order issued by Revenue and Forest Department Rule No. 1069/32810 dated 09/11/1970, in respect of the Village Balkum, the Village Known as Dhokali was formed and the property bearing Original Survey No. 314 was assigned New Survey No. 60, and the same was recorded in the revenue records vide Mutation Entry No. 3 dated 04/12/1999.



- M. Thereafter, for maintaining the Village records, units for land revenue was converted in decimal units, as per Order of District Collector based on Bombay Weights and Measures (Enforcement) Act, 1958 and The Indian Coinage Act 1957 and the same was recorded in the revenue records vide Mutation Entry No. 2310 dated 05/04/1972.
- N. Mrs. Nagibai nama Patil, ii) Karibai Udrya Patil, iii) Gajibai Ganpat Salvi and iv) Mr. Harichandra nama Patil expired on 24/02/1997 leaving behind them i) Hirabai Harichandra Patil, ii) Manik Harichandra Patil, iii) Chandrakant Harichandra Patil, iv) madhukar Harichandra Patil, v) Mrs. Chandrawati Nana Patil, vi) Mrs. Sunanda Dwarkanath Patil, vii) Mrs Aruna Vilas Patil as their legal heirs entitled to the said Property No. 2 and the same was recorded in the revenue records vide Mutation Entry No. 6 dated 04/09/2000.
- O. Thereafter, vide an Agreement for Sale dated 24/10/2009 duly registered with the Office of Sub Registered with the Office of Sub Registrar of Assurances bearing Registration No. TNN-2/8748/2009 dated 24.09.2009, i) Hirabai Harishchandra Patil, ii) Manik Harishchandra Patil, iii) Parvati Manik Patil, iv) Ramesh Manik Patil, v) Pratibha Ramesh Patil, vi) Ku. Vasishnavi Ramesh Patil vii) Ku. Om Ramesh Patil, (i vi) and (vii) through their natural guardian Ramesh Manik Patil) (viii) Jayshree Kishor Patil, (ix) Rajshree Yashwant Taware, (x) Neeta Hemant Mhatre, (xi) chandrakant Harishchandra Patil, (xii) Vandana Chandrakant Patil, (xiii) Tushar Chandrakant Patil, (xiv) namrata Ajit Patil, (xv) Yogita Vishal Patil, (xvi) Madhukar Harishchandra Patil, (xvii) Yashoda Madhukar Patil, (xviii) jayesh Madhukar Patil, (xix) Gaytri Jayesh Patil, (xx) Praful Madhukar Patil, (xxi) Nisha Jagdish Mhatre, (xxii) Chadravati nana Patil, (xxiii) Sunanda Dwarkanath Patil and (xxiv) Aruna vilas Patil agreed to sell, transfer and develop the said Property NO. 2 in favour of M/s Siddhi Real Estate Developers on the terms and conditions stated therein and the same was recorded in the revenue records vide Mutation Entry NO. 231 dated 04/11/2009.
- P. Thereafter, vide a Conveyance Deed dated 22/10/2010 duly registered with the Office of Sub Registrar of Assurances bearing Registration No. TNN-5/11064/2010 dated 22.10.2010, i) Hirabai Harishchandra Patil, ii) Manik Harishchandra Patil, iii) Parvati Manik Patil, iv) Ramesh Manik Patil, v) Pratibha Ramesh Patil, vi) Ku. Vasishnavi Ramesh Patil vii) Ku. Om Ramesh Patil, (i vi) and (vii) through their natural guardian Ramesh Manik Patil) (viii) Jayshree Kishor Patil, (ix) Rajshree Yashwant Taware, (x) Neeta Hemant Mhatre, (xi) chandrakant Harishchandra Patil, (xii) Vandana Chandrakant Patil, (xiii) Tushar Chandrakant Patil, (xiv) namrata Ajit



Patil, (xv) Yogita Vishal Patil, (xvi) Madhukar Harishchandra Patil, (xvii) Yashoda Madhukar Patil, (xviii) Jayesh Madhukar Patil, (xix) Gayatri Jayesh Patil, (xx) Praful Madhukar Patil, (xxi) Nisha Jagdish Mhatre, (xxii) Chadravati nana Patil, (xxiii) Sunanda Dwarkanath Patil and (xxiv) Aruna vilas Patil (xxv) Narmada Motiram Shirvalakar sold, conveyed and transferred the said Property No. 2 in favour of M/s. Siddhi Real Estate Developers on terms and conditions stated therein and the same was recorded in the revenue records vide Mutation Entry No. 258 dated 29/10/2010.

Q. Vide Mutation Entry No. 408 dated 31.10.2017, it was recorded that an Order bearing Reference No. HAHSUL/KAKSH-1/HANKNOND-1/TE-3/KAVI 14936/17 dated 14.08.2017; it was recorded that vide Order bearing Reference No. ULC/TA/ATP/KALAM-20/21 dated 26.03.2009 issued by Upper Collector and Competent Authority, the said Property No. 2 along with other properties was reserved for the residence of the economically backward class and further transfer of the same has been restricted.

R. However, vide an Order dated 05.04.2018 passed in RTS Appeal No. 58/2018 issued by the Sub Divisional Officer, filed by M/s. Siddhi Real Estate Developer, it was held that the Mutation Entry No. 408 was cancelled.

Property No. 3 (Survey No. 63/8/3):-

S. Prior to Year 1953, the said Property No. 3 was owned by Mr. Dyagnoses Sarab Yas.

T. Thereafter, as Per the order bearing Reference No. TNC/8113 dated 14/01/1956, the Name of Hedar Gopal was recorded as a Protected tenant which is owned by Shri Dyagnoses Sharaf, and the same was recorded in the revenue records vide Mutation Entry No. 1044 dated 30/1/1956.

U. Thereafter, Hedar Gopal was not cultivating on the said Property No. 3 and pursuant to an Ordi Order Passed by the Concerned Authority, his name was deleted from the revenue records vide Mutation Entry No. 1169 dated 16.08.1957.

V. Thereafter vide a Sale Deed dated 16.11.1953, mr. Dyagnoses Sarab yas sold the said Property No. 3 for a consideration of Rs. 500/- to Mr.



Namdev Manik Bhoir and the same was recorded in the revenue records vide Mutation Entry No. 1017 dated 24/01/1950.

W. As per Order issued by Revenue and Forest department Rule No. 1069/32810 dated 09/11/1970, in respect of the Village Balkum, new Village known as Dhokali was formed and the property bearing Original Survey No. 317 was assigned New Survey No. 63, and the same was recorded in the revenue records vide Mutation Entry No. 3 dated 04/12/1999.

X. Thereafter, for maintaining the Village records, units for land revenue was converted in decimal units, as per Order of District collector based on Bombay Weights And Measures (enforcement) Act, 1958 and The Indian Coinage Act 1957, and the same was recorded in the revenue records vide Mutation Entry No. 2310 dated 05/04/1972.

Y. Thereafter, Mr. namdev manik Bhoir expired on 16/02/1983 leaving behind him i) Mr. Tulsiram Namdev Bhoir, ii) Mr. Harishchandra namdev Bhoir, iii) mrs. Jomibai namdev Bhoir, iv) Mr. Ashok namdev Bhoir, v) Mrs. Hirubai Dattatray Madhvi, vi) Mrs. Bebibai Jayvant Madhvi, vii) Mrs. Suman Prabhakar Patil as his legal heirs entitled to the said Property No. 3 and the same was recorded in the revenue records vide Mutation Entry No. 2020 dated 30/09/1985.

Z. Thereafter, vide and Agreement for Sale dated 25.01.2002 duly registered with the Office of Sub Registrar of Assurances bearing Registration No. 391-2002, i) Mrs. Jomibai Namdev Bhoir, ii) Tulsiram Namdev Bhoir, iii) kamlabai Tulsiram Bhoir, iv) Anil Tulsiram Bhoir,

v) Ashwini Anil Bhoir, vi) Rima Anil Bhoir & vii) Devesh Anil Bhoir, Minors through natural Guardian Mr. Anil Tulsiram Bhoir, ix) Vanita Ghanshyam Bhoir, x) Jatin Ghanshyam Bhoir-Minor through natural guardian Ghanshyam tulsiram Bhoir, xi) Latabai Lahu Chaudhary,

xii) Ranjana Prakash Patil xiii) Anuradha Sudhakar Patil, xiv) Manjula Santosh Thakur, xv) Harishchandra Namdev Bhoir, xvi) Namubai Harishchandra Bhoir, xvii) Ravindra Harishchandra Bhoir, xviii) Ekta Ravindra Bhoir Minor through Father Ravindra H. Bhoir, xix) Rajendra Harishchandra Bhoir, xx) Lalita Vithal Bhoir, xxi) Manisha Vithal Bhoir, xxii) Manisha Sadashiv Nayar, xxiii) Ashok Namdev Bhoir, xxiv) Dakshita Ashok Bhoir, xxv) Hemangi Ashok Bhoir, xxvi)



Harshada Jagdish Madhvi, xxvii) Poonam Suresh Tare, xxviii) Hirabai Dattatray Madhvi, xxix) Babybai Jaywant Madhvi, xxx) Suman Prabhakar Patil through Power Of Attorney Mr. Rajdaksh Mahendra Sharma agreed to sell and transfer the said Property No. 3 on terms and conditions stated therein and the same was recorded in the revenue records vide Mutation Entry No. 133 dated. 03/07/2007.

AA. Thereafter, vide a Conveyance Deed duly registered with the Office of Sub Registrar of Assurances bearing Registration No. 1337/2008 dated 21/02/2006, i) Mrs. Jomibai Namdev Bhoir, ii) Tulsiram Namdev Bhoir, iii) Kamlabai Tulsiram Bhoir, iv) Anil Tulsiram Bhoir, v) Ashwin Anil Bhoir, vi) Rima Anil Bhoir & vii) Devesh Anil Bhoir - Minors vii) and viii) through their natural guardian Mr. Anil Tulsiram Bhoir, xii) Ghanshyam Tulsiram Bhoir, ix) Vanita Ghanshyam Tulsiram Bhoir, ix) Vanita Ghanshyam Bhoir, xi) Jatin Ghanshyam Bhoir - Minor through their natural guardian Ghanshyam Tulsiram Bhoir, xii) Lalabai Laha Chaudhary, xiii) Ranjana Prakash Patil, xiii) Anuradha Sudhakar Patil, xiv) Manjula Santosh Thakur, xvi) Harishchandra Namdev Bhoir, xvii) Namubai Harishchandra Bhoir, xviii) Ravindra Harishchandra Bhoir, xviii) Ekta Ravindra Bhoir - minor through natural guardian Ravindra H. Bhoir, xxi) Lalita Vithal Bhoir, xxi) Manisha Vithal Bhoir, xxi) Manisha Sadashiv nayar, xxi) Ashok Namdev Bhoir, xxi) Dakshita Ashok Bhoir, xxv) Hemangi Ashok Bhoir, xxvi) Harshada Jagdish Madhvi, xxvii) Poonam Suresh Tare, xxviii) Hirabai Dattatraya Madhvi, xix) Babybai Jaywant Madhvi, xxx) Suman Prabhakar Patil through Power Of Attorney Mr. Rajdaksh Mahendra Sharma sold, conveyed and transferred the said Property No. 3 in favour of M/s Sidhi Real Estate Developers was recorded as owners in the revenue records vide Mutation Entry No. 148 dated 22/02/2008.

Property No. 4, 5 & 6 (Survey No. 60/18, Survey No. 60/21, Survey No. 61/3):-

BB. Thereafter, vide Mutation Entry No. 577 dated 09.12.1936, it was recorded that Kantulal Nagindas Thanavala purchased the said Property Nos. 4, 5 and 6 along with other properties from the Hon'ble Prothonotary, Bombay High Court for a consideration of Rs. 20,000/- on 08.10.1936.



CC. The said Property Nos. 4, 5 and 6 being smaller than the Government Approved Size, hence the said Property Nos. 4, 5 and 6 were marked as "Fragment" and same is recorded in the revenue records vide Mutation Entry No. 944 dated 05/07/1951.

DD. Thereafter, Kantilal Nagindas Thanawala expired on 17/07/1950 leaving behind i) kusumbai Kantilal Thanawala, ii) Vijay Kantilal Thanawala, iii) Kanhayalal Kantilal, iv) Anil Kumar Kantilal, v) Satish Kantilal, vi) Jayantilal nagindas, vii) Maniklal Nagindas, viii) Jeetendra Nagindas, and ix) Ravikant Nagindas as his legal heirs entitled to the said Property Nos. 4, 5 and 6 and the same was recorded in the revenue records vide Mutation Entry No. 1413 dated 30/09/1960.

EE. Thereafter, vide an Order dated RTS No. 3284 dated 23.12.1960 the names of i) Jayantilal Nagindas, ii) Maniklal Nagindas, iii) Jeetendra Nagindas, iv) Ravikant nagindas, v) Kanhayalal Kantilal, vi) Anil Kumar Kantilal, vii) Satish Kantilal, viii) Vijay Kantilal Thanawala ix) Kusumbai Kantilal Thanawala were deleted and the name of Jayantilal nagindas as the Owner and the same was recorded in the revenue records vide Mutation Entry No. 1425 dated 24/01/1961.

FF. Thereafter, an application was made by one yesubai Ladkya Patil under the provisions of Section 70B of the Tenancy Laws in Tenancy Case No. 18 of 1960/1961 and pursuant to the order passed in the Tenancy Case No. 18, the name of yesubai Ladkya Patil was recorded in the holder's column and the name of Jayantilal Nagindas and others were recorded in the other rights column of the Said Property and the same was recorded in the revenue records vide Mutation Entry No. 1548 dated 07/09/1961.

GG. Thereafter, Yesubai Ladkya Patil paid the entire purchase price entirely and a Certificate of Purchase was issued under Section 32M of the Bombay Tenancy and Agricultural lands Acts, 1948 in favour of yesubai Ladky Patil and therefore, the encumbrance of Jayantilal nagindas Thanawala was deleted in the other rights column and the same was recorded in the revenue records vide Mutation Entry No. 2127 dated 13/09/1966.

HH. As per Order issued by Revenue and Forest Department Rule No. 1069/32810 dated 09/1/1970, in respect of the village Balkum, new.



Village known as Dhokali was formed and the property bearing Original Survey No. 316 was assigned New Survey No. 60 and Original Survey No. 315 was assigned New Survey No. 61, and the same was recorded in the revenue records vide Mutation Entry No. 3 dated 04/12/1999.

II. Thereafter, for maintaining the Village records, units for land revenue was converted in decimal units as per Order of District Collector based on Bombay Weights And Measures (Enforcement) Act, 1958 and The Indian Coinage Act 1957, and the same was recorded in the revenue records vide Mutation Entry No. 2310 dated 05/04/1972.

JJ. Thereafter, Yesubai Patil expired on 21/11/1990 leaving behind him i) Anant Patil, ii) Jankibai Bhoir, iii) Venubai Laxman Patil iv) Harishchandra Lakshman Patil, v) Tulshidas Lakshman Patil, vi) Ganesh Lakshman Patil as her legal heirs entitled to the said Property Nos. 4,5 and 6 and the same is recorded in the revenue records vide Mutation Entry No. 2926 dated 17/08/1991.

KK. Thereafter, Anant Patil died on 25.02.1997 leaving behind him i) Jaiwantibai Anant Patil and ii) Vandana Dattatray Patil entitled to his shares in the said Property Nos. 4,5, and 6 and the same was recorded in the revenue records vide Mutation Entry No. 2990 dated 28/10/1997.

LL. Thereafter, vide a Development Agreement dated 28/12/2004 registered under Serial No. 9347 of 2004, i) Venubai Lakshman Patil ii) Lata Harishchandra Patil iii) Avinash Harishchandra Patil iv) yash Avinash Patil (minor through his father Avinash) v) Harishchandra Lakshman Patil vi) Bhayna Pravin partole (through her constituted attorney Harishchandra Patil) vii) Milind Harishchandra Patil viii) Tulshidas Lakshman Patil ix) Laxmibai Tulshidas Patil x) Reena Tulshidas Patil xi) Ashwini Tulshidas Patil xii) Swapna Tulshidas Patil xiii) Lokesh tulshidas Patil (minor through his father Tulshidas) xiv) Ganesh Lakshman Patil xv) Tejashri Ganesh Patil xvi) Sanket Ganesh Patil (minor through his father Ganesh) xvii) Gaurang Ganesh Patil (minor through his father Ganesh) xviii) Jaiwantibai Anant Patil xix) Vandana Dattatray Patil and xx) Jankibai Lakshman Bhoir granted development rights in favour of M/s. Siddhi Real Estate Developers through its partners i) Rajdaksh Sharma ii) Pravin Chandra Gala and



iii) Kapil Sharma, on the terms and conditions contained therein And the same was recorded in the revenue records vide Mutation Entry No. 72 dated 27.07.2005.

MM. Thereafter, vide a Deed of Conveyance dated 07/03/2008 registered under Serial No. TNN-1/1429/2008, i) Venubai Lakshman Patil ii) Lata Harishchandra Patil iii) Avinash Harishchandra Patil iv) Yash Avinash Path (minor through his father Avinash) v) Harishchandra Laxman Patil vi) Bhavna Pravin partule i through her constituted attorney Harishchandra Patil vii) Milind Harishchandra Patil viii) Tulshidas Laxman Patil ix) Laxmbai Tulshidas Patil x) Reena Tulshidas Patil xi) Ashwini Tulshidas Patil xii) Swapna Tulshidas Patil xiii) Lokesh tulshidas Patil (minor through his father Tulshidas) xiv) Ganesh Laxman Patil xv) Tejashri Ganesh Patil xvi) Sanket Ganesh Patil (minor through his father Ganesh) xvii) Gaurang Ganesh Patil (minor through his father Ganesh) xviii) Jaiwantibai Anant Patil xix) Vandana Dattatray Patil and xx) Jankibai Laxman Bhoir through its constituted attorney M/s. Siddhi Real Estate Developers through its partner Rajdaksh Sharma, sold, transferred conveyed and assigned all their right, title and interest in favour of M/s. Siddhi Real Estate Developer, in the respect of the Said Property inter alia other properties on the terms and conditions contained therein and the same was recorded in the revenue records vide Mutation Entry No. 165 dated March 27, 2008.

Property No. [Survey No. 63/10]:-

NN. Prior to 30/01/1986, the said Property No. 7 was owned by Shri Hirubai Dama Patil.

OO. It also appears that the said Property No.7 being smaller than the Government Approved size is mutated in the revenue records vide Mutation Entry No. 944 dated 05/07/1951.

PP. Thereafter as per Objection raised under No. RTSSRI 133 dated 29/09/1954, the name of Mr Umedmal Danaji was removed and name of Mr Hirubai Dama Patil was recorded in the revenue records vide Mutation Entry No. 1006 dated 04/10/1954.

QQ. Thereafter, the Tenant Mr Mahadu Divdya expired leaving behind him Hirubai Dama Patil as his legal heir entitled to the said Property

