

Add: 604, A Wing,
Mahavir Exatica,
Magharpada, Ghadbunder Road,
Thane (W) 400615

Sachin J. Katkar
(Advocate)

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT under the instructions of Developer M/s Puranik Builders Private Limited, having its office at : Puranik's One, Kanchan Pushpa, Opp. Suraj Water Park, G.B. Road, Thane (W). I have perused all the Deeds and Documents pertaining to the right, title and interest of the Developers in respect of following properties:

ALL THAT PIECE & PARCEL OF Land lying being and situated at Village Bhainderpada, Taluka & District Thane, bearing 1) Survey No. Old 197 New 100 Hissa No. 12 B admeasuring 610 Sq. meters, 2) Survey No. Old 197 New 100 Hissa No. 14 admeasuring 4050 Sq. meters; 3) Survey No. Old 197 New 100 Hissa No. 15 admeasuring 13870 Sq. meters; 4) Survey No. Old 197, New 100, Hissa No. 17 admeasuring 820 sq. mtrs; 5) Survey No. Old 197 New 100 Hissa No. 18 admeasuring about 2000 Sq. metres; 6) Survey No. Old 197 New 100, Hissa No. 19 is admeasuring 2000 sq. mtrs; 7) Survey No. Old 197 New 100, Hissa No. 22 is admeasuring 900 sq. mtrs; 8) Survey No. Old 197, New 100, Hissa No. 20 admeasuring 1000 sq. mtrs; 9) Survey No. Old 197, New 100, Hissa No. 23 admeasuring 2300 sq. mtrs; 10) Survey No. Old 197 New 100 Hissa No. 24 admeasuring 2800 sq. mtrs; 11) Survey No. Old 202 New 101, Hissa No. 5 is admeasuring 4050 sq. mtrs; 12) Old Survey No 217 Hissa No. 30 (part), New Survey No.109 Hissa No. 30/3 admeasuring 6000 sq.mtrs; 13) Survey No. Old 197, New 100, Hissa No. 21 admeasuring 300 sq. mtrs; 14) Survey No. Old 197, New 100, Hissa No. 11/1 admeasuring 5300 sq.mtrs; and Survey No. Old 197, New 100, Hissa No. 11/2 admeasuring 800 sq.mtrs; 15) Survey No. Old 198, New 98, Hissa No. 1A admeasuring 5090 sq.mtrs; 16) Survey No. Old 198, New 98, Hissa No. 3(P) admeasuring 1370 sq.mtrs; admeasuring in aggregate 53260 sq. mtrs; within the registration Sub-District, Taluka and Dist Thane and within the limits of Thane Municipal Corporation, Thane. (First property to Sixteenth property are hereinafter collectively referred as Said Property)

Following documents are perused :

- A. Current 7/12 extracts.
- B. Relevant Mutation entries.
- C. Search Report
- D. Permission
- E. Title Deeds



BRIEF HISTORY OF FIRST PROPERTY :- Survey No. Old 197 New 100 Hissa No. 12B admeasuring about 610 Sq. meters,

A. In respect of 7/12 extracts :

1. **Current 7/12 extracts :** It appears from current 7/12 Extract dated 29/4/2017 that, the said Property is owned by Vishwanath Sitaram Thakur and others and Suryakant Sitaram Thakur and in other rights column charge of Development Agreement of Shailesh Gopal Puranik and Shrikant Govind Puranik Directors of Puranik Builders Pvt. Ltd. and 42 sq. mtrs area comes under scheme of section 20 / 21 ULC Act.
2. **In respect of 50 years old 7/12 extracts :** It appears from 50 years old 7/12 extract that the said property was owned by Ratanshi Premji Dharmaday Trust and Mankibai Sitaram Thakur and others were the tenant of the said Property.

B. In respect of 6 D Mutation Entries :

1. It appears from mutation entry no. 115 dated 25/3/1928 that the revenue order no. RTS 283 dated 29/02/1928 was passed in respect of difference chart and the occupancy of the said land was transferred in record of rights in favour of Dwarkadas Ratanshi Seth from Ganpat Gangadhar as per the possessory (usufructory) mortgage deed.
2. It appears from mutation entry no. 224 dated 15/1/1932 that the assessment of the said land as well as some other lands was revised as per the supplementary assessment division order dated 06/01/1932.
3. It appears from mutation entry no. 464 dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
4. It appears from the mutation entry no. 585 dated 24/4/1956 that the revenue authorities had passed order under provisions of Bombay Personal Inam abolition Act, said property alongwith other properties shown as Government land.
5. It appears from the mutation entry no. 606 dated 21/12/1956 that the revenue Authorities have passed an order after enquiry and declared the said land along with some other land as Private Property of Dwarkadas Ratanshi the then owner and the mutation entry was entered and certified as per the order no. WTN 1878 dated 29/11/1956.



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6. It appears from the **mutation entry no. 817** dated 20/7/1958 that as per the trust deed executed by Dwarkadas Ratanshi and appointed Rasiklal Karsandas,, Narottam Keshavji, Mohanlal Mishra, Goverdhandas Govindji and Manik Vinayak Pathare as a trustee. The name of Trust is Kailaswasi Ratanshi Premji Dharmday Trust.
7. It appears from **mutation entry no. 1286** dated 20/10/1967 that names of the trustees were changed as per the resolution passed by the Board of Trustees and mutation entry was passed accordingly.
8. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
9. It appears from **mutation entry no. 1431** dated 6/3/1974 that as per the order of charity commissioner dated 28/02/1974 the name of the trustees were changed in the record of rights.
10. It appears from **mutation entry no. 1857** dated 1/7/1986 that as per the order no 232/85 passed by Agricultural Lands Tribunal and Deputy Tahsildar dated 30/06/1986 the name of Mankibai Sitaram Thakur and others five were declared as protected tenant. Their names were entered into record of rights of said property.
11. It appears from **mutation entry no. 1873** dated 4/10/1986 that the name of one of the trustee Arvindkumar Thakkar was removed from the record of rights as per his resignation and statement to that respect before the authorities.
12. It appears from **mutation entry no. 1940** dated 2/12/1987 that Deputy Tahsildar and Agricultural Lands Tribunal pleased to pass order u/s 32 G on 13/10/1987 and determine the purchase price of the said land for the tenants. The charge of the purchase price was reflected in other rights column and tenants were replaced in place of occupants.
13. It appears from **mutation entry no. 2076** dated 25/10/1989 that the Agricultural Lands Tribunal issued certificate u/s 32 M of B T and A L Act, 1948 in favour of the tenants in respect of said property and one other property as the Tenants purchaser had paid total purchase price determined u/s 32 G. The said mutation entry was certified on 25/10/1989 as per certificate no. LSP11-170-4027 dated 18/02/1989.



14. It appears from **mutation entry no. 138** dated 1/1/2002 that one of the co owner Chandrabai Sitaram Thakur was demised on 24/01/2001 and leaving behind her legal heirs 1) Vishwanath Sitaram Thakur, 2) Mankibai Sitaram Thakur, 3) Suryakant Sitaram Thakur, 4) Suman Parashuram Patil and 5) Sulochana Anant Patil were recorded as per the said mutation entry.
15. It appears from the **mutation entry no. 435** dated 30/6/2007 that the Sub Divisional Officer Thane has passed an order no. TD/T-6/KV/VP/SR – 133/2007 dated 29/06/2007 and thereby relaxed the condition u/s 43 for the development and sale of the Said Property.
16. It appears from the **mutation entry no. 485** dated 24/12/2007 that the Manikibai Sitaram Thakur demised on 15/10/2007 leaving behind her two sons 1) Vishwanath Sitaram Thakur, 2) Suryakant Sitaram Thakur, and two married daughters 1) Suman Parshuram Patil and 2) Sulochana Anant Patil as her only legal heirs.
17. It appears from the **mutation entry no. 574** dated 6/2/2009 that, Vishwanath Sitaram Thakur & others executed Development Agreement in favour of Puranik Builders Private Limited and which is duly registered in the office of Sub Registrar of Assurance Thane vide registration no. 890/2008 dated 29/1/2008.
18. It appears from **mutation entry no. 593** dated 5/6/2009 that, as per the order No. Mahasul K-1/Table-3/SR-605/09/H.N./KV- 3778 dated 27/5/2009 of Tahasildar 42 sq. mtrs area of the said property comes u/s 20/21 of ULC Scheme.
19. It appears from the **mutation entry no. 637** dated 12/4/2010 that Suman Parshuram Patil and Sulochana Anant Patil are the sister of Vishwanath Thakur and Suryakant and they have release and relinquish their right in the said property along with other property in favour of their brother the said release deed is registered with sub registrar of assurance Thane vide sr. no. 2603/2010 dated 12/3/2010.
20. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/ /SR-59/2010 the Non-Agricultural Permission is granted of the said property.
21. It appears from the **mutation entry no. 970** dated 27/4/2015 that the some portion of the said property along with other properties come under the 60 mtrs wide road under DC rule of Thane Municipal corporation,



therefore, Owner has executed declaration and transfer the said portion in the name of Thane Municipal Corporation. The said Deed of Declaration is registered with the Sub Registrar of Assurances Thane vide Sr. No. 489/2014 dated 23/1/2014.

22. It appears from the **mutation entry no. 972** dated 27/4/2015 that as per the letter of Tahsildar Thane vide No. Mahsul/Kaksh-1/H. N.1/T-3/Kavi/17565/14 dated 22/4/2015 and the letter of Deputy Supredentant Land Record vide No. Du.li/Ka. Vi/PoH. Mojani Number1463/14 Du. R/ Na. 1036/14/2002 Mogharpada/Thane as per the Hissa Form No. 12 effect is given to the record of rights and Survey No. 100(197/12 is subdivided alongwith other Survey Nos. and Said Property is came in to the name of Land Owner and the other part Survey No. 100(197)/12A recorded in the name of Thane Municipal Corporation for 60 Meter vide Road.
23. It appears from the **mutation entry no. 1028** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/02/2012 to 1/12/2014 and 1/2/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and regulation Act: It appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-241+161 dated 23/05/2001 by Competent Authority Thane Urban Agglomeration that part of said property was declared as excess land.
2. In respect of order u/s 20 (1) (a) Urban Land Ceiling and regulation Act: It appears from the ULC Order no. ULC/TAW.S.H.S.20/Special Dispensation Scheme/S.R/ 1193 dated 15/04/2002 that the Competent Authority has passed scheme u/s 20 (1) (a) and also obtained order bearing No. : ULC/TA/ATP/Sec.20/SR/1571 dated 30/7/2002 for amalgamation of plots and subsequently obtained amendment order No.



ULC/TAW.S.H.S.20/Special Dispensation Scheme/SR-1193 dated 19/9/2009 under Urban Land Ceiling and Regulation Act and thereby permitted the development of the said Property. The developer shall be required to comply with the terms and conditions of said order.

3. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that some part of the said land is reserved for D. P. Road and the rest of the land is in residential zone.
4. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act: The developer has obtained permission u/s 43 of Bombay Tenancy and Agricultural Lands Act for the development and sale of the Said Property vide Order of the Sub-Divisional Officer Thane bearing Order No. TD/T-6/KV/VP/SR – 133/2007 dated 29/06/2007.
5. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
6. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
7. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. In respect of certificate of purchase u/s 32 M of B T and A L Act the Agricultural Lands Tribunal and Additional Tahasildar issued certificate of purchase of said land from 18/02/1989 vide order no. LSP II-II-170 which is duly registered with Sub Registrar of Assurances at Sr. No. 1048/1969 on 01/03/1989.
2. Mankibai Sitaram Thakur and others have entered into Development Agreement for the said property as well as some others properties of the same owner on 24/10/2005. The said agreement is duly registered with



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- the Sub Registrar of Assurances at Sr. No. 8249/2005. The Developers shall be required to comply with the terms and conditions of the development agreement.
3. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
 4. Sulochana Anant Patil has entered into Agreement in favour of Swapnil Dattatray Vartak, Partner of Amey properties, which is duly registered with the Sub-registrar of Assurances thane vide Sr. No. 5736/2007 on 3/8/2007. However, the said agreement being subsequent to the development Agreement of the Developers and during the subsistence of aforesaid agreement, therefore shall not be binding upon the Developers. The concerned owners shall be bound to refund the consideration amount received on account of agreement with said Amey Properties.
 5. Vishwanath Sitaram Thakur and others have entered into Agreement for Sale in favour of M/s Puranik Builders Pvt. Ltd., which is registered with the Sub-Registrar of Assurances Thane on 29/1/2008 at Sr. No. 890/2008.
 6. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
 7. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
 8. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
 9. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has



redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.

10. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016.
11. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
12. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.
13. **Litigation :**
Prakash Harishchandra Raut and other have filed Special Civil Suit No. 227/2011 for specific performance of contract, declaration and injunction and pray for specific performance of agreement dated 20/2/1996 in respect of the said Property alongwith other properties from the land owner and ask for the declaration the Agreement dated 28/12/2007



executed between land owner and developer is illegal void and not subsisting, the matter is pending before the Civil Judge Senior Division Thane. No any interim relief is granted in favor of Harishchandra Raut and no any prohibitory order passed against the Developer and Land owner.

14. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF SECOND PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa No. 14B admeasuring area 3490 sq meters

A. In respect of 7/12 extracts

1. **Current 7/12 extracts** : It appears from current 7/12 Extract dated 29/4/2017 that, the said Property is owned by Vishwanath Sitaram Thakur and others and Suryakant Sitaram Thakur and in other rights column charge of Development Agreement of Shailesh Gopal Puranik and Shrikant Govind Puranik Directors of Puranik Builders Pvt. Ltd. and 1055 sq. mtrs area comes under scheme of section 20 / 21 ULC Act.
2. **In respect of 50 years old 7/12 extracts** : It appears from 50 years old 7/12 extract that the said property was owned by Ratanshi Premji Dharmaday Trust and Sitaram Kamalya Thakur and others were the tenant of the said Property.

B. In respect of 6 D Mutation Entries :

1. It appears from mutation entry no. 115 dated 25/03/1928 that the revenue order no. RTS 283 dated 29/02/1928 was passed in respect of difference chart and the occupancy of the said land was transferred in record of rights in favour of Dwarkadas Ratanshi Seth from Ganpat Gangadhar as per the possessory (usufructory) mortgage deed.



2. It appears from **mutation entry no. 224** dated 15/01/1932 that the assessment of the said land as well as some other lands was revised as per the supplementary assessment division order dated 06/01/1932.
3. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
4. It appears from **mutation entry no. 591** dated 8/8/1956 that Sitaram Kamliya Thakur was declared as Simple Tenant in the said property by the tenancy order no. 8113 dated 14/01/1956 and accordingly his name was recorded in the record of rights of the said property.
5. It appears from the **mutation entry no. 817** dated 20/7/1958 that as per the trust deed executed by Dwarkadas Ratanshi and appointed Rasiklal Karsandas,, Narottam Keshavji, Mohanlal Mishra, Goverdhandas Govindji and Manik Vinayak Pathare as a trustee. The name of Trust is Kaitaswasi Ratanshi Premji Dharmday Trust.
6. It appears from **mutation entry no. 1189** dated 21/5/1966 that Additional Tahsildar and Agricultural Lands Tribunal pleased to pass order u/s 32 G on 11/12/1964 and determine the purchase price of the said land for the tenants. The charge of the purchase price was reflected in other rights column and tenants were replaced in place of occupants.
7. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
8. It appears from **mutation entry no. 1804** dated 1/10/1984 that Sitaram Kamalya Thakur died on in December 1983 leaving behind his legal heirs 1) Chandrabai Sitaram Thakur (wife) 2) Mankibai Sitaram Thakur (Wife) 3) Vishwanath Sitaram Thakur, (son) 4) Suryakant Sitaram Thakur, (Son) 5) Suman Parashuram Patil (daughter) and 6) Sulochana Anant Patil (daughter).
9. It appears from **mutation entry no. 2341** dated 4/3/1996 that the Agricultural Lands Tribunal issued certificate u/s 32 M of B T and A L Act, 1948 in favour of the tenants in respect of said property and one other property as the Tenants purchaser had paid total purchase price determined u/s 32 G. The said mutation entry was certified on 22/03/1996 as per certificate no. 673 dated 30/11/1968.



10. It appears from **mutation entry no. 161** dated 17/7/2002 that the Sub Divisional officer Thane has passed order no. TD/6/KV/VP/SR/215/2000 dated 19/11/2001 under Bombay Tenancy and Agricultural Lands Act. And thereby granted permission for development/sale of the said property.
11. It appears from **mutation entry no. 138** dated 1/1/2002 that one of the co owner Chandrabai Sitaram Thakur was demised on 24/01/2001 and leaving behind her legal heirs 1) Vishwanath Sitaram Thakur, 2) Mankibai Sitaram Thakur, 3) Suryakant Sitaram Thakur, 4) Suman Parashuram Patil and 5) Sulochana Anant Patil were recorded as per the said mutation entry.
12. It appears from the **mutation entry no. 485** dated 24/12/2007 that the Manikibai Sitaram Thakur demised on 15/10/2007 leaving behind her two sons 1) Vishwanath Sitaram Thakur, 2) Suryakant Sitaram Thakur, and two married daughters 1) Suman Parshuram Patil and 2) Sulochana Anant Patil as her only legal heirs.
13. It appears from the **mutation entry No. 574** dated 6/2/2009 that, Vishwanath Sitaram Thakur & others executed Development Agreement in favour of Puranik Builders Private Limited and which is duly registered in the office of Sub Registrar of Assurance Thane vide registration no. 890/2008 dated 29/1/2008.
14. It appears from **mutation entry No. 593** dated 5/6/2009 that, as per the order No. K-1/Table-3/SR-605/09/H.N./KV- 3778 dated 27/5/2009 of Tahasildar 1055 sq. mtrs area of the said property comes u/s 20/21 of ULC Scheme.
15. It appears from the **mutation entry No. 637** dated 12/4/2010 that Suman Parshuram Patil and Sulochana Anant Patil are the sister of VishwanathThakur and Suryakant and they have release and relinquish their right in the said property along with other property infaour of their brother the said release deed is registered with sub registrar of assurance Thane vide sr. no. 2603/2010 dated 12/3/2010
18. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/ /SR-59/2010 the Non-Agricultural Permission is granted of the said property.
17. It appears from the **mutation entry No. 970** dated 27/4/2015 that the some portion of the said property along with other properties come under



the 60 mtrs wide road under DC rule of Thane Municipal corporation, therefore, Owner has executed declaration and transfer the said portion in the name of Thane Municipal Corporation. The said Deed of Declaration is registered with the Sub Registrar of Assurances Thane vide Sr. No. 489/2014 dated 23/1/2014.

18. It appears from the **mutation entry No. 971** dated 27/4/2015 that as per the letter of Tahsildar Thane vide No. Mahsul/Kaksh-1/H. N.1/T-3/Kavi/17562/14 dated 22/4/2015 and the letter of Deputy Supretendant Land Record vide No. Du.li/Ka. Vi/PoH. Mojani Number 1463/14 Du. R/ No. 1038/14/2002 Mogharpada/Thane as per the Hissa Form No. 12 effect is given to the record of rights and Survey No. 100(197)/14 is subdivided alongwith other Survey Nos. and Said Property is came in to the name of Land Owner and the other part survey No. 100(197)/14A recorded in the name of Thane Municipal Corporation for 60 Meter vide Road.

19. It appears from the **mutation entry no. 1028** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order to rectify the computerized 7/12 extract.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/02/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and regulation Act: It appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-241+161 dated 23/05/2001 by Competent Authority Thane Urban Agglomeration that 2500 sq. meters out of the said property was declared as retention land, 1055 sq. meters out of the said property was declared as excess land and the balance part was declared as non vacant land.
2. In respect of order u/s 20 (1) (a) Urban Land Ceiling and regulation Act : It appears from the ULC Order no. ULC/TAW.S.H.S.20/Special Dispensation Scheme/S.R/ 1193 dated 15/04/2002 that the Competent Authority has passed scheme u/s 20 (1) (a) and also obtained order



bearing No. : ULC/TA/ATP/Sec.20/SR/1571 dated 30/7/2002 for amalgamation of plots and subsequently obtained amendment order No. ULC/TA/W.S.H.S.20/Special Dispensation Scheme/SR-1193 dated 19/9/2009 under Urban Land Ceiling and Regulation Act and thereby permitted the development of the said Property. The developer shall be required to comply with the terms and conditions of said order.

3. In respect of Zonal Certificate : It appears from Zonal certificate issued by TMC that some part of the said land is reserved for D. P. Road and the rest of the land is in residential zone.
4. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act : The developer has obtained permission u/s 43 of Bombay Tenancy and Agricultural Lands Act for 2500 sq meters only by order no. TD/6/KV/VP/SR/215/2000 dated 19/11/2001. The developer shall be required to obtain permission for the balance area u/s 43 of Bombay Tenancy and Agricultural Lands Act for the development and sale of the said property or premises constructed thereon.
5. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
6. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
7. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds:

1. In respect of certificate of purchase u/s 32 M of B T and A L Act the Agricultural Lands Tribunal and Additional Tahasildar issued certificate of purchase of said land from 18/02/1989 vide order no. LSP II-II-170 which



is duly registered with Sub Registrar of Assurances at Sr. No. 1048/1989 on 01/03/1989.

2. Mankibai Sitaram Thakur and others have entered into Development Agreement for the said property as well as some others properties of the same owner on 24/10/2005. The said agreement is duly registered with the Sub Registrar of Assurances at Sr. No. 8249/2005. The Developers shall be required to comply with the terms and conditions of the development agreement.
3. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 80.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
4. Sulochana Anant Patil has entered into Agreement in favour of Swapnil Dattatray Vartak, Partner of Amey properties, which is duly registered with the Sub-registrar of Assurances thane vide Sr. No. 5736/2007 on 3/8/2007. However, the said agreement being subsequent to the development Agreement of the Developers and during the subsistence of aforesaid agreement, therefore shall not be binding upon the Developers. The concerned owners shall be bound to refund the consideration amount received on account of agreement with said Amey Properties.
5. Vishwanath Sitaram Thakur and others have entered into Agreement for Sale in favour of M/s Puranik Builders Pvt. Ltd., which is registered with the Sub-Registrar of Assurances Thane on 29/1/2008 at Sr. No. 890/2008.
6. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
7. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
8. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.



9. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
10. by Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016. .
11. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016.
12. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
13. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship



Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

14. Litigation :

Prakash Harishchandra Raut and other have filed Special Civil Suit No. 227/2011 for specific performance of contract, declaration and injunction and pray for specific performance of agreement dated 20/2/1996 in respect of the said Property alongwith other properties from the land owner and ask for the declaration the Agreement dated 28/12/2007 executed between land owner and developer is illegal void and not subsisting, the matter is pending before the Civil Judge Senior Division Thane. No any interim relief is granted in favor of Harishchandra Raut and no any prohibitory order passed against the Developer and Land owner.

15. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016

BRIEF HISTORY OF THIRD PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa No. 15B admeasuring area 13850 sq meters

A. In respect of 7/12 extracts

1. **Current 7/12 extracts** : It appears from current 7/12 Extract dated 29/4/2017 that, the said Property is owned by Vishwanath Sitaram Thakur and others and Suryakant Sitaram Thakur and in other rights column charge of Development Agreement of Shailesh Gopal Puranik and Shrikant Govind Puranik Directors of Puranik Builders Pvt. Ltd. and 1387 sq. mtrs area comes under scheme of section 20 / 21 ULC Act.
2. **In respect of 50 years old 7/12 extracts** : It appears from 50 years old 7/12 extract that the said property was owned by Ratanshi Premji Dharmaday Trust and Sitaram Kamalya Thakur and others were the tenant of the said Property.



B. In respect of 6 D Mutation Entries :

1. The Letter given by Talathi that **mutation entry no. 70** is not available in the record.
2. It appears from the **mutation entry no. 585** dated 24/4/1956 that the revenue authorities had passed order under provisions of Bombay Personal Inam abolition Act, said property alongwith other properties shown as Government land.
3. It appears from the **mutation entry no. 606** dated 21/12/1956 that the revenue Authorities have passed an order after enquiry and declared the said land along with some other land as Private Property of Dwarkadas Ratanshi the then owner and the mutation entry was entered and certified as per the order no. WTN 1878 dated 29/11/1956.
4. It appears from the **mutation entry no. 617** dated 20/7/1958 that as per the trust deed executed by Dwarkadas Ratanshi and appointed Rasiklal Karsandas,, Narottam Keshavji, Mohanlal Mishra, Goverdhandas Govindji and Manik Vinayak Pathare as a trustee. The name of Trust is Kailaswasi Ratanshi Premji Dhamday Trust.
5. It appears from **mutation entry no. 1286** dated 20/10/1967 that names of the trustees were changed as per the resolution passed by the Board of Trustees and mutation entry was passed accordingly.
6. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
7. It appears from **mutation entry no. 1431** dated 6/3/1974 that as per the order of charity commissioner dated 28/02/1974 the name of the trustees were changed in the record of rights.
8. It appears from **mutation entry no. 1857** dated 1/7/1986 that as per the order no 232/85 passed by Agricultural Lands Tribunal and Deputy Tahsildar dated 30/06/1986 the name of Mankibai Sitaram Thakur and others five were declared as protected tenant. Their names were entered into record of rights of said property.
9. It appears from **mutation entry no 1873** dated 1/7/1986 that the name of one of the trustee Arvindkumar Thakkar was removed from the record of



rights as per his resignation and statement to that respect before the authorities.

10. It appears from **mutation entry no. 1940** dated 2/12/1987 that Deputy Tahsildar and Agricultural Lands Tribunal pleased to pass order u/s 32 G on 13/10/1987 and determine the purchase price of the said land for the tenants. The charge of the purchase price was reflected in other rights column and tenants were replaced in place of occupants.
11. It appears from **mutation entry no. 2076** dated 25/10/1989 that the Agricultural Lands Tribunal issued certificate u/s 32 M of B T and A L Act, 1948 in favour of the tenants in respect of said property and one other property as the Tenants purchaser had paid total purchase price determined u/s 32 G. The said mutation entry was certified on 25/10/1989 as per certificate no. LSPII-170-4027 dated 18/02/1989.
12. It appears from **mutation entry no. 138** dated 1/1/2002 that one of the co owner Chandrabai Sitaram Thakur was demised on 24/01/2001 and leaving behind her legal heirs 1) Vishwanath Sitaram Thakur, 2) Mankibai Sitaram Thakur, 3) Suryakant Sitaram Thakur, 4) Suman Parashuram Patil and 5) Sulochana Anant Patil were recorded as per the said mutation entry.
13. It appears from the **mutation entry no. 485** dated 24/12/2007 that the Manikibai Sitaram Thakur demised on 15/10/2007 leaving behind her two sons 1) Vishwanath Sitaram Thakur, 2) Suryakant Sitaram Thakur, and two married daughters 1) Suman Parshuram Patil and 2) Sulochana Anant Patil as her only legal heirs.
14. It appears from the **mutation entry no. 573** dated 6/2/2009 the Sub Divisional Officer Thane has passed an order no. TD/T-6/KV/VP/SR 58/2006 dated 6/2/2009 and thereby granted permission u/s. 43 for obtaining TDR by surrendering the said property to Thane Municipal Corporation.
15. It appears from the **mutation entry No. 574** dated 6/2/2009 that, Vishwanath Sitaram Thakur & others executed Development Agreement in favour of Puranik Builders Private Limited and which is duly registered in the office of Sub Registrar of Assurance Thane vide registration no. 890/2008 dated 29/1/2008.
16. It appears from **mutation entry No. 593** dated 5/6/2009 that, as per the order No. K-1/Table-3/SR-605/09/H.N./KV- 3778 dated 27/5/2009 of



Tahasildar 42 sq. mtrs area of the said property comes u/s 20/21 of ULC Scheme.

17. It appears from the **mutation entry No. 637** dated 12/4/2010 that Suman Parshuram Patil and Sulochana Anant Patil are the sister of VishwanathThakur and Suryakant and they have release and relinquish their right in the said property along with other property in faour of their brother the said release deed is registered with sub register of assurance Thane vide sr. no. 2603/2010 dated 12/3/2010
18. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/ /SR-59/2010 the Non-Agricultural Permission is granted of the said property.
19. It appears from the **mutation entry No. 970** dated 27/4/2015 that the some portion of the said property along with other properties come under the 60 mtrs wide road under DC rule of Thane Municipal corporation, therefore, Owner has executed declaration and transfer the said portion in the name of Thane Municipal Corporation. The said Deed of Declaration is registered with the Sub Registrar of Assurances Thane vide Sr. No. 489/2014 dated 23/1/2014.
20. It appears from the **mutation entry No. 972** dated 27/4/2015 that as per the letter of Tahsildar Thane vide No. Mahsul/Kaksh-1/H. N.1/T-3/Kavi/17565/14 dated 22/4/2015 and the letter of Deputy Supretendant Land Record vide No. Du.li/Ka. Vi/PoH. Mojani Number 1463/14 Du. R/ No. 1038/14/2002 Mogharpada/Thane as per the Hissa Form No. 12 effect is given to the record of rights and Survey No. 100(197)/15 is subdivided alongwith other Survey Nos. and Said Property is came in to the name of Land Owner and the other part Survey No. 100(197)/15A recorded in the name of Thane Municipal Corporation for 60 Meter wide Road.
21. It appears from the **mutation entry no. 1028** that, under the project of E- Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.



C. In respect of Search Report with the Sub Registrar of Assurances:

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/02/2012 to 1/12/2014 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and Regulation Act: it appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-241+161 dated 23/05/2001 by Competent Authority Thane Urban Agglomeration that said property was declared as excess land.
2. In respect of order u/s 20 (1) (a) Urban Land Ceiling and regulation Act: It appears from the ULC Order no. ULC/TA/ W.S.H.S.20/Special Dispensation Scheme/S.R/ 1193 dated 15/04/2002 that the Competent Authority has passed scheme u/s 20 (1) (a) and also obtained order bearing No. ULC/TA/ATP/Sec.20/SR/1571 dated 30/7/2002 for amalgamation of plots and subsequently obtained amendment order No. ULC/TA/W.S.H.S.20/Special Dispensation Scheme/SR-1193 dated 19/9/2009 under Urban Land Ceiling and Regulation Act and thereby permitted the development of the said Property. The developer shall be required to comply with the terms and conditions of said order.
3. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that some part of the said land is reserved for D. P. Road and the rest of the land is in residential zone.
4. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act: The developer has obtained permission u/s 43 of Bombay Tenancy and Agricultural Lands Act for the development and sale of the Said Property vide Order no. TD/T-6/KV/VP/SR 58/2006 dated 6/2/2009.
5. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
6. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S08/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14



TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.

7. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds

1. In respect of certificate of purchase u/s 32 M of B T and A L Act the Agricultural Lands Tribunal and Additional Tahsildar issued certificate of purchase of said land from 18/02/1989 vide order no. LSP-II-II-170 which is duly registered with Sub Registrar of Assurances at Sr. No. 1048/1989 on 01/03/1989.
2. Mankibai Sitaram Thakur and others entered into Development Agreement in favour of Puranik Builders Private Limited for the area 10020 sq. meters out of 13870 sq. mtrs., which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 1462/2004 on 27/2/2004.
3. Mankibai Sitaram Thakur (Owner) and others and Dwarkanath Dama Patil and others (Confirming Party) were entered into Development Agreement in favour of Puranik Builders Private Limited for the area 300 sq. meters out of 13870 sq. mtrs. which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 4016/2004 on 27/5/2004.
4. Mankibai Sitaram Thakur and others have entered into Development Agreement for the said property as well as some others properties of the same owner on 24/10/2005. The said agreement is duly registered with the Sub Registrar of Assurances at Sr. No. 8249/2005. The Developers shall be required to comply with the terms and conditions of the development agreement.
5. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.



6. Sulochana Anant Patil has entered into Agreement in favour of Swapnil Dattatray Vartak, Partner of Amey properties, which is duly registered with the Sub-registrar of Assurances thane vide Sr. No. 5736/2007 on 3/8/2007. However, the said agreement being subsequent to the development Agreement of the Developers and during the subsistence of aforesaid agreement, therefore shall not be binding upon the Developers. The concerned owners shall be bound to refund the consideration amount received on account of agreement with said Amey Properties.
7. Vishwanath Sitaram Thakur and others have entered into Agreement for Sale in favour of M/s Puranik Builders Pvt. Ltd., which is registered with the Sub-Registrar of Assurances Thane on 29/1/2008 at Sr. No. 890/2008.
8. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
9. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
10. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
11. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST CDMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
12. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith



other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016. .

13. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
14. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

15. Litigation :

1. Prakash Harishchandra Raut and other have filed Special Civil Suit No. 227/2011 for specific performance of contract, declaration and injunction and pray for specific performance of agreement dated 20/2/1996 in respect of the said Property alongwith other properties from the land owner and ask for the declaration the Agreement dated 28/12/2007 executed between land owner and developer is illegal void and not subsisting, the matter is pending before the Civil Judge Senior Division Thane. No any interim relief is granted in favor of Harishchandra Raut and no any prohibitory order passed against the Developer and Land owner.



2. Aatmaram Laxman Vaity filed Regular Civil Suit No. 1978/2012 in the Court of Senior Division Thane u/s 6 of Specific Relief Act 1963 that the land owner and developer have illegally and unlawfully dispossessing from the said property and pray for handover the vacant possession of the Said Property. No any interim relief is granted in favor of Aatmaram Vaity and no any prohibitory order passed against the Developer and Land owner.

16. **Encumbrances :**

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF FOURTH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 17 admeasuring area 820 sq meters

A. In respect of 7/12 extracts

1. **Current 7/12 extracts** : It appears from current 7/12 Extract dated 3/5/2017 that, the said Property is owned by Bharat Rajaram Thakur and others in other rights column charge of Development, Agreement of Shailesh Gopal Puranik and Shrikant Govind Puranik Directors of Puranik Builders Pvt. Ltd.
2. **In respect of 50 years old 7/12 extracts** : It appears from 50 years old 7/12 extract that the said property was owned by Hendar Dhvatya Thakur.

B. In respect of 6 D Mutation Entries :

1. It appears from **mutation entry no. 224** dated 15/1/1932 that the assessment of the said land as well as some other lands was revised as per the supplementary assessment division order dated 06/01/1932.
2. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.



3. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
4. It appears from **mutation entry no. 1759** dated 20/2/1982 that Hender Thakarya Thakur died on 15/07/1981 leaving behind him legal heir Rajaram Hender Thakur (son) as his only legal heir.
5. It appears from **mutation entry no. 282** dated 3/3/2005 that Rajaram Hender Thakur demised on 13/09/2003 leaving behind him legal heirs Radhabai Rajaram Thakur (died) (wife) and 1) Bharat Rajaram Thakur (son), 2) Kantilal Rajaram Thakur, (son) 3) Vijay Rajaram Thakur, (son) 4) Vilas Rajaram Thakur, (son) 5) Ramakant Rajaram Thakur (son) and 1) Gulabbai Gangaram Shinge, (Daughter) 2) Latabai Shantaram Ture, (Daughter) and 3) Parvatibai Sandip Bhoir (Daughter).
6. It appears from **mutation entry no. 380** dated 17/10/2006 that Rajaram Thakur and others 7 executed Development Agreement in favour of Puranik Builders Private limited, which is duly registered with Sub Registrar of Assurances of Thane at Sr. No. 61/2005 dated 04/01/2005.
7. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 the Non-Agricultural Permission is granted to said property alongwith other properties.
8. It appears from the **mutation entry no. 1028** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/02/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and Regulation Act: It appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-233 dated



18/03/2006 by Competent Authority Thane Urban Agglomeration that said property was declared as retention land.

2. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is within the limits of residential zone as per TMC Development Plan.
3. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasu/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
4. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
5. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. Bharat Rajaram Thakur and others have executed Development Agreement in favour of Puranik Builders Private Limited for the said property, which is duly registered with the Sub Registrar of Assurances, Thane at Sr. No. 61/2005 dated 4/1/2005.
2. Declaration is executed by Shailesh Gopal Puranik in respect of said Property alongwith other properties, which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
3. Mr. Diwakar Mohan Nadkarni, Power of Attorney Holder of 1) Chirag Ashok Shah, 2) Kuntal Niranjan Shah, Partners of New India Construction Company, Diwakar Mohan Nadkarni, Manager of HUF executed Confirmation Deed in favour of M/s. Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 4175/2009 on 16/5/2009 and thereby Confirmed the Development Agreement executed between M/s Puranik Builders Private Limited and Bharat Rajaram Thakur & others which is duly registered in the office of



- Sub Registrar of Assurance Thane vide registration no. 061/2005 dated 4/1/2005.
4. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
 5. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
 6. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
 7. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
 8. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016.
 9. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said



property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.

10. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

11. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF FIFTH PRDPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 18 admeasuring area 2000 sq meters,

A. In respect of 7/12 extracts

1. **Current 7/12 extracts** : It appears from current 7/12 Extract dated 3/5/2017 that, the said Property is owned by Rohidas Narayan Vaity and others in other rights column charge of Development Agreement of Shailesh Gopal Puranik and Shrikant Govind Puranik Directors of Puranik Builders Pvt. Ltd is mentioned.
2. **In respect of 50 years old 7/12 extracts** : It appears from 50 years old 7/12 extract that the said property was owned by Ganpat Vithu Vaity.

B. In respect of 6 D Mutation Entries :

1. It appears from **mutation entry no. 69** that as per the letter of Taiathi Dwale mutation is not available.



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Mahavir Exofica,
Magharpada, Ghodbunder Road,
Thane (W) 400615

Sachin J. Katkar
(Advocate)

2. It appears from **mutation entry no. 224** dated 15/1/1932 that the assessment of the said land as well as some other lands was revised as per the supplementary assessment division order dated 06/01/1932.
3. It appears from the **mutation entry no. 240** dated 20/5/1933 that Khanderao Pandurang Mathure Reconvened the said property along with other properties in favour of Undrya Ragho Vaity.
4. It appears from **mutation entry no. 241** dated 20/5/1933 that Undarya Ragho Vaity and Hashibai Ragho Vaity executed Conveyance Deed in favour of Ganpat Yetu (Vithu) Vaity on 22/04/1933.
5. It appears from **mutation entry no. 242** dated 20/5/1933 that Ganpat Yetu (Vithu) Vaity executed mortgage deed in favour of Khanderao Pandurang Mathure on 22/07/1933.
6. It appears from **mutation entry no. 377** dated 10/2/1944 that from the said mutation entry is regarding S. No. 36/10/2 but wrongly appears in the 7/12 extracts of said property. Therefore I didn't find any reason to go into the details of the said mutation entry.
7. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
8. It appears from **mutation entry no. 487** dated 13/2/1953 that Ganpat Yetu (Vithu) Vaity died in the year 1952 leaving behind him legal heir two sons Ramchandra Ganpat Vaity and Narayan Ganpat Vaity and wife Nagibai Ganpat Vaity were recorded in the record of rights of the said property.
9. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
10. It appears from **mutation entry no. 272** dated 3/12/2004 that Ramchandra Ganpat Vaity/Koli died on 10/01/2002 leaving behind him legal heir, Kusum Narayan Vaity (sister-in-law), Rohidas Narayan Vaity, (nephew) Sulochana Kashinath Bhagat (niece), Sharda Kishor Vaity (niece), Vanita Ashok Bhagat (niece) and Janardan Ganpat Vaity (brother).



11. It appears from **mutation entry no. 406** dated 20/1/2007 that Narayan Ganpat Vaity demised on or about year 1977, leaving behind him legal heirs Kusum Narayan Vaity (wife), Rohidas Narayan Vaity (Son), Sulochana Kashinath Bhagat (Daughter), Sharda Kishor Vaity (Daughter) and Vanita Ashok Bhagat (Daughter).
12. It appears from **mutation entry no. 523** dated 21/5/2008 that Kusum Narayan Vaity & others executed Agreement for sale in favour of Puranik Builders Private Limited and, which is duly registered in the office of Sub Registrar of Assurance Thane vide registration no. 6922/2007 dated 17/9/2007.
13. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 the Non-Agricultural Permission is granted to said property alongwith other properties.
14. It appears from **mutation entry no. 1065** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/2/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and Regulation Act: It appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-235 dated 11/07/05 by Competent Authority Thane Urban Agglomeration that 500 sq meters of said property was declared as retention land and the balance 1520 sq meters as excess land.
2. In respect of order u/s 20 (1) (a) Urban Land Ceiling and regulation Act: It appears from the ULC Order no. ULC/TAW.S.H.S.20/Special Dispensation Scheme/S.R/1570 dated 16/08/2005 that the Competent Authority has passed scheme u/s 20 (1) (a) and also obtained order bearing No. : ULC/TA/ATP/Sec.20/SR/1570 dated 31/8/2005 for amalgamation of plots and subsequently obtained amendment order No.



ULC/TAW.S.H.S.20/SR-1570 dated 15/11/2007 under Urban Land Ceiling and Regulation Act and thereby permitted the development of the said Property. The developer shall be required to comply with the terms and conditions of said order.

3. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
4. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is within the limits of residential zone of TMC Development Plan.
5. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
6. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. In respect of development agreement the land owners Girjabai Gopinath Tandel, Sitabai Bhiku Choudhari, Gulabbai Damodar Mukadam and Janardan Ganpat Vaity and his family members executed Development Agreement in favour of Puranik Builders Pvt. Ltd. for the said property which is duly registered with the Sub Registrar of Assurances at Sr. No. 3167/2005 dated 11/4/2005.
2. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.



3. Kusum Narayan Vaity & others executed Agreement for sale in favour of Puranik Builders Private Limited for the said agreement which is duly registered in the office of Sub Registrar of Assurance Thane vide registration no. 6922/2007 dated 17/9/2007.
4. Mr. Diwakar Mohan Nadkarni, Power of Attorney Holder of 1) Chirag Ashok Shah, 2) Kuntal Niranjan Shah, Partners of New India Construction Company, Diwakar Mohan Nadkarni, Manager of HUF executed Confirmation Deed in favour of M/s. Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 4175/2009 on 16/5/2009 and thereby Confirmed the registered Development Agreement dated 11/4/2005 which is duly registered in the office of Sub Registrar of Assurance Thane vide Sr. No. 3167/2005 and registered Agreement for sale dated 17/9/2007 which is duly registered in the office of Sub Registrar of Assurance Thane vide Sr. No. 6922/2007 executed between M/s Puranik Builders Private Limited and Vaity family.
5. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
6. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
7. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
8. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr.,No. TNN9/52/2015.



9. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016. .
10. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST CDMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
11. Pramod Janardhan Vaity and 2 others executed Supplementary Agreement in favour of Puranik Builders Pvt. Ltd. for the said Supplementary Agreement which is duly registered in the office of Sub Registrar of Assurance Thane vide registration no. 1937/2016 dated 25/10/2016.
12. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.
13. **Encumbrances :**
The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016



(hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF SIXTH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 19 admeasuring area 2000 sq meters

A. In respect of 7/12 extracts :

1. **Current 7/12 extract :** It appears from current 7/12 Extract dated 3/5/2017 that, the name of Bhimabai Shankar Thakur shown in the owners column.
2. **In respect of 50 years old 7/12 extracts :** It appears from 50 years old 7/12 extract of said property that the land was owned by Kashibai Datta Thakur and Bhimabai Shankar Thakur.

B. In respect of 6 D Mutation Entries :

1. It appears from the **mutation entry no. 144** dated 15/7/1929 that Mahadev Sitaram Thakur, Bhaskar Mahadev Thakur, Dattu Mahadev Thakur, Tukaram Mahadu Thakur, through guardian Mahadev Sitaram Thakur, Kashibai Aayal, Balu Kamlya Bhagat had executed Mortgage Deed (Mortgage without transferring the Possession to the Mortgagor) in favour of Dhana Bhudhaji and Kapurchand Budhaji Sheth.
2. It appears from **mutation entry no. 224** dated 15/1/1932 that the assessment of the said land as well as some other lands were revised as per the supplementary assessment division order dated 06/01/1932.
3. It appears from the **mutation entry no. 305** dated 29/4/1939 that Madhav Sitaram Thakur demised on 17/9/1937 and his legal heir 1) Datta Mahadev Thakur (Son) and 2) Tuka Mahadev Thakur (Son) were brought on record, as per RTS Order 19 dated 6/4/1939.
4. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
5. It appears from the **mutation entry no. 873** dated 10/12/1961 that Tuka Madhav Died on around 1941, leaving behind him his legal heir brother Dattu Madhav Thakur as his only legal heir, Mutation entry was entered into and certified as per succession register.



6. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and measurement Enforcement act the land record was converted into decimal system.
7. It appears from the **mutation entry no. 1648** dated 15/10/1977 that Datta Madhav Thakur died in the year 1976 leaving behind him wife Kashibai and Daughter Bhimabai as his only legal heirs.
8. It appears from the **mutation entry no. 45** dated 18/9/1998 that Kashibai Dattu Thakur died on 10/7/1997 leaving behind her Bhimabai Shankar Thakur as her only legal heir.
9. It appears from the **mutation entry no. 269** dated 29/11/2004 that the mortgage deed dated 13/2/1929 was fully repaid by the owners to the Dhana Bhudhaji and Company. The said charge of Mortgage deed was deleted after perusal of certificate of repayment in other rights column and after serving notice to the concerned persons.
10. It appears from the **mutation entry no. 614** dated 26/11/2009 that, as per order no. Mahasul/SR-2457/09/K-1/T-3/Hakkanond/KV 10574 dated 25/11/2009 of Tahasildar and order of Civil Judge Sr. Division Thane in regular civil suit no. 524/2007 dated 5/5/2009 Prabhavti Jagdish Patil having One half share on the share property along with other property. Therefore, her name is recorded in record of rights.
11. It appears from the **mutation entry no. 689** dated 26/4/2011 that, as per the order RTS appeal No. 117/2009 dated 18/3/2011 of Sub Divisional Officer, Thane mutation entry no. 614 is cancelled.
12. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 the Non-Agricultural Permission is granted to said property alongwith other properties.
13. It appears from the **mutation entry no. 925** dated 29/5/2014 that, the Additional Commissioner, Konkan Division, Mumbai passed order no. Appeal/Desk/RTS/Rev./359/2012 and confirm the Order of Deputy Collector (Appeal) and Order of SDO in RTS Appeal No. 117/2009 dated 18/3/2011 is set-aside & mutation entry no. 614 is restored subject to the stay order passed by the Civil Judge Senior Division, Thane in Misc. Application 374/2009.



14. It appears from the **mutation entry no. 938** dated 8/9/2014 that, As per the order of Revenue Minister, State of Maharashtra in RTS Appeal No. 27/14 P.K.291/J-4 dated 27/8/2014. The order of Additional Commissioner, Konkan Division, Mumbai vide order no. Appeal/Desk/RTS/Rev./359/2012 is a set-aside & mutation entry no. 614 is cancelled.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/12/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) : Urban Land Ceiling and regulation act: it appears from the ULC Order no. ULC/TA/Table no. 4/Ovala/SR-258 dated 30/5/2003 by Competent Authority Thane Urban Agglomeration that part of said property was declared as retention land.
2. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is vested in residential zone as per the development plan for Thane Municipal area.
3. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 16/11/2010 for said property alongwith other properties.
4. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/166/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
5. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/166 TMC/TDD/OCC/320/17 dated 27th January 2017.



E. In respect of Title Deeds :

1. Bhimabai Shankar Thakur and others have executed Development Agreement in favour of Ketan Shashikant Dongare, Partner of M/s. Avadhoot Developers in respect of said land which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 1036/2003 on 17/2/2003
2. Savita Bhaskar Thakur and others have executed Confirmation Deed in favour of Avadhoot Developers, which is duly registered with the sub-Registrar of Assurances Thane vide Sr. No. 4504/2003 on 16/7/2003. And thereby confirm the Development Agreement dated 17/2/2003 vide sr. no. 1036/2003.
3. M/s. Avadhoot Developers along with Bhimabai Shankar Thakur and other have executed Sub-Development Agreement in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No.2825/2005 on 31/3/2005.
4. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
5. Vishwanath Sitaram Thakur and other have executed Confirmation Deed in favour of Puranik Builders Private Limited in respect of said Property. The said Confirmation Deed is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 2078/2008 on 7/3/2008.
6. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
7. Bhimabai Shankar Thakur and others have executed Conveyance Deed in favour of Puranik Builders Private Limited, the said Conveyance Deed which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 8959/2011 on 3/10/2011.
8. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond



regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.

9. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
10. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
11. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016. .
12. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
13. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016



(hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

14. **Litigation** : Prabhavati Jagdish Patil has filed Regular Civil Suit No. 524/2007 against Bhimabai Shankar Thakur Before Civil Judge Senior Division, Thane for partition, possession and permanent injunction. Initially the said suit was decreed ex-parte on 8/4/2009. The MCA No. 374/2009 was filed by the Bhimabai Shankar Thakur for setting aside the said ex-parte decree. The MCA. 374/2009 is allowed on 15/2/2016 and original suit no. 524/2007 is restored. The said suit is pending before the Civil Judge Senior Division, Thane. No any interim and prohibitory order passed against the Bhimabai Shankar Thakur. Puranik Builders Pvt Ltd are not party to the said Civil Suit No. 524/2007.

15. **Encumbrances** :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF SEVENTH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 22 admeasuring area 900 sq meters

A. In respect of 7/12 extracts

1. **Current 7/12 Extract** : As per the Current 7/12 extract dated 3/5/2017, the name of Bhimabai Shankar Thakur shown in the owners column.
2. **In respect of 50 years old 7/12 extracts** : It appears from 50 years old 7/12 extract of said property that the land was owned by Janki Khandya.

B. In respect of 6 D Mutation Entries :

1. It appears from the **mutation entry no. 162** dated 30/9/1926 that Khandya Bendya Inamdar died 10 years ago leaving behind him legal heir Janki Khandya Inamdar (wife) Revenue entry was entered and certified as per the RTS Order.



2. It appears from **mutation entry no. 224** dated 15/1/1932 that the assessment of the said land as well as some other lands were revised as per the supplementary assessment division order dated 06/01/1932.
3. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
4. It appears from the **mutation entry no. 550** dated 3/11/1955 that Janki Khandya Inamdar died in the year 1945 leaving behind her legal heirs namely Bhagi Bhau Thakur, Dattu Madhav Thakur and Sitaram Kamlya Thakur.
5. It appears from the **mutation entry no. 561** dated 3/11/1955 that name of Sitaram Bhau Patil was removed from the record of rights of the said property as per his statement.
6. It appears from **mutation entry no 1326** dated 2/8/1970 that as per the Standards Weights and measurement Enforcement act the land record was converted into decimal system.
7. It appears from the **mutation entry no. 1648** dated 15/10/1977 that Datta Madhav Thakur died in the year 1976 leaving behind him wife Kashibai and Daughter Bhimabai as his only legal heirs.
8. It appears from the **mutation entry no. 45** dated 18/9/1998 that Kashibai Dattu Thakur died on 10/7/1997 leaving behind her Bhimabai Shankar Thakur as her only legal heir.
9. It appears from the **mutation entry no. 614** dated 26/11/2009 that, as per order no. Mahasul/SR-2457/09/K-1/T-3/Hakkanond/KV 10574 dated 25/11/2009 of Tahasildar and order of Civil Judge Sr. Division Thane in regular civil suit no. 524/2007 dated 5/5/2009 Prabhavti Jagdish Patil having One half share on the share property along with other property. Therefore, her name is recorded in record of rights.
10. It appears from the **mutation entry no. 689** dated 26/4/2011 that, as per the order RTS appeal No. 117/2009 dated 18/3/2011 of Sub Divisional Officer, Thane mutation entry no. 614 is cancelled.
11. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010



- the Non-Agricultural Permission is granted to said property alongwith other properties.
12. It appears from the **mutation entry no. 925** dated 29/5/2014 that, the order of Additional Commissioner, Konkan Division, Mumbai vide order no. Appeal/Desk/RTS/Rev./359/2012. The order of Deputy Collector (Appeal) is confirmed & order of SDO in RTS Appeal No. 117/2009 dated 18/3/2011 is set-aside & mutation entry no. 614 is restored subject to the stay order passed by the Civil Judge Senior Division, Thane in Misc. Application 374/2009.
 13. It appears from the **mutation entry no. 938** dated 8/9/2014 that, As per the order of Revenue Minister, State of Maharashtra in RTS Appeal No. 27/14 P.K.291/J-4 dated 27/8/2014. The order of Additional Commissioner, Konkan Division, Mumbai vide order no. Appeal/Desk/RTS/Rev./359/2012 is a set-aside & mutation entry no. 614 is cancelled.
 14. It appears from the **mutation entry no. 1028** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Uikande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/2/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and regulation act: It appears from the ULC Order no. ULC/TA/Table no. 4/Ovala/SR-258 dated 30/5/2003 by Competent Authority Thane Urban Agglomeration that part of said property was declared as retention land.
2. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is vested in residential zone as per the development plan for Thane Municipal area.



3. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
4. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/166 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
5. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. Bhimabai Shankar Thakur and others have executed Development Agreement in favour of Ketan Shashikant Dongare, Partner of M/s. Avadhoot Developers in respect of said land which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 1036/2003 on 17/2/2003.
2. Savita Bhaskar Thakur and others have executed Confirmation Deed in favour of Avadhoot Developers, which is duly registered with the sub-Registrar of Assurances Thane vide Sr. No. 4504/2003 on 16/7/2003. And thereby confirm the Development Agreement dated 17/2/2003 vide sr. no. 1036/2003.
3. M/s. Avadhoot Developers along with Bhimabai Shankar Thakur and other have executed Sub-Development Agreement in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No.2825/2005 on 31/3/2005.
4. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr.wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
5. Vishwanath Sitaram Thakur and other have executed Confirmation Deed in favour of Puranik Builders Private Limited in respect of said Property.



- The said Confirmation Deed is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 2078/2008 on 7/3/2008.
6. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
 7. Bhimabai Shankar Thakur and others have executed Conveyance Deed in favour of Puranik Builders Private Limited, the said Conveyance Deed which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 8959/2011 on 3/10/2011.
 8. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
 9. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
 10. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
 11. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance



dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016. .

12. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
13. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

14. **Litigation :**

Prabhavati Jagdish Patil has filed Regular Civil Suit No. 524/2007 against Bhimabai Shankar Thakur Before Civil Judge Senior Division, Thane for partition, possession and permanent injunction. Initially the said suit was decreed ex-parte on 8/4/2009. The MCA no. 374/2009 was filed by the Bhimabai Shankar Thakur for setting aside the said ex-parte decree. The MCA no. 374/2009 is allowed on 15/2/2016 and original suit no. 524/2007 is restored. The said suit is pending before the Civil Judge Senior Division, Thane. No any interim and prohibitory order passed against the Bhimabai Shankar Thakur. Puranik Builders Pvt Ltd are not party to the said Civil Suit No. 524/2007.

15. **Encumbrances :**

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship



Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF EIGHTH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 20 admeasuring area 1000 sq meters

A. In respect of 7/12 extracts:

1. **Current 7/12 extract** : As per Current 7/12 extract dated 23/5/2017, the property is owned by Ramchandra Bhaskar Bhise and others. The charge of Development Agreement kept on other rights column of Shailesh Gopal Puranik and Shirkant Govind Puranik Directors of Puranik Builders Pvt. Ltd.
2. **In respect of 50 years 7/12 extracts** : It appears from 50 years 7/12 extract of said property that the land was originally owned Prabhavati Bhaskar Bhise later succeeded by his legal heirs.

B. In respect of 6 D Mutation Entries :

1. It appears from mutation entry no. 224 dated 15/1/1932 that the assessment of the said land as well as some other lands was revised as per the supplementary assessment division order dated 06/01/1932.
2. It appears from mutation entry no. 464 dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
3. It appears from mutation entry no. 1326 dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
4. It appears from mutation entry no. 1613 dated 18/2/1977 that the Annapumabai Atmaram Bhise and her legal heir Bhaskar Manohar Bhise were died leaving behind him legal heirs Prabhavati Bhaskar Bhise, Ramchandra Bhaskar Bhise and Sadanand Bhaskar Bhise, Meena Bhaskar Bhise, Shubha Subhash Tamhane, Pushplata Bhaskar Bhise, Hemlata Bhaskar Bhise. Their names were entered into record of rights of said property as per the order No. R/S/R/I - 76 dated 17/2/1977 of Appar Thasildar Thane.
5. It appears from mutation entry no. 1 dated 23/8/1996 that, the Bhainderpada which was the part of village owale is converted into new



village therefore Taluka Order No. Mahasul/K-1/T-3/VS 8886 dated 23/8/1996 and order of TILR No. TSO/Aakarbandh Owale/96 dated 21/8/1996. The old survey numbers changes into new survey numbers.

6. It appears from **mutation entry no. 199** dated 20/8/2003 that the Prabhavati Bhaskar Bhise died on 10/05/1994 leaving behind her two sons Ramchandra Bhaskar Bhise and Sadanand Bhaskar Bhise and six daughters Meena Manohar Kulkarni, Shubha Subhash Tamhane, Pushplata Bhaskar Bhise, Hemlata Bhaskar Bhise, Chandrakala Bhaskar Bhise, Shailaja Bhaskar Bhise. The names of her legal heirs were recorded in the record of rights of the said property.
7. It appears from **mutation entry no. 379** dated 17/10/2006 that M/s Puranik Builders Private Limited through it's Directors 1) Shailesh Gopal Puranik 2) Shrikant Govind Puranik obtained development rights of the said property from Ramchandra Bhaskar Bhise and others. Their names were entered other rights column of record of rights of said property.
8. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 the Non-Agricultural Permission is granted to said property alongwith other properties.

C. In respect of Search Report with the sub registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/2/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and Regulation Act: It appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-300 dated 12/05/2008 by Competent Authority Thane Urban Agglomeration that said property was declared as retention land.
2. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.



3. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is within the limits of residential zone as per TMC Development Plan.
4. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
5. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/DCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds

1. Sadanand Bhaskar Bhise and others executed Development Agreement in favour of Puranik Builders Pvt. Ltd. for the said property on 22/12/2004. The said agreement is duly registered with the Sub Registrar of Assurances at Sr. No. 9166/2004.
2. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr.wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
3. Mr. Sadanand Bhaskar Bhise and others executed Agreement for Sale in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 7785/2008 on 3/10/2008.
4. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
5. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond



regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.

6. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
7. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
8. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016.
9. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017
10. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016



(hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

11. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF NINETH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa No. 23 admeasuring area 2300

A. In respect of 7/12 extracts:

1. **Current 7/12 extract :** As per Current 7/12 extract dated 3/5/2017, The land is owned by Ramchandra Bhaskar Bhise and others. The charge of Development Agreement kept on other rights column of Shailesh Gopal Puranik and Shirkant Govind Puranik Directors of Puranik Builders Pvt. Ltd.
2. **In respect of 50 years 7/12 extracts :** It appears from 50 years 7/12 extract of said property that the land was originally owned Prabhavati Bhaskar Bhise later succeeded by his legal heirs.

B. In respect of 6 D Mutation Entries :

1. It appears from **mutation entry no. 224** dated 15/1/1932 that the assessment of the said land as well as some other lands was revised as per the supplementary assessment division order dated 06/01/1932.
2. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
3. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.



4. It appears from **mutation entry no. 1613** dated 18/2/1977 that the Annapurnabai Atmaram Bhise and her legal heir Bhaskar Manohar Bhise were died leaving behind him legal heirs Prabhavati Bhaskar Bhise, Ramchandra Bhaskar Bhise and Sadanand Bhaskar Bhise, Meena Bhaskar Bhise, Shubha Subhash Tamhane, Pushplata Bhaskar Bhise, Hemlata Bhaskar Bhise. Their names were entered into record of rights of said property as per the order No. R/S/R/I – 76 dated 17/2/1977 of Appar Thasildar Thane.
5. It appears from **mutation entry no. 199** dated 20/8/2003 that the Prabhavati Bhaskar Bhise died on 10/05/1994 leaving behind her two sons Ramchandra Bhaskar Bhise and Sadanand Bhaskar Bhise and six daughters Meena Manohar Kulkarni, Shubha Subhash Tamhane, Pushplata Bhaskar Bhise, Hemlata Bhaskar Bhise, Chandrakala Bhaskar Bhise, Shailaja Bhaskar Bhise. The names of her legal heirs were recorded in the record of rights of the said property.
6. It appears from **mutation entry no. 379** dated 17/10/2006 that M/s Puranik Builders Private Limited through it's Directors 1) Shailesh Gopal Puranik 2) Shrikant Govind Puranik obtained development rights of the said property from Ramchandra Bhaskar Bhise and others. Their names were entered other rights column of record of rights of said property.
7. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 the Non-Agricultural Permission is granted to said property alongwith other properties.
8. It appears from the **mutation entry no. 1028** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.

C. In respect of Search Report with the sub registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/2/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.



D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and Regulation Act: It appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-300 dated 12/05/2006 by Competent Authority Thane Urban Agglomeration that said property was declared as retention land.
2. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
3. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is within the limits of residential zone as per TMC Development Plan.
4. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/166/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
5. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds

1. Sadanand Bhaskar Bhise and others executed Development Agreement in favour of Puranik Builders Pvt. Ltd. for the said property on 22/12/2004. The said agreement is duly registered with the Sub Registrar of Assurances at Sr. No. 9166/2004.
2. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.



3. Mr. Sadanand Bhaskar Bhise and others executed Agreement for Sale in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. 7785/2008 on 3/10/2008.
4. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
5. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
6. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
7. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
6. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016.
9. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated



14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.

10. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

11. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF TENTH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 24 admeasuring area 2800 sq meters

A. In respect of 7/12 extracts

1. **Current 7/12 extract** : As per the Current 7/12 extract dated 3/5/2017, the said property is owned by Bhaskar Undir Vaity and it is mentioned in the other rights column 1830 sq. mtrs area comes under scheme of section 20 / 21 ULC Act.
2. **It appears from 50 years 7/12 extract** : It appears from 50 years 7/12 extract of said property that the land was originally owned by Shankar Aatmaram Purohit and Vasant Aatmaram Purohit and possessed by Undir Diwadya Vaity as tenant.



B. In respect of 6 D Mutation Entries :

1. It appears from **mutation entry no. 226** dated 10/5/1932 that Aatmaram Trimbak Purohit died on 08/02/1932 his legal heirs Son Shankar Aatmaram Purohit and Vasant Aatmaram Purohit through guardian Mother Sitabai Aatmaram Purohit given application on that basis revenue order no. RTS 582 dated 03/05/1932. The name of legal heirs were recorded the said property alongwith other properties.
2. It appears from **mutation entry no. 591** dated 8/8/1956 that as per Taluka Drder No TNC 8113 dated 14/1/56 the name of Undir Diwadya Vaity was declared as a simple tenant.
3. It appears from **mutation entry no. 1154** dated 28/2/1966 that Additional Tahasildar and Agricultural Lands Tribunal passed an order u/s 32 G vide order no. IPL-VIII-121 date 24/1/1963 and thereby directed the tenant Undir Divadya Vaity to pay the purchase price. Accordingly tenant was placed in the Occupants column and charge was created in the other rights column for the purchase price.
4. It appears from **mutation entry no. 1157** dated 28/2/1966 that Additional Tahasildar and Agricultural Lands Tribunal passed an order u/s 32 G vide order no. IPL-VII-125 date 24/1/1963 and thereby directed the tenant Krushna Laxman to pay the purchase price of the Survey No. 95/3 & 88/3 determined under the aforesaid provision. Accordingly tenant was placed in the Occupants column and charge was created in the other rights column for the purchase price. The said mutation entry is not relevant to the said property.
5. It appears from **Mutation entry no.1319** dated 28/9/1969 that, Undir Divadya Vaity, Tenants purchaser had paid total amount determined u/s 32 G of Bombay Tenancy and Agricultural Lands Act for the said property alongwith other properties and therefore charge in the other rights column was removed accordingly.
6. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
7. It appears from **mutation entry no. 1852** dated 5/4/1986 that Undir Diwadya Vaity died intestate in the year 1982 leaving behind him legal heirs namely Son Bhaskar Undir Vaity, Wife Taibai Undir Vaity, two



married daughter Indira Pandurang Mastan & Barkubai Ramchandra Madhavi for the said property alongwith other properties.

6. It appears from **mutation entry No. 417** dated 28/3/2007 that Taibai Undir Vaity died intestate on 26/1/1985 leaving behind her legal heirs namely 1) Bhaskar Undir Vaity 2) Barkubai Ramchandra Madhavi and 3) Indira Pandurang Mastan.
9. It appears from **mutation entry no. 434** dated 30/6/2007 that the Sub Divisional Officer Thane has passed an order no. TD/T-6/KV/VP/SR – 133/2007 dated 29/06/2007 and thereby relax the condition u/s 43 of BT & AL Act for the development of the said property.
10. It appears from **mutation entry No. 593** dated 5/6/2009 that, as per the order No. K-1/Table-3/SR-605/09/H.N.KV- 3778 dated 27/5/2009 of Tahasildar & order of Additional Collector & Competent Authority ULC vide no. ULC/TA/ATP/Section 20 & 21 dated 25/3/2009, Scheme u/s 20/21 of ULC for 1630 sq. mtrs granted on the said property.
11. It appears from **mutation entry no. 833** dated 7/6/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 16/11/2010 the Non-Agricultural Permission is granted to said property alongwith other properties.
12. It appears from **mutation entry no. 515** is not relevant to the said property.
13. It appears from the **mutation entry no. 1028** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 160/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.
14. It appears from **mutation entry no. 1158** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 160/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 2010 to 2014



(1/12/2014) and 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and Regulation Act : it appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-236 dated 21/7/2005 by Competent Authority Thane Urban Agglomeration that part of said property was declared as excess land.
2. In respect of order u/s 20 (1) (a) Urban Land Ceiling and regulation Act: it appears from the ULC Order no. ULC/TAW.S.H.S.20/Special Dispensation Scheme/S.R/ 1571 dated 16/8/2005 that the Competent Authority has passed scheme u/s 20 (1) (a) and also obtained order bearing No. : ULC/TA/ATP/Land Development Scheme/Sec.20/SR-1571 dated 21/7/2007 for amalgamation of plots and subsequently obtained amendment order No. ULC/TAW.S.H.S.20/SR-1571 dated 19/9/2009 under Urban Land Ceiling and Regulation Act and thereby permitted the development of the said Property. The developer shall be required to comply with the terms and conditions of said order.
3. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is within the limits of residential zone of TMC Development Plan.
4. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act: The developer has obtained permission u/s 43 of Bombay Tenancy and Agricultural Lands Act on 29/6/2007 vide order no. TD/T-6/KV/VP/SR 137/2007 for the development of the said property or premises constructed thereon.
5. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
6. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP



No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.

7. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. Agricultural Lands Tribunal and Additional Tahsildar issued certificate of purchase No. 622 of said land on 19/9/1968 vide order no. IPL-VII-1221 which is duly registered with Sub Registrar of Assurances at Sr. No. 1027/1968. The Agricultural Lands Tribunal and Additional Tahsildar issued certificate of purchase of said land on 19/9/1968 vide order no. IPL-VII-1221 which is duly registered with Sub Registrar of Assurances at Sr. No. 1027/1968.
2. Bhaskar Undir Vaity & others executed Agreement for Sale in favour of New India Construction co. which is presented a SRO Thane vide No. 6619/1988 dated 4/11/1988.
3. Bhaskar Undir Vaity executed Deed of confirmation in favour of New India Construction which is duly registered at Sr. No. 2922 on 03/05/1990. And thereby confirmed the Agreement for Sale which is presented a SRO Thane vide No. 6619/1988 dated 4/11/1988.
4. Bhaskar Undir Vaity and others executed Development Agreement in favour of Puranik Builders Private Limited for the said property on 06/08/2004. The said agreement is duly registered with the Sub Registrar of Assurances, Thane at Sr. No. 5724/2004.
5. Shailesh Gopal Puranik executed Declaration for surrendering the area under D.P. Road widening of 60.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
6. Mr. Diwakar Mohan Nadkarni, Power of Attorney Holder of 1) Chirag Ashok Shah, 2) Kuntal Niranjan Shah, Partners of New India Construction Company, Diwakar Mohan Nadkarni, Manager of HUF executed Confirmation Deed in favour of M/s. Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurances Thane vide



Sr. No. 4175/2009 on 16/5/2009 and thereby Confirmed the Development Agreement executed between M/s Puranik Builders Private Limited and Bhaskar Undir Vaity & others which is duly registered in the office of Sub Registrar of Assurance Thane vide registration no. 5724/2004 dated 6/8/2004 alongwith other documents.

7. Bhaskar Undir Vaity and others executed Agreement for Sale in favour of Puranik Builders Private Limited for the said property on 23/11/2010 which is duly registered with the Sub Registrar of Assurances, Thane at Sr. No. 12011/2010.
8. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
9. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012 and the declaration dated 18/1/2007 which is duly registered at sub-registrar assurance thane vide sr. no. 533/2007 is revoke & withdrawn.
10. Shrikant Govind Puranik executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 23/1/2014 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 489/2014 and the declaration dated 16/6/2012 which is duly registered at sub-registrar assurance thane vide sr. no. 5321/2012 is revoke & withdrawn.
11. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
12. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated



2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.

13. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016.

14. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2018. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.

15. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

16. Litigation :

Indirabai Pandurang Koli alias Mastan filed Regular Civil Suit No. 35/2013. Before Civil Judge Senior Division, Thane against M/s Puranik Builders Pvt. Ltd and Bhaskar Undir Vaity & others for declaration and injunction and prayed for declaration that the Development Agreement dated 6/8/2004 and Agreement for Sale dated 23/11/2010 are illegal null and void and also seek the declaration that the agreement dated 4/11/1988



executed between Bhaskar Undir Vaity and N/s. New India Construction Company, Deed of Confirmation dated 3/5/1990 and Deed of Confirmation dated 16/5/2009 are bad-in-law, illegal, null and void and asked for the permanent injunction for carrying out any construction activities in or upon the said property and filed the injunction application in the said suit. The said suit is pending Before the Hon'ble Court. No any injunction and prohibitory order passed against the Puranik Builders Pvt. Ltd.

17. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF ELEVENTH PROPERTY :- 7-A) Survey No. 101 (DId Survey No. 202) Hissa no. 5 admeasuring area 4050 sq meters.

A. In respect of 7/12 extracts:

1. **Current 7/12 extract :** As per the current 7/12 extract dated 23/5/2017, the said property is owned by Changuna Jayram Bhoir & others and it is mentioned in the other rights column that 1390 sq. mtrs area comes under scheme of section 20 / 21 ULC Act.
2. **It appears from 50 years 7/12 extract :** It appears from 50 years old 7/12 extract of said property that the land was originally owned by Ratanshi Premji Dhamday Trust and possessed by Amrut Ganu Bhoir.

B. In respect of 6 D Mutation Entries :

1. It appears from **mutation entry no. 70** that as per the letter of Talathi Owale mutation is not available.
2. It appears from **mutation entry no. 591** dated 8/8/1956 that the name of the tenant Amrut Ganu Bhoir was entered in record of rights as per the Taluka Order no. TNC-8113 dated 14/01/1956. Mutation entry was entered and certified as per the aforesaid order.
3. It appears from the **mutation entry no. 817** dated 20/7/1958 that as per the trust deed dated 21/01/1958 registered at sr. no 141/1964 Mr. Dwarkadas Ratanshi has created Public Charitable Trust in respect of said



property alongwith some other properties accordingly the mutation entry was entered and certified.

4. It appears from the **mutation entry no. 1164** dated 28/2/1966 that the Agricultural Lands Tribunal and Additional Tahsildar passed an order u/s 32 G of Bombay Tenancy and Agricultural Lands Act, vide order no. IPLVIII-P-97 dated 12/10/1983 in favour of Amrut Ganu Bhoir and name of the tenant was replaced by previous occupant and charge of unpaid purchase amount was created and entered accordingly in other rights column.
5. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
6. It appears from **mutation entry no. 2365** dated 20/5/1996 that the Amrut Ganu Bhoir died on 29/05/1994 leaving behind him legal heir 1) Mahadev Amrut Bhoir (Son), 2) Anant Amrut Bhoir, (Son) 3) Haribhajan Amrut Bhoir, (Son) 4) Kamlakar Amrut Bhoir, (Son) 5) Tukaram Amrut Bhoir, (Son) 1) Parvati Gangadhar Patil (Daughter), 2) Jainubai Krushna Thakur, (Daughter) 3) Leela Narayan Pavashe, (Daughter) 4) Damyanti Jaywant Patil, (Daughter)
7. It appears from **mutation entry no. 28** dated 17/10/1997 that the as per the partition deed between the Bhoir family the family property were divided among its members and the said property was apportioned to Jayram Ganu Bhoir.
8. It appears from **mutation entry no.159** dated 1/7/2002 that the Jayram Ganu Bhoir demised in 18/01/2001, leaving behind him legal heirs Changuna Jayram Bhoir (wife), Shyam Jayram Bhoir (Son), Vikas Jayram Bhoir (Son), Bebi Thakur, Anusaya Dhruv Thakur, Sharda Nandkumar Patil, Shobha Krushna Shinge Bharati Jayram Bhoir. The name of his legal heirs were recorded in the record of rights of the said property.
9. It appears from **mutation entry no. 463** dated 29/9/2007 that the Sub Divisional Officer Thane has passed an order no. TD/T-6/KV/VP/SR 260/2007 dated 28/09/2007 and thereby relaxed condition u/s 43 of BTALT Act for the development and sale of the said property.
10. It appears from **mutation entry No. 593** dated 5/6/2009 that, as per the order No. K-1/Table-3/SR-605/09/H.N./KV- 3778 dated 27/5/2009 of



Tahasildar 1390 sq. mtrs area of the said property comes u/s 20/21 of ULC Scheme.

11. It appears from **mutation entry no. 833** dated 7/8/2012 that, as per the order of Collector Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 the Non-Agricultural Permission is granted to said property.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/2/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of order u/s 8(4) Urban Land Ceiling and Regulation Act: It appears from the ULC Order no. ULC/TA/Table no. 7/Ovala/SR-242 dated 03/08/1998 by Competent Authority Thane Urban Agglomeration that the 1390 sq meters of the said property was declared as excess land.
2. In respect of order u/s 20 (1) (a) Urban Land Ceiling and regulation Act : It appears from the ULC Order no. ULC/TA/ATP/W.S.H.S.20 /S.R/1595 dated 16/11/2005 that the Competent Authority has passed scheme u/s 20 (1) (a) of Urban Land Ceiling and Regulation Act and thereby permitted the development of the said land.
3. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that some part of the said Property is reserved for D. P. Road and the rest of the Property is in residential zone.
4. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act : Sub Divisional Officer relaxed the condition u/s 43 of Bombay Tenancy and Agricultural Lands Act by order no. TD/T-6/KV/VP/SR 260/2007 dated 28/09/2007 for the development and sale of the said property.
5. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/SR-59/2010 dated 18/11/2010 for said property alongwith other properties.
6. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014,



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Mahavir Exatica,
Magharpada, Ghodbunder Road,
Thone (W) 400615

Sachin J. Katkar
(Advocate)

Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.

7. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds

1. Changuna Jayram Bhoir and others executed Development Agreement in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 8078/2004 on 8/11/2004.
2. Bebibai Kaluram Thakur executed Confirmation Deed in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 1281/2006 on 27/2/2006. And thereby confirmed Development Agreement dated 8/11/2004 vide no. 8078/2004.
3. Changuna Jayram Bhoir and others executed Agreement for Sale in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 1595/2007 on 26/2/2007.
4. Declaration is executed by Shailesh Gopal Puranik for surrendering the area under widening of 60.0 Mtr. wide Ghodbunder Road in respect of said Property alongwith other properties which is registered on 18/1/2007 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 533/2007.
5. Anandi Ghanashyam (Shyam) Bhoir and other 1 executed Confirmation Deed in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 3214/2007 on 24/4/2007. And thereby confirmed Agreement dated 26/2/2007 vide no. 1595/2007.
6. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith



other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.

7. Ghanashyam Jayram Bhoir and others executed Agreement in favour of Puranik Builders Private Limited for said property alongwith other properties, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 723/2012 on 23/1/2012.
8. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
9. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
10. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.
11. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016.
12. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY



LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.

13. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2018 on 17th November, 2018.

14. Litigation :

The above suit was filed by Babybai Kaluram Thakur for cancellation of Agreement dated 8/11/2004, 26/2/2006 and 23/1/2012 and Confirmation Deed dated 8/12/2005, for partition, separate possession and other ancillary reliefs including injunction in the said Suit. The Puranik Builders Pvt. Ltd. (PBPL) i.e. Defendant No.1 filed an Application under section 8 of the Arbitration and Conciliation Act, 1996 for referring the dispute to the Arbitrator. First such application was rejected by the Hon'ble Court, Thane against that rejection the PBPL filed Civil Revision Application No. 122/2015 before the Hon'ble High Court, Bombay. The Hon'ble High Court Bombay after hearing the parties directed to Hon'ble Court, Thane to rehear the matter and remanded application back to the Hon'ble Court of Thane. The Hon'ble Court of Thane after hearing the parties allowed the application under section 8 and referred the dispute to the Arbitration on 2/7/2015. The said Babybai Kaluram Thakur being dissatisfied with the order and has filed the Writ Petition No. 12341/2015 before the Hon'ble High Court, Bombay. The said Writ Petition is pending and no order has passed in the said Writ Petition or by the Hon'ble Court Thane in the said suit whereby PBPL are prohibited from doing any construction on the said property.



15. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF TWELFTH PROPERTY :- 7-B) New Survey No. 109 (Old Survey No. 217) Hissa No. 30/3 (Old 30 Part) admeasuring area 6000 sq meters

A. In respect of Current 7/12 extracts:

1. **Current 7/12 extracts** : It appears from current 7/12 extract dated 23/5/2017 of said property that the land was owned by Shyam alias Ghanshyam Jayram Bhoir and Vishnu Jayram Bhoir.
2. **It appears from 50 years 7/12 extract** : It appears from 50 years old 7/12 extract of said property that the land was originally owned by Ratanshi Premji Dhamday Trust.

B. In respect of 6 D Mutation Entries :

1. It appears from the **mutation entry no. 817** dated 20/7/1958 that as per the trust deed dated 21/01/1958 registered at sr. no 141/1964 Mr. Dwarkadas Ratanshi has created Public Charitable Trust in respect of said property alongwith some other properties accordingly the mutation entry was entered and certified.
2. It appears from **mutation entry no. 1286** dated 20/10/1967 that names of the trustees were changed as per the resolution passed by the Board of Trustees and mutation entry was passed accordingly.
3. It appears from **mutation entry no. 1431** dated 6/3/1974 that as per the order of charity commissioner dated 28/02/1974 the name of the trustees were changed in the record of rights.
4. It appears from **mutation entry no. 1873** dated 1/7/1986 that the name of one of the trustee Arvindkumar Thakkar was removed from the record of rights as per his resignation and statement to that respect before the authorities.
5. It appears from the perusal of **mutation entry no. 43** dated 21/08/1998 that as per the resolution passed in the meeting dated 08/12/1997 it was



- decided that 5 members should be there, therefore the names of 1) Sandeep Rasiklal Makhecha 2) Sandhya Rasiklal Makhecha are entered as members.
6. It appears from the **mutation entry no. 366** dated 26/6/2006 that the Agricultural Lands Tribunal and Additional Tahsildar passed an order u/s 70B vide Order No. Ku.Ka.K70B/Bhainderpada/21/2005 dated 31/3/2006 of Bombay Tenancy and Agricultural Lands Act, and declared Ghanshyam Jayram Bhoir as a tenant and name of the tenant was recorded in the other rights column.
 7. It appears from **mutation entry no. 529** dated 29/7/2008 that, as per Tenancy Order No. Mahasul 1/T-3/KV2443/08 dated 7/7/2008 that Trustee of Ratanshi Premaji Charitable Trust 1) Raskilal Karsandas Makhecha demised on 27/10/1998 2) Chandrakant Manik Ovalekar demised on 26/12/2001 3) Sandhya Rasiklal Makhecha died on 4/11/2003 4) Kanta Rasiklal Makhecha demised on 5/2/2005. Name of the deceased were removed from the 7/12 extract and names of the new trustees were entered into record of rights as follows: 1) Nikhil Raskilal Makhecha (Managing Trustee) 2) Sneha Nikhil Makhecha 3) Aniruddha Nikhil Makhecha 4) Kishor M. Adhiya 5) Harish M. Panchal.
 8. It appears from **mutation entry no. 601** dated 13/8/2009 that as per the Letter No. PotHissa/Mouje Bhainderpada/Du.R.No.55/09 dated 12/8/2009 of Taluka Inspector of Land Record changes were carried out as per the form No. 12 in 7/12 extract of said Property.
 9. It appears from the **mutation entry no. 807** dated 7/5/2012 that the Agricultural Lands Tribunal and Additional Tahasildar passed an order u/s 32 G of Bombay Tenancy and Agricultural Lands Act, vide order no. 32G/Bhainderpada/14/2012 dated 9/4/2012 in favour of Shyam alias Ghanshyam Jayram Bhoir and Vishnu Jayram Bhoir and name of the tenant was replaced by previous occupant and charge of unpaid purchase amount was created and entered accordingly in other rights column.
 10. It appears from the **mutation entry no. 808** dated 14/5/2012 that as per the order of the Agricultural Lands Tribunal and Additional Tahasildar u/s 32 G of Bombay Tenancy and Agricultural Lands Act, tenant has paid the purchase price therefore, Agricultural Lands Tribunal and Additional Tahasildar has issued the certificate u/s 32 M bearing No. LSP-II-III-P-160



dated 10/5/2012 in favour of Shyam alias Ghanshyam Jayram Bhoir and Vishnu Jayram Bhoir and therefore charge of the tenant was removed from the other rights column.

11. It appears from the **mutation entry no. 1010** dated 5/1/2016, that as per the order of Sub Divisional Officer, Thane No. TD/T-6/KV/VP/SR 96/2015 J.No. 1691 dated 4/1/2016 relaxed the condition u/s 43 of BT & ALT Act for development of the said property.

C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/2/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions :

1. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that some part of the said Property is reserved for D. P. Road and the rest of the Property is in residential zone.
2. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act : The Sub Divisional Officer relaxed the condition of u/s 43 of Bombay Tenancy and Agricultural Lands Act by order no. TD/T-6/KV/VP/SR 96/ 2015 dated 4/1/2016 for the development and sale of the said property or premises constructed thereon.
3. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/L-1/NAP/Mouje Bhainderpada-Thane/SR-(21/14) 04/16 dated 20/12/2016 for said property.
4. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.



5. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. Title Deeds

1. Changuna Jayram Bhoir and others executed Development Agreement in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 8078/2004 on 8/11/2004.
2. Bebibai Kaluram Thakur executed Confirmation Deed in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 1281/2006 on 27/2/2006. And thereby confirmed Development Agreement dated 8/11/2004 vide no. 8078/2004.
3. Changuna Jayram Bhoir and others executed Agreement for Sale in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 1595/2007 on 26/2/2007.
4. Añandi Ghanashyam (Shyam) Bhoir and other 1 executed Confirmation Deed in favour of Puranik Builders Private Limited, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 3214/2007 on 24/4/2007. And thereby confirmed Agreement dated 26/2/2007 vide no. 1595/2007.
5. Ghanashyam Jayram Bhoir and others executed Agreement in favour of Puranik Builders Private Limited for said property alongwith other properties, which is duly registered with the Sub-Registrar of Assurance Thane vide Sr. No. 723/2012 on 23/1/2012.
6. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
7. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said



IL&FS TRUST CDMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.

8. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4058/2016.
9. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
10. The Developer at present has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

11. Litigation :

The above suit was filed by Babybai Kaluram Thakur for cancellation of Agreement dated 8/11/2004, 26/2/2008 and 23/1/2012 and Confirmation Deed dated 8/12/2005, for partition, separate possession and other ancillary reliefs including injunction in the said Suit. The Puranik Builders Pvt. Ltd. (PBPL) i.e. Defendant No.1 filed an Application under section 8 of



the Arbitration and Conciliation Act, 1996 for referring the dispute to the Arbitrator. First such application was rejected by the Hon'ble Court, Thane against that rejection the PBPL filed Civil Revision Application No. 122/2015 before the Hon'ble High Court, Bombay. The Hon'ble High Court Bombay after hearing the parties directed to Hon'ble Court, Thane to rehear the matter and remanded application back to the Hon'ble Court of Thane. The Hon'ble Court of Thane after hearing the parties allowed the application under section 8 and referred the dispute to the Arbitration on 2/7/2015. The said Babybai Kaluram Thakur being dissatisfied with the order and has filed the Writ Petition No. 12341/2015 before the Hon'ble High Court, Bombay. The said Writ Petition is pending and no order has passed in the said Writ Petition or by the Hon'ble Court Thane in the said suit whereby PBPL are prohibited from doing any construction on the said property.

12. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF THIRTEENTH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 21 admeasuring area 300 sq meters

A. In respect of 7/12 extracts

1. **Current 7/12 extract** : As per the current 7/12 extract dated 3/5/2017, the name shown of Eknath Gajanan Thakur and others. And in other rights column charge of Development Agreement of Shailesh Gopal Puranik and Shrikant Govind Puranik Directors of Puranik Builders Pvt. Ltd., and it is mentioned in the other rights column that Civil Suit No. 1351/2012, 323/2005 and 491/2005 is pending in the Court
2. **It appears from 50 years old 7/12 extract** : The said property that the land was originally owned by Poonamchand Nathaji and possessed by Gajanan Gana Thakur as simple tenant.



B. In respect of 6 D Mutation Entries :

1. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
2. It appears from **mutation entry no. 591** dated 8/8/1956 that Gajanan Gana Thakur was declared as Simple Tenant in the said property by the tenancy order no. 8113 dated 14/01/1956 and accordingly his name was recorded in the record of rights of the said property.
3. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
4. It appears from the **mutation entry no. 13** dated 1/4/1997 that Punamchand Nathaji Jain died on or around 1925 leaving behind him legal heirs Hajarimal Punamchand Jain as only legal heir. The said Hajarimal Punamchand Jain died in the year 1970 leaving behind him legal heir Pukharaj Hajarimal Jain as only legal heir.
5. It appears from the **mutation entry no. 158** dated 17/6/2002 that the Gajanan Gana Thakur demised on 31/12/2000 leaving behind him legal heirs Chimabai Gajanan Thakur (wife), Eknath Gajanan Thakur (Son), 1) Mankibai Arjun Bhoir (Daughter), 2) Pushpa Chintaman Patil (Daughter), 3) Mukta Maroti Patil (Daughter), 4) Ratnabai Subhash Patil (Daughter), 5) Jamanabai Naresh Patil, (Daughter) as his legal heirs. Among which Ganpat Gajanan Thakur demised on or around 1972 leaving behind him legal heirs namely Dwarkabai Ganpat Thakur, (wife), Hemant Ganpat Thakur, (Son) and Suman Dnyaneshwar Fakir (Daughter) as only legal heirs.
6. It appears from the **mutation entry no. 223** dated 26/12/2003 that Pukharaj Hajarimal Jain died on 8/04/2003 leaving behind him Vasantibai Pukharaj Jain (wife), Bharat Pukharaj Jain and Rekha, Vandana Pukharaj Jain, (Daughter) and Jyotsna Pukharaj Jain, (Daughter) as his legal heirs.
7. It appears from the **mutation entry no. 517** dated 24/3/2008 that, Pukharaj Hajarimal Jain & other 4 convey the said property alongwith other properties to Kapil Mahendra Sharma & other 2.
8. It appears from the **mutation entry No. 617** dated 22/12/2009 that, the Eknath Gajanan Thakur & other 8 filed proceeding u/s 32G against Vasanti



Pukharaj Jain & her family members alongwith Kapil Mahendra Sharma & other 2. Additional Tahsildar and agricultural lands tribunal passed an order u/s 32G of Bombay Tenancy and Agricultural Lands Act and thereby directed the tenant Eknath Gajanan Thakur to pay the purchase price determined as per the said order to the land owners. Accordingly name of the tenant was moved from other rights column to the occupier's column.

9. It appears from the **mutation entry no. 618** dated 29/12/2009 that Additional Tahsildar and agricultural lands tribunal issued Purchase Certificate under section 32 M of Bombay Tenancy and Agricultural Lands Act as the tenant has paid total amount of purchase price as determined under section 32 G of said Act.
10. It appears from the perusal of **mutation entry no. 803** dated 26/4/2012 that, for the development of said property condition of Section 43 of Bombay Tenancy Act is relaxed as per the order of SDM Thane vide no. TD/T-6/KV/VP/Thane/SR.131/2011 dated 24/2/2012.
11. It appears from the perusal of **mutation entry no. 804** dated 26/4/2012 that, Eknath Gajanan Thakur & others executed Development Agreement in favour of Puranik Builders Pvt. Ltd.
12. It appears from the **mutation entry no. 826** dated 7/8/2012 that, as per the order No. Mahasul/K-1/T-1/NAP/Bhainderpada Thane/SR 02/2012 of District Collector, Thane.
13. It appears from the **mutation entry no. 913** dated 1/11/2013 that, Rajendra Bhavarlal Jain & others filed the Civil Suit No. 1351/2012, Special Civil Suit No. 491/2005 and Regular Civil Suit No. 323/2005. In the said suit the Hon'ble Court has passed the order and directed not to create third party interest in the suit property. Therefore the effect of Court order is taken on 7/12 extract of the said property alongwith other properties.
14. It appears from the **mutation entry no. 1028** that, under the project of E-Mutation Entry by using the edit module to match the handwritten and computerized record as per the Circular of Government – No. R.Bhu.A./P.No. 180/L-1 dated 7/5/2016 the Tahasildar passed an order dated 11/7/2016 to rectify the computerized 7/12 extract.



C. In respect of Search Report with the Sub Registrar of Assurances :

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 17/2/2012 and 17/2/2012 to 1/12/2014 and 1/12/2014 to 23/5/2017 placed before me and nothing found incriminating in that.

D. In respect of various permissions and sanctions

1. In respect of order u/s 8(4) Urban Land Ceiling and regulation Act : It appears that the Developers and tenants/owners have not obtained any permission under Urban Land Ceiling and regulation Act.
2. In respect of Bombay Tenancy and Agricultural Lands Act : It appears from the record that the tenants have initiated proceeding u/s 32G of Bombay Tenancy and Agricultural Lands Act which are still pending before the Tahsildar and Agricultural land Tribunal Thane.
3. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is in residential zone.
4. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act: Sub Divisional Officer relaxed the condition u/s 43 of Bombay Tenancy and Agricultural Lands Act for the development and sale of the Said Property vide Order of the Sub-Divisional Officer Thane bearing Order No. TD/T-6/KV/VP/Thane/SR.131/2011 dated 24/2/2012.
5. In respect of Non Agriculture permission: The developer has obtained on behalf of owner Non Agriculture permission under land revenue code vide order No. Mahasul/K-1/T-1/NAP/Bhainderpada-Thane/SR-02/2012 date 5/5/2012 for said property alongwith other properties.
6. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
7. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.



E. In respect of Title Deeds

1. Ekanath Gajanan Thakur and other have executed Agreement in favour of Puranik Builders Private Limited, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No.4487/2007 on13/6/2007.
2. Agricultural Lands Tribunal and Additional Tahsildar issued certificate of purchase of said Property on 26/11/2009 vide order no. LSP/II/III-P-92 which is duly registered with Sub Registrar of Assurances at Sr. No. 10676/2009.
3. Ekanath Gajanan Thakur and other have executed Supplementary Agreement in favour of Puranik Builders Private Limited. The said aforesaid agreement is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 3847/2011 on 26/4/2011.
4. Shailesh Gopal Puranik Director of Puranik Builders Pvt. Ltd. executed Mortgage Deed in favour of State Bank of India for said property alongwith other properties, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 2656/2011 on 23/3/2011.
5. Shrikant Govind Puranik, Power of Attorney holder of owner of the said property and other executed Revised Declaration cum Indemnity Bond regarding D. P. Road, which is registered on 16/6/2012 with the Office of Sub-Registrar of Assurances Thane vide Sr. No. 5321/2012.
6. The State Bank of India, Goregaon Branch has issued no objection certificate for take over of Credit facilities to the Developer vide letter no. SMEG/ADV/PBPL/2012-13/1720 dated 20th March, 2013.
7. IL&FS TRUST COMPANY LIMITED issued Debenture in favour of Developer in respect of Said property alongwith other properties as per the terms of Debenture Trust Deed dated 25th March 2013. The said Deed is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/2444/2013. The said loan is repaid by the developer and has redeemed the said Debenture after payment to Debenture holder and Said IL&FS TRUST COMPANY LTD has released and reconveyed the said Larger property to the Developer by Deed of Partial Reconveyance dated 2nd January, 2015 duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9/52/2015.



8. By Term Loan Agreement dated 26th December 2014 with IFCI Ltd Developer has taken loan by mortgaging the said property alongwith other Properties by executing an Indenture of Mortgage dated 3rd January 2015 duly registered before Sub-Registrar of Assurance, Thane at Sr. TNN-9-92/2015. The Developer has repaid the said loan to IFCI and IFCI has released the said property alongwith other Properties by Deed of Reconveyance dated 11th April 2016. The said Deed of Reconveyance dated 11th April 2016 is duly registered before Sub Registrar of Assurance, Thane at Sr. TNN9-4056/2016.
9. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/468/2017.
10. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

11. Litigation :

It appears from the 7/12 extract of the said property that Regular Civil Suit Nos. 1351/2012, 323/2005 and Special Civil Suit No. 491/2005 are pending in the Civil Court, Thane. On taking inspection of the papers and proceedings of the said suits it can be seen that owner of the said property is not party to the suits. The said property is acquired by Mr. Eknath Gajanan Thakur & others of under The Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1946 (MTAL Act) and certificate is required under 32M is issued on 26/11/2009 in his favour and said 32M Certificate is registered on 1/12/2009. Therefore he is owner of the said property and if there is any dispute in respect of his ownership which is acquired under



MTAL Act. The Civil Court has no jurisdiction to decide the said dispute u/s 85 of MTAL Act. As it is specifically barred jurisdiction of the Civil Court to settle, decide or deal with any question pertaining to acquisition under the said act. Therefore my opinion that the said suit is frivolous suit and property will not be affected in any manner.

12. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum-Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF FOURTEENTH PROPERTY :- Survey No. 100 (Old Survey No. 197) Hissa no. 11/1 admeasuring area 5300 sq meters AND Survey No. 100 (Old Survey No. 197) Hissa no. 11/2 admeasuring area 800 sq meters

A. In respect of 7/12 extracts :

1. **Current 7/12 extracts :** As per the current 7/12 extract dated 3/5/2017 that, the said property is owned by Chandrabhaga Pandurang Patil.
2. **In respect of 7/12 extracts for last 50 years :** It appears from the perusal of 7/12 extract of 50 years that, originally the said property was owned by Ganpat Balu Chenekar.

B. In respect of 6 D Mutation Entries :

1. It appears from the perusal of **mutation entry no. 84** dated 25/2/1927 that as per Balkrushna Mukunda & others Conveyed the said property alongwith other property on 6/1/1927 in favour of Ganpat Balu Chenekar.
2. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
3. It appears from **mutation entry no. 792** dated 18/7/1957 that as per the statement given by Ganpat Balu Chenekar then his name was removed & the name of Chandrabhaga Pandurang Patil is recorded in the said property.



4. It appears from **mutation entry no. 1326** 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.
5. It appears from **mutation entry no. 248** dated 29/6/2004 that Chandrabhaga Pandurang Patil through POA Holder J.P. Thakkar executed Declaration & transferred 1000 sq. meters area to the Thane Municipal Corporation, therefore the Survey No. Old Survey No. 197 New Survey No. 100 Hissa No. 11 sub-divided into Old Survey No. 197 New Survey No. 100 Hissa No. 11A admeasuring 6800 sq.mtrs is in the name of Chandrabhaga Pandurang Patil & Old Survey No. 197 New Survey No. 100 Hissa No. 11B admeasuring 1000 sq.mtrs Thane Municipal Corporation.
6. It appears from **mutation entry no. 249** dated 29/6/2004 is not relevant. The said mutation entry is regarding the Old Survey No. 191 New Survey No. 97 Hissa No. 7.
7. It appears from **mutation entry no. 931** dated 13/8/2014 that in pursuance of order passed by Taluka Inspector of Land Records and subsequent order of Hon. Tahsildar in pursuance of subdivision forms number 4 and 11 prepared by Taluka Inspector of Land Records, land bearing survey number 100/11 A admeasuring 6800 sq.mtrs and survey number 100/11 B admeasuring 1000 sq.mtrs, were amalgamated and then subdivided in 4 parts being survey No. 100 Hissa No. 11/1 admeasuring 5300 sq.mtrs, Survey No. 100 Hissa No. 11/2 admeasuring 800 sq.mtrs, Survey No. 100 Hissa No. 11/3 admeasuring 1000 sq.mtrs and Survey No. 100 Hissa No. 11/4 admeasuring 700 sq.mtrs. **The said Mutation entry No. 931** was necessitated due to road passing through the said Survey No. 100/11A and 100/11B. As per the zone plan, Ghodbunder Road seems to be passing through the part of the original Survey No. 100/11A and 100/11B. As per the Sub-division of the said Survey No.100, Hissa No. 11/2 admeasuring 800 sq.mtrs and Survey No. 100 Hissa No. 11/3 admeasuring 1000 sq.mtrs becomes part of Ghodbunder Road. Out of the same being Survey No.100 Hissa No. 11/3 is already surrendered to Thane Municipal Corporation by Declaration dated 07.04.2004, which is registered at office of Sub-Registrar of Assurance, Thane at Sr.No.2605/2004 as can be seen from the search report of Adv. Vaibhavi Ulkande apart from the said Declaration dated 07.04.2004, I do not find any part of property is surrendered to



TMC. However, Mutation entry no. 931 show that Survey No.100 Hissa No.11/3 to be of TMC, however as per the search report other than declaration dated 07.04.2004 no other document or Declaration or Deed of Surrenderis shown whereby said Survey No. 100 Hissa No.11/3 is surrender or transferred to TMC. Therefore Mutation entry No. 931 seems to be wrongly mentioned that of TMC, which requires to be corrected. Even on 7/12 extract of Survey No. 100 Hissa No.11/3 name of the Owner appears in the column of Owner. I am therefore of the opinion that the said Mutation Entry No. 931 requires to be corrected.

C. In respect of Search Report with the Sub Registrar of Assurances.

I have gone through the Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2008 (31/12/2008) and Mr. Akshay Kinjale for the period 31/12/2008 to 2/1/2016 and 2/1/2016 to 23/5/2017.

D. In respect of various permissions and sanctions :

1. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TOD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
2. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. Janabai Ankush Chenekar & others executed Release Deed & Compromise Deed in favour of Chandrabhaga Pandurang Patil & others regarding said property alongwith other properties which is duly registered on 1/2/2014 vide sr. no. 719/2014.
2. Chandrabhaga Pandurang Patil and others executed Development Agreement in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 751/2014.



3. Chandrabhaga Pandurang Patil & others executed Indemnity Bond in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 754/2014. The said Indemnity Bond is regarding the Payment of TDS.
4. Chandrabhaga Pandurang Patil & others executed Indemnity Bond in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 755/2014. The said Indemnity Bond executed regarding the pendency of Civil Suit No. 146/2011 in Thane Court filed by Manohar Hender Chenekar & others against Chandrabhaga Pandurang Patil & others and as per the said document Chandrabhaga Patil & others Indemnify the M/s. Puranik Builders Private Limited, if any lose is caused due to the Civil Suit they will compensate.
5. Chandrabhaga Pandurang Patil entered into Conveyance Deed dated 5/3/2014 with Manisha Mopalvar in respect of 500 sq. meters out of said Property on the terms and conditions stated therein. The aforesaid Conveyance Deed is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN5/2331/2014 on 5/3/2014.
6. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST CDMPCY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
7. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.



8. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF FIFTEENTH PROPERTY :- Survey No. 98 (Old Survey No. 198) Hissa no. 1A admeasuring area 5090 sq meters

A. In respect of 7/12 extracts :

1. In respect of 7/12 extracts :

As per the current 7/12 extract dated 14/2/2014 that, the said property is owned by Chandrabhaga Pandurang Patil.

2. In respect of 7/12 extracts for last 50 years :

As per the letter of Tahasildar the record regarding the said property is very old, tattered and tomed.

B. In respect of 6 D Mutation Entries :

1. It appears from mutation entry no. 792 dated 18/7/1957 that as per the statement given by Ganpat Balu Chenekar, his name was removed & the name of Chandrabhaga Pandurang Patil is recorded in the said property.
2. It appears from mutation entry no. 1326 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.

C. In respect of Search Report with the Sub Registrar of Assurances.

I have gone through the Search Report issued by Mr. Akshay Kinjale for the period of year 1980 to 2016 (2/1/2016) and 2/1/2016 to 23/5/2017.

D. In respect of various permissions and sanctions :

1. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/1B8 New VP No. S06/0200/14



TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.

2. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. Janabai Ankush Chenekar & others executed Release Deed & Compromise Deed in favour of Chandrabhaga Pandurang Patil & others regarding said property alongwith other properties which is duly registered on 1/2/2014 vide sr. no. 719/2014.
2. Chandrabhaga Pandurang Patil and others executed Development Agreement in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 751/2014.
3. Chandrabhaga Pandurang Patil & others executed Indemnity Bond in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 754/2014. The said Indemnity Bond is regarding the Payment of TDS.
4. Chandrabhaga Pandurang Patil & others executed Indemnity Bond in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 755/2014. The said Indemnity Bond executed regarding the pendency of Civil Suit No. 146/2011 in Thane Court filled by Manohar Hender Chenekar & others against Chandrabhaga Pandurang Patil & others and as per the said document Chandrabhaga Patil & others Indemnify the M/s. Puranik Builders if any lose is caused due to the Civil Suit they will compensate.
5. The Developer has thereafter issued of Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the



said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.

6. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

7. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

BRIEF HISTORY OF SIXTEENTH PROPERTY :- Survey No. 98 (Old Survey No. 198) Hissa no. 3(p) admeasuring area 1370 sq meters

A. In respect of 7/12 extracts :

1. Current 7/12 extracts :

As per the current 7/12 extract dated 11/2/2014 that, the said property is owned by Chandrabhaga Pandurang Patil.

2. In respect of 7/12 extracts for last 50 years

As per the letter of Tahasildar the record regarding the said property is very old, tattered and torned.

B. In respect of 6 D Mutation Entries :

1. It appears from **mutation entry no. 464** dated 7/7/1951 that as per the order of the State Government of Bombay standard area was implemented for various types of land and the said land being of lesser area than the standard area was declared as tukda land.
2. It appears from **mutation entry no. 792** dated 18/7/1957 that as per the statement given by Ganpat Balu Chenekar, his name was removed & the name of Chandrabhaga Pandurang Patil is recorded in the said property.



3. It appears from **mutation entry no. 1326** dated 2/8/1970 that as per the Standards Weights and Measurement Enforcement Act the land record was converted into decimal system.

C. In respect of Search Report with the Sub Registrar of Assurances.

I have gone through the Search Report issued by Mr. Akshay Kinjale for the period of year 1980 to 2016 (2/1/2016) and 2/1/2016 to 23/5/2017.

D. In respect of various permissions and sanctions :

1. The Thane Municipal Corporation (TMC) has approved and sanctioned plans vide V.P. No.2006/168/TMC/TDD/227 dated 25/10/2011, further amended by V.P. No.2006/168/TMC/ TDD/ 260 dated 4th January, 2014, Old VP No. 2006/166 New VP No. S06/0200/14 TMC/TDD/1323/15 dated 9th January, 2015 and Old VP No. 2006/188 New VP No. S06/0200/14 TMC/TDD/1636/16 dated 1st January, 2016 and further revised by Old VP No. 2006/168 New VP No. S06/0200/14 TMC/TDD/2049/17 dated 27th January, 2017.
2. Thereafter Thane Municipal Corporation granted Occupation Certificate for Building A1, A2 and B1 vide. V.P. No. New S06/200/14 New 2006/168 TMC/TDD/OCC/320/17 dated 27th January 2017.

E. In respect of Title Deeds :

1. Janabai Ankush Chenekar & others executed Release Deed & Compromise Deed in favour of Chandrabhaga Pandurang Patil & others regarding said property alongwith other properties which is duly registered on 1/2/2014 vide sr. no. 719/2014.
2. Chandrabhaga Pandurang Patil and others executed Development Agreement in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 751/2014.
3. Chandrabhaga Pandurang Patil & others executed Indemnity Bond in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 754/2014. The said Indemnity Bond is regarding the Payment of TDS.
4. Chandrabhaga Pandurang Patil & others executed Indemnity Bond in favour of M/s Puranik Builders Private Limited, which is duly registered on 3/2/2014 with the Sub Registrar of Assurances Thane at Sr. No. 755/2014. The said Indemnity Bond executed regarding the pendency of Civil Suit



No. 146/2011 in Thane Court filed by Manohar Hender Chenekar & others against Chandrabhaga Pandurang Patil & others and as per the said document Chandrabhaga Patil & others Indemnify the M/s. Puranik Builders if any lose is caused due to the Civil Suit they will compensate.

5. The Developer has issued Debenture and to secure the said Debenture, by Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) Developer had mortgaged the said property alongwith other properties to IL&FS TRUST COMPANY LIMITED. The said Debenture Trust Deed cum Indenture of Mortgage dated 14th January 2016 (Trust Deed) is duly registered with Sub-Registrar of Assurance, Thane at Sr. No. TNN9-657/2016. By Deed of Reconveyance dated 23rd January, 2017 the Developer redeemed the said Debenture. The said Deed of Reconveyance is registered with the Sub-Registrar of Assurance vide Sr. No. TNN9/488/2017.
6. The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN9/10039/2016 on 17th November, 2016.

7. Litigation :

Manohar Hender Chenekar & others has filed the RCS No. 146/2011 before Civil Judge Senior Division, Thane for Injunction and Declaration for Ownership of the suit property against the Chandrabhaga Pandurang Patil & Others. The Plaintiff has filed the suit for many other properties. The Puranik Builders Pvt. Ltd. (PBPL) is not the party to the suit but, PBPL has an agreement regarding the Survey No. (197)100/11, (198)98/1 & 3 with the land owner.

The Plaintiff asked the relief regarding the said property that the plaintiff be declared as a legal heirs to the said property and claiming 1/2 share in the said property by way of partition. There is no prohibitory order against the land owner and developer.



8. Encumbrances :

The Developer has issued the Senior Secured Redeemable Non-convertible Debenture and to secure payment to the Debenture Holder by Debenture Trust-cum- Mortgage Deed dated 17th November, 2016 (hereinafter referred to as "Trust Deed") has mortgage the said Larger property to Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.). The said Trust Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No.TNN9/10039/2016 on 17th November, 2016.

Surrender of area under road and also amenity open space :-

Chandraghaga Pandurang Patil and other by Transfer Deed dated 5th August 2017, transferred part of the said property admeasuring 4607.42 sq.mtr, to Thane Municipal Corporation, which was under 60 meter wide Ghodbunder Road as per Development Plan of TMC. The said Transfer Deed is duly registered with Sub-Registrar of Assurance, Thane at Sr. No.TNN9/5542/2017

By Deed of Transfer dated 5th August 2017, the Original Owners have transferred and surrendered 5% Amenity Space admeasuring 2289.29 sq.mtr to TMC. The said Transfer Deed Sub-Registrar of Assurance, Thane at Sr. TNN9/5541/2017.

Before issue this title certificate I have presumed following things:-

- a. I have presumed that the documents as shown to me are final and have not been amended or modified in any manner.
- b. I presume that in relation to the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered by and are binding on the parties thereto.
- c. This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;
- d. I have not taken search in the court for litigation regarding the said property. This opinion does not cover any litigation, suits etc. filed in any



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Mahavir Exotica,
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Sachin J. Katkar
(Advocate)

court in respect of the said property except the details of litigation disclosed in the report which is provided by the developer.

- e. All information including documents that has been supplied to me has been accepted as being correct unless otherwise stated.
- f. It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to records being torn and mutilated. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated.
- g. I have not invited objection for issue of Title Certificate in the news paper.
- h. I have taken at most care and made due diligence before issuance of this title certificate.

CONCLUSION

It appears from the perusal of revenue record of the said properties, relevant title deeds, Development Agreements and/or Agreement for Sale and permissions mentioned hereinabove that the title of Land owners and Developers in respect of said property subject to said legal proceeds and Catalyst Trusteeship Ltd (formally known as GDA Trusteeship Ltd.) are Clear, Marketable and Free from all encumbrances and that the developers do have absolute rights to develop the said property and to enter into Agreement for Sale of the constructed premises in the said property.

Dated this 23rd day of March, 2018




Sachin J. Katkar
Advocate