DSK Legal
True Value.True Values

DSK Lega
Advocates & Solicitors
1203, One Indiabulls Centre
Tower 2B, Floor 12B
841, Senapati Bapat Marg
Elphinstone Road
Mumbai - 400 013. India

T: +91 22 6658 8000
F: +91 22 6658 8001

TITLE CERTIFICATE

This is to certify that under the instructions of our clients, Dharmesh Constructions Private Limited ("**Company**"), we have conducted an investigation of title in respect of all that pieces and parcels of land bearing (i) CTS No. 3-A /1 (part) of Village Charkop admeasuring 14,541.41 square meters (approximately), and (ii) CTS No. 467 (part) of Village Kandivali admeasuring 1,712.46 square meters (approximately) and admeasuring in aggregate 16,254 square meters (approximately), situated at Bhabrekar Nagar, Charkop, Kandivali (West), Mumbai 400067 ("**Property**") based on the documents provided to us we have to state as follows:

For the purposes of this certificate:

A. We have only perused the copies of the title documents, which are specified in **Annexure '1',** hereto. The original title documents are deposited with HDFC (defined below) as security by way of an equitable mortgage.

B. We have caused searches to be conducted by Mr. Ashish Javeri, Title Investigator, who has conducted independent searches / investigations in respect of the Property in the offices of the Registrar / Sub-Registrar of Assurances in Mumbai as well as the relevant land registries. We have relied on his report dated May 12, 2017 and the same is separately provided. Save and except the mortgages created in favour of HDFC, details whereof are more particularly mentioned herein below, the report does not reveal any adverse entry/ies.

We have caused searches to be conducted by M/s. Sachin Chhadawa & Associates, Company Secretaries, in the office of the Registrar of Companies in Mumbai in respect of the Company. We have relied on their reports dated January 13, 2017 and June 15, 2017, and the same are separately provided. Save and except the mortgages created in favour of HDFC, details whereof are more particularly mentioned herein below, the reports do not reveal any adverse entries.

C. We have issued public notices in Free Press Journal (English edition) and Navshakti (Marathi edition), both dated February 17, 2017, inviting claims / objections from the public in respect of the Property and have not received any objections in pursuance thereto.

D. We have not opined on the development potential of the Property.

E. We have not carried out any physical inspection of the Property or any part thereof.

F. We have assumed the devolution of title of the Property on the basis of the documents provided to us.

G. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the Property is subject matter of any litigation. We have, however, relied upon a letter dated June 27, 2017 addressed by the Company to us confirming and stating that there is/are no litigation/s pending in respect of the Property before any court of law or before any other authority (judicial or otherwise) save and except (i) Complaint filed by

R.D.

Gulabrao Parshuram Salve before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company; (ii) Sitaram Ramjatan Varma filed a Petition No. 621 of 2014 before the Additional Collector (ENC/REM), against the Company & 4 others; (iii) Dharmishta M. Parmar filed a Consumer Complaint No. 16/68 of 2015 before the Consumer Dispute Redressal, Commission Maharashtra State Commission against the Company & 6 Others; (iv) Complaint filed by Vishnu Ramchanra Ukande with the office of the Chief Executive Officer, Slum Rehabilitation Authority against the Company; (v) Laxmi Umesh Reddy filed Suit No. 2374 of 2015 before the City Civil Court, Dindoshi Goregoan, Mumbai against the Company & Another; (vi) Complaint filed by Rukmini Haribhau More before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company; and (vii) Complaint filed by Neeta Mohan Vagal before the Assistant Registrar Co-operative Society. It is pertinent to note that the aforesaid suits/proceedings/complaints do not impact the development of the Property.

H. We have assumed that:

- all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
- all signatures and seals on any documents submitted to us are genuine;
- there have been no amendments or changes to the documents examined by us;
- the legal capacity of all natural persons are as they purport it to be; and
- the societies have passed necessary resolutions for undertaking the redevelopment of the Property.

Based on the aforesaid, we have to report as under:

Flow of Title

- The Government of Maharashtra is the owner of and / or otherwise well and sufficiently entitled to the Property and more particularly mentioned in the Schedule hereunder written.
- By and under a Development Agreement dated September 28, 2008 ("**First Development Agreement**"), Vishwadeep Co-operative Housing Society (Proposed) ("**Vishwadeep Society**") granted development rights *inter alia* in respect of the Property to the Company on the terms and conditions as contained therein.
- Pursuant to the First Development Agreement, Vishwadeep Society has executed an Irrevocable Power of Attorney in favour of Mr. Mukesh Ajmera, Director of the Company to undertake all the necessary acts, deeds, matters and things *inter alia* pertaining to the development of the Property in the manner as stated therein.
- By and under a Development Agreement dated September 28, 2008 ("**Second Development Agreement**"), Triveni Co-operative Housing Society (Proposed) ("**Triveni Society**") granted development rights *inter alia* in respect of the Property to the Company on the terms and conditions as contained therein.
- Pursuant to the Second Development Agreement, Triveni Society has executed an Irrevocable Power of Attorney in favour of Mr. Mukesh Ajmera, Director of the Company

R.D.

to undertake all the necessary acts, deeds, matters and things *inter alia* pertaining to the development of the Property in the manner as stated therein.

- By and under a Development Agreement dated October 12, 2008 ("**Third Development Agreement**"), Adarsh Co-operative Housing Society (Proposed) ("**Adarsh Society**") granted development rights *inter alia* in respect of the Property to the Company on the terms and conditions as contained therein.

- Pursuant to the Third Development Agreement, Adarsh Society has executed an Irrevocable Power of Attorney in favour of Mr. Mukesh Ajmera, Director of the Company to undertake all the necessary acts, deeds, matters and things *inter alia* pertaining to the development of the Property in the manner as stated therein.

- Thereafter, pursuant to an application made in that regard and after perusing all the relevant documents and checking the eligibility of the slum dwellers, the Slum Rehabilitation Authority vide a Letter of Intent No. SRA/ENG/1192/RS/STGL/LOI dated July 7, 2007 read with the last revised Letter of Intent No. SRA/ENG/1192/RS/STGL/LOI dated June 6, 2017 approved the Slum Rehabilitation Scheme to be undertaken by the Company on the Property under the aegis of Regulation 33(10) of Development Control Regulations for Greater Mumbai, 1991 read with the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 on the terms and conditions as contained therein. The Letters of Intent are hereinafter collectively referred to as the "**LOIs**".

- By and under a Unilateral Indenture of Mortgage dated October 29, 2013 registered with the Sub-registrar of Assurances under Serial No. BRL1 – 9556 – 2013, executed between the Company, Trinity Consortium Development Private Limited ("**TCDPL**") and Housing Development Finance Corporation Limited ("**HDFC**"), the Company availed a financial facility of an amount of Rs.150,00,00,000/- (Rupees One Hundred and Fifty Crore only) ("**Facility 1**"), *inter-alia*, against the security of the free sale area emanating from the Property on the terms and conditions as contained therein.

- By and under a Unilateral Indenture of Mortgage dated August 27, 2014 registered with the Sub-registrar of Assurances under Serial No. KRL2 – 8406 – 2014, executed between the Company, Acme Complex Private Limited ("**ACPL**") and HDFC, the Company availed an additional financial facility of an amount of Rs.100,00,00,000/- (Rupees One Hundred Crore only) ("**Facility 2**") *inter-alia*, against the security of the free sale area emanating from the Property (excluding the sold units, details whereof are set-out therein), on the terms and conditions as contained therein.

- By and under a Unilateral Indenture of Mortgage dated December 15, 2016 registered with the Sub-registrar of Assurances under Serial No. BRL6 – 11940 – 2016, executed between the Company, TCDPL, ACPL, and HDFC, the Company, availed an additional financial facility of an amount of Rs.100,00,00,000/- (Rupees One Hundred Crore only) ("**Facility 3**"), *inter-alia*, against the security of the free sale area emanating from the Property (excluding the sold units, details whereof are set-out therein), on the terms and conditions as contained therein.

Litigation

- There are certain suits/proceedings/complaints filed by few slum dwellers/occupants/flat purchasers against the Company, details whereof are set out in **Annexure '2'** hereto. We have reviewed the papers and proceedings in respect of the said suits/proceedings/complaints and note that the same does not adversely impact the development of the Property.

R.D.

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Title

Subject to what is stated hereinabove and more particularly the mortgages created in favour of HDFC, the title of the Company to develop the Property in accordance with the terms of the LOIs is clear, marketable and free from encumbrances.

THE SCHEDULE HEREINABOVE REFERRED
(Description of the Property)

All that pieces and parcels of land bearing (i) CTS No. 3-A /1 (part) of Village Charkop admeasuring 14,541.41 square meters (approximately), and (ii) CTS No. 467 (part) of Village Kandivali admeasuring 1,712.46 square meters (approximately) and admeasuring in aggregate 16,254 square meters (approximately), situated at Bhabrekar Nagar, Charkop, Kandivali (West), Mumbai 400067.

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our certificate.

Dated this 30th day of June 2017.

Sajit Suvarna
Partner

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Annexure '1'
List of documents

1. Development Agreement dated September 28, 2008 executed by and between Vishwadeep Co-operative Housing Society (Proposed) and Dharmesh Constructions Private Limited.

2. Power of Attorney granted by Vishwadeep Co-operative Housing Society (Proposed) in favour of Mr. Mukesh Ajmera, Director of Dharmesh Constructions Private Limited.

3. Development Agreement dated September 28, 2008 executed by and between Triveni Co-operative Housing Society (Proposed) and Dharmesh Constructions Private Limited.

4. Power of Attorney granted by Triveni Co-operative Housing Society (Proposed) in favour of Mr. Mukesh Ajmera, Director of Dharmesh Constructions Private Limited.

5. Development Agreement dated October 12, 2008 executed by and between Adarsh Co-operative Housing Society (Proposed) and Dharmesh Constructions Private Limited.

6. Power of Attorney granted by Adarsh Co-operative Housing Society (Proposed) in favour of Mr. Mukesh Ajmera, Director of Dharmesh Constructions Private Limited.

7. Letter of Intent dated July 7, 2007 issued by the Slum Rehabilitation Authority.

8. Revised Letter of Intent dated February 4, 2010 issued by the Slum Rehabilitation Authority.

9. Unilateral Indenture of Mortgage dated October 29, 2013 registered with the Sub-registrar of Assurances under Serial No. BRL1 – 9556 – 2013 executed between the Company, TCDPL and HDFC.

10. Unilateral Indenture of Mortgage dated August 27, 2014 registered with the Sub-registrar of Assurances under Serial No. KRL3 – 8406 – 2014 executed between the Company, ACPL and HDFC.

11. Unilateral Indenture of Mortgage dated December 15, 2016 registered with the Sub-registrar of Assurances under Serial No. BRL6 – 11940 – 2016 executed between the Company, TCDPL, ACPL and HDFC.

12. Letter of Intent dated June 6, 2017 issued by Slum Rehabilitation Authority.

13. Papers and proceedings in respect of complaint filed by Gulabrao Parshuram Salve before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company.

14. Papers and proceedings in respect of Petition No. 621 of 2014 filed by Sitaram Ramjatan Varma against the Company & 4 others.

15. Papers and proceedings in respect of Consumer Complaint No. 16/68 of 2015 filed by Dharmista M Parmar before the Consumer Dispute Redressal, Commission Maharashtra State Commission against the Company & 6 Others.

16. Papers and proceedings in respect of Compliant No. 35 of 2017 filed by Vishnu Ramchandra Ukande with the office of the Chief Executive Officer, Slum Rehabilitation Authority against the Company.

R.D.

17. Papers and proceedings in respect of the complaint filed by Rukmini Haribhau More before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company.

18. Papers and proceedings in respect of the complaint filed by Neeta Mohan Vagal before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company.

19. Papers and proceedings in respect of the Civil Suit No. 2374 of 2015 filed by Laxmi Umesh Reddy before the City Civil Court, Dindoshi Goregoan, Mumbai against the Company & Another.

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Annexure '2'
Details of the Suits/Proceedings/Complaint

1. Complaint filed by Gulabrao Parshuram Salve before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company.

2. Sitaram Ramjatan Varma filed a Petition No. 621 of 2014 before the Additional Collector (ENC/REM), against the Company & 4 others.

3. Dharmishta M. Parmar filed a Consumer Complaint No. 16/68 of 2015 before the Consumer Dispute Redressal, Commission Maharashtra State Commission against the Company & 6 Others.

4. Complaint filed by Vishnu Ramchanra Ukande with the office of the Chief Executive Officer, Slum Rehabilitation Authority against the Company.

5. Laxmi Umesh Reddy filed Suit No. 2374 of 2015 before the City Civil Court, Dindoshi Goregoan, Mumbai against the Company & Another.

6. Complaint filed by Rukmini Haribhau More before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company.

7. Complaint filed by Neeta Mohan Vagal before the Assistant Registrar Co-operative Society, Slum Rehabilitation Authority against the Company.

R.D.

SACHIN CHHADAWA & ASSOCIATES
Company Secretaries
48, Ultimate Business Centre, 111-A, M. G. Road,
Opp. Mumbai University, Fort, Mumbai: 400 023.
Tel: +91 22 2267 2626, Email: office@sachinfcs.com, Cell: + 91 99206 18846.
Sachin Chhadawa: sachin@sachinfcs.com, Cell: + 91 99206 18833.
Amruta Oke: amruta@sachinfcs.com, Cell: + 91 98200 82886.

To,
Mr. Vishesh Karanwal,
DSK Legal,
Advocates & Solicitors,
Mumbai

Date: 13/01/2017

Subject: Charge Report of DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058).

Dear Vishesh,

As per your request we had undertaken inspection of charge related documents / Forms filed by Dharmesh Constructions Private Limited on the website of Ministry of Corporate Affairs on 2nd January, 2017 and at the office of Registrar of Companies at Belapur on 3rd January, 2017.

Please find enclosed herewith Charge Report of the same for your reference.

Thanking You.

Yours faithfully,

For Sachin Chhadawa & Associates
Company Secretaries,

Amruta Oke, Partner
C. P. No. 8652

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction
				FORM 8 / CHG-1						
1.	03/12/2004 **Charge ID:** 90384767	900,00,00 00/-	Indenture of mortgage	All that piece or parcel of land admeasuring 6989.50 sq.mts or thereabouts situate lying and being at survey No. 419 CTS No. 1212, village Malad (South), Malad (West), Taluka Borivali in the registration district of Mumbai suburban district along with buildings and further constructions on the said land. Amount secured to the extent of the company's share in the ownership of property.	**Rate of interest:** Interest will be charged at 9.75% (floating) p.a payable monthly	Housing and Urban Development Corporation Limited	04/12/2004	Indenture of mortgage	The said loan is secured by way of creation of mortgage of project land and buildings thereon to meet the extent of 150% of the HUDCO loan. However, the company had first entered into the loan agreement dated 3rd December, 2004 and subsequently modified by creation of mortgage deed dated 4th	*07/06/200 5

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction
									December, 2004 on the immovable property.	
2.	29/10/2013 **Charge ID:** 10456886	1,500,000,000/-	Unilateral Indenture of Mortgage	As per Annexure.	**Rate of interest:** Linked to HDFC Corporate Prime Lending Rate (CPLR) as applicable from time to time plus/minus spread	Housing Development Finance Corporation Limited	27/08/2014	Unilateral Indenture of Mortgage	The original loan stands increased by an additional loan of Rs. 100,00,00,000/- (Rupees One Hundred Crores Only) from Rs 150,00,00,000/- (Rupees One Hundred Fifty Crores Only) to Rs. 250,00,00,000/- (Rupees Two Hundred Fifty Crores Only) against extension of mortgage/charge over the properties of	-

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction
									the Company.	
3.	15/12/2016 **Charge ID:** 100067179	1,000,000,000/-	Unilateral Indenture of Mortgage	All rights, title, interest, entitlement in free sale area of the project "Acme Avenue" on land bearing CTS No. 3-A/1(p), admeasuring 14,541.41 sq. mtrs, CTS No. 467 admeasuring 1712.46 sq. mtrs. Charkop. All rights, title, interest, entitlement in free sale area of the project "Acme Hills" on land bearing CTS No. 827 D/1 (p) admeasuring 16172.25 sq.mtrs, Goregaon. Charge on Receivables. Escrow Account. Designated Account, Insurance Policies, Obligor Contracts etc.	**Rate of interest:** Linked to HDFC Corporate Prime Lending Rate (CPLR) as applicable from time to time plus/minus spread	Housing Development Finance Corporation Limited	-	-	-	-

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction
4.	06/12/2010 **Charge Id:** 10259096	550,000,000/-	Debenture subscription agreement	The right and interest to develop and commercially exploit the immovable properties and sell the saleable area/ component available over the immovable properties and other rights or interest in respect thereof which the Company has or may acquire in future, over the Plot of land admeasuring about 16,254 sq.mtrs., alongwith structured and hutments thereon on plot bearing (T.S. No. 3A/ICPE) of village Charkop, and 467 (pt) village Charkop, and 467 (pt) of village Kandivali (West), Mumbai 400 067.	**Date of present issue of series:** 11/12/2010	HDFC Asset Management Company Limited	03/05/2011	Debenture Subscription Agreement	Addition of mortgage by deposit of title deeds over the right and interest to develop and commercially exploit the immovable properties and sell the saleable area/component available over the immoveable properties and other rights or interest or interest in respect thereof which Dharmesh Constructions Private	03/07/2015

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction
									Limited has or may acquire in future over the plot of land admeasuring about 16172.25 sq mtrs along with structures and hutments thereon on plot bearing CTS No. 827 – D/1 (Pt.) at Shree Krishna Nagar, Film City Road, Village Malad, Goregaon (East), Mumbai 400065	

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction
							25/10/2013	Letter for Ceding the First Charge dated 25.10.2013	On 25.10.2013 HDFC Asset Management Company Limited has released First Charge over the immovable property and receivables accruing from the said property and created exclusive Second Charge on the same property.	
5.	03/05/2011 **Charge ID:** 10369861	550,000,000/-	Debenture Subscription Agreement	The right and interest to develop and commercially exploit the immovable properties and sell the saleable area/ component available over the immovable properties and	**Others:** As per the terms of Debenture Subscription Agreement dated 3rd May 2011 executed between	HDFC Asset Management Company Limited	25/10/2013	Debenture trust deed	On 25.10.2013 HDFC Asset Management Company Limited has released First	03/07/2015

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction
				other rights or interest in respect thereof which the Company has or may acquire in future over the 1.Plot of land admeasuring about 16,254 sq.mtrs., alongwith structured and hutments thereon on plot bearing (T.S. No. 3A/ICPE) of village Charkop, and 467 (pt) village Charkop, and 467 (pt) of village Kandivali (West), Mumbai 400 067 2.Plot of land admeasuring about 16172.25sq.mtrs along with structures and hutments thereon on plot bearing CTS No. 827-D/1 (Pt.) at Shree Krishna Nagar, Film City Road, Village Malad, Goregaon (East),Mumbai 400065	Dharmesh Constructions Private Limited (Company) and Pravin H. Doshi and Munish P. Doshi and Rajesh P. Doshi and Acme Housing India Private Limited , Acme Complex Private Limited, Trinity Consortium Development Private Limited and HDFC Asset Management Company Limited. **Date of present issue of series:** 03/05/2011				Charge over the immovable property and receivables accruing from the said property and created Exclusive Second Charge on the same property.	

Note: The inspection of the captioned company was taken on the website of Ministry of Corporate Affairs on 02nd January, 2017 and at the office of Registrar of Companies, CBD Belapur, Navi-Mumbai on 03rd January, 2017.

Charge Report- DHARMESH CONSTRUCTIONS PRIVATE LIMITED (U70100MH1991PTC063058)

Sr. No.	Date of charge	Amt. Rs.	Document creating charge	Particulars of property charged	Terms & conditions	Name of the charge holder	Date of modification	Document modifying the charge	Details of modification	Satisfaction

- Forms dated 01/12/1997 (Charge ID: 90378583) and 04/01/1998 (Charge ID: 90378584) were not available for online inspection on the MCA site and also for physical inspection at the office of Registrar of Companies, CBD Belapur, Navi-Mumbai.

- * The said the satisfaction form is not reflected in charge index as available on MCA portal. However, we have found form for satisfaction of charge.

For Sachin Chhadawa & Associates
Company Secretaries,

Amruta Oke, Partner
C. P. No. 8652

Date: 13/01/2017
Place: Mumbai

Annexure

Description of the Property

1) (a) All rights, title, interest, claims, demands and entitlement whatsoever of Mortgagor-1/Borrower in the Free Sale Area of the Project **"Acme Avenue"** constructed / to be constructed on all those pieces and parcels of land bearing CTS No. 3-A/1 (Part) of Village Charkop admeasuring 14,541.41 sq. mtrs. or thereabouts and CTS No. 467 (Part) of Village Kandivali admeasuring 1,712.46 sq. mtrs. or thereabouts admeasuring in all about 16,253.87 sq.mts. or thereabouts situated lying and being at Bhabrekar Nagar, Charkop, Kandivali (West), Mumbai – 400 067 and the said parcel of land is bounded as follows, that is to say,

On or towards the North by	By 18.30 meter wide D.P. Road;
On or towards the South by	By 6.00 meter wide 63 K Road;
On or towards the East by	By 13.40 meter wide D.P. Road and
On or towards the West by	By 18.30 meter wide D.P. Road.

(b) All rights, title, interest, claims, demands and entitlement whatsoever of Mortgagor-1/Borrower in the Free Sale Area of the Project **"Acme Hills"** constructed / to be constructed on all those pieces and parcels of land bearing CTS No. 827 D/1 (Part) of Village Malad admeasuring 16,172.25 sq. mtrs. or thereabouts situated lying and being at Shrikrishna Nagar, Film City Road, Goregaon (East), Mumbai – 400 065 and the said parcel of land is bounded as follows, that is to say,

On or towards the North by	CTS No. 827 D/2;
On or towards the South by	18.30 Meter Wide D.P. Road;
On or towards the East by	18.30 Meter Wide D.P. Road and
On or towards the West by	CTS No. 827 D/2.

2) Charge on Receivables, Escrow Account, Designated Account, Insurance Policies, Obligor Contracts etc., more particularly described in the Indenture of Mortgage dated 29.10.2013.

SACHIN CHHADAWA & ASSOCIATES
Company Secretaries
48, Ultimate Business Centre, 111-A, M. G. Road,
Opp. Mumbai University, Fort, Mumbai: 400 023.
Tel: +91 22 2267 2626, Email: office@sachinfcs.com, Cell: + 91 99206 18846.
Sachin Chhadawa: sachin@sachinfcs.com, Cell: + 91 99206 18833.
Amruta Oke: amruta@sachinfcs.com, Cell: + 91 98200 82886.

CHARGE REPORT OF DHARMESH CONSTRUCTIONS PRIVATE LIMITED
(U70100MH1991PTC063058)

Further to the Search Report dated 13th January, 2017, kindly note the following:

No additional charges have been created or modified or satisfied as available for inspection on Web Portal of Ministry of Corporate Affairs on 15th June, 2017.

Thanking You

Yours faithfully,

For Sachin Chhadawa & Associates
Company Secretaries,

Amruta Oke, Partner
C. P. No. 8652

Date: 15th June, 2017
Place: Mumbai

A

ASHISH S. JAVERI

TITLE INVESTIGATOR

Office No.15, Ground floor,
Jai Raj Ratan, New Shastri Nagar,
M. G. Road, Goregaon (West),
Mumbai – 400 104.

DSK Legal
Date: 13/5/17
Time: 2:35 p.m.
No. 3
RECEIVED

Date:

To,
D.S.K. LEGAL,
ADVOCATES & SOLICITORS,
MUMBAI.
KIND ATTN.: ADV. VISHESH KARANWAL.

Subject : Investigation of Title in respect of

Re: Property situated at Village Malad (East), Taluka Borivali, bearing Survey No.239, Hissa No.1(part), CTS No.827-D/1.
Admeasuring:-

Sir,

As per your Instructions, I have taken the Search of above mentioned Property at Mumbai, Vasai, Bandra, Borivali-1 to 11 Sub-Registrar Offices from Year 1954 to 2017 (64 years).

While taking searches, I have found documents Registered/Indexed therein. (Please see inside Page)

ASHISH JAVERI
12TH MAY, 2017.

Regd. No. 34/2013
M. No. 17

AT MUMBAI SUB -REGISTRAR OFFICE

1954

TO

1962

NIL

1963

TO

1965

SUBJECT TO TORN PAGES

1966

TO

1970

NIL

1971 DEED OF TRANSFER

DATE: 18.09.1969

REGN: 08.12.1971

SERIAL NO.

R/4836/69

National & Grindlays Bank Ltd.

Trustees of Late F. E. Dinshaw Trust

To

Smt. Bacchubai Waranzaw Dashkaw.

SCHEDULE : Survey No.239 & Others,

Total Admeasuring:- 2500 Acres,

including Property situated at Village Kandivali & Kaneri.

1972

TO

1975

NIL & SOME PAGES ARE IN TORN CONDITION

1976 DEED OF TRUST/TRANSFER

DATE: 28.12.1973

REGN: 03.05.1976

SERIAL NO.

S/3356/73

1. Smt. Bacchubai Waranzaw Dashkaw d/o Shri. Framroze Edulji Dinshaw - Settlor.
2. Shri. Nusli Neville Wadia.
3. Smt. Maureen Nusli Wadia.
4. Shri. Ramkumar Batra.

No.2 to 4 are Trustees.

SCHEDULE : Survey No.239(part) & Others,

Total Admeasuring:- 2500 Acres,

including Property situated at Village Kandivali & Kaneri.

...3//

1977
TO
1985
SUBJECT TO TORN PAGES

1986
TO
1993
NIL

1994 **AWARD**

DATE: 25.10.1985
REGN: 30.11.1994
SERIAL NO.
S/3808/1985

RS.25,33,000/-
Shri. Mohammed Hidaytulla- Arbitrator.
TO

1. F. E. Dinshaw Trust.
2. N. N. Wadia Administrator of the Estate of Late E. F. Dinshaw.

SCHEDULE: **LAND**

1. Survey No.239,
   Admeasuring:- 165602 sq.mtrs. & 21778 sq.mtrs.
   Belongs to F. E. Dinshaw Trust.
   Remaining area belongs to Estate Administrator of Late F. E. Dinshaw Trust.
2. Survey No.504,
   Admeasuring:- 101525.5 sq.mtrs., 40468 sq.mtrs., 10260 Sq.mts. & 27000 Sq.mts. All Four Properties belongs to F. E. Dinshaw Charity Trust and Property belongs to Administrator of the Estate of Late F. E. Dinshaw Trust.
3. Survey No.30,
   Admeasuring:- 48589.40 sq.mtrs. on the East Side of Western Express Highway belongs to Administrator of the Estate of Late F. E. Dinshaw.
4. Survey No.30, on the West Side of Western Express Highway belongs to F. E. Dinshaw Trust.
5. Survey No. 253(part),
   Belongs to Administrator of the Estate of Late F. E. Dinshaw.

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1995
TO
2004
NIL & PARTLY TORN PAGES

2005 NOTICE OF LIS-PEDENCE

DATE: 19.05.1994
REGN: 14.03.2005
SERIAL NO.
BBM/1/1838/1994

Shri. Nandalal K. Rohira C/ for,
Trustees of M/s. F. E. Dinshaw Trust,
& Administrators of M/s. F. E. Dinshaw Estate.

SCHEDULE : LAND

Survey No.239(part), CTS No.827(part),
Survey No.253/1(part), CTS No.692(part),
Admeasuring:- 5010 Sq.mts.
Suit No.1632/94, City Civil Court Mumbai.

2006
TO
2016
NIL

2017
INDEX-II NOT YET PREPARED

AT VASAI SUB -REGISTRAR OFFICE

1954
TO
1958
NIL & SOME PAGES ARE IN TORN CONDITION

AT BANDRA SUB -REGISTRAR OFFICE

1959
TO
1966
SUBJECT TO TORN PAGES

1967
TO
1970
NIL

...5//

1971
TO
1973
SUBJECT TO TORN PAGES

1974
TO
1976
NIL

1977
TO
1985
SUBJECT TO TORN PAGES

1986
TO
2000
NIL & PARTLY TORN PAGES

2001
SENT FOR DATA ENTRY

AT BORIVALI - 1 TO 1 SUB -REGISTRAR OFFICE

2002
TO
2006
NIL

2007 **AGREEMENT** DATE: 31.10.2007

Rs.1,20,00,00,000/- REGN: 31.10.2007

1. Shivshahi Purnvasan Prakalp Ltd. through M. D. - Shri. Swadhin Shatriya (I.A.S.) SERIAL NO. BRL-4/7871/2007
2. Shivshahi Purnvasan Prakalp Ltd. through Company Secretary - Shri. S. B. Mhatre.

TO

1. M/s. Mantri Group & their Flagship Group Company & M/. Mantri Real Estate Pvt. Ltd. through Company Secretary - Shri. Subramanyum Narayan.

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2. M/s. Mantri Group & their Flagship Group Company &
M/. Mantri Real Estate Pvt. Ltd. through
Director - Shri. Sunil Mantri.

SCHEDULE : Survey No.239(part), CTS No.827/D,

1. 189 Flats along with Car Parking Spaces in 5 Buildings which are Ground + 7 Floor Storey,
2. 280 Flats in Building No.S/1 which is Ground + 18 Floor Storey,
3. 196 Flats & 16 Commercial Units/Galas in Building No.S/2 which is Ground + 17 Floor Storey,
4. 208 Flats in Building No.S/3 which is Ground + 18 Floor Storey,

Total Flats/Commercial Units/Galas-889,
84 Stilt Car Parking Spaces &
97 Podium Car Parking Spaces.
Total Admeasuring:- 669742.09 Sq.fts. (Built up).

2008
NIL

2009 DEED OF MORTGAGE

DATE: 19.12.2009
REGN: 21.12.2009
SERIAL NO.
BRL-6/11624/2009

Rs.60,00,00,000/-
Sunil Mantri Realty Ltd. through
Director - Sarita Mantri.
TO
I. D. B. I. Trusteeship Services Ltd. through
Authorized Signatory Manager - Sameer Trikha.
SCHEDULE : CTS NO.827/D.

2010 AFFIDAVIT

DATE: 29.05.2010
REGN: 10.06.2010
SERIAL NO.
BRL-1/5472/2010

Rs.0.00/-, M. V. Rs.0.00/-
Mukesh Ajmera - Director of
M/s. Dharmesh Construction Pvt. Ltd.
TO
The Chief Executive Engineer S. R. A.
SCHEDULE : CTS NO.827/D/1

2011 AFFIDAVIT

DATE: 07.04.2011
REGN: 13.04.2011
SERIAL NO.
BRL-1/3258/2011

Rs.0.00/-, M. V. Rs.0.00/-
Mukesh Ajmera - Director of
Dharmesh Construction Pvt. Ltd.
TO
S. R. A.
SCHEDULE : CTS NO.827/D/1(Part)

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2012 **AFFIDAVIT**

DATE: 28.03.2012
REGN: 28.03.2012
SERIAL NO.
BRL-1/2487/2012

Rs.0.00/-, M. V. Rs.0.00/-

Ranjit Rane - Director of

Sunil Mantri Realty Ltd.

TO

The Executive Engineer S. R. A.

SCHEDULE : CTS NO.827/D
As per mentioned in the Document.

2013 **DEED OF MORTGAGE**

Rs.90,00,00,000/-

DATE: 11.09.2013
REGN: 11.09.2013
SERIAL NO.
BRL-8/5114/2013

1. V. G. S. Realty Construction Pvt. Ltd.
Authorized Signatory Lokesh Agarwal.
2. Omkar Realtors & Developers Pvt. Ltd. through
Authorized Signatory - Lokesh Agarwal.
3. V. G. S. Realty Construction Pvt. Ltd.
Through Authorized Signatory Kamal Mittal.
4. Omkar Realtors & Developers Pvt. Ltd. through
Authorized Signatory - Kamal Mittal.

TO

State Bank of India through Assistant General Manager -
Uday Lakshman Bodas.

SCHEDULE : CTS Nos.824/D/1(Part) & 827/D/2(Part),
Building Admeasuring:- 16503.92 Sq.mts.

2013 **DEED OF RECTIFICATION**

Rs.0.00/-, M. V. Rs.0.00/-

DATE: 25.09.2013
REGN: 08.10.2013
SERIAL NO.
BRL-8/5580/2013

State Bank of India through Assistant
General Manager - Uday Lakshman Bodas.

To

1. V. G. S. Realty Construction Pvt. Ltd. through
Authorized Signatory - Lokesh Agarwal.
2. V. G. S. Realty Construction Pvt. Ltd. through
Authorized Signatory - Kamal Mittal.
3. Omkar Realtors & Developers Pvt. Ltd. through Authorized
Signatory Lokesh Agarwal.
4. Omkar Realtors & Developers Pvt. Ltd. through Authorized
Signatory Kamal Mittal.

SCHEDULE : CTS NO.827/D/1(Part) & 827/D/2(Part),
Admeasuring:- 16503.92 Sq.mts.
Rectification in Respect of Date 11.09.2013 which
was not mentioned in Facility Agreement bearing
Serial No.BRL-8/5114/2013.

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2013 DEED OF MORTGAGE

DATE: 29.10.2013

REGN: 30.10.2013

SERIAL NO.

BRL-1/9556/2013

Rs.1,50,00,00,000/-

1. Janardan Naik C/A for
Munish Doshi Director of
M/s. Dharmesh Constructions Pvt. Ltd.
2. Trinity Consortium Development Pvt. Ltd. through
Director - Nilesh Doshi.

TO

H.D.F.C.

SCHEDULE :

1. Free Sale Area of Project known as Acme Avenue,
CTS No.3-A/1(Part) of Village Charkop,
Admeasuring:- 14541.41 Sq.mts.
CTS No.467(Part) of Village Kandivali,
Admeasuring:- 1712.46 Sq.mts.
Total Admeasuring:- 16253.87 Sq.mts.
2. Free Sale Area of Project known as Acme Avenue Hills.
CTS No.827-D/1(Part) of Village Malad,
Admeasuring:- 16172.25 Sq.mts.
3. **LEASE HOLD LAND**
Plot No.8(ABCD) of government Industrial Estate,
Admeasuring:- 2000 Sq.mts.
CTS No.411, 411/1,
Along with Membership Rights and Share Certificate No.KCIEL/009,10 fully Paid Share Rs.100 Nos.81 to 90 issued by Kandivali Co-Operative Industrial Estate Ltd.

2014 DEED OF MORTGAGE

DATE: 27.08.2014

REGN: 28.08.2014

SERIAL NO.

KRL-2/8406/2014

Rs.1,00,00,00,000/-

1. Janardan Naik C/A for
Munish Doshi Director of
M/s. Dharmesh Constructions Pvt. Ltd.
2. Janardan Naik C/A for Munish Doshi
Director of Acme Complex Pvt. Ltd.

TO

H.D.F.C. Ltd.

SCHEDULE : LAND & STRUCTURE

1. CTS No.1900 to 1917 of Village Ghatkopar,
Admeasuring:- 4344 Sq.mts.
2. CTS Nos.3/A/1(part),
Admeasuring:- 14541.41 Sq.mts. of Village Charkop, Taluka Borivali.
CTS No.467(part),
Admeasuring:- 1712.46 Sq.mts. of Village Kandivali, Taluka Borivali,
3. CTS No.827-D/1,
Admeasuring:- 16172.25 Sq.mts. of Village Malad (East), Taluka Borivali.

NOTE : THIS ENTRY HAS BEEN FOUND IN VILLAGE GHATKOPAR, TALUKA KURLA.

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2015 AFFIDAVIT

DATE: 07.01.2014
REGN: 07.01.2014
SERIAL NO.
BRL-1/215/2014

Dharmesh Construction Pvt. Ltd. through
Director - Mukesh Ajmera.
SCHEDULE : CTS No.827/D/1(Part).

2015 AFFIDAVIT

DATE: 01.04.2015
REGN: 01.04.2015
SERIAL NO.
BRL-6/2454/2015

M/S. V. J. S. Realty Constructions Pvt. Ltd.
through Director - Madan Mistry.
SCHEDULE : CTS No.827/D/1.

2016 DEED OF MORTGAGE

DATE: 29.01.2016
REGN: 29.01.2016
SERIAL NO.
BRL-6/917/2016

State Bank of India through
through Assistant Manager - Ramakant Sharan.
TO
1. V. G. S. Realty Construction Pvt. Ltd.
through Authorized Signatory - Subhash Barkunta.
2. M/s. Omkar Realtors & Developers Pvt. Ltd. through
through Authorized Signatory - Subhash Barkunta.
SCHEDULE : CTS Nos.827-D/1(Part) & 827-D/2(Part),
Admeasuring:- 16503.92 Sq.mts.
Deed of Re-Conveyance of Mortgage bearing No.BRL-8/5114/2013 dated 11.09.2013 & Rectification bearing No.BRL-8/5114/2013 08.10.2013.

2016 DEED OF MORTGAGE

DATE: 29.01.2016
REGN: 29.01.2016
SERIAL NO.
BRL-6/918/2016

Rs.1,40,00,00,000/-
V. G. S. Realty Construction Pvt. Ltd.
through Authorized Signatory -
Subhash Barkunta.
TO
Indusind Bank Ltd.
SCHEDULE : 'Ananta Tower', Shrikrushna Nagar,
CTS No.827-D/1(Part),
Admeasuring:- 11265.11 Sq.mts.

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2016 **DEED OF MORTGAGE**

DATE: 18.08.2016
REGN: 18.08.2016
SERIAL NO.
BRL-6/8297/2016

Rs.44,00,00,000/-
V. G. S. Realty Construction Pvt. Ltd. through Authorized Signatory - Subhash Barkunta.
TO
Indusind Bank Ltd.

SCHEDULE : 'Ananta Tower', Shrikrushna Nagar,
CTS No.827-D/1(Part),
Admeasuring:- 11265.11 Sq.mts.

2016 **DEED OF MORTGAGE**

DATE: 15.12.2016
REGN: 16.12.2016
SERIAL NO.
BRL-6/11940/2016

Rs.1,00,00,00,000/-

1. Janardan Naik C/A for Munish Doshi Director of Dharmesh Constructions Pvt. Ltd.
2. Trinity Consortium Development Pvt. Ltd. through Director - Nilesh Doshi.
3. Janardan Naik C/A of Munish Doshi Director of Acme Complex Pvt. Ltd.

TO
H.D.F.C.

SCHEDULE :

1. **LAND & STRUCTURE**
   CTS No.3-A/1(Part) of Village Charkop,
   Admeasuring:- 14541.41 Sq.mts.
   CTS No.467(Part) of Village Kandivali,
   Admeasuring:- 1712.46 Sq.mts.
   Total Admeasuring:- 16253.87 Sq.mts.
   Along with Unsold Units of Acme Avenue Project.
2. **LAND & STRUCTURE**
   CTS No.827-D/1(Part) of Village Malad,
   Admeasuring:- 16172.25 Sq.mts.
   Along with Unsold Units of Acme Avenue Hills.
3. **LAND & STRUCTURE**
   Survey No.261/C,
   CTS No.1900 to 1917 of Village Ghatkopar-Kirol,
   Admeasuring:- 5195 Sq.yds. (4344 Sq.mts.) as per Title Deed, Admeasuring:- 4389 Sq.mts. as per Land Survey, Vijay Niwas,
   Along with Unsold Units of Acme Elanza Hills.
4. **LAND & STRUCTURE**
   Plot No.8(ABCD) of government Industrial Estate,
   Admeasuring:- 2000 Sq.mts.
   CTS No.411, 411/1,
   Along with Membership Rights and Share Certificate No.KCIEL/009,10 fully Paid Share Rs.100 Nos.81 to 90 issued by Kandivali Co-Operative Industrial Estate Ltd.

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2017

INDEX-II NOT YET PREPARED

RECORD NOT MAINTAINED PROPLERY AT ALL SUB-REGISTRAR OFFICES.

ASHISH JAVERI
12TH MAY, 2017.

Re: Property situated at Village Malad (East), Taluka Borivali, bearing Survey No.239, Hissa No.1(part), CTS No.827-D/1.
Admeasuring:- 41939.4 Sq.mts.
AS PER PROPERTY REGISTER CARD.

HOLDER :

M.H.A.D.A.
AS PER PROPERTY REGISTER CARD.

SEARCH NOTE

Taken at Mumbai, Vasai, Bandra, Borivali-1 to 11 Sub-Registrar Offices from Year 1954 to 2017 (64 years).

ASHISH JAVERI
12TH MAY, 2017.

PROPERTY TITLE INVESTIGATION CERTIFICATE
Reg. No. 34/2006
M. No. 17.

NOTICE

NOTICE is hereby given that the Certificate No. 823 dated 15/06/2010 for 200 Equity Shares bearing Distinctive Nos. 3163401 to 3163600 of the face value of Rs. 100/- each standing in the name of Late Ajit Ayyash Pai has been lost or misplaced and the Holder of the said Share Certificate has applied to the Company to issue duplicate Share Certificate.

Any person who has a claim in respect of the said Share Certificate should lodge such claim with the Company at its Registered Office Thane Belapur Road, Opp. Rabale Police Station, Rabale, Navi Mumbai - 400 701 within one week from the date of this notice, after which no claim will be entertained and the Company will proceed to issue duplicate Share Certificate.

For and on behalf of Ajit Ayyash Pai
Sd/-
Mr. Ajit Ayyash Pai
Date: 15th February, 2017

Public Notice

Members of the public are hereby informed that our clients Mr. Edward Fedrick D'Souza and Ms. Mary Fedrick D'Souza are the co-owners of land and structure standing thereon bearing CTS Nos. 2760, 2761, 2768 situate at Vakola, Santacruz (East) Mumbai, more particularly described in the schedule hereunder written.

Mrs. Genevieve Roy D'Souza and Ms. Geneta Pereira have by misrepresentation and falsehood purported to dispose of and deal with the said property by granting development rights to M.R. Builders and Developers, who have in turn obtained permissions from the Slum Rehabilitation Authority ("SRA") based on the false representation made in the documents filed with SRA. Although the rehab building has been constructed, the completion certificate and O.C has not been issued by BMC and SRA authorities. However, the tenants of the old structure have forcibly occupied the premises in the rehab building.

Our clients are adopting legal proceedings against the said Genevieve D'Souza, Geneta Pereira and M.R. Builders and Developers and the SRA for redressal of their grievance, namely, that the said Genevieve D'Souza and Geneta Pereira have conspired with the said Developers to defeat their ownership rights.

Our clients, therefore, warn members of the public not to deal with the said Genevieve D'Souza, Geneta Pereira and M.R. Builders and Developers or do anything in relation to the said property without recourse to our clients as the permissions sought from SRA and BMC are based on false illegal and bogus representations.

Schedule of the Property

ALL THAT piece or parcel of land bearing City Survey Nos. 2760, 2761, 2768 together with the structures standing thereon assessed by the Municipal Corporation of Greater Mumbai under H/East Ward situate at Village Vakola, Kolekalyan, Santacruz (East), Mumbai 400 055. Dated this 15th day of February, 2017.

Siganporia & Dalvi
Legal Consultants
312 Yusuf Building, 49 Veer Nariman Road
Fort, Mumbai- 400 023.

केनरा बैंक Canara Bank

TAMARIND LANE BRANCH : CROSSLY HOUSE, BRITISH HOTEL LANE, FORT, MUMBAI 400 001
TEL : 22702051 / 22702357 / 22702360 FAX : 22702052

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the authorized officer of the Canara Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Act 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 20/10/2016 calling upon the borrower M/ Ms. Rishi Laser Ltd to repay the amount mentioned in the notice being Rs. 5,01,28,950/- + Interest (Rupees Five Crores One Lakh Twenty Eight thousands Nine hundred Fifty only) with in 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules,2002 on this 11th day of February of the year 2017.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the CANARA BANK, TAMARIND LANE Branch for an amount of Rs. 5,01,28,950/- and interest thereon.

Description of the Immovable Property :

Hypothecation of Plant & Machinery situated at Plot no. 428, EPIP Industrial Estate, Kundli, Dist., Sonepat, Haryana – 131 028 valued at Rs. 257.80 Lacs as per valuation report of Panel V aluer M/s K Lal & Associates dated 21.10.2015.

Date : 11.02.2017 — AUTHORIZED OFFICER
Place : MUMBAI — CANARA BANK

यूनियन बैंक ऑफ इंडिया Union Bank of India

Head Office: 239, Vidhan Bhavan Marg, Nariman Point, Mumbai 400 021.

NOTICE

Notice is hereby given that Share Certificate(s) of the Bank as detailed below are stated to have been lost and the registered shareholder(s) of the said shares have applied to issue duplicate share certificate(s) in lieu of the original share certificate(s).

Sr. No.	Folio No.	Name of the Shareholder(s)	Share Certificate No.	Distinctive Numbers From - To	No. of Shares	No. of Share Certificate (s)
1	0168697	Jyotish Chandra Pall Jointly 1. Jayasree Pa 2. Debasish Paul	236196-236195	3036187601-3036193600	600	6

The Bank shall proceed to issue duplicate share certificate(s) in lieu of the above lost share certificates, if no objection/claim is received within 15 days from the date of notice. Any objection/claim in this regard can be lodged with the Registrar & Share Transfer Agent (RTA) of the Bank – M/s Datamatics Financial Services Ltd, unit: Union Bank of India, Plot No. B-5, Part B, Crossline, MIDC, Andheri(E), Mumbai-400093. Tel: 022-66712228, E-mail: kamlesh_tiwari@dfssl.com.

For further details, please visit Bank's website www.unionbankofindia.co.in.

For Union Bank of India
Company Secretary
Investor Services Division

Place: Mumbai
Date: 17.02.2017

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of our clients ACME Avenue Infrastructure Private Limited, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Building 10, 5th Floor, Solitaire Corporate Park, Guru Hargovindji Road, Andheri (E), Mumbai - 400093, to re-develop the property more particularly described in the Schedule written hereunder standing in the name of Maharashtra Housing and Area Development Authority as Owner under the regis of Regulation 33 (5) of Development Control Regulations for Greater Mumbai, 1991.

All persons having any right, title, claim or interest in respect of the said mentioned property by way of sale, exchange, lease, tenancy, license, mortgage, inheritance, gift, lien, charge, maintenance, easement, trust, will, testamentary/es possession or otherwise of whatsoever nature with respect to the Property or development rights thereof, are hereby required to make the same known in writing, along with documentary evidence to the undersigned at the address mentioned below within 14 (fourteen) days from the date of the publication of this notice, failing which it would be presumed that no such claim exists and same shall be treated as waived or abandoned and is not binding upon my clients. All claims received in response to this public notice should be at the address mentioned below.

ADDRESS:

SCHEDULE

All that piece and parcel of land bearing C.T.S. No. 3 (Part), of Village Chembur admeasuring 3,565 square meters and 76 Ex land admeasuring 348.27 sq. meters, aggregating to 3913.27 sq. meters area along with building No. 12 standing thereon situated, lying and being of Azad Nagar, Andheri (West), Mumbai - 400 053 within the registration District of Andheri Mumbai Suburban District and bounded as follows, that is to say:

On or towards the East :
by 12.20 meter wide road;

On or towards the West :
by Shop CTS (G + 1) Bench;

On or towards the North :
by Temple Ground Structure; and

On or towards the South :
by Bonya Darshan CHS (G+11).

Dated this 17th day of February, 2017

Sajit Suvarna
Partner
DSK Legal
Advocates and Solicitors
1203, One Indiabulls Centre Tower 2,
Floor 12 B &13, Senapati Bapat Marg,
Elphinstone Road, Mumbai 400 013

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the rights of our clients Dharmesh Constructions Private Limited, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 604, Laxmi Sarovar, S.M.Road, Andheri (West), Mumbai 400 058, to develop the property standing in the name of Government of Maharashtra as Owner and more particularly described in the Schedule written hereunder hereinafter as necessary resolution passed by the Members of Gundavali SRA Co-operative Housing Society Limited, registered under the Maharashtra Co-operative Societies Act, 1960 under registration No. M.U.M./W.S./HSG/T.C./(O)/16562/2016, and No. M.U.M./W.S./HSG/T.C./(O)/16563/2016 and No. M.U.M./W.S./HSG/T.C./(O)/11221/12009 respectively and also pursuant to letter of Intent dated July 3, 2007 and revised Letter of Intent dated February 6, 2010 issued by Slum Rehabilitation Authority.

All persons having any right, title, claim or interest in respect of the said mentioned properties by way of sale, exchange, lease, tenancy, license, mortgage, inheritance, gift, lien, charge, maintenance, easement, trust, will, power/s of/as possession or otherwise of whatsoever nature with respect to the said Property or development rights thereof, are hereby required to make the same known in writing along with documentary evidence to the undersigned at the address mentioned below within 14 (fourteen) days from the date of the publication of this notice, failing which it would be presumed that no such claim exists and same shall be treated as waived or abandoned and is not binding upon my clients. All claims received in response to this Public Notice shall be at the address mentioned below.

SCHEDULE

All that pieces and parcels of land bearing (i) CTS No. 3 (Part) of Village Chembur admeasuring 3,121.41 square meters (approximately), and (ii) CTS No. 437 (part) of Village Kandivali admeasuring 3,172.45 square meters (approximately) and admeasuring in aggregate 16,253.87 square meters (approximately), situate, lying and being at Bhagwan Nagar, Chembur, Tehsil Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban Mumbai (West) Mumbai 400 067 and bounded as follows, that is to say:

On or towards the East :
by 13.40 meter wide G.Road;

On or towards the West :
by 18.30 meter wide 9.Road,

On or towards the North :
by 18.20 meter wide 60 Road and

On or towards the South :
by 6.00 meter wide 60 ft Road.

Dated this 17th day of February, 2017

Sajit Suvarna
Partner
DSK Legal
Advocates and Solicitors
1203, One Indiabulls Centre Tower 2,
Floor 12 B &13, Senapati Bapat Marg,
Elphinstone Road, Mumbai 400 013

DEMAND NOTICE

HDFC
WITH YOU, INSIDE TOGETHER

HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

Branch : A - 401, 4th Floor, Mahalaxmi Fortune, Mahalaxmi Temple Compound, Next Jaslok Hotel, Lower Parel Road, Mahalaxmi - 400 013.
Regd. Office: Ramon House, H.T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400 020.
Tele: 022-66316020. CIN-L70100MH1977PLC019916. Website: www.hdfc.com

Under Section 13 (2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002

Whereas, the undersigned being the Authorised Officer of Housing Development Finance Corporation Ltd. (HDFC Limited) under Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) stated hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notices, as per details given below. The undersigned have, created these Notices to be passed on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC Limited, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in the respective notices, together with further interest @ 10% p.a. as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realization, read with the loan agreement and other document/s/ writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC Limited by the said Borrower (s) respectively

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Sr. No	Name of Borrower(s) / Legal Heir(s) / Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Description of Secured Asset(s) / Immovable Property (ies)
(a)	(b)	(c)	(d)	(e)
1	Mrs Chetana Rashmi Mandalcher	Rs.34,08,420/- As On 31.12. 2016*	06.02.17	Flat No 01 And 02, Ground Floor, Samarth Apartment, Plot No 9, S No 13/1pt, Sangaon, Badlapur (East), Dist Thane- 421506.
2	Mrs. Deepa Sajad Subhash	Rs.8,81,222/- As On 31.12. 2016*	06.02.17	Flat No 2, Ground Floor, Shingarde Regency, S No 234/1/2/2a, Mumbai Goa Highway, Chiplun, Dist Ratnagiri-415605.
3	Mr Jadhav Minendra Shrikrishnadra	Rs.9,95,109/- As On 31.12. 2016*	06.02.17	Flat No 3 On 1st Floor, New Akash Cra Wing C, Near Gaodevi Mandir, Anand Nagar, Kalyan, Badlapur East, Dist Thane - 421503.
4	Mr Sawant Vilas Sitaram	Rs.4,56,622/- As On 31.12. 2016*	06.02.17	Flat No-6, 1st Floor, Durga Darshan, S No 78/4, Plot 2, Barrage Road, Opp Forest Chawl, Badlapur (W), Dist Thane- 421503.
5	Mr Shaik Shaiyan Rayeenoo S Mrs Shaik Sultanan S	Rs.14,00,259/- As On 31.12. 2016*	06.02.17	Row House 1, Bldg 5, Sai Dwarka, Nigde Phata, S No 66, H No 3 At Umbrella, Tal - Dapoli, Dist Ratnagiri- 415712.

with further interest @ 10% p.a. as applicable, additional expenses, costs, charges etc incurred till the date of payment and / or realization.

If the said Borrower(s) shall fail to make payment to HDFC Limited as aforesaid, then HDFC Limited shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the provisions of section 13 (13) to transfer the aforesaid Secured Asset (s) / Immovable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC Limited. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

For Housing Development Finance Corporation Ltd
Sd/-
Authorised Officer

Date : 15.02.2017
Place : Mumbai

UCO Bank, Kamothe Branch, Rajesh Residency, Plot No. 26, Sec-36, Kamothe, Mumbai-410 209.

Phone : 022- 27431450, Fax : 022-27431452, E-mail : ucokamothe@gmail.com

E-SALE NOTICE (Under SARFAESI Act 2002)

Auction Sale of Immovable Property mortgaged to the bank under Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with rules 5,6,7 & 9 of the Security Interest (Enforcement Rules, 2002). Physical Possession of the following property has been taken on 29.03.2016 by the Authorised Officer, UCO Bank, Kamothe Branch, Rajesh Residency, Plot No. 26, Sec-36, Kamothe, Mumbai-410 209 pursuant to the Notice u/s 13(2) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 in the following borrower accounts mentioned below with a right to sell the same on an "AS IS WHERE IS BASIS" AND "WHAT IS WHERE IS BASIS".

Sr. No. :	Name of Borrower & Guarantors	Description of the Property	Name of the owner of property	Amount Outstanding	Reserve Price (Rs.) / Earnest Money Deposit
1.	Mr. Arjun Gangat Dhanawade and Mrs. Anjana Arjun Dhanawade	Flat No. 501, 5th Floor, "A" Wing, Suverna Tower, Plot No. 92, Sector-19, Kamothe, Navi Mumbai-410218. Admeasuring about 1130.00 Sq. ft. Built-up Standing in the name of Mr. Arjun Gangat Dhanawade	Mr. Arjun Dhanawade	Rs. 9,44,362.12 (Rupees Fifty Seven Lac Forty Four Thousand Three Hundred Fifty Two and Paise Twelve Only) as on 10th November 2014 inclusive of interest upto 30th September, 2014 with further interest w.e.f. 01st October, 2014 and incidental expenses, costs etc.	Rs. 6,60,000/- Rs. 66,000/-

Terms & Conditions :

1. The auction sale will be "online E-auction" bidding through website https://ucobank.auctiontiger.net on 23.02.2017 between 11.00am to 12.30 noon. As per (IST) with unlimited Extensions of 5 minutes each. Prospect bidder can also view sale details and bidding through our Auction Tiger Mobile Application (Android).
2. Intending bidder shall hold a valid digital signature certificate and e-mail address for details with regard to digital signature, please contact M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad contact No. 079-40233864/7849/8368/8369/8384/8614. Contact persons : Mr. Tilak Marothi, Mobile No. 09586419646 E-mail : Tilak@auctiontiger.net, Mr. Vijay Shetty, Mobile No. 07861820214, or mail to : ucokamothe@gmail.com & ho.mumbai@ucobank.co.in
3. The bid price to be submitted shall be above the Reserve Price and Bidders shall improve their further offers in multiple of Rs. 25,000/-.
4. The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid) immediately on closure of the E-Auction Sale proceedings on the same day of the Sale in the name mode as stipulated in Clause 7 above. The balance 75% of the purchase price shall have to be paid within 15 days of acceptance/confirmation of sale conveyed to them.
5. The EMD of unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
6. The sale is subject to confirmation by the Bank, if the consideration amount pays the bank in full before sale, no sale will be conducted.
7. Bids shall be submitted through online mode in the prescribed format with relevant details.
8. Last date for submission of EMD and KYC upto 20.02.2017 BY 5.00 PM.
9. Earnest Money Deposit EMD shall be deposited through RTGS/NEFT Fund transfer to Credit of Account Number 25110332228001, UCO Bank, Kamothe Branch, Mumbai IFSC Code No. UCBA0025110.
10. A copy of the bid form along with the enclosure submitted online bidder mentioning UTR number shall be handed over to the Authorised Officer, UCO Bank, Kamothe Branch, Rajesh Residency, Plot No. 26, Sec-36, Kamothe, Mumbai-410209 or sent copies of the same by E-mail to : ucokamothe@gmail.com & ho.mumbai@ucobank.co.in
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PUBLIC NOTICE

Notice is hereby given that my client intends to purchase from Shri. Shitlaprasad J. Singh ("Owner") all right, title and interest in the Residential flat B-903, Ratan Heights, 9th floor, Dr. D.B. Marg, Opp. Navjeevan Society, Mumbai Central (E), Mumbai-400008, more particularly described in the schedule hereunder written and hereinafter referred to as ("said flat") and all incidental rights free from all encumbrances and claims, on the basis of the representation and assurances given by the Owner that it is the sole and absolute Owner of the said residential flat and the Owner has clear and marketable title thereto, free from any encumbrance whatsoever, in respect thereof.

All persons/entities including inter alia any bank/financial institution and /or authority having any right, title, benefit, interest, share, claim or demand in respect of the said flat or any parts thereof, by way of sale, transfer, exchange, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, bequest, succession, gift, maintenance, easement, trust, tenancy, sub-tenancy, leave and license, caretaker basis, occupation, possession, family arrangement, settlement, decree, or order of any Court of Law, contracts/agreements, development rights, partnership, any writing, and /or arrangement or otherwise howsoever, are hereby required to make the same known in writing along with documentary evidence to the undersigned within 21 (twenty one days) from the date hereof, failing which such right, title, benefit, share, claim and /or demand, if any, shall be deemed to have been waived and /or abandoned and no such claim will be deemed to exist and my client shall proceed further in the matter.

THE SCHEDULE ABOVE REFERRED TO

Residential flat, B-903, Ratan Heights, 9th floor, Dr. D.B. Marg, Opp. Navjeevan Society Mumbai Central (E), Mumbai-400008.

Dated this 17th day of February 2017

Sd/-
B.L.JAIN
Chartered Accountant
B-604, Ratan Heights, 9th floor,
Dr. D.B. Marg, Opp. Navjeevan Society
Mumbai Central (E), Mumbai-400008

दि सिटी को–ऑपरेटिव्ह बँक लि., मुंबई

बोरिवली शाखा

कब्जा सूचना

(स्थावर मिळकतीकरिता)

[illegible]

स्थावर मिळकतीचे वर्णन

[illegible]

(श्री. किशोर [illegible])
प्राधिकृत अधिकारी,
दि सिटी को–ऑपरेटिव्ह बँक लि., मुंबई

जाहीर सूचना

[illegible]

जाहीर सूचना

[illegible]

मागणी सूचना

[illegible]