

BSV/4153 /2017

29th June, 2017

M/s. Lakhani Realty LLP,
Satra Plaza, 18th Floor,
Plot No. 20, Sector 19-D,
Vashi,
Navi Mumbai – 400 705.

Dear Sirs,

Re: (1) All that piece and parcel of the land lying being and situated at Village Naupada, Taluka & District Thane in the Registration District and Sub-district of Thane within the limits of Thane Municipal Corporation admeasuring about 6490.43 square meters out of which an area about 351 square meters is reserved for M.R.T.S. with no set back being Final Plot No. 208/4 under the Town Planning Scheme Thane forming part of the larger Plot of Land bearing Survey Number 102 along with buildings standing thereon known as Building No. A, A-1, A-2, B, B-1 having total constructed carpet area of 5530.66 square meters including balcony/otala occupied by its 72 Members and one Pump Room more particularly described in the First Schedule hereto ("**the New Vandana Property**");

(2) All that piece and parcel of land situate, lying and being on land bearing Final Plot No. 214, Sub-divided Plot No. 6, Village Naupada, Taluka & District Thane in the Registration District and Sub-district of Thane within the limits of Thane Municipal Corporation admeasuring about 494.97 sq. mts., Opp. Divisional Forest Office, L.B. Shastri Marg, Thane (W) 400602 ("**the New Soni Property**").

(The New Vandana Property alongwith the New Soni Property are hereinafter collectively called "**the said Property**")

DESCRIPTION OF COPIES OF DOCUMENTS RECEIVED AND SCRUTINISED:

We have prepared this Title report in respect of the said Property on the basis of the documents of title furnished to us, a list of which is provided in **Annexure "A"** including the Search Report dated 16th January, 2016 of Mr. D.K.

Patil for the period of 47 years from the year 1970 to 2016 for the searches taken in the office of the concerned Sub-Registrar of Assurances, the Declaration dated 29th June, 2016, provided by Mr. Sunny V. Lakhani in relation to the said Property.

I. HISTORY & TITLE FLOW OF THE SUBJECT PROPERTY :

A. The Vandana Property:

1. It appears that on or before 1972, one Mr. Satinder Kumar Mangaldas Verma ("**the Original Owner**") was the owner of all those pieces and parcels of agricultural land situate lying and being at Mouje Naupada, Taluka Thana District and Registration Sub-District of Thana and within the limits of Thana Borough Municipality admeasuring 35006 square yards or thereabouts equal to 29269 square meters including therein the New Vandana Property ("**the Larger Vandana Plot**").
2. It appears that by and under an Agreement dated 17th March, 1971, the Original Owner *inter alia* agreed to sell the Larger Vandana Plot in favour of M/s. Mayur Builders on the terms and conditions mentioned therein and for the consideration mentioned therein.
3. It appears that by and under an Agreement dated 2nd June, 1971, M/s. Mayur Builders *inter alia* agreed to sell the Larger Vandana Plot to M/s. D.K. Builders on the terms and conditions mentioned therein and for the consideration mentioned therein.
4. It appears that by and under an Agreement dated 2nd August, 1971, M/s. D.K. Builders *inter alia* agreed to sell Plot No. 4 of the Larger Vandana Plot to Mr. S.K. Naik and Mr. S.L. Jain on the terms and conditions mentioned therein and for the consideration mentioned therein.
5. It appears that by and under an Order dated 10th March, 1972 issued by the Town Planning Authority and the Municipality of Thane, the layout of the Larger Vandana Plot was revised and the Larger Vandana Plot was sub-divided into 6 sub-plots.
6. By and under an Indenture dated 27th March, 1972 executed by and between the Original Owner and Vandana Co-operative Housing Society Limited ("**the Society**") as the parties thereto and by (i) M/s. Mayur Builders, (ii) M/s. D.K. Builders and (iii) Mr. S.K. Naik and Mr. S.L. Jain as the confirming parties thereto, the Original Owner *inter alia* conveyed all that piece or parcel situate, lying and being at Mouje Naupada Thana in the

Registration Sub-District of Thana and within the limits of the Thana Municipal Council admeasuring 9330 square yards or thereabouts or 7801 square meters bearing Plot No. 4 of the Larger Vandana Plot (**"the Consolidated Society Plot"**) on the terms and conditions mentioned therein and for the consideration mentioned therein.

7. It appears that pursuant to the Indenture dated 27th March, 1972, the Society constructed 6 buildings and structures upon the Consolidated Society Plot. (the Consolidated Society Plot along with the 6 buildings and structures constructed thereon shall hereinafter be referred to as **"the Consolidated Society Property"**).
8. By and under Occupation Certificate No. 1603/154 dated 23rd January, 1976 and No 4200/63 dated 20th September, 1977 the Society acquired the right to occupy the Consolidated Society Plot on the terms and conditions therein.
9. By and under an order dated 30th November, 2006 issued by the Deputy Registrar of Co-operative Societies (**"the said Dy. Registrar"**), Thane, the Society was divided into two societies viz. (i) Vandana Co-operative Housing Society Limited comprising of 3 buildings having 56 members and Vandana "A" Co-operative Housing Society Limited comprising of 3 buildings having 40 members.
10. By and under Order dated 17th December, 2013, passed by the Hon'ble Bombay High Court, Order dated 30th November, 2006 passed by the Dy. Registrar, Thane, Order dated 8th March, 2007 passed by the Divisional Joint Registrar and Order dated 31st January, 2008 passed by the Minister for Co-operation were quashed and the bifurcation of the Society was remanded back to the Dy. Registrar, Thane.
11. By and under an order dated 25th April, 2014, the Dy. Registrar, Cooperative Societies, Thane, divided the original Vandana Society in 4 societies namely (i) Vandana A CHS Ltd. comprising of A, A-1, A-2 Buildings consisting 40 members, (ii) Vandana B CHS Ltd. comprising of B Building consisting 16 members, (iii) Vandana B-1 CHS Ltd. comprising of B Building consisting 16 members, (iv) Vandana C CHS Ltd. comprising of C Building consisting of 24 members respectively and the Dy. Registrar also made division of Plot equally amongst all the members of the Society.
12. By and under an order dated 26th February, 2015 issued by the Divisional Joint Registrar Cooperative Societies, Thane, the appeal by Vandana A, A-

1 and A-2 was rejected. However, it may be noted that this order was reversed by the order dated 21st August, 2015 and the order dated 1st September, 2015 more particularly provided hereinbelow.

13. By and under an order dated 21st August, 2015, the Hon'ble Co-operative Minister, State of Maharashtra, inter alia passed directions to the said Dy. Registrar, Thane to divide the Society land and distribute the entire land in proportion of actual area in use of members.
14. It appears that by and under an application dated 27th August, 2015 filed before the said Dy. Registrar, Thane, the members of Buildings "A", "A-1", "A-2", "B" and "B-1" of the said Society inter alia requested for cancelling the division of the Society in respect of 5 Buildings i.e. "A", "A-1", "A-2", "B" and "B-1" and to register one single Society for these 5 buildings.
15. By and under the order of the said Dy. Registrar, Thane dated 1st September, 2015, the Consolidated Society Property was divided and assigned to each of the proposed societies in proportion to the flat areas of the respective building/s as under:

Society Name	Carpet area e ch unit	No. of flats units	Total carpet area	Proportion of carpet area to the total carpet area	Proportionate Area of the Vandana Property
Vandana C Co- operative Housing Society Limited	501 square feet	24	1202 4 suar e feet	16.80%	1310.57 square meters
Vandan a B-1 Co- operativ e Housing Society Limited	741 square feet	16	5953 2 suar e feet	16.57%	6490.43 square meters
Vandan a B Co- operativ e Housing	741 square feet	16		16.57%	

Society Limited				
Vandana A Co-operative Housing Society Limited	895.5 square feet	40		50.06%
Total			7156 square feet	7801 square meters

This order dated 1st September, 2015 has been set aside vide Order of the High Court of Bombay dated 10th April, 2017.

16. By and under the registration certificate issued by the Registrar of Societies dated 8th September, 2015 and bearing registration no. TNA/ (TNA)/ HSG/ (TC)/ 27916/ 2015, the holders of flats in 5 buildings (i)Vandana A, (ii) Vandana A-1, (iii) Vandana A-2, (iv)Vandana B and (v)Vandana B1 comprising of 72 members formed and registered as one society under the name New Vandana Co-operative Housing Society Limited ("**the New Society**") and therefore the New Society became the owners of 6490.43 square meters of the Consolidated Society Property ("**the New Vandana Property**").
17. It appears that by and under a resolution at the Special General Body Meeting of the New Society held on 16th October, 2015, the members of the New Society unanimously agreed to redevelop the New Vandana Property and appointed M/s. Saakaar Architects as its Project Management Consultant ("**the PMC**").
18. The New Society invited offers from prospective developers through the PMC and we have been informed by the Developer that the feasibility report is not available.

KV

19. By and under a resolution at the Special General Body Meeting of the New Society held on 29th November, 2015 in the presence of the authorized representative of the said Dy. Registrar and the PMC, the members of the New Society unanimously voted to appoint M/s. Lakhani Realty LLP ("the Developers") as the developers for redevelopment of the New Vandana Property.
20. The New Society issued a letter of intent dated 7th December 2015, for appointing the Developers for redevelopment of the New Society. Further vide letter dated 7th December, 2015, the Developers accepted such appointment.
21. By and under a Development Agreement dated 27th June, 2016 and registered with the Sub-registrar of Assurances under registration no. 7812 of 2016 entered into between the New Society and the Developers, the New Society inter alia granted rights to redevelop the New Vandana Property on the terms and conditions mentioned therein.
22. By and under a Power of Attorney dated 27th June, 2016 and registered with the sub-registrar of assurances under registration no. 7813 of 2016 executed by the New Society in favour of the Developers, the New Society inter alia granted rights for the purpose of redevelopment and the power to comply with the compliances required for redevelopment of the New Vandana Property.
23. We have been informed by the said Developers that no individual alternate accommodation agreements have been executed yet between the Developers and the members of the New Society with respect to the New Vandana Property.
24. By and under an Order dated 10th April 2017 in W.P.No.10637/2015 and W.P. No.1743/2016 the High Court of Bombay inter alia held that the registration certificate of the New Society may be cancelled and directed the said Deputy Registrar to decide the same afresh. Accordingly, the said Deputy Registrar by and under its Order dated 6th June 2017 inter alia registered the New Society with the same name and a new registration number.
25. By and under the registration certificate issued by the Registrar of Societies dated 6th June, 2017 and bearing registration no. TNA/(TNA)/HSG/(TC)/29760/2017, the holders of flats in 5 buildings (i)Vandana A, (ii) Vandana A-1, (iii) Vandana A-2, (iv)Vandana B and

(v) Vandana B1 comprising of 72 members formed and registered the New Society.

26. By and under the Order of the said Dy. Registrar, Thane dated 6th June, 2017, the Consolidated Society Property was divided and assigned to both Societies in proportion to the flat areas of the respective building/s as under:

Sr. No.	Name of Soc.	Building No.	Carpet Area (in sq. Ft.)	Total Area (in sq. Ft.)	No. of flats units	Proportionate Area of the Vandana Property (in sq. mts)	Proportion of carpet area to the total carpet area
1	Vandana C Co-operative Housing Society	C	501	12024	24	1310.57	16.80%
2	New Vandana Co-operative Housing Society	A, A-1, A-2	895.5	59532	16	6490.43	16.57%
3		B-1	781		16		16.57%
4		B	781		40		50.06%
	Total			71556	96	7801	

B. The New Soni Property:

1. It appears that on or before 1974, one Mrs. Rekha M. Vaidya ("the said **Rekha**") was the owner of all those pieces and parcels of land situate lying and being on land bearing Final Plot No. 214, Sub-divided Plot No. 6, Village Naupada, Taluka & District Thane in the Registration District and Sub-district of Thane within the limits of Thane Municipal Corporation admeasuring about 494.97 sq. mts., L.B. Shastri Marg, Thane (W) 400602 ("the **New Soni Plot**").

W

2. It appears that by and under an Agreement for Sale dated 5th September, 1974 executed by and between the said Rekha and one Mrs. Sona K. Khetwani ("**the said Sona**") as the parties thereto the said Rekha inter alia agreed to convey the Soni Plot on the terms and conditions mentioned therein and for the consideration mentioned therein, and further allowing the said Sona to commence construction thereon at her own cost.
3. Occupation Certificate No. 622/79 (622/24/7/75) dated 2nd August, 1975 was granted by the Thane Municipal Council in respect of 1 building on the New Soni Plot. (the New Soni Plot and the buildings and structures constructed thereon shall hereinafter be referred to as "**the New Soni Property**".) We have been provided with a copy of the Occupation Certificate.
4. By and under Deed of Conveyance dated 21st January, 1976 registered with the Sub registrar of Assurances under the serial number 47/1976 executed by and between the said Rekha, and the New Soni Co-operative Housing Society ("**the New Soni Society**") as the parties thereto and by the said Sona as the confirming party thereto, the said Rekha inter alia conveyed the New Soni Property on the terms and conditions mentioned therein and for the consideration mentioned therein.
5. By and under the resolution passed at the Special General Body Meeting of the Soni Society held on 28th April, 2016, M/s. Lakhani Realty LLP were appointed as the developers for redevelopment of the New Soni Property. We have been informed by the Developers that no Power of Attorney and/or any Special or General with regards to the re-development and/or Development Agreement entered into by the Developers with the Soni Society.

C. The said Property:

The sub-Registrar of Co-operative Societies issued a letter dated 27th October, 2016, bearing No. 3343/2016 to the Soni Society, acknowledging their application for amalgamation with the New Society, however they have withheld their consent to the amalgamation of the Soni Society and the New Society subject the terms and conditions therein. We have been informed by the Developers that no further correspondence or permissions relating to amalgamation of the New Society and New Soni Society are available.

II. PROPERTY REGISTER CARD

1. The Property Register Card in relation to the Consolidated Society Property comprised in the following inter alia, provides the following details:

m

- (i) The person shown to be in beneficial ownership is Vandana Co-operative Housing Society Limited;
- (ii) The area is stated as 7801 square meters.

We have been informed by the Developers that the P.R. Card has not been updated to reflect the order of the said Dy. Registrar pursuant to which the sub-division of the land has taken place and the New Society is entitled to 6490.43 square meters being the Vandana Property.

2. The Property Register Card in relation to the Soni Property comprised in the following inter alia, provides the following details:

- (i) The person shown to be in beneficial ownership is the New Soni Co-operative Housing Society.
- (ii) The area is stated as 495 square meters.

III. T.P. REMARKS & RESERVATIONS AFFECTING THE SAID PROPERTY

- (i) We have been informed by the Developers that there is a reservation of 351 square meters without any set back on the Vandana Property for M.R.T.S. and that this reservation was under the Consolidated Vandana Property but it appears that to avoid any further dispute with Vandana C CHS Ltd, this 351 sq. meter land is now reserved under New Vandana Property.

We have been further informed by the Developers that the TP Remarks of the New Vandana Property and the New Soni Property are the same.

IV. OPINION ON CONSTRUCTION PERMISSIONS

We are not in a position to give an opinion on the construction permissions as the same can be certified only by an Architect. However, we have provided hereunder, details of permissions in relation to the New Vandana Property / part thereof:

- (i) Copy of Intimation of Disapproval dated 28th February 2017 against its proposal of redevelopment, issued by the Thane Municipal Corporation bearing No. No.S3T/0019/16/TMC/TDD/2068/17.

V. PENDING LITIGATION

A. New Vandana Property:

pu

- (i) By and under Order dated 21st August, 2015 in Revision Application No. 202 of 2015, the Minister of Cooperation, Marketing & Textile inter alia dismissed the Order dated 26th February, 2015 passed by the Divisional Joint Registrar, Cooperative Societies, Konkan Division, the Minister of Cooperation directed that the distribution of area of the Society shall be proportionate to the area of occupation of members and further that the Society shall be divided the into four societies.
- (ii) By and under the Writ Petition No. 27185 of 2015 filed by **Mr. Anant Krishnaji Date** against (i) Vandana A, A-1 & A-2 Cooperative Housing Society Ltd. (ii) Vandana B & B-1 Cooperative Housing Society Ltd., (iii) The Municipal Corporation Thane and (iv) the State of Maharashtra, Mr. Anant Krishnaji Date inter alia challenged the aforementioned Order dated 21st August, 2015 and Order dated 1st September, 2015, passed by the said Dy. Registrar, Thane for dividing the Society into two cooperative societies and for dividing and assigning the Consolidated Society Property in proportion to the area of occupation of members of each of the societies comprising the Society.
- (iii) By Writ Petition No. 1743 of 2016 filed by the **Vandana "C" Cooperative Housing Society Ltd. ("Petitioner Society")** against (i) Vandana A, A-1 & A-2 Cooperative Housing Society Ltd., (ii) Vandana B & B-1 Cooperative Housing Society Ltd., (iii) Divisional Joint Registrar, Co-operative Societies, Konkan Division, (iv) Deputy Registrar, Cooperative Societies, Thane and (v) the State of Maharashtra, through the Learned Minister, Ministry of Cooperation, Marketing and Textile, the Petitioner Society challenged the Order dated 21st August, 2015, passed by the Minister of Cooperation, Marketing & Textile, in Revision Application No. 202 of 2015 and also challenged the Order dated 1st September, 2015, passed by the said Dy. Registrar, for dividing the Society into two cooperative societies and for dividing and assigning the Consolidated Society Property in proportion to the area of occupation of members of each of the societies comprising the Society.
- (iv) By and under Order dated 10th April, 2017, the Writ Petitions have been disposed off *inter alia* on the following terms:
- Order dated 1st September, 2015 has been set aside;
 - The aforesaid matter was to be taken before the said Dy. Registrar and expedited;
 - It is expressly stated that all the contentions of the Parties are kept open.
- (v) By and under Order dated 6th June 2017 and Directive dated 6th June, 2017, the Dy. Registrar inter alia appointed an Auditor for the purposes of dividing the assets liabilities and accounts of the Society.

MW

- (vi) We have been informed by the Developers that there have been no further orders, judgements, injunctions passed by any court against the redevelopment of the Vandana Property.

We have been informed by the Developers that as on date there is no pending litigation in respect of the New Society and also in respect of New Soni Property.

VLMUNICIPAL TAXES AND ELECTRICITY BILLS AND OTHER

A. New Vandana Property:

1. We have been provided with the electricity bills dated 7th September, 2016 in regards to Building A, Staircase No. 1 of Building A, Staircase No. 2 of Building A, Staircase No. 4 of Building A, Staircase No. 9 of Building A-2, Staircase No. 5 of Building B and Staircase No. 6 of Building B of the Society made out in the name of the Society, issued by the Maharashtra State Electricity Distribution Company.
2. Further, we have been provided with a letter dated 15th October, 2016 from the Maharashtra State Electricity Distribution Company, certifying that as on 30th September, 2016, no dues remain in relation to Consumer Nos. 14012672, 14012761, 14013229, 14012958, 14012869, 14012851 and 14013202 which are in the name of the Secretary of the Vandana Society.
3. We have been provided with a water bill made out in the name of the Society for the period of 2016-2017 and the payment Receipt thereof dated 10th October, 2016 issued by the Municipal Corporation of Thane.
4. Further, we have been provided with letter dated 15th October 2016, issued by the Municipal Corporation of Thane certifying that the Vandana Society has no further outstanding dues in relation to water charges as on 10th October, 2016.
5. We have been provided with letter dated 18th October 2016, issued by the Municipal Corporation of Thane certifying that the Vandana Society has no further outstanding dues in relation to the property taxes for the period of 2016-2017.

B. New Soni Property

[Handwritten signature]

1. We have been provided with the electricity bills dated 28th October, 2016, issued by the Maharashtra State Electricity Distribution Company, in the name of New Soni Cooperative Housing Society.
2. We have been provided with letter dated 4th November, 2016, issued by the Municipal Corporation of Thane certifying that the Soni Society has no further outstanding dues in relation to the property taxes for the period of 2016-2017.
3. We have been provided with a letter dated 26th October, 2016, from the Maharashtra State Electricity Distribution Company, certifying that as on 26th October, 2016, no dues remain in relation to Consumer Nos. 000028042957, 000014013750, 000014013687.
4. We have been provided with water tax bill bearing No. SM1516N03872 for the period 2015-16 in the name of M/s. New Soni Cooperative Housing Society and receipt thereof bearing No. 022900 in the name of M/s. New Soni Cooperative Housing Society.
5. We have been provided with water tax bill bearing No. SM1617003558 for the period 2016-17 in the name of M/s. New Soni Cooperative Housing Society and receipt thereof bearing No. SM161702270 in the name of M/s. New Soni Cooperative Housing Society.

VII. SEARCH REPORT

We have received a Search Report dated 16th January, 2017, for the said Property or part thereof, issued by Mr. D.K. Patil for searches conducted at the office of the Sub-registrar of Assurances for the period of 1970 to 2016 for the said Property which reflects the following documents which are in addition to the documents mentioned in the title flow hereinabove:

1. Conveyance dated 16th October, 1979, Mr. Parasmal Fulchand Jain, 2) Mrs. Phulawantibai Fulchand Jain, 3) Ananata Pandurang Pandit and 4) M/s. Jasa Lumbaji Co. as the Vendor therein, conveyed all that pice and parcel of agriculture land or ground situate at Village Naupada, Taluka & Dist. Thane, within limits of Thane Municipal Council bearing S. No. 123C, 130A and Hissa No. 2, 4 and 5 admeasuring 1240.52 sq. mtrs. to Bhanu Shankar Joshi and Narahar Shankar Joshi, as the Developer therein. We have been informed by the Developer that the aforementioned Conveyance dated 16th October, 1979 does not pertain to the said Property. Based on your instructions, no further search has been conducted pursuant to the Search Report dated 16th January, 2017, and we have been informed by the Developers that there are no further encumbrances on he said Property.

m/

VIII. PUBLIC NOTICE

We have issued a Public Notice with respect to the title of the Developers to the said Property in 1) the Times of India (English) on 7th November, 2016 and 2) Maharashtra Times (Marathi) on 10th November, 2016 and we have not received any objection till date with regard to the same. Based on your instructions, no further Public Notices have been issued by us pursuant to the above public notices dated 7th November, 2016 and 10th November, 2016 and we have been informed by the Developers that there are no further encumbrances on the said Property.

IX. CONCLUSION

- (i) Subject to the aforesaid, the Developers have the development rights to redevelop the said New Vandana Property And to sell and otherwise deal with the free sale component arising from such redevelopment on the terms and conditions of the Development Agreement.
- (ii) Subject to the aforesaid and in particular a registered development agreement being duly executed and registered in favour of the Developers, the Developers have the development rights to redevelop the said New Soni Property and sell the and otherwise deal with the free sale component arising from such redevelopment on the terms and conditions of such registered development agreement and in accordance with the laws applicable from time to time.

It may be noted that:

- (a) Our report is based on the documents and information obtained from the Developers from the search reports;
- (b) The following has been assumed by us:
 - (i) Copies of documents/papers provided to us are precise and genuine copies of originals;
 - (ii) Each document/paper has been signed/ executed by persons purporting to sign/ execute the same and such person has full authority and power to do so; and
- (c) The aspects of zoning, permitted user, reservation/set-back (if any), development potential/ Floor Space Index and developability of the Property and the structures/ buildings thereon fall within the scope of an architect review and we express no views about the same;
- (d) In no circumstances, shall the cumulative liability, if any, of our firm viz., Messrs. Kanga & Co., Advocates & Solicitors, its Partners, Associates or

W

employees, in connection with the preparation or the issue of this Report on Title, exceed the professional fees paid to us in that behalf.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

A. New Vandana Property:

All that piece and parcel of the land lying, being and situated at Village Naupada, Taluka & District Thane in the Registration District and Sub-district of Thane within the limits of Thane Municipal Corporation admeasuring about 6490.43 square meters out of which an area about 351 square meters is reserved for M.R.T.S. with no set back being Final Plot No. 208/4 under the Town Planning Scheme Thane forming part of the larger Plot of Land bearing Survey Number 102 along with buildings standing thereon known as Building No. A, A-1, A-2, B, B-1 having total constructed carpet area of 5530.66 square meters including balcony/otala occupied by its 72 Members and one Pump Room and bounded as follows:

On the North	:	by Vandana "C" building & New Soni Building;
On the South	:	by old L.B.S. Road;
On the East	:	by Road;
On the West	:	by Service Road & Eastern Express Highway

B. New Soni Property:

ALL that piece and parcel of land s lying, being and situated at Village Naupada, Taluka & District Thane in the Registration District and Sub-district of Thane within the limits of Thane Municipal Corporation admeasuring about 494.97 sq. Meters or thereabouts being sub-divided Plot No.6 of the Final Plot No.214 of T.P.S. No.1 and bounded as follows:-

On the North	:	by Road
On the South	:	by property of New Vandana CHS
On the East	:	by Property of Vandana "C" CHS
On the West	:	by Service Road & Eastern Express Highway

Yours faithfully,
Kanga and Company,

B. Vaidya

Partner.

Annexure A
LIST OF ALL DOCUMENTS PERUSED

1. Agreement dated 17th March, 1971, the Original Owner *inter alia* agreed to sell the Larger Vandana Plot in favour of M/s. Mayur Builders on the terms and conditions mentioned therein and for the consideration mentioned therein.
2. Agreement dated 2nd June, 1971, M/s. Mayur Builders *inter alia* agreed to sell the Larger Vandana Plot to M/s. D.K. Builders on the terms and conditions mentioned therein and for the consideration mentioned therein
3. Agreement dated 2nd August, 1971, M/s. D.K. Builders *inter alia* agreed to sell Plot No. 4 of the Larger Vandana Plot to Mr. S.K. Naik and Mr. S.L. Jain
4. Order dated 10th March, 1972 issued by the Town Planning Authority and the Municipality of Thane
5. Copy of Indenture dated 27th March, 1972 executed by and between the Original Owner and Vandana Co-operative Housing Society Limited
6. Copy of Occupation Certificate No. 1603/154 dated 23rd January, 1976 and No 4200/63 dated 20th September, 1977
7. Copy of Order dated 30th November, 2006 issued by the Deputy Registrar of Co-operative Societies
8. Copy of Order dated 17th December, 2013, passed by the Hon'ble Bombay High Court,
9. Copy of Order dated 25th April, 2014, the Dy. Registrar, Cooperative Societies, Thane,
10. Copy of Order dated 26th February, 2015 issued by the Divisional Joint Registrar Cooperative Societies, Thane.
11. Copy of Order dated 21st August, 2015, the Hon'ble Co-operative Minister, State of Maharashtra
12. Copy of Order of the said Dy. Registrar, Thane dated 1st September, 2015
13. Copy of Registration certificate issued by the Registrar of Societies dated 8th September, 2015 and bearing registration no. TNA/ (TNA)/ HSG/ (TC)/ 27916/ 2015
14. Copy of resolution at the Special General Body Meeting of the New Society held on 16th October, 2015
15. Certified Copy of Resolution at the Special General Body Meeting of the New Society held on 29th November, 2015
16. Letter of intent dated 7th December 2015 issued by the New Society
17. Letter dated 7th December, 2015 from the Developer accepting the appointment
18. Development Agreement dated 27th June, 2016 and registered with the Sub-registrar of Assurances under registration no. 7812 of 2016.
19. Power of Attorney dated 27th June, 2016 and registered with the sub-registrar of assurances under registration no. 7813 of 2016.
20. Order dated 10th April 2017 in W.P.No.10637/2015 and W.P. No.1743/2016 passed by the High Court of Bombay.

mv

21. Copy of Registration certificate issued by the Registrar of Societies dated 6th June, 2017 and bearing registration no. TNA/(TNA)/HSG/(TC)/29760/2017.
22. Orders of the said Dy. Registrar, Thane dated 6th June, 2017.
23. Copy of Occupation Certificate No. 622/79 (622/24/7/75) dated 2nd August, 1975
24. Copy of Resolution passed at the Special General Body Meeting of the Soni Society held on 28th April, 2016.
25. Copy of Letter issued by the Sub-Registrar of Co-operative Societies dated 27th October, 2016, bearing No. 3343/2016.
26. Copy of Intimation of Disapproval dated 28th February 2017 bearing No. No.S3T/0019/16/TMC/TDD/2068/17
27. Order dated 21st August, 2015 in Revision Application No. 202 of 2015
28. High Court Order dated 10th April, 2017 in Writ Petition No. 202 of 2015 and 27185 of 2015
29. Copy of Water bill and the payment Receipt thereof dated 10th October, 2016 issued by the Municipal Corporation of Thane
30. Letter dated 15th October 2016, issued by the Municipal Corporation of Thane certifying that the Vandana Society has no further outstanding dues in respect of water charges.
31. Letter dated 18th October 2016, issued by the Municipal Corporation of Thane certifying that the Vandana Society has no further outstanding dues in relation to the property taxes for the period of 2016-2017
32. Copies of electricity bills dated 28th October, 2016, issued by the Maharashtra State Electricity Distribution Company
33. Copy of Letter dated 4th November, 2016, issued by the Municipal Corporation of Thane certifying that the Soni Society has no further outstanding dues in relation to the property taxes for the period of 2016-2017.
34. Copy of Letter dated 26th October, 2016, from the Maharashtra State Electricity Distribution Company, certifying that as on 26th October, 2016, no dues remain in relation to Consumer Nos. 000028042957, 000014013750, 000014013687.
35. Copy of Water tax bill dated 25th October, 2016 bearing No. SM1516N03872 for the period 2015-16 in the name of M/s. New Soni Cooperative Housing Society and receipt thereof bearing No. 022900
36. Copy of Water tax bill bearing No. SM1617003558 for the period 2016-17 in the name of M/s. New Soni Cooperative Housing Society and receipt thereof bearing No. SM161702270
37. Copy of T.P. Remarks concerning the New Vandana and the New Soni property.
38. Copy of Occupation Certificate No. 622/79 (622/24/7/75) dated 2nd August, 1975;

pu

39. Copy of Letter dated 27th October, 2016, bearing No. 3343/2016 to the Soni Society, acknowledging their application for amalgamation with the New Society;
40. Copy of Property Register Card;

M