



MDP & PARTNERS

ADVOCATES & SOLICITORS

NISHIT DHRUVA
PRAKASH SHINDE

ASHOK PARANJPE

TO WHOMSOEVER IT MAY CONCERN

Re: All that pieces and parcels of land admeasuring in the aggregate approximately 67,005 sq. yards comprising 60,138 sq. yards (62,725.12 sq. yards as per property card), bearing Survey Nos. 464, 465A and 466 i.e. CTS No.1592 to 1636 and 1638 and 6,867 sq. yards (7,425.6 sq. yards as per property card) bearing Survey No. 465 i.e. CTS No. 1637 situate, lying and being at Panchpakhadi, Thane, within the limits of Thane Municipal Corporation in the Registration District and Sub-District Thane and more particularly described in the First Schedule and the Second Schedule hereunder written ("the said Lands")

We have investigated the title of Modella Textile Industries Ltd. ("the Company") to the said Lands and submit our report as under:

1. Property admeasuring 60,138 sq. yards (62,725.12 sq. yards as per property card) bearing Survey Nos. 464, 465A and 466 i.e. CTS Nos. 1592 to 1636 and 1638 more particularly described in the First Schedule hereunder written:-

- a) By and under an Indenture of Conveyance dated 12th April, 1946, registered in the office of the Sub-Registrar of Assurances at Thane under Serial No. 310, (i) Dattaram Madhavrao Gawand, (ii) Rambhawoo Madhavrao Gawand and (iii) Kashibhai Madavrao Gawand, sold, transferred and conveyed in favour of Omprakash Tulsiram Gupta, all that piece and parcel of lands or ground or hereditaments, situate lying and being in the Village Panchpakhadi admeasuring 60,138 sq. yards, bearing Survey No. 464, 465A and 466 i.e. CTS Nos. 1592 to 1636 and 1638, within the limits of Thane Municipal Corporation in the Registration District and Sub-District Thane, (hereinafter referred to as "the said plot-I") and which is more particularly described in the First Schedule hereunder written, at or for the consideration specified therein.
- b) By and under an Indenture of Conveyance dated 21st November, 1951, registered in the office of the Sub-Registrar of Assurances at Thane under Serial No. 319, the aforesaid Omprakash Tulsiram Gupta, sold, transferred and conveyed the said plot-I to Kanshiram Kidarnath, the proprietor of Model Woolen Mills.
- c) M/s. Kanshiram Kidarnath a partnership firm was formed by partners viz. (i) Kedarnath Grover, (ii) Amarnath Grover, (iii) Nandkishor Grover, (iv)

Brijmohan Grover, (v) Hansraj Grover and (vi) Kapalmuni Grover and the said plot-I was brought in as an asset of the said partnership firm.

- d) By and under an Indenture dated 25th June, 1962 registered in the office of the Sub-Registrar of Assurances at Thane under Serial No. 1790, (i) Kedarnath Grover, (ii) Amarnath Grover, (iii) Nandkishor Grover, (iv) Brijmohan Grover, (v) Hansraj Grover and (vi) Kapalmuni Grover, partners of M/s. Kanshiram Kidarnath, sold and transferred the factory building constructed on land admeasuring 6000 sq. yards being a portion of the said plot-I in favour of Modella Woollens Limited which was promoted by Kedarnath Grover and Ors.
- e) By and under an Indenture of Lease dated 25th June, 1962, the partners of the said firm M/s. Kanshiram Kidarnath viz., (i) Kedarnath Grover, (ii) Amarnath Grover, (iii) Nandkishor Grover, (iv) Brijmohan Grover, (v) Hansraj Grover and (vi) Kapalmuni Grover demised a portion admeasuring 6000 sq. yards bearing Survey Nos. 465A (Part) and 466 (Part) out of the said plot-I in favour of Modella Woollens Limited for a term of 99 years with effect from 1st October, 1961 at the rent and upon the terms and conditions set out therein. The said Indenture of Lease has been registered in the office of Sub Registrar of Assurances at Mumbai at Serial No. 1791 of 1962.
- f) By and under a Deed of Dissolution dated 15th April, 1964 executed by (i) Kidarnath Kanshiram, (ii) Nandkishor Kidarnath, (iii) Hansraj Kidarnath, (iv) Amarnath Kanshiram, (v) Brijmohan Amarnath, (vi) Kapalmuni Amarnath, the said partnership M/s. Kanshiram Kidarnath carrying out its business at various places (formed under the Deed of Partnership dated 5th April, 1957) was dissolved and under the said Deed, (i) Amarnath Kanshiram, (ii) Brijmohan Amarnath and (iii) Kapalmuni Amarnath were allotted the business of M/s. Kanshiram Kidarnath at Bombay and Model Woollen Mills (including Grovertex Thana) at Bombay and Thana as a going concern together with the said plot-I. The said plot-I was allotted subject to the said Indenture of Lease dated 25th June, 1962 in respect of the portion of land admeasuring 6000 sq. yards out of the said plot-I. The said transfer was brought into effect by the said Deed of Dissolution dated 15th April, 1964 which was registered with the Sub-Registrar of Assurances at Amritsar under Serial No. 147.
- g) Upon dissolution of the said firm, i.e. M/s. Kanshiram Kidarnath, the said (i) Amarnath Grover, (ii) Brijmohan Grover and (iii) Kapalmuni Grover changed

the name of M/s. Kanshiram Kidarnath at Bombay to M/s. Kanshi Ram Amarnath.

- h) By and under an Indenture of Lease dated 10th September, 1964 the said firm of M/s. Kanshi Ram Amarnath through its partners viz. (i) Amarnath Grover, (ii) Brij Mohan Grover and (iii) Kapalmuni Grover, demised **another portion admeasuring 1387 sq. yards** out of the said plot-I to Modella Woollens Limited for a term of 96 years and 3 months with effect from 1st July, 1964 for the rent and upon the terms and conditions specified therein. The said Indenture of Lease has been registered in the office of Sub Registrar of Assurances at Bombay at Serial No. BOM-3705-1964.
- i) The partners of the said firm of M/s. Kanshi Ram Amarnath promoted a company called "Kanshi Ram Amarnath Private Limited" inter-alia with the object of taking over all the properties and assets of the said firm of M/s. Kanshi Ram Amarnath Private Limited.
- j) By and under a registered Indenture of Conveyance and Assignment dated 6th April, 1971, made between (i) Amarnath Grover, (ii) Brijmohan Grover and (iii) Kapalmuni Grover as partners of M/s. Kashi Ram Amarnath and (iv) Smt. Gyandevi Grover, (v) Janakraj Grover and (vi) Ravindra Grover, the said plot-I was sold, conveyed and transferred in favour of Kanshi Ram Amarnath Pvt. Ltd., subject to the two Indentures of Lease dated 25th June, 1962 and 10th September, 1964 respectively. The said Conveyance and Assignment has been registered in the office of Sub-Registrar of Assurances at Bombay at Serial No. Bom R 1551 of 1971. All assets and properties of the said Kanshiram Amarnath Private Limited were subsequently transferred to the said Company in the manner specified in clause 3(a) below.
- k) By and under a Deed of Assignment dated 10th May, 2007, Modella Woolens Limited sold, transferred and assigned its leasehold rights in the property bearing Survey Nos. 465 A (P), 466 (P) i.e. CTS Nos. 1592 to 1636 and 1638 admeasuring 1387 sq. yards, structure admeasuring 883.28 sq. mtrs. built up and property admeasuring 6000 sq. yards, structure admeasuring 2057.92 sq. mtrs. forming part of the said plot-I in favour of Videocon Realty & Infrastructure Limited for the consideration and upon the terms and conditions as specified therein. This Deed has been registered in the office of Sub-Registrar of Assurances at Thane at Serial No. TNN-1/2755 of 2007.

1) Thereafter, vide a Deed of Surrender of Lease dated 16th April, 2012, executed between the said Videocon Realty & Infrastructure Limited (therein referred to as the "Lessee") and the Company (therein referred to as the "Owner/Lessor), the said Videocon Realty & Infrastructure Limited have surrendered the lease and all its right, title and interest in respect of aforesaid properties admeasuring 6000 sq. yards and 1387 sq. yards bearing Survey Nos. 465 A (Part) and 466 (Part) forming part of the said plot-I, together with the right to demolish the buildings and structures standing thereon, in favour of the Company with the intent and purpose that the remaining period of the term of the respective leases granted under the aforementioned Indentures of Lease dated 25th June,1962 and 10th September,1964 shall cease and come to an end and become merged and be extinguished immediately thereon in favour of the Company and the interest of Videocon Realty & Infrastructure Limited thereon shall revert back such that the Company thereafter hold the said properties as full/ sole owner and free from the said leases without any suit for lawful eviction, interruption, claim or demand whatsoever from or by Videocon Realty & Infrastructure Limited or its successors and/or assigns.

2. Property admeasuring 6,867 sq. yards(7,425.6 sq. yards as per property card), bearing Survey No. 465 i.e. CTS No. 1637 more particularly described in the Second Schedule hereunder written:-

a) By and under a registered Indenture of Conveyance dated 11th May, 1963, (i) Smt. Yamunabai Hari Mhatre and (ii) Smt. Gangabai Pandurang Ware (therein collectively referred to as "the Vendors"), (i) Mr. Nana Hari Mhatre and (ii) Mr. Bhalchandra Hari Mhatre, (therein referred to as "the First Confirming Party"), (i) Mr. Dadaji Pandurang Ware, (ii) Mr. Janardan Pandurang Ware, (iii) Mr. Madhukar Pandurang Ware and (iv) Mr. Ramchandra Pandurang Ware (therein collectively referred to as "the Second Confirming Party"), sold, conveyed and transferred in favour of Mr. Brijmohan Amarnath Grover, Mr. Kapalmuni Amarnath Grover, Mr. Janakraj Amarnath Grover and Mr. Ravindra Amarnath Grover (the last being a minor, by his father and guardian, Amarnath Grover) (therein collectively referred to as "the Purchasers"), all that pieces or parcels of land or ground situate, lying and being at Panchpakhadi, Thane, within the limits of Thane Municipal Corporation in the Registration District and Sub-District Thane, admeasuring about 6867 sq. yards (i.e. 6371.27 sq. mtrs.) or thereabouts and bearing Survey No. 465 i.e. CTS No. 1637 (hereinafter referred to as "the said plot-II")

which is more particularly described in the **Second Schedule** hereunder written, at or for the consideration specified therein. This Indenture has been registered in the office of the Sub-Registrar of Assurances at Thane at Sr. No. 477/ 1963 in Vol. No. 722 of Book No. 1.

- b) By and under 3 separate Deeds of Assignment all dated 30th March, 1966 registered in the office of Sub-Registrar of Assurances at Bombay at Serial No. Bom R- 2438, 2439 and 2440 of 1966 respectively, (i) Kapalmuni Grover, (ii) Brijmohan Grover and (iii) Janakraj Grover transferred and assigned their respective undivided $\frac{1}{4}$ share right, title, interest in the said plot-II to their respective heirs i.e. (i) Uday Kapalmuni Grover, (ii) Vinod Brijmohan Grover, (iii) Vinay Grover and (iv) Kusum Janakraj Grover.
- c) By and under an Agreement dated 23rd May, 1966 made between the said Kusum Janakraj Grover, Ravindra Kumar Grover, Vinod Kumar Grover, Vinay Kumar Grover, and Uday Kumar K. Grover (therein referred to as the "Lessors") and M/s. Brij Textiles, a partnership firm (therein referred to as the "Lessee"), the said Lessors granted right to the Lessees to construct factory building/s thereon and agreed to grant lease of the said plot-II (therein referred to as "the said Premises") alongwith the factory building/s to be constructed thereon for the terms of 98 years from the date of possession. Upon the said Brij Textiles completing construction of the factory building/s on the said plot-II, the said Brij Textiles became entitled to a lease of the said plot-II and the factory building/s constructed thereon.
- d) The partners of the said Brij Textiles promoted a private limited company known as Brij Textiles Private Limited with the object inter-alia of taking over all the properties, assets and rights of the said partnership firm Brij Textiles.
- e) At the request of the partners of the said Brij Textiles, by and under a registered Indenture of Lease dated 12th June, 1970, the said (i) Kusum Janakraj Grover, (ii) Ravindra Kumar Grover, (iii) Vinod Kumar Grover, (iv) Vinay Kumar Grover and (v) Uday Kumar Grover granted and demised upon Brij Textiles Private Limited the lease of the said Plot-II together with the factory building/s constructed thereon for a term of 98 years with effect from 1st July 1968 at the rent and upon the terms and conditions specified therein which is duly registered with the office of the Sub-Registrar of Assurances under Serial. No. Bom-R/2702/1970. All the assets and properties of the said

Brij Textiles have been subsequently transferred to the Company has specified in clause 3 (a) below.

- f) Thereafter, by and under a Deed of Conveyance of Reversionary Rights dated 21st September, 2010 made between (i) Kusum Janakraj Grover, (ii) Ravinder Grover, (iii) Vinaykumar Grover, (iv) Udaykumar Grover and (v) Vinodkumar Grover (referred to as the "Vendors" therein) and the said Company (referred to as the "Purchaser" therein), the Vendors therein have sold, transferred and conveyed the said plot-II together with the factory building/s constructed thereon and all their right, title and interest therein to and unto the said Company for the consideration and upon the terms and conditions more particularly provided therein. The said Deed is being registered. Simultaneously, an Irrevocable Power of Attorney dated 21st September, 2010 has also been executed by the said Vendors therein in favour of nominees of the Company inter-alia authorizing to execute the Deed of Conveyance and lodge the same for registration and admit execution thereof before the Sub-Registrar of Assurances.

3. Transfer of plot-I and plot-II to the Company

- a) By an Order dated 18th April, 1972 passed by the Bombay High Court in Company Petition No. 70 (connected with Company Application No. 29 of 1972), the whole of the business of Kanshi Ram Amarnath Private Limited including its undertaking, all rights, powers and authorities and all properties moveable and immoveable including the said plot-I, the leasehold and tenancy rights etc. belonging to M/s. Kanshi Ram Amarnath Private Limited and the whole of the business of M/s. Brij Textiles Limited including its undertaking, all rights, powers, authorities and all properties moveable and immoveable including leasehold rights belonging to Brij Textiles Private Limited in respect of the said plot-II were transferred to the said Company with effect from 1st April, 1971 without any further act or deed pursuant to Section 394(2) of the Companies Act, 1956.
- b) In or about 1975, the said Company deposited the title deeds of the above mentioned properties with the Central Bank of India to secure a term loan and credit facilities given to the said Company by Central Bank of India.
- c) In November, 1986, Central Bank of India filed a suit in the Bombay High Court against the said Company and its Directors, being Suit No. 3290 of 1986 for recovery of the amounts due by the said Company in respect of the Term

loan and credit facilities given by Central Bank of India to them and by an Order dated 12th March, 1987, the Court Receiver High Court Bombay was appointed Receiver of the said mortgaged properties of the said Company.

4. Winding up order against the Company

- a) By an Order dated 11th June, 1987 passed by the Bombay High Court in Company Petition No. 404 of 1996 filed by one of its creditors, the said Company was ordered to be wound up and Official Liquidator, High Court Bombay was appointed Liquidator of the said Company.
- b) Bali Properties & Investments Pvt. Ltd. ("Bali Properties") having paid to Central Bank of India at the request of Brij Mohan Grover, a former director of the said Company, a sum of about Rs. 12.80 Crores, the Central Bank of India by an Agreement dated 12th January, 1996 agreed to assign their claim in the said Suit No. 3290 of 1986, together with the benefit of the securities over the mortgaged properties of the said Company in favour of Bali Properties. Pursuant to the Order dated 18th October, 1996 passed by the Bombay High Court in the said Suit No. 3290 of 1986, Bali Properties have been substituted as Plaintiffs in the said Suit No. 3290 of 1986. By another Order dated 19th October, 1996 passed by the Bombay High Court in Company Petition No. 404 of 1986, leave is granted to Bali Properties to prosecute and continue to prosecute the said Suit No. 3290 of 1986 against Modella Textile Industries Ltd. (In Liquidation).

5. Scheme under Companies Act, 1956

- a) One of the Promoters/Shareholders i.e. late Mr. Brijmohan Grover had filed a Company Petition No. 472 of 2006 in the Bombay High Court under the provisions of Sections 391 to 394 of the Companies Act, 1956 for sanction of a Scheme proposed by him for taking the said Company out of Liquidation.
- b) A rival Scheme was presented by one BLR Knits Private Limited which Scheme got sanctioned vide Order dated 22nd December, 2006, read with the orders dated 15th January, 2007 and 20th February, 2007 passed in Company Petition No. 472 of 2006.
- c) The said late Brijmohan Grover filed an Appeal bearing Appeal No.148 of 2007 from the said Orders, which Appeal was admitted and the Scheme sanctioned vide the said Orders had been stayed. Similar Appeals from the

said Orders have been filed by one Bali Properties being Appeal No.165 of 2007 and by Mrs. Kusum Grover being Appeal No. 242 of 2007.

- d) Consent Terms were arrived at between all the parties in the said three Appeals whereby it was, inter-alia, agreed that the Scheme sanctioned vide the said Orders shall remain sanctioned subject to certain modifications therein, which modifications inter-alia provided that one M/s. Sadguru Multitrade Private Limited will be substituted as the new Sponsor in place of BLR Knits Private Limited.
 - e) Order dated 26th October, 2010 have been passed by the Hon'ble Mr. Justice S. J. Kathawalla in terms of the Consent Terms dated 21st September, 2009 filed in the Hon'ble Bombay High Court in pending Appeals as specified above, whereby winding up Order dated 11th June 1987 was stayed permanently, all assets and fixed assets reverted back to the Company and the Company obtained possession of all assets and books and records of the Company from the Official Liquidator and the Official Liquidator has been discharged as Liquidator of the Company.
 - f) Upon the Scheme as modified, becoming operative in respect of the Company, the New Sponsor i.e. the said M/s. Sadguru Multitrade Private Limited has made all payments required to be made and liabilities to be discharged pursuant to the orders passed on the said Consent Terms. The Company has thus stood revived.
 - g) Pursuant thereto, Chamber Summons were filed in the Suit No.3290 of 1986 for carrying out amendments. By an order dated 17th March,2011, the Chamber Summons was allowed in terms of prayer clause (a) and (b) and the Court Receiver, High Court Bombay was discharged. However, the said Suit No.3290 of 1986 is still pending.
6. On 16th April, 2012, the said Bali Properties have given their No Objection Certificate (NOC) to the Company stating that they have no objection whatsoever to the Company carrying out development activities on the said plot-I and plot-II under the Rental Housing Scheme of the Mumbai Metropolitan Region Development Authority (MMRDA) and conveying the underlying land appurtenant to the rental housing component in favour of MMRDA, at its sole discretion and in the manner as the Company may deem fit, without any further reference/consent from Bali Properties.

7. We have perused the Property Cards in respect of the above mentioned properties and have found that the name of the Modella Textile Industries Limited has been shown as the owner/holder thereof.
8. At the request of the Company, Shraavan A. Gupta & Associates has carried out search of the charges registered and made available on MCA Portal and at the office of the Registrar of Companies, Maharashtra (ROC) from the date of incorporation of the Company till the date of the report and has submitted his report dated 11th July, 2017. Kindly note that we have not taken independent search in the ROC, but have relied upon the said search report.
9. For the purposes of this report, we have relied on the prior Title Certificate dated 19th April, 2012 issued by us i.e. MDP & Partners, Advocates & Solicitors. At the time of issuance of the Title Certificate dated 19th April, 2012, we had caused searches to be taken in the offices of the Sub-Registrar of Assurances at Mumbai & Thane 1 from the year 1950 to 2010 (60 years) and Thane 2 and Thane 5 from 2005 to 2010 (6 years), through our search clerk Mr. Sameer Sawant, who has submitted his search report dated 24th May, 2011.
10. For the issuance of this Title Certificate, we have caused our Search Clerk Mr. Sameer Sawant to conduct a search in the offices of the Sub-Registrar of Assurances at Thane-1, 2, 5 & 9 from 2010 to 2017 (8 years), who has submitted his search report dated 21st July, 2017 in respect thereof.
11. From the above search reports and ROC report, we have found that the following charges/mortgages are presently subsisting on the said Lands:
 - a. Indenture of Mortgage dated 24th July, 2013 registered at the Sub-Registrar of Assurances at Thane-5 at Serial No. 7722 of 2013 executed by and between Modella Textiles Industries Limited (therein referred to as the Borrower/Mortgagor) and ECL Finance Ltd (therein referred to as the Mortgagee), whereby Modella Textiles Industries Limited has created mortgage on the said Lands in favour of ECL Finance Ltd and for securing an amount of Rs. 150,00,00,000/- (Rupees One Hundred and Fifty Crores only);
 - b. Debenture Trust Deed dated 22nd March, 2016, registered at the office of the Sub-Registrar of Assurances at Thane-1 under serial no.

2981 of 2016 executed by and between Modella Textile Industries Limited (therein referred to as 'the Mortgagor') and IDBI Trusteeship Services Limited (therein referred to as 'Debenture Trustee', whereby Modella Textile Industries Limited secured by way of first mortgage and charge on the said Lands in favour of IDBI Trusteeship Services Limited for 1760 (One Thousand Seven Hundred and Sixty) Unlisted, Unrated, Secured Redeemable Non-Convertible Debentures for an aggregate nominal value not exceeding Rs. 176,00,00,000/- (Rupees One Hundred and Seventy Six Crores only);

c. Mortgage Deed dated 25th April, 2016 registered at the office of the Sub-Registrar of Assurances at Thane-1 under serial no. 4676 of 2016 executed by and between Modella Textile Industries Limited (therein referred to as 'the Mortgagor') and IDBI Trusteeship Services Limited (therein referred to as 'Debenture Trustee'), modifying certain terms and conditions of the aforesaid Mortgage Dated 22nd March, 2016;

d. Indenture of Mortgage dated 29th September, 2016 registered on 28th October, 2016 at the Sub-Registrar of Assurances at Thane-1 at serial no.11953 of 2016 and executed by and between Modella Textiles Industries Ltd (therein referred to as the Borrower/Mortgagor) and ECL Finance Ltd (therein referred to as the Lender/Mortgagee), whereby Modella Textiles Industries Limited has created mortgage on the said Lands in favour of ECL Finance Ltd for securing an amount of Rs.50,00,00,000/- (Rupees Fifty Crores only);

12. Further, vide the Indenture of Mortgage dated 17th November, 2017 registered on 17th November, 2017 at the Sub-Registrar of Assurances at Thane-1 at serial no.13491 of 2017 and executed by and between Modella Textiles Industries Ltd (therein referred to as the Borrower/Mortgagor) and ECL Finance Ltd (therein referred to as the Lender/Mortgagee), whereby Modella Textiles Industries Limited has created mortgage on the said Lands in favour of ECL Finance Ltd for securing an amount of Rs. 140,00,00,000/- (Rupees One Hundred and Forty Crores only);

13. Debenture Trust Deed dated 17th November, 2017, registered at the office of the Sub-Registrar of Assurances at Thane-1 under serial no. 13494 of 2017 executed by and between Modella Textile Industries Limited (therein referred to as 'the Mortgagor') and Beacon Trusteeship Limited (therein referred to as 'Debenture Trustee'), whereby Modella Textile Industries Limited secured by way of

mortgage and charge on the said Lands in favour of Beacon Trusteeship Limited for 3100 (three thousand one hundred) Unlisted, Unrated, Secured Redeemable Non-Convertible Debentures for an aggregate nominal value not exceeding Rs. 310,00,00,000/- (Rupees Three Hundred and Ten Crores only).

14. For the purpose of this report, we have not issued advertisements in newspapers inviting objections from the public with respect to the said above mentioned property.

15. In view of the above, the title of the Company to the said plot-I and plot-II admeasuring in aggregate to about 67,005 sq. yards comprising of 60,138 sq. yards (62,725.12 sq. yards as per property card) bearing Survey No. 464, 465A and 466 i.e. CTS Nos. 1592 to 1636 and 1638 and 6,867 sq. yards (7,425.6 sq. yards as per property card) bearing Survey No. 465 i.e. CTS No. 1637 more particularly described in the First and the Second Schedule hereunder written, is clear and marketable, and that the same is free from encumbrances save and except the mortgages stated hereinabove and the said Company is entitled to develop the said Lands subject to obtaining all necessary permissions/sanctions/approvals from relevant governmental departments and/or authorities as also in accordance with the extent rules and regulations in force for development of the said Lands.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the plot-I)

All those pieces or parcels of lands or ground or hereditaments, situate lying and being in the Village Panchpakhadi admeasuring 60,138 sq. yards (62,725.12 sq. yards as per property card), bearing Survey Nos. 464, 465A and 466 i.e. CTS No. 1592 to 1636 and 1638 Thane, within the limits of Thane Municipal Corporation in the Registration District and Sub-District Thane together with buildings and structures standing thereon and bounded as follows,

On or towards the East	:	by the boundary of Nawpada - Village and partly by Govindrao Gawand's property;
On or towards the West	:	by Govt. Nala;
On or towards the South	:	partly by Nala and partly by Govt. Lands;
On or towards the North	:	partly by the Bombay Agra Road and partly by Survey No. 465B

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the plot-II)

All those pieces or parcels of land or ground situate, lying and being at Panchpakhadi, Thane, within the limits of Thane Municipal Corporation in the Registration District and Sub-District Thane, admeasuring about 6867 sq. yards (i.e. 6371.27 sq. mtrs.) or thereabouts and bearing Survey No. 465 i.e. CTS No. 1637 together with buildings and structures standing thereon and bounded as follows:

On or towards the East : by the property of Model Woolen Mills;

On or towards the West : by land bearing Survey No. 465;

On or towards the North : by the land bearing Survey No. 464; and

On or towards the South : by the property of Model Woolen Mills

Dated this 25th day of May, 2018

MDP & Partners



Ashok Paranjpe
Managing Partner