

BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,  
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.  
MOBILE NO. 8879619143/9004343727.

---

**REPORT ON TITLE**

**Re:** All that pieces and parcels of land situate lying and being in Village Panchpakhadi, Taluka and District Thane, within the limits of Thane Municipal Corporation, in registration district & sub district of Thane, admeasuring about 22050.94 sq. mts. (herein after referred as the “the **Said Property**” from and out of the Freehold property bearing Survey nos. 48/1 pt., 48/3, 48/4, 48/5 pt., 49/2 pt., 73/1, 74 admeasuring 13,050.68 sq. mtrs. or thereabout and Sanad Land bearing Survey No. 48/2, 49/4, 73/2, 73/3, 73/4 and 73/6 admeasuring 9,000.26 sq. mts. or thereabout and in all admeasuring 31364.68 sq. mtrs. or thereabout (herein after referred as the “**Larger Property**”).

This Title Report in respect of the Said Property is prepared by me for the period of Two years and Three months from April 2015 to July 2017. The Report on Title of the Said Property for the earlier period is given by Dhaval Vussonji & Associates, Advocate & Solicitors; hence I have been informed by Sheth Developers Pvt. Ltd. to give report in respect of the title of the Said Property for aforesaid period only.

Voltas Ltd., a company registered under the provisions of Companies Act, 1913 having its registered office at Voltas House ‘A’, Dr. Babasaheb Ambedkar Road, Chinchpokali, Mumbai – 400 0033 (“**the Company**”) was seized and possessed of various properties at village Panchpakhadi, Thane including land bearing survey nos. 48/1 pt., 48/3, 48/4, 48/5 pt., 49/2 pt., 73/1, 74 which were purchased by the

**BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,**

**PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.**

**MOBILE NO. 8879619143/9004343727.**

---

Company from Smt. Gopikabai J. Satghare & Ors., the legal heirs of Late Jagannath Balaji Satghare, by Indenture of Conveyance dated 04<sup>th</sup> May, 1964 being registered at serial no. THN/934 of 1964. The execution of the said Indenture of Conveyance was confirmed by the rest of the legal heirs of Jagannath Balaji Satghare by executing a Deed of Confirmation dated 28.07.1967 which is registered at the office of Sub-Registrar of Assurances at Thane bearing serial no. THN/149 of 1967.

By Agreement dated 28<sup>th</sup> July, 1965 executed between The Governor of Maharashtra and the Company the plots of land bearing survey nos. 48/2, 49/4, 73/2, 73/3, 73/4 and 73/6p got vested in the Company along with various other properties from village Pachapakhadi, Tal. & Dist. Thane. Collector Thane executed Sanad in the name of the Company on 9<sup>th</sup> September, 1967 in respect of the properties more particularly mentioned therein.

The Sheth Developers Pvt. Ltd. ("**SDPL**") purchased development rights of various properties situated at village Panchpakhadi, Tal. & Dist. Thane from the Company by various Development Agreements. The said Development Agreements also includes the Development Agreement dated 1<sup>st</sup> October, 2003 which is registered in the office of Sub-registrar, Thane at serial no. TNN-1/6589 of 2003, Development Agreement TNN-1/3751 of 2004 dated 8<sup>th</sup> June, 2004 and Development Agreement dated 13<sup>th</sup> December, 2006 registered at serial no. TNN-2/9024 of 2006 by which SDPL purchased the development rights from the Company on the terms, conditions and for consideration mentioned therein. The Company has also given General Power of Attorney to

**BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,  
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.  
MOBILE NO. 8879619143/9004343727.**

---

SDPL in furtherance of each of the said Development Agreements. The said Power of Attorneys is also registered in the office of the Sub-Registrar of Thane. Brief descriptions of the property included in each of the Development Agreements is mentioned herein as Schedule-B.

Order dated 12<sup>th</sup> October, 2010 sealed and signed under the hands of District Collector Thane is perused by me; from the said order I find that The collector Thane was pleased to grant permission to SDPL for change of user of the portion of the Sanad Land as the nominees of Voltas Ltd. on the payment of the charges and the conditions stated in the said order. SDPL has undertaken the development of project Avalon on the Said Property admeasuring 22050.94.

I have perused the Search Report issued by Ramesh Lohkare for the period of Four years from the year 2014 to the year 2017 June. It is found from the said report that SDPL as a Mortgagor has executed Mortgage Deed dated 26.06.2015 with Indiabulls Housing Finance Limited for securing loan of Rs, 201 Crores. The said Mortgage Deed is registered in the office of Sub-Registrar Thane at Sr. No. TNN-5-6993 of 2015. From the Search Report dated 30.06.2017 it appears that, there is no other transaction reported in the office of the Sub Registrars of Assurances at Thane by SDPL in respect of the Said Property during the period April 2015 to June 2017, except the Mortgage Deed mentioned herein. I am also not informed by SDPL regarding any further and subsequent transactions in view of this property for the period subsequent to April 2015 till this date except the one mentioned herein.

*Mrs. Vaidehi D. Deshmukh*

B.Sc.(Hons.) LL.M.

**BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,  
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.  
MOBILE NO. 8879619143/9004343727.**

---

The search was taken in the office of the Registrar of Companies, Maharashtra, in respect of the charges created by SDPL. I have perused the report of Mr. Anshul Bhatt and Associates from August 2013 till the updated report up to August 2016. I have noted that charge is created on the SDPL properties by Deed of Mortgage dated 26.06.2015 executed between SDPL as a Mortgagor and Indiabulls Housing Finance Limited (IBHFL) as the Mortgagee therein. The said Mortgage Deed is registered in the office of Sub-Registrar Thane at Sr. No. TNN-5-6993 of 2015 on the freehold portion of the Said Property for securing loan of Rs, 201 Crores advanced by IBHFL. The subsequent entry in the said report reveals the Charge Satisfaction Letter dated 13.05.2016 for the satisfaction of charge of Rs. 79 Crores. Further Search in the office of the Registrar of Companies for the period June 2016 to June 2017 is not taken.

Public notice for inviting objections and claims on the Said Property was not published before giving this report.

The Said Property forming the area of project AVALON forms the part and parcel of the larger property covered under the Three Development Agreements mentioned herein. Hence from the documents and papers furnished to me for my perusal and subject to what is stated herein, and in particular the subsisting Deed of Mortgage dated 26.06.2015 executed by SDPL with Indiabulls Housing Finance Limited; and further Charge Satisfaction Letter dated 13.05.2016 for the satisfaction of charge of Rs. 79 Crores in my opinion the title to the Said

**BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,  
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.  
MOBILE NO. 8879619143/9004343727.**

---

Property of Avalon Project is clear and marketable and free from encumbrances of whatsoever nature.

**SCHEDULE OF LARGER PROPERTY**

All that pieces and parcels and pieces of land lying being and situate at village Panchpakhadi, within Taluka and District Thane in Maharashtra State and within the limits of The Thane Municipal Corporation and bearing Survey nos. 48/1 pt., 48/3, 48/4, 48/5 pt., 49/2 pt., 73/1, 74 and Sanad Land bearing Survey No. 48/2, 49/4, 73/2, 73/3, 73/4 and 73/6 in all admeasuring 31364.68 sq. mtrs. or thereabout.

**SCHEDULE OF THE SAID PROPERTY**

All that pieces and parcels and pieces of land lying being and situate at village Panchpakhadi, within Taluka and District Thane in Maharashtra State and within the limits of The Thane Municipal Corporation 22050.94 sq. mts. from and out of the Freehold property bearing Survey nos. 48/1 pt., 48/3, 48/4, 48/5 pt., 49/2 pt., 73/1, 74 admeasuring 13050.68 sq. mtrs. or thereabout and Sanad Land bearing Survey No. 48/2, 49/4, 73/2, 73/3, 73/4 and 73/6 admeasuring 9,000.26 sq. mts. or thereabout total admeasuring 31364.68 sq. mtrs. or thereabout and bounded as follows:

***Mrs. Vaidehi D. Deshmukh***

**B.Sc.(Hons.) LL.M.**

**BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,  
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.  
MOBILE NO. 8879619143/9004343727.**

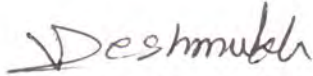
On or towards East : 15 mtr. Service Road/Eastern Express Highway

On or towards West : Internal Road/ Lodha I.T. Park

On or towards North : Amenity Plot

On or towards South : Jupiter Hospital

This report on Title is given on this 25<sup>th</sup> day of July 2017



**Mrs. Vaidehi Deshmukh**

**Advocate**

**SCHEDULE "A"**

The documents personally seen by me for the purpose of giving this Report on Title are as follows:

- i) Search taken from the year 2015 to 2017 through search clerk Mr. R.T. Lohakare in respect of the Said Property in the records of rights of Sub Registrar office at Mumbai Division.
- ii) Letter issued by Collector Thane on 12<sup>th</sup> October 2010 granting permission to the Company for change of user and
- iii) Deed of Mortgage dated 26.06.2015 bearing registration No. TNN-5/6993/2015.
- iv) 7/12 extracts and Mutation Entries of the Larger Property as on 25.1.2016.

# *Mrs. Vaidehi D. Deshmukh*

B.Sc.(Hons.) LL.M.

BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,

PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.

MOBILE NO. 8879619143/9004343727.

- v) Sanad in the name of the Company executed by the Collector  
Thane on 9<sup>th</sup> September, 1967
- vi) Search/Investigation Report for the search taken by Anshul Bhatt  
& Associates Company Secretaries.

## Schedule "B"

Sr. No.	Date of Dev. Agreement/Power of Attorney	Survey No.	Area sq.mtrs.	Reg. No.
1.	01/10/2003	49/2	12,600.00	6589/2003
		74/p	365.00	
		73/1p	5068.00	
2.	08/06/2004	48/(2)	2531.00	3751/2004
		49/4	5790.00	
		73/2	940.00	
		73/3	100.00	
		73/4	543.00	
		73/6	53.00	
		48/7	7.00	
		48/1p	810.00	
		73/1p	721.00	
		48/4	130.00	
48/3	330.00			
48/5	217.00			

*Mrs. Vaidehi D. Deshmukh*

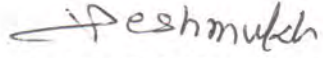
B.Sc.(Hons.) LL.M.

BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,  
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.  
MOBILE NO. 8879619143/9004343727.

3.	13/12/2006	74/p	1074.68	9024/2006
		73/1p	85.00	

**Annexure - I**

Area Statement Certificate issued by Architect Neha Shah Bhat.



**Mrs. Vaidehi Deshmukh**

**Advocate**



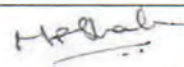
# Annexure-I

Date: -25/07 /2017

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that proposed building project on plot bearing S. No. 48/1(P), 48/2, 48/3, 48/4, 48/5(P), 49/2, 49/4, 73/1, 73/2, 73/3, 73/4, 73/6, 74(P) at Village Panchpakhadi, Tal. & Dist. Thane For M/s Sheth Developers Pvt. Ltd. (P.O.A.H.) is under construction vide V.P. No. S04/0098/16 (Old V.P. No. 2007/60), Project AVALON belongs to plot bearing following Survey. Nos. & area details for the same area as under.

Sr. No.	Survey No. /Hissa No.	Area in sq. mtr.
1.	48/1(P)	810.00
2.	48/2	2531.00
3.	48/3	330.00
4.	48/4	70.00
5.	48/5(P)	217.00
6.	49/2	4427.00
7.	49/4	4862.00
8.	73/1	5757.00
9.	73/2	940.00
10.	73/3	71.26
11.	73/4	543.00
12.	73/6	53.00
13.	74(P)	1439.68
<b>Total</b>		<b>22050.94</b>



**NEHA SHAH BHAT  
(ARCHITECT)**

**Reg. No. CA/96/19922**