



SNG & PARTNERS
Advocates & Solicitors

OBSERVATIONS ON TITLE

PNB Housing Finance Limited (PNBHFL)
C9/10, First Floor, Bhoomi Saraswati,
Ganjawala Lane,
Near Chamunda Circle,
Borival West, Mumbai 400092

Kind Attn. : Mr. Suraj Kumar

Re: **Valuable Properties Pvt. Ltd. ("Company")**

Property being all that piece and parcel of agricultural land bearing the Gat nos. and Hissa nos. more particularly described in Schedule I hereunder collectively admeasuring 64.964 Ha (equivalent to approximately 135.819 Acres equivalent to 649639.9924 square meters) (hereinafter referred to as "the said Land") , situated, lying and being at village Vardoli, Taluka Parvel, District Raigad, District and Sub-district Parvel and in the limits of Vardoli Grampanchayat and Parvel Grampanchayat, together with all present and future FSI , excluding the VPPL Vertical Entitlement of 12,60,000 square feet Usable Carpet Area for residential property and the VPPL Additional Vertical Entitlement of 233,333 square feet of Usable Carpet Area for residential property (hereinafter collectively referred to as "the said Project Property" and more particularly described in Schedule I hereunder)".

A. INSTRUCTIONS

At the request of our clients, PNB Housing Finance Limited (PNBHFL), having their office at C9/10, First Floor, Bhoomi Saraswati, Ganjawala Lane, Near Chamunda Circle, Borival West, Mumbai 400092 ("Client"), we have examined the title in respect of the captioned property more particularly described in the Schedule hereunder written ("the said Project Property") of Valuable Properties Pvt. Ltd. ("Company/VPPL"), a company incorporated and registered under the Companies Act, 1956 and having its registered office at 602, Center point, J.B Nagar, Andheri (E), Mumbai - 400 059. The title report has been prepared as per the instructions of the Client for the purpose of creating a mortgage over the said Project Property.

B. STEPS IN INVESTIGATING TITLE

- a) For the purpose of verifying the Company's title to the property, we have taken the following steps -
- (i) Reviewed and inspected documents listed in Annexure I hereto;
 - (ii) Carried out search in land records for previous 30 years to ascertain the precedent movements (sale / purchase / mortgage or any other



encumbrances etc). The scrutiny covers both Sub-Registrar's records and the revenue records i.e., Collector's / Talati's records, as the case may be. Copies of the search reports along with the copy of the fee receipt issued for such verification are attached as **Annexure II**,

- (iii) Carried out search in the Registrar of Companies for existing charges including dealing with the existing charges if any on the said property Copy of search report is attached as **Annexure III**;
 - (iv) Caused limited negative search to be carried out in the computerized online records of the High Court of Judicature at Bombay in respect of any litigation/ winding up pending against the Company affecting the property. Copy of search report is attached as **Annexure IV**;
 - (v) Perused and opined on the approved building plans, approvals for construction, completion / occupancy certificates etc
- b) Upon review of the Search Reports and documents and the steps detailed above, in our view, the devolution of title to the property is as follows.

C. DEFINITIONS AND REFERENCES

- a. For the properties referred to as separate parts (Part 1 Property to Part 65 Property) in point (D) of this report (Devolution of Title), the terms "the said Property" and "the said Property no. 1, 2, etc." have been used commonly for each separate part and shall mean to include the collective or individual properties within the respective part only.
- b. All capitalized terms referenced under point (F) of this report (Joint Development Agreement and Power of Attorney) unless defined otherwise, shall be deemed to bear the meaning ascribed to them under the said Joint Development Agreement (JDA) and Power of Attorney (POA) (as defined thereunder).

D. DEVOLUTION OF TITLE

It appears that the Company acquired several parcels of land comprising the said Project Property listed in the Schedule hereto at Village Vardoli, Taluka Panvel, District Raigad in the following manner: -

PART 1 PROPERTY :

Property being all that piece and parcel of agricultural land bearing the following Gat no. 56 and Hissa no. 3 and admeasuring 0-15-90 situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter referred to as "the said Property".

- a) On perusal of mutation entry no. 299 dated 23rd March, 1948 it appears that one Mr. Bhiku Nama Patil was recorded as a protected tenant with



respect to the said Property under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 ("BTAL Act") since he was cultivating the same.

- b) Thereafter, it appears that one Smt. Manjulabai Balu Sawant sold, transferred and conveyed the said Property in favour of one Ganpat Dhondu More and Anant Dhondu More. The same has been recorded in the revenue records vide mutation entry no. 330 dated 30th May, 1950.
- c) Thereafter, it appears that the aforesaid Ganpat Dhondu More died intestate leaving behind him the below named persons as his only legal heirs *inter alia* in respect of the said Property –
- i. Moreshwar Ganpat More;
 - ii. Murlidhar Ganpat More;
 - iii. Janardan Ganpat More;
 - iv. Baban Ganpat More.
- Further, Moreshwar Ganpat More was recorded as the 'karta' in respect of their joint-family
- d) Subsequently, on perusal of mutation entry no. 613 dated 18th April, 1961, it appears that by and under an order passed by the Agricultural Land Tribunal and Additional Mamledar Panvel under section 32 (G) of the BTAL Act, the name of Mr. Bhika Nama Patil was recorded as the occupant in respect of the said Property and the name of the original owner Moreshwar Ganpat More was recorded in the 'Other Rights' column as a creditor to the extent of Rs. 122/- the purchase price in respect of the said Property.
- e) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and *Guntha* to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- f) Thereafter, on perusal of mutation entry no. 849 dated 16th June, 1973, it appears that the said Bhiku Nama Patil obtained a loan of Rs. 8000/- from Ajivali Vividh Vikas Sahakari Society and accordingly a charge was created over the said Property by '*Ikramnama*'.
- g) Thereafter, on perusal of mutation entry no. 1029 dated 1st September, 1977, it appears that upon repayment of the loan amount together with interest by Bhiku Nama Patil, the said charge in the name of Ajivali Society was removed from the 'Other Rights' column in respect of the said Property.
- h) Thereafter, on perusal of mutation entry no. 1263 dated 6th August, 1996, it appears that the said Bhiku Nama Patil died intestate on 14th July, 1996 leaving behind him the following person as class 'I' legal heirs -



- i. Ananta Bhiku Patil (son);
 - ii. Mathura Hiru Patil(daughter);
 - iii. Sindhu Vinayak Gaykar (daughter);
 - iv. Jayashri Mahdavi Patil (daughter),
 - v. Lila Sadu Patil (daughter)
 - vi. Janki Bhika Patil (wife).
- i) Thereafter, on perusal of mutation entry no. 1412 dated 1st January, 2004, it appears that Janki Bhika Patil died intestate on 16th October, 2000 leaving behind her the following person as class 'I' legal heirs –
- i. Ananta Bhiku Patil (son);
 - ii. Mathura Hiru Patil(daughter);
 - iii. Sindhu Vinayak Gaykar (daughter),
 - iv. Jayashri Mahdavi Patil (daughter);
 - v. Lila Sadu Patil (daughter).
- j) Thereafter, it appears that Bhiku Nama Patil having paid the entire purchase price of Rs. 122/- in respect of the said Property , a certificate under section 32 (m) of the said BTAL Act was issued in his favour and he thus became the absolute owner in respect of the said Property and consequently the name of the original owner was removed from the 'Other Rights' column in the revenue records. The same has been recorded in the revenue records vide mutation entry no. 1624 dated 20th July, 2008.
- k) Subsequently, by and under a Release Deed dated 29th October, 2007 registered with the Sub-registrar of Assurances, the below named persons (Mathura and others) released all their right, title and interest *inter alia* in respect of the said Property in favour of Mr. Anant Bhiku Patil-
- i. Mathura Hiru Patil;
 - ii. Sindhu Vinayak Gaykar;
 - iii. Jayashri Mahdavi Patil
 - iv. Lila Sadu Patil
- The same has been recorded in the revenue records under mutation entry no. 1686 dated 18th December, 2008.
- l) Further, by and under an Agreement for Sale dated 30th October, 2007, registered with the Sub-registrar of Assurances under serial no. 10531 of 2007 executed by the below named persons in favour of Valuable Properties Private Limited, the below named persons being-
- i. Ananta Bhiku Patil (son);
 - ii. Mathura Hiru Patil(daughter);
 - iii. Sindhu Vinayak Gaykar (daughter),
 - iv. Jayashri Mahdavi Patil (daughter);
 - v. Lila Sadu Patil (daughter)



agreed to sell *inter alia* the said Property in favour of Valuable Properties Private Limited for the consideration and subject to the terms and conditions set out therein.

m) Thereafter it appears that the below named persons ("Ananta and others") also executed a Power of Attorney dated 30th October, 2007 registered with the Sub-registrar of Assurances under serial no. 10532 of 2007 in favour of Valuable Properties Private Limited –

- i. Ananta Bhiku Patil (son);
- ii. Mathura Hiru Patil (daughter);
- iii. Sindhu Vinayak Gaykar (daughter);
- iv. Jayashri Mahdavi Patil (daughter);
- v. Lila Sadu Patil (daughter).

n) Thereafter, by and under a Sale Deed dated 19th November, 2008 registered with the Sub-registrar of Assurances under serial no. 8389 of 2008 the below named persons (through their constituted attorney Mr. Sanjay Dadu Bale) –

- i. Ananta Bhiku Patil (son);
- ii. Mathura Hiru Patil (daughter);
- iii. Sindhu Vinayak Gaykar (daughter);
- iv. Jayashri Mahdavi Patil (daughter);
- v. Lila Sadu Patil (daughter).

sold, transferred and conveyed the said Property in favour of Valuable Properties Private Limited for the consideration and on the terms and conditions set out therein.

The same has been recorded in the revenue records by and under mutation entry no. 1714 dated 19th July, 2009.

o) Thereafter that the below named persons (Ananta and others) also executed a Power of Attorney dated 30th October, 2007 registered with the Sub-registrar of Assurances under serial no. 8389 of 2007 in favour of Valuable Properties Private Limited through its authorized signatory Mr. Sanjay Dadu Bale –

- i. Ananta Bhiku Patil (son);
- ii. Mathura Hiru Patil (daughter);
- iii. Sindhu Vinayak Gaykar (daughter);
- iv. Jayashri Mahdavi Patil (daughter);
- v. Lila Sadu Patil (daughter).

Note: We observe that Power of Attorney is given to Valuable Properties Private Limited through its authorized signatory Mr. Sanjay Dadu Bale however, the Sale Deed has erroneously been executed by Mr. Sanjay Dadu Bale in his individual capacity. However, there is a declaration attached to the said Sale Deed given by Mr. Sanjay Dadu Bale declaring that he is authorized to execute the deed as an attorney. Hence a declaration to that effect be taken from the mortgagor.



PART 2 PROPERTY :

Property being all that piece and parcel of agricultural land bearing the following *Gaz* no. 51 and *Hissa* no. 4 admeasuring 0-20-0 Hectare – *Ares - Paiki* situated, lying and being at village *Vardoli*, Taluka *Panvel*, District *Raigad*, District and Sub-district *Panvel* and In the limits of *Vardoli Grampanchayat* and *Panvel Grampanchayat*, hereinafter referred to as "the said Property".

- a) On perusal of mutation entry no. 210 dated 21st April, 1944, it appears that one Mr. Dhondu Bhausa More was the owner in respect of the said Property and he died intestate on 1st April, 1944 leaving behind him the following persons as his legal heirs (Class I) –
- i. Mr. Ganapat Dhondu More
 - ii. Mr. Kaka Dhondu More.
- b) Thereafter, vide mutation entry no. 400 dated 6th July 1966 it was recorded that Mr. Ganapat Dhondu More died intestate on 27th June, 1966 leaving behind him the following persons as his legal heirs (Class I) –
- i. Mr. Moreswar Ganapat More,
 - ii. Mr. Muralidhar Ganapat More;
 - iii. Mr. Janardan Ganapat More;
 - iv. Mr. Baban Ganapat More.
- c) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property no.2. was converted from Acre and Guntha to Hectare and Aro and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- d) Thereafter, vide mutation entry no. 1438 dated 15th December, 2005 it was recorded that the aforesaid Mr. Moreswar Ganapat More died intestate on 1st December, 2002 leaving behind him the following persons as his legal heirs (Class I) –
- i. Mr. Anil Moreswar More;
 - ii. Mr. Sunil Moreswar More,
 - iii. Mrs. Netra Yashwant Sawant;
 - iv. Sharda Moreswar More
(hereinafter collectively referred to as "Anil Moreswar and Others")
- e) Thereafter, the said Anil Moreswar and Others executed an Irrevocable Power of Attorney dated 20th May, 2009 registered with the Sub-registrar of Assurances under serial no. 2931 of 2009 in favour of Valuable Properties Private Limited.
- f) Additionally, by and under a Sale Deed dated 20th May, 2009 registered with the Sub-registrar of Assurances at Panvel under serial no. 2930 of 2009 executed by the said Anil Moreswar and Others in favour of



Valuable Properties Private Limited (VPPL), the said Anil Moreshwar and Others sold, transferred and conveyed the said Property in favour of VPPL for the consideration and on such terms and conditions as set out therein. The same has been recorded in the revenue records vide mutation entry no. 1706 dated 18th July, 2009.

- g) Subsequently, by and under a Rectification Deed dated 11th August, 2009 registered with the Sub-registrar of Assurances under serial no. 4976 executed amongst the said Anil Moreshwar and Others and VPPL,

Note: We have not been provided with and have thus not pursued any documents reflecting the consent/transfer/release of the rights of the following persons (being the legal heirs of the original recorded owner Mr. Dhondu Bhauroo More) -

- i. **Mr. Kaka Dhondu More;**
- ii. **Mr. Muralidhar Ganapat More;**
- iii. **Mr. Janardan Ganapat More;**
- iv. **Mr. Baban Ganapat More**

SNG Comment: though the property has been transferred to VPPL vide a registered deed without the consents of the aforesaid legal heirs, it may be noted that till date no objections/claims have been raised by the aforesaid legal heirs and name of VPPL is also recorded in the revenue record as the holder of the Said Property. Hence, it is advisable that a declaration cum indemnity from the mortgagor be obtained for the same.

PART 3 PROPERTY :

Property being all that piece and parcel of agricultural land bearing the following Gat and Hissa nos. and admeasurements situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

S.no.	Gat nos./Hissa no.	Area Admeasuring	Hereinafter individually referred to as
1.	117/24	5-59-0	Property no. 1
2.	128/3	3-48-0	Property no. 2

- a) On perusal of mutation entry no. 169 in respect of the said Property not appears that one Mr. Maruti Chhina Narasu was the owner in respect of several land parcels including the said Property and he died intestate leaving behind one Mr. Vyankal Narsu Maruti Kamathi as a 'karta' manager of the joint family.



- b) Thereafter, as per mutation entry no. 297, the name of one Mr. Balya Barku Kathara was recorded as a 'protected tenant' in respect of the said Property in accordance with the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 ("BTAL Act") as he was found to be cultivating the said Property at the time.
- c) Thereafter, vide mutation entry no. 390 dated 24th June, 1953 it was *inter alia* recorded that the said Mr. Balya Barku Kathara died intestate on 3rd May, 1953 leaving behind his wife Anbal Balya Kathara as his only legal heir in respect of the said Property;
- d) Thereafter, on perusal of mutation entry no. 420 of 1966 it appears that the name of Anbal Balya Kathara was deleted from the revenue records in respect of *inter alia* the said Property no. 1 as she was found to be not cultivating the same at the time vide order (*Taluka Hukum*) no. 28th August, 1955 bearing serial no. TNCAWS/1-1357.
- e) Thereafter, vide mutation entry no. 1005 dated 22nd March, 1986 it was recorded that Mr. Vyankat Narasu Maruti Kamathi died intestate on 9th April, 1985, leaving behind him the following persons as his only legal heirs *inter alia* in respect of the said Property –
- i. Mr. Vitthal Vyankat Narasu Kamathi (son);
 - ii. Mr. Narayan Vyankat Narasu Kamathi (son);
 - iii. Mr. Madhukar Vyankat Narasu Kamathi (son);
 - iv. Mr. Chandrakant Vyankat Narasu Kamathi (son);
 - v. Mrs. Laxmibai Shankar Kamarath (daughter);
 - vi. Mrs. Hirabai Narayan Bojja (daughter);
 - vii. Mrs. Sushila Ramesh Shriram (daughter);
 - viii. Mrs. Usha Anol Kopake (daughter);
 - ix. Amubai Vyankat Narasu Kamathi (wife);
 - x. Mr. Liladhar Maruti Kamathi (brother).
- f) Thereafter, by and under mutation entry no. 1436 dated 15th September, 2005 it was recorded that Mr. Liladhar Maruti Kamathi died intestate on 8th October, 1995, leaving behind him, the following persons as his only legal heirs in respect of *inter alia* the said Property –
- i. Godavari Liladhar Kamathi (wife);
 - ii. Mr. Rajkumar Liladhar Kamathi (son);
 - iii. Mrs. Surekha Vinod Channa (daughter).
- (hereinafter referred to as "Rajkumar Liladhar Kamathi and Others")
- g) Thereafter, vide mutation entry no. 1437 dated 15th September, 2005 it was recorded that Amubai Vyankat Narasu Kamathi died intestate on 27th August, 1991, leaving behind her the following persons as her only legal heirs –
- i. Mr. Vitthal Vyankat Narasu Kamathi (son);
 - ii. Mr. Narayan Vyankat Narasu Kamathi (son);
 - iii. Mr. Madhukar Vyankat Narasu Kamathi (son);
 - iv. Mr. Chandrakant Vyankat Narasu Kamathi (son);
 - v. Mrs. Laxmibai Shankar Kamarath (daughter);



- vi. Mrs. Hirabai Narayan Bojja (daughter);
 - vii. Mrs. Sushila Ramesh Shriram (daughter);
 - viii. Mrs. Usha Anol Kopake (daughter);
- (hereinafter collectively referred to as "Vithal Vyankat Narasu Kamathi and Others")

- h) Thereafter, on perusal of mutation entry no. 1491 it appears that by and under a Sale Deed dated 24th February, 2006 the said Vithal Vyankat Narasu Kamathi and Others along with the said Rajkumar Liladhar Kamathi and Others, sold, transferred and conveyed the said Property in favour of one Mr. Ashok Mulji Fariya for a consideration amount of Rs. 17,06,000/-.
- i) Thereafter, the said Ashok Mulji Fariya executed an Irrevocable Power of Attorney dated 7th March, 2007 in favour of one Mr. Hemant Ramchandra Dake *inter alia* in respect of the said Property.
Note: The said Power of Attorney dated 7th March, 2007 has not been registered with the concerned Sub-registrar of Assurances.
- j) Thereafter, by and under a Sale Deed dated 12th September, 2007 registered with the Sub-registrar of Assurances under serial no. 6391 of 2007, executed by Hemant Ramchandra Dake on behalf of Ashok Mulji Fariya as his constituted attorney in favour of Valuable Properties Private Limited ("VPPL"), the said Ashok Mulji Fariya sold, transferred and conveyed *inter alia* the said Property in favour of VPPL for a consideration amount of Rs. 2,68,03,12/- acknowledged to be paid in full therein and on such terms and conditions as set out therein. The same has been recorded in the revenue records vide mutation entry no. 1570 dated 26th February, 2008.
- k) Further, the said Mr. Ashok Mulji Fariya, through Mr. Hemant R Dake, also executed an Irrevocable Power of Attorney dated 13th September, 2007 registered with the Sub-registrar of Assurances at Parvel under serial no. 6392 of 2007.
- l) Thereafter, by and under a Deed of Rectification dated 2nd February, 2008 registered with the Sub-registrar of Assurances under serial no. 1472 of 2008 executed between the said Ashok Mulji Fariya and VPPL, it was *inter alia* admitted and acknowledged that the conditions/requisitions required to be fulfilled by the parties under clause nos. 2, 3 (a), 3 (b), 3 (c), 3 (d), 4, 7, 9 and 13 of the said Sale Deed dated 13th September, 2007 had been completed and fulfilled by the parties and consequently the said Sale Deed was rectified to delete the said clauses.
- m) Thereafter, vide mutation entry no. 2023 dated 25th June, 2015 it was recorded that the legal heirs of Anibai Balya Kathara (since deceased) being -
- i. Smt Avdibai Janu Gavle (deceased);
 - ii. Harishchandra Janu Gavle;



- iii. Kashinath Janu Gavle;
 - iv. Manohar Janu Gavle;
 - v. Durga Madhukar Mall;
 - vi. Manda Raghunath Mokal
 - vii. Dandu Bhagwan Salve;
 - viii. Kalyani Madan Gavle
- (hereinafter collectively referred to as "the said Legal Heirs of Anibai Balya Kathara")

were recorded as the occupants *inter alia* in respect of the said Property and the legal heirs of the owners in respect of the said Property namely

- a. Mr. Vitthal Vyankat Narasu Kamathi (son);
- b. Mr. Narayan Vyankat Narasu Kamathi (son);
- c. Mr. Madhukar Vyankat Narasu Kamathi (son);
- d. Mr. Chandrakant Vyankat Narasu Kamathi (son);
- e. Mrs. Laxmibai Shankar Kamarath (daughter);
- f. Mrs. Hirabai Narayan Bojja (daughter);
- g. Mrs. Sushila Ramesh Shriram (daughter);
- h. Mrs. Usha Anol Kopake (daughter);
- i. Rajkumar Liladhar Kamathi
- j. Godavari Liladhar Kamathi;
- k. Surekha Vinod Channa;

were marked as creditors in the 'Other Rights' column of the 7-12 extract in respect of *inter alia* the said Property to the extent of Rs. 7515/- , being the purchase price fixed under section 32 (G) of the BTAL Act.

- n) Mutation entry no. 2060 – not perused.

PART 4 PROPERTY :

Property being all that piece and parcel of agricultural land bearing the following *Gat* and *Hissa* nos. and admeasurements situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

<i>Gat</i> nos./ <i>Hissa</i> no.	Area Admeasuring	Hereinafter referred to as Property no.
117/20	0-75-0	Property no. 1
117/30	0-20-0	Property no. 2
119/17	0-54-0	Property no. 3
122/3	0-39-0	Property no. 4
122/8	0-14-0	Property no. 5



128/18	0-25-0	Property no. 6
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Property no. 1 (Gat no. 117 Hissa no. 20)

- a) On perusal of mutation entry no. 201 dated 1st August, 1969, it appears that one Vishnu Vasudeo Karandikar was entitled to the said Property no 1 and died intestate on 19th October, 1943 leaving behind him Vinayak Vishnu Karandikar (son) as his legal heir *inter alia* in respect of the said Property no. 1.
- b) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and *Guntha* to Hectare and Acre and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- c) Thereafter, on perusal of mutation entry no. 1140 dated 3rd November, 1991, it appears that by and under a Sale Deed dated 16th July, 1990 , the below named persons –
- i. Raghunath Vinayak Karandikar,
 - ii. Shiram Vinayak Karandikar,
 - iii. Shrikant Vinayak Karandikar;
 - iv. Vinayak Vishnu Karandikar,
 - v. Saraswati Vinayak Karandikar,
 - vi. Sudha Ganpat Mahajan,
 - vii. Nila Vasant Gokhale (hereinafter collectively referred to as "Raghunath Vinayak Karandikar and Others")
- sold, transferred and conveyed the said Property no. 9, in favour of the below named persons
- i. Ajay Arjunlal Agarwal;
 - ii. Arjunlal Niranjan Agarwal and
 - iii. Urmila Arjunlal Agarwal.
- d) Thereafter, by and under a Sale Deed dated 1st August, 2007, registered with the Sub-registrar of Assurance under serial no. 7950 of 2007 , the said Arjunlal Niranjan Agarwal (since deceased) through his legal heirs being the following persons –
- i. Ajay Arjunlal Agarwal;
 - ii. Shivani Ajay Agarwal,
 - iii. Urmila Arjunlal Agarwal ;
 - iv. Madhurika Mukesh Agarwal;
 - v. Dipsa Snehal Shana;
- sold, transferred and conveyed *inter alia* the said Property no.1 to Valuable Properties Private Limited on the terms and conditions stated therein.
- The same was recorded in the revenue records vide mutation entry no. 1637 dated 18th August, 2008. However, it appears that the said mutation entry no. 1637 was cancelled on account of the death of



Arjunlal Niranjana Agarwal and the revenue authorities ordered to bring all the legal heirs on record and re-apply for mutation, as per the remark dated 11th September, 2008 reflected thereon.

- e) Further the said Ajay Arjunlal Agarwal and others also executed a Power of Attorney dated 2nd August, 2007 registered with the Sub-registrar of Assurances under serial no. 7952 of 2007 in favour of Valuable Properties Private Limited ("VPPL") *inter alia* in respect of the said Property no. 9.
- f) Thereafter, by and under mutation entry no. 1777 dated 4th June, 2010 it has been recorded that Mr Arjun Niranjana Agarwal died intestate on 4th January, 2006 and as per the law under which he was governed at the time of his death, he was survived by Class 'I' legal heirs being -
- i. Ajay Arjunlal Agarwal
 - ii. Shivani Ajay Agarwal
 - iii. Urmila Arjunlal Agarwal
 - iv. Madhulika Mukesh Agarwal
 - v. Dipa Snehal Shana.
- g) Further, by and under mutation entry no. 1803 dated 5th January, 2011, it has been recorded that the SDO allowed the appeal against the cancellation of mutation entry no. 1637 and held that the below named persons were the only legal heirs in respect of Arjun Niranjana Agarwal and by virtue of which, the name of Valuable Properties Private Limited was recorded as the owner *inter alia* in respect of the said Property no.9.-
- i. Ajay Arjunlal Agarwal
 - ii. Shivani Ajay Agarwal
 - iii. Urmila Arjunlal Agarwal
 - iv. Madhulika Mukesh Agarwal
 - v. Dipa Snehal Shana.
- (Hereinafter collectively referred to as "the said Legal Heirs of Arjun Niranjana Agarwal")
- h) Thereafter, by and under a Deed of Rectification dated 4th April, 2009 registered with the Sub-registrar of Assurances under serial no. 1931 of 2009 executed between the said Legal Heirs of Arjun Niranjana Agarwal and VPPL, it was *inter alia* admitted and acknowledged that in the schedule of payment mentioned in the Sale Deed dated 2nd August, 2007, the cheque no. 1000551 dated 1st August, 2007 in favour of Deepa Snehal Shana being erroneously stated was rectified to cheque no. 1000451.

Property no. 2 (Gat no. 117 Hissa no. 30)

- a) On perusal of mutation entry no. 326 dated 1st August, 1989, it appears that one Annya Kaluram Powar was entitled to the said Property no. 2 and died intestate six years before the date of the mutation leaving behind him Nathu Anya Powar as a class 'I' legal heir.



- b) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- c) Thereafter, on perusal of mutation entry no. 1100 dated 3rd November, 1991, it appears that the said Nathu Anya Pawar sold, transferred and conveyed the said Property no. 2 in favour of the following persons -
- i. Mr. Arjunlal N Agarwal;
 - ii. Ajay Arjunlal Agarwal.
- d) Thereafter, by and under a Sale Deed dated 1st August, 2007, registered with the Sub-registrar of Assurance under serial no. 7950 of 2007, the said Arjunlal Niranjan Agarwal (since deceased) through his legal heirs being the following persons -
- i. Ajay Arjunlal Agarwal;
 - ii. Shivani Ajay Agarwal;
 - iii. Urmila Arjunlal Agarwal ;
 - iv. Madhunka Mukesh Agarwal;
 - v. Dipa Snehal Shana;
- sold, transferred and conveyed *inter alia* the said Property no. 2 to Valuable Properties Private Limited on the terms and conditions stated therein.
- The same was recorded in the revenue records vide mutation entry no. 1637 dated 18th August, 2008. However, it appears that the said mutation entry no. 1637 was cancelled on account of the death of Arjunlal Niranjan Agarwal and the revenue authorities ordered to bring all the legal heirs on record and re-apply for mutation, as per the remark dated 11th September, 2008 reflected thereon.
- e) Further the said Ajay Arjunlal Agarwal and others also executed a Power of Attorney dated 2nd August, 2007 registered with the Sub-registrar of Assurances under serial no. 7952 of 2007 in favour of Valuable Properties Private Limited ("VPPL") *inter alia* in respect of the said Property no. 9.
- f) Thereafter, by and under mutation entry no. 1777 dated 4th June, 2010 it has been recorded that Mr. Arjun Niranjan Agarwal died intestate on 4th January, 2006 and as per the law under which he was governed at the time of his death, he was survived by Class 'I' legal heirs being -
- i. Ajay Arjunlal Agarwal
 - ii. Shivani Ajay Agarwal
 - iii. Urmila Arjunlal Agarwal
 - iv. Madhulika Mukesh Agarwal
 - v. Dipa Snehal Shana.
- g) Further, by and under mutation entry no. 1803 dated 5th January, 2011, it has been recorded that the SDO allowed the appeal against the cancellation of mutation entry no. 1637 and held that the below named



persons were the only legal heirs in respect of Arjun Niranjn Agarwal and by virtue of which, the name of Valuable Properties Private Limited was recorded as the owner *inter alia* in respect of the said Property no.9.-

- i. Ajay Arjunlal Agarwal
- ii. Shivani Ajay Agarwal
- iii. Urmila Arjunlal Agarwal
- iv. Madhulika Mukesh Agarwal
- v. Dipa Snehal Shana.

(Hereinafter collectively referred to as "the said Legal Heirs of Arjun Niranjn Agarwal")

- h) Thereafter, by and under a Deed of Rectification dated 4th April, 2009 registered with the Sub-registrar of Assurances under serial no. 1931 of 2009 executed between the said Legal Heirs of Arjun Niranjn Agarwal and VPPL, it was *inter alia* admitted and acknowledged that in the schedule of payment mentioned in the Sale Deed dated 2nd August, 2007, the cheque no. 1000551 dated 1st August, 2007 in favour of Deepa Snehal Shana being erroneously stated was rectified to cheque no. 1000451.

Property no. 3 (Gat no. 119 Hissa no. 17)

- a) On perusal of mutation entry no. 201 dated 1st August, 1989, it appears that one Vishnu Vasudeo Karandikar was entitled to the said Property no.1 and died intestate on 19th October, 1943 leaving behind him Vinayak Vishnu Karandikar (son) as his legal heir *inter alia* in respect of the said Property no. 1.
- b) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Acre and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- c) Thereafter, on perusal of mutation entry no. 1140 dated 3rd November, 1991. It appears that by and under a Sale Deed dated 16th July, 1990, the below named persons –
Raghunath Vinayak Karandikar;
Shiram Vinayak Karandikar;
Shrikant Vinayak Karandikar;
Vinayak Vishnu Karandikar;
Saraswati Vinayak Karandikar;
Sudha Ganpat Mahajan;
Nifa Vasant Gokhale (hereinafter collectively referred to as "Raghunath Vinayak Karandikar and Others") sold, transferred and conveyed the said Property no. 9, in favour of the below named persons
Ajay Arjunlal Agarwal;
Arjunlal Niranjn Agarwal and
Urmila Arjunlal Agarwal.



- d) Thereafter, by and under a Sale Deed dated 1st August, 2007, registered with the Sub-registrar of Assurance under serial no. 7950 of 2007, the said Arjunlal Niranjana Agarwal (since deceased) through his legal heirs being the following persons –
Ajay Arjunlal Agarwal;
Shivani Ajay Agarwal;
Urmila Arjunlal Agarwal ;
Madhurika Mukesh Agarwal,
Dipa Snehal Shana;
sold, transferred and conveyed *inter alia* the said Property no.1 to Valuable Properties Private Limited on the terms and conditions stated therein.
- e) The same was recorded in the revenue records vide mutation entry no. 1637 dated 18th August, 2008. However, it appears that the said mutation entry no. 1637 was cancelled on account of the death of Arjunlal Niranjana Agarwal and the revenue authorities ordered to bring all the legal heirs on record and re-apply for mutation, as per the remark dated 11th September, 2008 reflected thereon.
- f) Further the said Ajay Arjunlal Agarwal and others also executed a Power of Attorney dated 2nd August, 2007 registered with the Sub-registrar of Assurances under serial no. 7952 of 2007 in favour of Valuable Properties Private Limited ("VPPL") *inter alia* in respect of the said Property no. 9.
- g) Thereafter, by and under mutation entry no. 1777 dated 4th June, 2010 it has been recorded that Mr. Arjun Niranjana Agarwal died intestate on 4th January, 2006 and as per the law under which he was governed at the time of his death, he was survived by Class 'I' legal heirs being -
Ajay Arjunlal Agarwal
Shivani Ajay Agarwal
Urmila Arjunlal Agarwal
Madhulika Mukesh Agarwal
Dipa Snehal Shana.
- h) Further, by and under mutation entry no. 1803 dated 5th January, 2011, it has been recorded that the SDO allowed the appeal against the cancellation of mutation entry no. 1637 and held that the below named persons were the only legal heirs in respect of Arjun Niranjana Agarwal and by virtue of which, the name of Valuable Properties Private Limited was recorded as the owner *inter alia* in respect of the said Property no.9.-
Ajay Arjunlal Agarwal
Shivani Ajay Agarwal
Urmila Arjunlal Agarwal
Madhulika Mukesh Agarwal
Dipa Snehal Shana. (Hereinafter collectively referred to as "the said Legal Heirs of Arjun Niranjana Agarwal")
- i) Thereafter, by and under a Deed of Rectification dated 4th April, 2009



registered with the Sub-registrar of Assurances under serial no. 1931 of 2009 executed between the said Legal Heirs of Arjun Niranjan Agarwal and VPPL, it was *inter alia* admitted and acknowledged that in the schedule of payment mentioned in the Sale Deed dated 2nd August, 2007, the cheque no. 1000551 dated 1st August, 2007 in favour of Deepa Snehal Shana being erroneously stated was rectified to cheque no. 1000451.

Property no. 4 (Gat no. 122 Hissa no. 3)

- a) It appears that one Mr. Kalu Ramji Patil was entitled to the said Property no. 4 under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 ("BTAL Act") and died intestate on 29th November, 1947 leaving behind class I legal heir Mr. Gopal Kalu Patil (son). The same was recorded in the revenue records vide mutation entry no. 226 dated 1st August 1989.
- b) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- c) Further, on perusal of mutation entry no. 930 dated 20th March, 1980 it appears that upon the 'vardi' (written intimation) of Mr. Gopal Kalu Patil, the said Property was transferred and recorded in the name of Mr. Ram Gopal Patil.
- d) Thereafter, on perusal of mutation entry no. 1206 dated 2nd August, 1994, it appears that by and under a Sale Deed dated 24th June, 1993 the said Ram Gopal Patil sold, transferred and conveyed the said Property in favour of the following persons –
- i. Ajay Arjunlal Agarwal;
 - ii. Shivani Ajay Agarwal;
 - iii. Arjunlal Agarwal;
 - iv. Urmila Arjunlal Agarwal
- j) Thereafter, by and under a Sale Deed dated 1st August 2007, registered with the Sub-registrar of Assurance under serial no. 7950 of 2007, the said Arjunlal Niranjan Agarwal (since deceased) through his legal heirs being the following persons –
- i. Ajay Arjunlal Agarwal;
 - ii. Shivani Ajay Agarwal;
 - iii. Urmila Arjunlal Agarwal,
 - iv. Madhurika Mukesh Agarwal;
 - v. Dipa Snehal Shana;
- sold, transferred and conveyed *inter alia* the said Property no. 4 to Valuable Properties Private Limited on the terms and conditions stated therein.



The same was recorded in the revenue records vide mutation entry no. 1637 dated 18th August, 2006. However, it appears that the said mutation entry no. 1637 was cancelled on account of the death of Arjunlal Niranjana Agarwal and the revenue authorities ordered to bring all the legal heirs on record and re-apply for mutation, as per the remark dated 11th September, 2006 reflected thereon.

- k) Further the said Ajay Arjunlal Agarwal and others also executed a Power of Attorney dated 2nd August, 2007 registered with the Sub-registrar of Assurances under serial no. 7952 of 2007 in favour of Valuable Properties Private Limited ("VPPL") *inter alia* in respect of the said Property no. 4.
- l) Thereafter, by and under mutation entry no. 1777 dated 4th June, 2010 it has been recorded that Mr. Arjun Niranjana Agarwal died intestate on 4th January, 2006 and as per the law under which he was governed at the time of his death, he was survived by Class 'I' legal heirs being -
- i. Ajay Arjunlal Agarwal
 - ii. Shivani Ajay Agarwal
 - iii. Urmila Arjunlal Agarwal
 - iv. Madhulika Mukesh Agarwal
 - v. Dipa Snehal Shana.
- m) Further, by and under mutation entry no. 1803 dated 5th January, 2011, it has been recorded that the SDO allowed the appeal against the cancellation of mutation entry no. 1637 and held that the below named persons were the only legal heirs in respect of Arjun Niranjana Agarwal and by virtue of which, the name of Valuable Properties Private Limited was recorded as the owner *inter alia* in respect of the said Property no. 4.-
- i. Ajay Arjunlal Agarwal
 - ii. Shivani Ajay Agarwal
 - iii. Urmila Arjunlal Agarwal
 - iv. Madhulika Mukesh Agarwal
 - v. Dipa Snehal Shana.
- (Hereinafter collectively referred to as 'the said Legal Heirs of Arjun Niranjana Agarwal')
- n) Thereafter, by and under a Deed of Rectification dated 4th April, 2009 registered with the Sub-registrar of Assurances under serial no. 1931 of 2009 executed between the said Legal Heirs of Arjun Niranjana Agarwal and VPPL, it was *inter alia* admitted and acknowledged that in the schedule of payment mentioned in the Sale Deed dated 2nd August, 2007, the cheque no. 1000551 dated 1st August, 2007 in favour of Deepa Snehal Shana being erroneously stated was rectified to cheque no. 1000451.

Property no. 5 (Gat no. 122 Hissa no. 8)

- a) It appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955



coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.

- b) Further, on perusal of mutation entry no. 930 dated 20th March, 1980 it appears that upon the 'vardi' (written intimation) of Mr. Gopal Kalu Patil, the said Property no. 5 was transferred and recorded in the name of Mr. Ram Gopal Patil.
- c) Thereafter, on perusal of mutation entry no. 1206 dated 2nd August, 1994, it appears that by and under a Sale Deed dated 24th June, 1993 the said Ram Gopal Patil sold, transferred and conveyed the said Property no. 5 in favour of the following persons -
- i. Ajay Arjunlal Agarwal;
 - ii. Shivani Ajay Agarwal;
 - iii. Arjunlal Agarwal;
 - iv. Urmila Arjunlal Agarwal
- d) Thereafter, by and under a Sale Deed dated 1st August, 2007, registered with the Sub-registrar of Assurance under serial no. 7950 of 2007, the said Arjunlal Niranjan Agarwal (since deceased) through his legal heirs being the following persons -
- i. Ajay Arjunlal Agarwal;
 - ii. Shivani Ajay Agarwal;
 - iii. Urmila Arjunlal Agarwal;
 - iv. Madhurika Mukesh Agarwal,
 - v. Dipa Snehal Shana;
- sold, transferred and conveyed *inter alia* the said Property no. 5 to Valuable Properties Private Limited on the terms and conditions stated therein.
- The same was recorded in the revenue records vide mutation entry no. 1637 dated 18th August, 2008. However, it appears that the said mutation entry no. 1637 was cancelled on account of the death of Arjunlal Niranjan Agarwal and the revenue authorities ordered to bring all the legal heirs on record and re-apply for mutation, as per the remark dated 11th September, 2008 reflected thereon.
- e) Further the said Ajay Arjunlal Agarwal and others also executed a Power of Attorney dated 2nd August, 2007 registered with the Sub-registrar of Assurances under serial no. 7952 of 2007 in favour of Valuable Properties Private Limited ("VPPL") *inter alia* in respect of the said Property no. 5
- f) Thereafter, by and under mutation entry no. 1777 dated 4th June, 2010 it has been recorded that Mr. Arjun Niranjan Agarwal died intestate on 4th January, 2006 and as per the law under which he was governed at the time of his death, he was survived by Class 'I' legal heirs being -
- i. Ajay Arjunlal Agarwal
 - ii. Shivani Ajay Agarwal
 - iii. Urmila Arjunlal Agarwal



- iv. Madhulika Mukesh Agarwal
- v. Dipa Snehal Shana.

g) Further, by and under mutation entry no. 1803 dated 5th January, 2011, it has been recorded that the SDO allowed the appeal against the cancellation of mutation entry no. 1637 and held that the below named persons were the only legal heirs in respect of Arjun Niranjan Agarwal and by virtue of which, the name of Valuable Properties Private Limited was recorded as the owner *inter alia* in respect of the said Property no. 5.-

- i. Ajay Arjunlal Agarwal
- ii. Shrvani Ajay Agarwal
- iii. Urmila Arjunlal Agarwal
- iv. Madhulika Mukesh Agarwal
- v. Dipa Snehal Shana.

(Hereinafter collectively referred to as "the said Legal Heirs of Arjun Niranjan Agarwal")

h) Thereafter, by and under a Deed of Rectification dated 4th April, 2009 registered with the Sub-registrar of Assurances under serial no. 1931 of 2009 executed between the said Legal Heirs of Arjun Niranjan Agarwal and VPPL, it was *inter alia* admitted and acknowledged that in the schedule of payment mentioned in the Sale Deed dated 2nd August, 2007, the cheque no. 1000551 dated 1st August, 2007 in favour of Daapa Snehal Shana being erroneously stated was rectified to cheque no. 1000451.

Property no. 6 (Gat no. 128 Hissa no. 18)

- a) On perusal of mutation entry no. 728, it appears that one Mr. Kondya Maya Patil, who was the owner in respect of the said Property no. 6, died intestate on 6th February, 1962 leaving behind him his son Mr. Bandu Kondya Patil as a Class 'I' legal heir
- b) Thereafter, on perusal of mutation entry no. 816 dated 1st September, 1989 it appears that the said Bandu Kondya Patil died intestate 2 (two) years back from the date of the mutation, leaving behind him the following persons as his Class 'I' legal heirs-
 - i. Mahadea Bandu Patil (son)
 - ii. Suman Bandu Patil (daughter) and
 - iii. Bani Bandu Patil (wife).
- c) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Acre and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- d) Thereafter, on perusal of mutation entry no. 989 dated 1st November, 1985 it appears that Smt. Bani Bandu Patil died intestate, leaving



behind her, Mahadeo Bandu Patil (son) and Suman Sharad Mhatre (daughter) as Class 'I' legal heirs.

- e) Further, on perusal of mutation entry no. 1275 dated 13th December, 1986 it appears that by and under a Sale Deed dated 8th February, 1991, Mr. Mahadeo Bandu Patil and Suman Sharad Mhatre sold, transferred and conveyed the said Property no. 6 in favour of the following persons –
- i. Ajay Arjunlal Agarwal;
 - ii. Mr. Arjunlal Agarwal and
 - iii. Smt. Urmila Arjunlal Agarwal
- f) Thereafter, by and under a Sale Deed dated 1st August, 2007, registered with the Sub-registrar of Assurance under serial no. 7950 of 2007, the said Arjunlal Niranjani Agarwal (since deceased) through his legal heirs being the following persons –
- i. Ajay Arjunlal Agarwal;
 - ii. Shivani Ajay Agarwal;
 - iii. Urmila Arjunlal Agarwal ;
 - iv. Madhurika Mukesh Agarwal;
 - v. Dipa Snehal Shana;
- sold, transferred and conveyed *inter alia* the said Property no. 6 to Valuable Properties Private Limited on the terms and conditions stated therein.
- The same was recorded in the revenue records vide mutation entry no. 1637 dated 18th August, 2008. However, it appears that the said mutation entry no. 1637 was cancelled on account of the death of Arjunlal Niranjani Agarwal and the revenue authorities ordered to bring all the legal heirs on record and re-apply for mutation, as per the remark dated 11th September, 2008 reflected thereon.
- g) Further the said Ajay Arjunlal Agarwal and others also executed a Power of Attorney dated 2nd August, 2007 registered with the Sub-registrar of Assurances under serial no. 7952 of 2007 in favour of Valuable Properties Private Limited ("VPPL") *inter alia* in respect of the said Property no. 6.
- h) Thereafter, by and under mutation entry no. 1777 dated 4th June, 2010 it has been recorded that Mr. Arjun Niranjani Agarwal died intestate on 4th January, 2006 and as per the law under which he was governed at the time of his death, he was survived by Class 'I' legal heirs being -
- i. Ajay Arjunlal Agarwal
 - ii. Shivani Ajay Agarwal
 - iii. Urmila Arjunlal Agarwal
 - iv. Madhurika Mukesh Agarwal
 - v. Dipa Snehal Shana.
- i) Further, by and under mutation entry no. 1803 dated 5th January, 2011, it has been recorded that the SDO allowed the appeal against the cancellation of mutation entry no. 1637 and held that the below named persons were the only legal heirs in respect of Arjun Niranjani Agarwal



and by virtue of which, the name of Valuable Properties Private Limited was recorded as the owner *inter alia* in respect of the said Property no. 6 -

- vi. Ajay Arjunlal Agarwal
- vii. Shivani Ajay Agarwal
- viii. Urmila Arjunlal Agarwal
- ix. Madhulika Mukesh Agarwal
- x. Dipa Snehal Shana.

(Hereinafter collectively referred to as 'the said Legal Heirs of Arjun Niranjana Agarwal')

- j) Thereafter, by and under a Deed of Rectification dated 4th April, 2009 registered with the Sub-registrar of Assurances under serial no. 1931 of 2009 executed between the said Legal Heirs of Arjun Niranjana Agarwal and VPPL, it was *inter alia* admitted and acknowledged that in the schedule of payment mentioned in the Sale Deed dated 2nd August, 2007, the cheque no. 1000551 dated 1st August, 2007 in favour of Deepa Snehal Shana being erroneously stated was rectified to cheque no 1000451

PART 5 PROPERTY :

Property being all that piece and parcel of agricultural land bearing the following Gat no. 44 and Hissa no. 1 and admeasuring 4-78-0 Hectares-Ares- Paiki situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no. 176 it appears that one Mr. Balwant Patankar was the owner in respect of *inter alia* the said Property and he died intestate leaving behind him the following persons as his legal heirs *inter alia* in respect of the said Property -
- a. Vishwanath Balwant Patankar (son);
 - b. Chintaman Balwant Patankar (son);
 - c. Laxumibai Balwant Patankar (wife).
- b) Thereafter vide mutation entry no. 271 dated 21st January, 1955 the name of one Mr. Dehu Janu Tandel was recorded as a 'protected tenant' in respect of the said Property, since he was found to be cultivating the said Property at the time.
- c) Thereafter, by and under an order passed by the Agricultural Land Tribunal and Additional Mamledar Panvel under the provisions of section 32 (G) of the Bombay Tenancy and Agricultural Land Act, 1948 ("BTAL Act"), the name of the said Mr. Dehu Janu Tandel was recorded as the occupant in respect of the said Property and the names of the then owners Mr. Vishwanath Balwant Patankar and Mr. Chintaman Balwant Patankar were recorded in the 'Other rights' column of the 7-12 extracts in respect of the said Property as



a creditor to the extent of an amount of Rs. 846/-, being the purchase price of the said Property as fixed under section 32 (G) of the said BTAL Act. The same has been recorded in the revenue records vide mutation entry no 593 dated 23rd March, 1961

- d) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 838 dated 27th April, 1970.
- e) On perusal of mutation entry no. 1020 dated 1st September, 1987 it appears that Mr. Dheu Janu Tandale died intestate 22 years ago leaving behind the following persons as his legal heir –
- a. Mr. Ambo Dehu Tandale (son);
 - b. Goma Dehu Tandale (son);
 - c. Mr. Raghunath Dehu Tandale (son);
 - d. Bhagubai Janardhan Shelke (daughter);
- Further, the said Property was recorded in the name of the Goma Dehu Tandale.
- f) Thereafter, on perusal of mutation entry no. 1054 dated 4th April, 1988 it appears that the name of Bhagubai Janardhan Shelke was deleted from the revenue records in respect of the said Property due to a written 'vardi' (intimation) given by her.
- g) Thereafter, on perusal of mutation entry no. 1113 dated 15th December, 1989 it appears that Mr. Ambo Dehu Tandale died intestate leaving behind the following persons as his legal heirs –
- a. Mr. Ashok Ambo Tandale (son, 14 years);
 - b. Mr. Balaram Ambo Tandale (son, 18 years);
 - c. Vimal Janardhan Galkar (daughter, 30 years);
 - d. Padma Ambo Tandale (daughter, 21 years);
 - e. Kamal Ambo Tandale (daughter)
- h) Subsequently, vide mutation entry no. 1155 dated 9th July, 1992 it was recorded that Mr. Dehu Janu Tandale paid the entire purchase price of Rs. 846/- to Mr. Vishwanath Balwant Patankar and Mr. Chintaman Balwant Patankar and accordingly a certificate under section 32 (M) of the BTAL Act dated 21st September, 1991 bearing serial no. 32M/SR-119 was issued in his favour and the names of Mr. Vishwanath Balwant Patankar and Mr. Chintaman Balwant were deleted from the 'Other Rights' column of the 7-12 extract in respect of the said Property.
- i) Thereafter, it appears that by and under a Sale deed dated 3rd July, 1993 registered with the Sub-registrar of Assurances the below named persons –
- a. Goma Dehu Tandale;
 - b. Raghunath Dehu Tandale;



- c. Mr. Balaram Ambo Tandel for himself and for minor Ashok Ambo Tandel;
- d. Miss Padma Ambo Tandel alias Padma Baburao Tandel;
- e. Smt. Kamal Ambo Tandel alias Kalmal Bhagwan Shelke;
- f. Mrs. Vimal J Gaikar
- sold, transferred and conveyed the said Property in favour of –
- g. Mr. Sanjay P Wadhwa;
- h. Mr. Deepak P Wadhwa
- The same has been recorded in the revenue records vide mutation entry no. 1245 dated 2nd May, 1996.
- j) Thereafter, on perusal of mutation entry no. 1586 dated 15th March, 2008 it appears that by and under a registered Sale Deed dated 21st December, 2008 under serial no. PVL_9806/2006, the said Mr. Sanjay P Wadhwa and Deepak P Wadhwa sold, transferred and conveyed the said Property in favour of –
- a. Ashvin R Mansharamani;
- b. Pushottem T Wadhwa;
- c. Murlidhar T Wadhwa;
- d. Madan G Thakur
- k) Thereafter, by and under a Sale Deed dated 26th February, 2009 registered with the Sub-registrar of Assurances under serial no. 1159 of 2009, the aforementioned Ashvin R Mansharamani and Others transferred the said Property together with all their interest therein in favour of Valuable Properties Private Limited (VPPL) for a Rs. 2,50,95,000/- (Rupees Two Crores Fifty Lakh Ninety Five Thousand only) and on the terms and conditions more particularly described therein.
- The same has been recorded in the revenue records vide mutation entry no. 1791 dated 20th July, 2009.
- l) Further, the said Ashvin R Mansharamani and Others also executed a General Power of Attorney (Irrevocable) dated 26th February, 2009 in favour of VPPL.

PART 6 PROPERTY :

Property being all that piece and parcel of agricultural land bearing Gat no. 117 Hissa no. 28 admeasuring 0-20-0 Hectare- Are- Paiki situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no 200 dated 21st November, 1944 it appears that one Mr. Dhondu Bhaurao More was the owner in respect of the said Property and he died intestate on 1st October, 1944 leaving behind him Mr. Ganpat Dhondu More and Mr. Kaka Dhondu More as his only legal heirs.



- b) Thereafter, it appears that by and under a Notification dated 16th May, 1950 bearing serial no. 5869-45-VII issued by the Mumbai Government under the Bombay Prevention of Fragmentation and Consolidation of Land Holdings Act, 1947, the standard area of fragment was notified as *Kharip* land 15 *Guntha*, *Varkas* land – 20 *Guntha*, *Bagayat* land – 50 *Guntha* and thus the survey numbers of Village Vardoli of which the areas were equal to or less than the standard notified area was declared a 'fragment'. The same was recorded in the revenue records vide mutation entry no. 348 dated January, 1951.
- c) Thereafter, on perusal of mutation entry no. 400 dated 15th August, 1955 it appears that Ganpat Dhondu More died intestate on 27th June, 1955 leaving behind the below named persons as his legal heirs, and the said Property was recorded in the name of Janardhan Ganpat More –
- a. Moreshwar Ganpat More;
 - b. Muridhar Ganpat More
 - c. Janardhan Ganpat More
 - d. Baban Ganpat More
- d) On perusal of mutation entry no. 562 dated 3rd June, 1959 it appears that, 2 (Two) years prior to the date of mutation, Moreshwar Ganpat More and Kaka Dhondu More divided their several owned lands amongst the below named persons –
- a. Muridhar Ganpat More;
 - b. Janardhan Ganpat More;
 - c. Manohar Anant More;
 - d. Dattatreya Anant More;
 - e. Baban Ganpat More;
 - f. Moreshwar Ganpat More
 - g. Kaka Dhondu More
- Pursuant to the above, it appears that *inter alia* the said Property came to be vested in the share of Janardhan Ganpat More.
- e) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and *Guntha* to Hectare and Acre and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- f) Thereafter, by and under a Sale Deed dated 25th July, 2006, registered with the Sub-registrar of Assurances under serial no. 5895 of 2006, executed by Janardhan Ganpat More in favour of Rahul Shrikrishna Dharap, the said Janardhan Ganpat More sold, transferred and conveyed the said Property in favour of Rahul Shrikrishna Dharap for the consideration and on the terms and conditions set out therein. The same has been recorded in the revenue records vide mutation entry no. 1504 dated 7th May, 2007.



- g) Thereafter, by and under a Sale Deed dated 1st March, 2008 registered with the Sub-registrar of Assurances at Panvel under serial no. 2849 of 2008, executed by Rahul Shrikrishna Dharap in favour of Valuable Properties Private Limited (VPPL) through its constituted attorney Bipin Doshi, the said Rahul Shrikrishna Dharap sold, transferred and conveyed *inter alia* the said Property in favour of VPPL for the consideration and on the terms and conditions contained therein. The same has been recorded in the revenue records vide mutation entry no. 1597 dated 22nd April, 2008.
- h) Thereafter, the said Rahul Shrikrishna Dharap executed an Irrevocable Power of Attorney dated 5th March, 2008 in favour of VPPL *inter alia* in respect of the said Property.
- i) Subsequently, the said Rahul Shrikrishna Dharap also executed a Deed of Rectification dated 4th April, 2008 registered with the Sub-registrar of Assurances under serial no. 1945 of 2009 in favour of VPPL, whereby the parties thereto jointly admitted and acknowledged that the consideration amount and the names of the parties were not mentioned in the Sale Deed and the same was rectified therein.

PART 7 PROPERTY:

Property being all that piece and parcel of agricultural land bearing the following *Gar* and *Hissa* nos. and admeasurements situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

S.no.	Gar nos./Hissa no.	Area Admeasuring
1.	122/6	3-93-0
2.	122/2	0-39-0
3.	131/12	0-24-0

- a) On perusal of mutation entry no.176 it appears that one Mr. Balwant Patankar was the owner in respect of the said Property and he died intestate leaving behind him the following persons as his only legal heirs *inter alia* in respect of the said Property—
- Vishwanath Balwant Patankar (son);
 - Chinfaman Balwant Patankar (son);
 - Laxmibai Balwant Patankar (wife).
 - ("Vishwanath Balwant Patankar and Others")
- b) Thereafter vide mutation entry no. 271 dated 21st January, 1955 the name of one Mr. Dehu Janu Tandel was recorded as a 'protected



tenant' in respect of the said Property, since he was found to be cultivating the said Property at the time.

- c) Thereafter, it appears that by and under a Notification dated 16th May, 1950 bearing serial no. 5869-45-VII issued by the Mumbai Government under the Bombay Prevention of Fragmentation and Consolidation of Land Holdings Act, 1947, the standard area of fragment was notified as *Kharip* land 15 *Guntha*, *Varkas* land – 20 *Guntha*, *Bagayat* land – 50 *Guntha* and thus the survey numbers of Village Vardoli of which the areas were equal to or less than the standard notified area was declared a 'fragment' and consequently, the lands bearing survey nos 122/2 and 122/5 out of the said Property were declared as 'fragments' ('*tukda*'). The same was recorded in the revenue records vide mutation entry no. 348 dated January, 1951.
- d) Thereafter, by and under an order passed by the Agricultural Land Tribunal and Additional Mamledar Panvel under the provisions of section 32 (G) of the Bombay Tenancy and Agricultural Land Act, 1948 ('BTAL Act'), the name of the said Mr. Dehu Janu Tandale was recorded as the occupant in respect of the said Property and the names of the then owners Mr. Vishwanath Balwant Patankar and Others were recorded in the 'Other rights' column of the 7-12 extracts in respect of the said Property as a creditor to the extent of an amount of Rs. 846/-, being the purchase price of the said Property as fixed under section 32 (G) of the said BTAL Act. The same has been recorded in the revenue records vide mutation entry no. 271 dated 21st January, 1955.
- e) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and *Guntha* to Hectare and *Are* and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- f) On perusal of mutation entry no. 1020 dated 1st September, 1987 it appears that Mr. Dehu Janu Tandale died intestate 22 years ago leaving behind the following persons as his legal heir –
- a. Mr. Ambo Dehu Tandale (son);
 - b. Goma Dehu Tandale (son);
 - c. Mr. Raghunath Dehu Tandale (son);
 - d. Bhagubai Janardhan Shelke (daughter);
- Further, the said Property was recorded in the name of the Goma Dehu Tandale.
- g) Thereafter, on perusal of mutation entry no. 1054 dated 4th April, 1988 it appears that the name of Bhagubai Janardhan Shelke was deleted from the revenue records in respect of the said Property due to a written '*vardi*' (intimation) given by her.



- h) Thereafter, on perusal of mutation entry no. 1113 dated 15th December, 1989 it appears that Mr. Ambo Dehu Tandale died intestate leaving behind the following persons as his legal heirs -
- Mr. Ashok Ambo Tandale (son, 14 years);
 - Mr. Baliram Ambo Tandale (son, 18 years);
 - Vimal Janardhan Gaikar (daughter, 30 years);
 - Padma Ambo Tandale (daughter, 21 years);
 - Kamal Ambo Tandale (daughter)
- i) Thereafter, vide mutation entry no. 1540 dated 1st November, 2007 it has been recorded that the Laxmaibai alias Bhagubai Janardhan Shelke died intestate on 25th April, 2000 leaving behind no sons and her daughter Sarita Anant Gadakari, aged 32 years as her only legal heir.
- j) Thereafter, the below named persons executed an Irrevocable Power of Attorney dated 5th May, 2008 in favour of Ashok Ambo Tandale *inter alia* in respect of the said Property-
- Goma Dehu Tandale;
 - Raghunath Dehu Tandale;
 - Mr. Balaram Ambo Tandale;
 - Miss Padma Ambo Tandale alias Padma Baburao Tandale;
 - Smt. Kamal Ambo Tandale alias Kalmal Bhagwan Shelke;
 - Mrs. Vimal J Gaikar
 - Sarita Anant Gadkari
- Note: The aforesaid Power of Attorney dated 5th May, 2008 appears to be un-registered.**
- k) Thereafter, by and under a Sale Deed dated 5th May, 2008 registered with the Sub-registrar of Assurances at Panvel under serial no. 3632 of 2008, executed by the following persons in favour of Valuable Properties Private Limited -
- Goma Dehu Tandale;
 - Raghunath Dehu Tandale;
 - Balaram Ambo Tandale;
 - Vimal Janardhan Gaykar;
 - Padma Ambo Tandale;
 - Kamal Ambo Tandale;
 - Sarita Anant Gadkari
 - Ashok Ambo Tandale (also acting as an Attorney for the abovementioned persons)
- (hereinafter collectively referred to as "the said Goma Dehu Tandale and Others"), the said Goma Dehu Tandale sold, transferred and conveyed *inter alia* the said Property in favour of VPPL for the consideration and subject to the terms and conditions mentioned therein. The same has been recorded in the revenue records vide mutation entry no. 1635 dated 18th August, 2008.
- l) Further, the said Goma Dehu Tandale and Others, through Ashok Ambo Tandale also executed a General Power of Attorney dated 5th

May, 2008 registered with the Sub-registrar of Assurances under serial no. 507/2008 in favour of Valuable Properties Private Limited in respect of *inter alia* the said Property.

PART 8 PROPERTY:

Property being all that piece and parcel of agricultural land bearing the following Gat and Hissa nos. and admeasurements situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

S.no.	Gat nos./Hissa no.	Area Admeasuring	Hereinafter individually referred to as
1	40/3	0-03-8	Property no. 1
2	46/3	0-24-0	Property no. 2
3	53/0	1-37-0	Property no. 3
4	57/4	0-08-6	Property no. 4
5	117/18	0-10-0	Property no. 5
6	117/31	0-36-0	Property no. 6
7	117/32	0-06-0	Property no. 7
8	119/2	0-12-0	Property no. 8
9	119/5	0-18-0	Property no. 9
10	119/18	2-28-0	Property no. 10
11	119/25	0-13-00	Property no. 11
12	128/08	0-16-0	Property no. 12
13	128/19	0-82-0	Property no. 13

- a) On perusal of mutation entry no.176 it appears that one Mr Bahwant Patankar was the owner in respect of the said Property and he died intestate leaving behind him the following persons as his legal heirs *inter alia* in respect of the said Property –
- a. Vishwanath Bahwant Patankar (son);
 - b. Chintaman Bahwant Patankar (son);
 - c. Laxmibai Bahwant Patankar (wife).
- b) Thereafter, it appears that by and under a Notification dated 16th May, 1950 bearing serial no. 5809-45-VII issued by the Mumbai Government under the Bombay Prevention of Fragmentation and Consolidation of Land Holdings Act, 1947, the standard area of fragment was notified as *Kharip* land 15 *Guntha*, *Varkas* land – 20 *Guntha*, *Bagayat* land – 50 *Guntha* and thus the survey numbers of Village Vardoli of which the areas were equal to or less than the standard notified area was declared a 'fragment' and consequently the lands bearing survey nos. 40/3, 57/4, 117/32, 119/2, 119/5, 119/25, out of the said Property were declared as 'fragments' ('*tukda*'). The same was recorded in the revenue records *vide* mutation entry no. 348 dated January, 1951.



- c) Thereafter, vide mutation entry no. 432 dated 21st January, 1955, it has been recorded that the name of Dehu J Tandel was deleted as a 'tenant' in respect of the said Property as he was found to be not cultivating the said Property for a continuous period of the last 2 (two) years.
- d) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- e) Thereafter, vide mutation entry no. 1225 it has been recorded that Mr. Chintamani Balwant Patankar died intestate on 8th January, 1995 leaving behind his brother Mr. Vishwanath Balwant Patankar as his only legal heir in respect of *inter alia* the said Property no. 1, since his mother (being Laxmibal Balwant Patankar) and father (Balwant Patankar) were deceased, and he didn't not have any wife, sons and daughters.
- f) Thereafter, on perusal of mutation entry no. 1272 dated 23rd October, 1996 it appears that Mr. Vishwanath Balwant Patankar died intestate on 5th July, 1996 leaving behind the following persons as his legal heirs *inter alia* in respect of the said Property no 1 –
- a. Mr. Shrikrishna Vishwanath Patankar (son);
 - b. Ranjana Vishwanath Patankar (wife);
- g) On perusal of mutation entry no. 1411 dated 1st December, 2003 it appears that thereafter, by and under a Sale Deed dated 9th May, 2003, Mr. Shrikrishna Vishwanath Patankar and Ranjana Vishwanath Patankar sold, transferred and conveyed the said Property along with some other lands in favour of Mr. Pravin Laxman Patil.
- h) Thereafter, as per mutation entry no. 1430 dated 25th February, 2005, it appears that, by and under a registered Sale Deed dated 1st January, 2005 under serial no. PVL-09/2005, the said Mr. Pravin Laxman Patil through his attorney Rajesh Ramchandra Dake, sold transferred and conveyed the said Property *inter alia* other lands in favour of one Mr. Ashok Chhaganlal Thakkar.
- i) Thereafter, Mr. Ashok Chhaganlal Thakkar executed an Irrevocable Power of Attorney dated 6th September, 2006 in favour of Rajesh R Dake *inter alia* in respect of the said Property.
Note: The afore said Power of Attorney dated 6th September, 2006 is not registered with the concerned Sub-registrar of Assurances.
- j) Subsequently, by and under a Sale Deed dated 12th September, 2007 registered with the Sub-registrar of Assurances under serial no. 6364 of 2007 executed by Mr. Ashok Chhaganlal Thakkar through his

constituted attorney Mr. Rajesh R. Dake in favour of Valuable Properties Private Limited, the said Mr. Ashok Chhaganlal Thakkar sold, transferred and conveyed the said Property in favour of VPPL for a consideration amount of Rs. 2,67,91,875/- and on the terms and conditions recorded therein. The same has been recorded in the revenue records vide mutation entry no. 1559 dated 10th January, 2008.

PART 9 PROPERTY:

Property being all that piece and parcel of agricultural land bearing Gat no. 48 Hissa no. 16 admeasuring 0 Hectare 21 - 50 situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no. 180 dated 20th April, 1950 it appears that on 30th August, 1939, the below named persons –
 - i. Mr. Amir Kasamnaband;
 - ii. Mr. Usman Kasamnaband;
 - iii. Musaffardadamiya Kasammnaband
 through their legal guardian, Mr. Amir Kasam, sold the said Property in favour of one Mr. Ibrahim Husen Kacchi
- b) Thereafter, vide mutation entry no. 269, the name of one Mr. Tukya Dhua Tandel was recorded as a 'protected tenant' in respect of the said Property as per the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 ("BTAL").
- c) Thereafter, it appears that by and under a Notification dated 16th May, 1950 bearing serial no. 5869-45-VII issued by the Mumbai Government under the Bombay Prevention of Fragmentation and Consolidation of Land Holdings Act, 1947, the standard area of fragment was notified as *Kharip* land 15 *Guntha*, *Varkas* land – 20 *Guntha*, *Bagayat* land – 50 *Guntha* and thus the survey numbers of Village Vardoli of which the areas were equal to or less than the standard notified area was declared a 'fragment' and consequently the said Property was declared as 'fragment' ('*tukde*'). The same was recorded in the revenue records vide mutation entry no. 348 dated January, 1951.
- d) Thereafter, on perusal of mutation entry no. 541 dated 2nd June, 1957, it appears that Mr. Tukaram Dhau Tandel (assumed to be Tukya Dhau Tandel) died intestate leaving behind the following persons as his legal heirs in respect of the said Property –
 - i. Nanthu Tukya Tandel (son);
 - ii. Nana Tukya Tandel (son);
 - iii. Ganpat Tukya Tandel (son);
 - iv. Yamunabai Tukya Tandel (wife, and also being their legal guardian)



- e) Thereafter, vide mutation entry no. 655 dated 19th April, 1961 it was recorded that since Yamunabai was a widow on 1st April, 1957 (Tiller's day), the time period under the provisions of BTAL for purchasing of land under section 32 of the BTAL was extended in respect of the said Property.
- f) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- g) Thereafter, it appears that Mr. Abdul Ibrahim Kacchi died intestate on 10th June, 1981 leaving behind him the below named persons as his legal heirs in respect of the said Property -
- i. Kulsumbibi A Kacchi (wife);
 - ii. Ibrahim A Kacchi (son);
 - iii. Ashraf A Kacchi (son);
 - iv. Anf A Kacchi (son);
 - v. Kousar A Kacchi (daughter);
 - vi. Rukhia A Kacchi (daughter);
- The same was recorded in the revenue records vide mutation entry no. 976 dated 25th May, 1985.
-Mutation entry not perused.
- h) Thereafter, on perusal of mutation entry no. 1004 dated 31st January, 1986 it appears that since Yamunabai Tukya Tandel was aged, several parcels of land including the said Property were distributed amongst Kundalik Nathu Tandel, Nathu Tukaram Tandel, Nana Tukaram Tandel and *inter alia* the said Property came to be vest in the name of Nathu Tukaram Tandel.
- i) Thereafter, it appears that Mr. Nathuram Tukaram Tandel died intestate on 4th September, 1988, leaving behind him the following persons as his only legal heirs *inter alia* in respect of the said Property -
- i. Ramdas Nathuram Tandel (son);
 - ii. Kundalik Nathuram Tandel (son);
 - iii. Nanda Nathuram Tandel (daughter);
 - iv. Laxmibai Nathuram Tandel (wife);
- The same has been recorded in the revenue records vide mutation entry no. 1076 dated 8th November, 1988.
- j) Thereafter, on perusal of mutation entry no. 1279 it appears that, by and under an order passed by the Agricultural Land Tribunal and Additional Mamladar, Panvel under the provision of section 32 (G) of the BTAL, the names of Ramdas Nathu Tandel and 4 (four) others, being the existing tenants were recorded as 'occupants' in respect of the said Property and the name of the owner Kulsumbibi A Kacchi and Others was recorded in the 'Other Rights' column of the 7-12 extract in



respect of the said Property as a creditor of any amount of Rs. 1619/-, being the purchase price fixed under section 32 (G) of the BTAL in respect of the said Property.

- k) Subsequently, on perusal of mutation entry no. 1285 dated 15th July, 1997, upon payment of the full purchase price of Rs. 1619/- as fixed under section 32 (G) of the BTAL Act by Ramdas Nathuram Tandel to the original owners, the requisite certificate under section 32 (M) of the BTAL Act was issued in favour of Ramdas Nathuram Tandel and his name was recorded as the owner in respect of the said Property and the name of the original owner was deleted from the 'Other Rights' column of the 7-12 extract in respect of the said Property.
- l) Thereafter, vide mutation entry no. 1415 dated 21st January, 2004 it was recorded that by and under a Sale Deed dated 31st December, 2003 executed by the below named persons –
- i. Kundalik Nathuram Tandel (son);
 - ii. Nanda Nathuram Tandel (daughter);
 - iii. Laxmibai Nathuram Tandel (wife);
 - iv. Ramdas Nathuram Tandel (for himself and as the constituted attorney for the above 3 persons)
- sold the said Property in favour of one Mr. Madan Dharma Katekar for a consideration amount of Rs. 1, 12, 500/-.
- Note: We have not been provided with and have thus not perused the aforesaid Sale Deed dated 31st December, 2003.**
- m) Thereafter, by and under a Sale Deed dated 28th May, 2007 registered with the Sub-registrar of Assurances at Panvel – 3 under serial no. 5716 of 2007, executed by Madan Dharma Katekar, Mohamad Aslam Kacchi as the confirming party in favour of Valuable Properties Private Limited, the said Madan Dharma Katekar, sold, transferred and conveyed the said Property in favour of Valuable Properties Private Limited ("VPPL") for a consideration amount of Rs. 6,98,000/- (Rupees Six Lakhs Ninety Eight Thousand only) and on the terms and conditions contained therein.
- The same has been recorded in the revenue records vide mutation entry no. 1575 dated 28th February, 2008.
- n) Further, the said Madan Dharma Katekar also executed an Irrevocable Power of Attorney dated 28th May, 2007 in favour of VPPL in respect of the said Property.

PART 10 PROPERTY :

Property being all that piece and parcel of agricultural land bearing Gat no. 51 Hissa no. 2 admeasuring 1 Hectare 08-70 Ares situated, lying and being at village Vardoti, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".



- a) On perusal of mutation entry no. 169 it appears that one Maruti Chima Narasu Kamathi was the owner in respect of several parcels of land including the said Property and he died intestate leaving behind Mr Vyankat Narasu Maruti Kamathi as the only legal heir in respect of *inter alia* the said Property.
- b) Thereafter, vide mutation entry no. 272 dated 23rd March, 1946 the name of one Mr. Dama Zirpya Patil was recorded as a tenant in respect of the said Property under the provisions of the Bombay Tenancy and Agricultural Land Act, 1948 ("BTAL").
- c) Thereafter, vide mutation entry no. 376 dated 13th April, 1993 the name of one Mr. Rambhau Gopal Mahar was recorded as a tenant in respect of the said Property under the provisions of the Bombay Tenancy and Agricultural Land Act, 1948 ("BTAL").
- d) Thereafter, vide mutation entry no. 430 dated 21st July, 1966 it was recorded that the name of Mr. Dama Zirpya Patil was deleted as a tenant in respect of the said Property as he was found to be not cultivating the same at the time.
- e) Thereafter, vide mutation entry no. 636 dated 18th April, 1961, the name of Rambhau Gopal Mahar was recorded as the occupant in respect of the said Property and the name of the original owner Vyankat Maruti Narasu Chima was recorded in the 'Other Rights' column as a creditor to the extent of an amount of Rs. 1017/- being the purchase price fixed under section 32 (G) of the BTAL Act.
- f) It appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- g) Thereafter, on perusal of mutation entry no. 1297 dated 1st January, 1998 it appears that Mr. Rambhau Gopal Mahar had paid the complete purchase price of Rs. 1017/- as fixed under section 32 (G) of the BTAL in respect of the said Property to the original owner and accordingly the certificate under section 32 (M) of the BTAL Act was issued in his favour. Consequently, the name of Mr. Rambhau Gopal Mahar was recorded as the owner of the said Property and the name of the original owner was deleted from the 'Other Rights' column of the 7-12 extract in respect of the said Property.
- h) Subsequently, it appears that Mr. Rambhau Gopal Mahar died intestate on 1st September, 1998 leaving behind the below named persons as his only legal heirs in respect of the said Property –
- i. Mr. Madhukar Rambhau Babare;
 - ii. Mr. Janardhan Rambhau Babare;
 - iii. Mrs. Tai Laxman Jadhav.



(hereinafter collectively referred to as "Madhukar Rambhau Babare and Others")

The same was recorded in the revenue records vide mutation entry no. 1478 dated 11th July, 2006

- i) Thereafter, by and under an Agreement for Sale dated 2nd November, 2007 registered with the Sub-registrar of Assurances at Panvel - 3 under serial no. 10700 of 2007 executed by Madhukar Rambhau Babare and Others in favour of Valuable Properties Private Limited ("VPPL"), the said Madhukar Rambhau Babare agreed to sell the said Property in favour of VPPL subject to the terms and conditions set out therein.
- j) Thereafter, the said Madhukar Rambhau and Others also executed an irrevocable Power of Attorney in favour of VPPL in respect of the said Property.
- k) Thereafter, by and under an order dated 1st June, 2008 bearing serial no. Tenancy/MP/SR-2374/2007 (Non-agricultural) issued by the Sub-divisional Officer, Panvel, VPPL the requisite permission under section 43 of the BTAL Act was granted for transfer of the said Property by Madhukar Rambhau and Others in favour of, subject to the terms and conditions stated therein.
- l) Thereafter, by and under a Sale Deed dated 4th July, 2008 registered with the Sub-registrar of Assurances under serial no. 5226 of 2008 executed by Mr. Sanjay Dadu Bale as the constituted attorney on behalf of the said Madhukar Rambhau Babare and Others in favour of Valuable Properties Private Limited, the said Madhukar Rambhau and Others sold, transferred and conveyed the said Property in favour of VPPL for a consideration amount of Rs 59,78,500/- (Rupees Fifty Nine, Seventy Eight Thousand Five Hundred only) and on the terms and conditions stated therein. The same has been recorded in the revenue records vide mutation entry no. 1643 dated 18th July, 2009.

Note: We have not been provided with and have thus not perused the Power of Attorney executed by Madhukar Rambhau Babare and Others in favour of Sanjay Dadu Bale, through which the Sale Deed dated 4th July, 2008 has been executed in favour of VPPL.

We observe that Power of Attorney is given to Valuable Properties Private Limited through its authorized signatory Mr. Sanjay Dadu Bale however, the Sale Deed has erroneously been executed by Mr. Sanjay Dadu Bale in his individual capacity. However, there is a declaration attached to the said Sale Deed given by Mr. Sanjay Dadu Bale declaring that he is authorized to execute the deed as an attorney. Hence a declaration to that effect be taken from the mortgagor

PART 11 PROPERTY:

Property being all that piece and parcel of agricultural land bearing Gat no. 55 Hissa no. 4 admeasuring 0 Hectare 17-90 Ares situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) It appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Ares and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- b) On perusal of mutation entry no. 1125 dated 5th February, 1991 it appears that pursuant to a partition amongst the family members of Babu Bhoi, namely, the said Property came to be vested in the name of Mr. Laxman Babu Bhoi.
- c) Thereafter, on perusal of mutation entry no. 1615 dated 24th June, 2008 it appears that by and under a Sale Deed dated 13th January, 2008, Mr. Laxman Babu Bhoi sold, transferred and conveyed the said Property in favour of Mr. Rajesh Shankarlal Kakani. It appears that the said Sale Deed was registered with the Sub-registrar of Assurances under serial no. 438 of 2008. Hows
Note: We have not been provided with and have thus not perused the aforesaid Sale Deed dated 13th January, 2008.
- d) Thereafter, on perusal of mutation entry no. 1703 dated 18th July, 2009 it appears that by and under a Sale Deed dated 15th April, 2009 Laxman Babu Bhoi and Rajesh Shankarlal Kakani sold the said Property in favour of Valuable Properties Private Limited. However, as per the remark dated 11th January, 2010 of the Revenue Authority, it appears that the said mutation entry no. 1703 was cancelled, as the name of Rajesh Shankarlal Kakani was not recorded in the 7-12 extract in respect of the said Property.
Note: We have not been provided with and have thus not perused the aforesaid Sale Deed dated 15th April, 2009.
- e) Thereafter by and under a Sale Deed dated 13th April, 2009 registered with the Sub-registrar of Assurances under serial no. 2170 of 2009, executed by Mr. Laxman Babu Bhoi along with Mr. Rajesh Shankarlal Kamani as confirming party in favour of Valuable Properties Private Limited, the said Mr. Laxman Babu Bhoi and Mr. Rajesh Shankarlal Kamani sold, transferred and conveyed the said Property in favour of VPPL for a consideration amount of Rs. 12,88,800/- (Rupees Twelve Lakhs Eighty Eight Thousand Eight hundred only), acknowledged to be paid in full to Mr. Rajesh Shankarlal Kamani therein and on such further terms and conditions set out therein. As per the said Sale Deed dated



13th April, 2009 it was *inter alia* recorded that the sale deed between Mr. Laxman Babu Bhopi and Mr. Rajesh Shankarlal Kamani was subsequently cancelled vide a Deed of Cancellation registered with the Sub-registrar of Assurances at Panvel -3 under serial no. 2169 of 2009 and therefore the present Sale Deed was being executed with Mr. Laxman Babu Bhopi and consequently the entire consideration amount under the present Sale Deed was to be paid to Mr. Rajesh Shankarlal Kamani. The said transfer has been recorded in the revenue records vide mutation entry no. 1769 dated 18th July, 2009.

- f) Further, the said Laxman Babu Bhopi also executed an Irrevocable Power of Attorney dated 13th April, 2009 registered with the Sub-registrar of Assurances at Panvel -3 under serial no. 2171 of 2009 in favour of Valuable Properties Private Limited in respect of the said Property.

PART 12 PROPERTY :

Property being all that place and parcel of agricultural land bearing Gat no. 61 Hissa no. 1 admeasuring 0 Hectare 24 - 50 Ares equivalent to 2450 sq. mtrs. situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no. 169 it appears that one Maruti China Narasu Kamathi was the owner in respect of several parcels of land including the said Property and he died Intestate leaving behind Mr. Vyankat Narasu Maruti Kamathi as the only legal heir in respect of *inter alia* the said Property.
- b) Thereafter, vide mutation entry no. 272 dated 23rd March, 1946 the name of one Mr. Dama Zipyra Patil was recorded as a tenant in respect of the said Property under the provisions of the Bombay Tenancy and Agricultural Land Act, 1948 ("BTAL").
- c) Thereafter, vide mutation entry no. 474 dated 21st July, 1966 it was recorded that the name of Mr. Dama Zipyra Patil was deleted as a tenant in respect of the said Property as he was found to be not cultivating the same at the time.
- d) Thereafter, vide mutation entry no. 530 dated 29th May, 1957 the name of one Mr. Rambhau Gopal Mahar was recorded as a tenant in respect of the said Property under the provisions of the Bombay Tenancy and Agricultural Land Act, 1948 ("BTAL").
- e) Thereafter, vide mutation entry no. 636 dated 13th April, 1961, the name of Rambhau Gopal Mahar was recorded as the occupant in respect of the said Property and the name of the original owner Vyankat Maruti Narasu Chima was recorded in the 'Other Rights' column as a creditor



to the extent of an amount of Rs. 1017/- being the purchase price fixed under section 32 (G) of the BTAL Act.

- f) It appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- g) Thereafter, on perusal of mutation entry no.1297 dated 11th January, 1998 it appears that Mr. Rambhau Gopal Mahar had paid the complete purchase price of Rs. 1017/- as fixed under section 32 (G) of the BTAL in respect of the said Property to the original owner and accordingly the certificate under section 32 (M) of the BTAL Act was issued in his favour. Consequently, the name of Mr. Rambhau Gopal Mahar was recorded as the owner of the said Property and the name of the original owner was deleted from the 'Other Rights' column of the 7-12 extract in respect of the said Property.
- h) Subsequently, it appears that Mr. Rambhau Gopal Mahar died intestate on 1st September, 1998 leaving behind the below named persons as his only legal heirs in respect of the said Property -
- i. Mr. Madhukar Rambhau Babare;
 - ii. Mr. Janardhan Rambhau Babare;
 - iii. Mrs. Tai Laxman Jadhav.
- (hereinafter collectively referred to as "Madhukar Rambhau Babare and Others")
- The same was recorded in the revenue records vide mutation entry no. 1478 dated 11th July, 2006.
- i) Subsequently, Tai Laxman Jadhav released her share in respect of the Said Property in favour of Madhukar Rambhau Babre & Janardan Rambhau Babre vide a Release Deed dated 29.12.2008 duly registered with the concerned Sub-Registrar of Assurances as serial no. Parvel-1/9197/2008 on terms and conditions mentioned therein.
- j) Thereafter, by and under an Agreement for Sale dated 20.09.2009 registered with the Sub-registrar of Assurances at Parvel - 1 under serial no. 1054 of 2009 executed by Madhukar Rambhau Babare and Others in favour of Valuable Properties Private Limited ("VPPL"), the said Madhukar Rambhau Babare agreed to sell the said Property in favour of VPPL subject to the terms and conditions set out therein.
- k) Thereafter, the said Madhukar Rambhau and Others also executed an Irrevocable Power of Attorney 20th February, 2009 in favour of VPPL in respect of the said Property.
- l) Thereafter, by and under an order dated 7th December, 2009 bearing serial no. Tenancy/VP/SR-694/2009 (Non-agricultural) issued by the Sub-divisional Officer, Parvel, VPPL the requisite permission under



section 43 of the BTAL Act was granted for transfer of the said Property by Madhukar Rambhau and Others in favour of, subject to the terms and conditions stated therein.

- m) Thereafter, by and under a Sale Deed dated 19th December, 2009 registered with the Sub-registrar of Assurances under serial no. 51 of 2010 execute dby Mr. Sanjay Dadu Baile as the constituted attorney on behalf of the said Madhukar Rambhau Babare and Others in favour of Valuable Properties Private Limited, the said Madhukar Rambhau and Others sold, transferred and conveyed the said Property in favour of VPPL for a consideration amount of Rs. 17, 15, 000/- (Rupees Seventeen Lakhs Fifteen Thousand only) and on the terms and conditions stated therein. The same has been recorded in the revenue records vide mutation entry no. 1760 in respect of the said Property.

Note: We have not been provided with and have thus not perused the Power of Attorney executed by Madhukar Rambhau Babare and Others in favour of Sanjay Dadu Baile, through which the Sale Deed dated 4th July, 2008 has been executed in favour of VPPL.

- n) Thereafter, on perusal of mutation entry no. 1824 dated 24th August, 2011 it was recorded that by and under an order dated 16th August, 2011 issued by the Agricultural Department, Panvel in relation to the appeal no. 246 of 2010 against the mutation entry no. 1760, the said appeal was allowed by the Sub-divisional Officer at Panvel and the said mutation entry no. 1760 in respect of the said Property was confirmed.

Note: We have not been provided and thus not perused the order dated 16th August, 2011 issued by the Agricultural Department, Panvel in relation to the appeal no. 246 of 2010 against mutation entry no. 1760

PART 13 PROPERTY :

Property being all that piece and parcel of agricultural land bearing Gat no. 71 Hissa no. 2A admeasuring 0 Hectare 45-40 Ares situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no. 360 dated 13th April, 1953 it has been recorded that pursuant to a partition amongst Balya Barku Kathara and Ladku Barku Kathara, the land bearing Gat no. 71 Hissa no. 2 came to be vested in the name of Ladku Barku Kathara.
- b) Thereafter, on perusal of mutation entry no. 397, it appears that the said Ladku Barku Kathra died intestate on 13th November, 1954 leaving behind the following persons and his only legal heirs *inter alia* in respect of the land bearing Gat no. 71 Hissa no. 2-
- i. Namdeo Ladku Kathra;
 - ii. Madhu Ladku Kathra;



iii. Barku Ladku Kathra

- c) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- d) Thereafter, vide mutation entry no. 871 dated 18th July, 1974 it was recorded that pursuant to a partition amongst the family members of Ladku Kathara, namely, Namdeo Ladku Kathara, Madhukar Ladku Kathara (Madhu Ladku Kathara), Barku Ladku Kathara, Laxmibai Ladku Kathara Aalibai Balkar Kathara and consequently, the said Property came to be vested in the name of Madhukar Ladku Kathara.
- e) Thereafter, as per mutation entry no. 1345 dated 6th June, 1999, it was recorded that by and under an order dated 6th January, 1999 bearing serial no. Fo.P./Kavre99/113/11-88C06/1/88 issued by the Tahsildar, Panvel the land bearing Gat no. 71 Hissa no. 2 was sub-divided into 2 parts, being Gat no. 71 Hissa no. 2A (being the said Property) and Gat no. 71 Hissa no. 2B, and further the said Property was reflected in the name of Madhukar Ladku Kathara.
- f) Thereafter, by and under a Sale Deed dated 25th February, 2008 registered with the Sub-registrar of Assurances at Panvel - 3 under serial no. 2369 of 2008, executed by Madhukar Ladku Kathara in favour of Valuable Properties Private Limited, the said Madhukar Ladku Kathara sold, transferred and conveyed the said Property in favour of Valuable Properties Private Limited for a consideration amount of Rs. 29,51,000/- (Rupees Twenty Nine Lakhs Fifty One Thousand only), acknowledged to be paid in full therein and on the terms and conditions set out therein.
- g) Further, the said Madhukar Ladku Kathara also executed an Irrevocable Power of Attorney dated 25th February, 2008 registered with the Sub-registrar of Assurances at Panvel - 3 under serial no. 2370 of 2008 in respect of the said Property

PART 14 PROPERTY :

Property being all that piece and parcel of agricultural land bearing Gat no. 123 Hissa no. 1 admeasuring 0 Hectare 56.0 Ares situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no. 507 dated 29th May, 1957 in respect of the said Property, it appears that since one Mr. Narayan Ganapal



Babare was cultivating the said Property at the time. his name was recorded as a 'protected tenant' in respect of the said Property under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 ('BTAL Act').

- b) Thereafter, by and under mutation entry no. 582 dated 27th December, 1960 it was recorded that one Mr. Narayan Ganapat Babare died intestate 4 years prior thereto, leaving behind one Mr. Rambhau Gopal Pawar as his legal heir (Class II).
- c) Thereafter, by and under mutation entry no. 723 dated 11th November, 1961 it was *inter alia* recorded that pursuant to an order passed by the Agricultural Land Tribunal and the Additional Mamlatdar under section 32 (G) of the BTAL Act, the name of Mr. Rambhau Gopal Mahar was recorded as an occupant in respect of the said Property and the name of the original owner Bhalchandra Purshottam Patankar was recorded in the 'Other Rights' column of the 7-12 extract in respect of the said Property as a creditor to the extent of Rs. 408/-, being the purchase price fixed under section 32 (G) of the BTAL Act in respect of the said Property.
- d) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property no.2, was converted from Acre and Guntha to Hectare and Are and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- e) Thereafter, vide mutation entry no. 1222 dated 10th April, 1995 it was *inter alia* recorded that consequent to the tenant Mr. Rambhau Gopal Mahar having paid the entire purchase price as was fixed under section 32 (G) of the BTAL Act along with the interest arising in respect thereof, to the original owner, a certificate under section 32 (M) of the BTAL Act was issued in favour of the said Mr. Rambhau Gopal Mahar and the name of the original owner Bhalchandra Purshottam Patankar was deleted from the 'Other Rights' column of the 7-12 extract in respect of the said Property.
- f) Thereafter, it appears that the said Mr. Rambhau Gopal Babare died intestate on 11th September, 1998 leaving behind the following persons as his legal heirs-
- i. Mr. Madhukar Rambhau Babare (son);
 - ii. Mr. Janardhan Rambhau Babre (son);
 - iii. Mrs. Tai Laxman Jadhav (daughter)
 - iv. (hereinafter collectively referred to as "Madhukar Rambhau Babare and Others")
- g) Thereafter, by and under an Agreement for Sale dated 25th January, 2007, registered with the Sub-registrar of Assurances under serial no. 10391 of 2007 executed by the said Madhukar Rambhau Babare and Others in favour of VPPL, the said Madhukar Rambhau Babare and

Others agreed to sell the said Property in favour of VPPL subject to the terms and conditions provided therein.

- h) Further, the said Madhukar Rambhau Babare and Others also executed a General Power of Attorney dated 25th January, 2007 registered with the Sub-registrar of Assurances at Panvel under serial no. 10392 of 2007 in favour of VPPL in respect of the said Property.
- i) Thereafter, by and under a Sale Deed dated 5th February, 2008 registered with the Sub-registrar of Assurances under serial no. 1578 of 2008, executed by Sanjay Dadu Bale as the constituted attorney on behalf of the said Madhukar Rambhau Babare and Others in favour of Valuable Properties Private Limited (VPPL), the said Madhukar Rambhau Babare sold, transferred and conveyed the said Property in favour of VPPL for the consideration and on the terms and conditions more particularly setout therein.

Note: We have not been provided with and have thus not perused the Power of Attorney by and under which the said Sanjay Dadu Bale was appointed as the attorney by Madhukar Rambhau Babare in respect of the said Property, and through which the Sale Deed dated 5th February, 2008 in favour of VPPL, has been executed.

We observe that Power of Attorney is given to Valuable Properties Private Limited through its authorized signatory Mr. Sanjay Dadu Bale however, the Sale Deed has erroneously been executed by Mr. Sanjay Dadu Bale in his individual capacity. However, there is a declaration attached to the said Sale Deed given by Mr. Sanjay Dadu Bale declaring that he is authorized to execute the deed as an attorney. Hence a declaration to that effect be taken from the mortgagor

PART 15 PROPERTY :

Property being all that piece and parcel of agricultural land bearing Gat no. 137 Hissa no. 2 admeasuring 0 Hectare 79.9 Ares situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no. 176 dated 19th May, 1940 it appears that one Mr. Balwant Krishna Patankar was the owner in respect of the said Property and he died intestate leaving behind his sons (i) Mr. Vishwanath Balwant Patankar and (ii) Mr. Chintaman Balwant Patankar as his legal heirs.
- b) On perusal of mutation entry no. 624 dated 18th April, 1961 it appears that thereafter the name of one Mr. Mahadu Ganpat More was recorded as the 'tenant' in respect of the said Property and the names of the original owners Mr. Vishwanath Balwant Patankar and Mr. Chintaman



Balwant Patankar were recorded in the 'Other Rights' column as a creditor to the extent of an amount of Rs. 620/- as the purchase price of the said Property, by and under an order passed by the Agricultural Land Tribunal and Additional Mamlatdar, as per the provisions of the Bombay Tenancy and Agricultural Land Act, 1948 ("BTAL Act").

- c) Thereafter, by and under mutation entry no. 1620 dated 20th July, 2008 it has been recorded that the said Mr. Mahadu Ganpat More paid the entire amount of the purchase price of Rs. 620/- as was fixed under section 32 (G) of the BTAL Act together with the interest in respect thereof. Consequently, a certificate was issued in his favour under section 32 (M) of the BTAL Act and his name was recorded as the occupant in respect of the said Property and the names of the original owners Mr. Vishwanath Balwant Patankar and Mr. Chintaman Balwant Patankar were deleted from the 'Other Rights' column of the 7-12 extract in respect of the said Property. Consequently, aforesaid 32M certificate was duly registered with the concerned Sub-Registrar of Assurances as serial no. PVL-1/4397/2008.
- d) Thereafter, by and under an Agreement for Sale dated 29th December, 2007 registered with the Sub-registrar of Assurances under serial no. 12828 of 2007 executed by Mr. Mahadu Ganpat More in favour of Valuable Properties Private Limited (VPPL) the said Mr. Mahadu Ganpat More agreed to sell the said Property in favour of VPPL subject to the terms and conditions set out therein.
- e) Thereafter, the said Mahadu Ganpat More executed an Irrevocable Power of Attorney dated 29th December, 2007 registered with the Sub-registrar of Assurances under serial no. 434 of 2007 in favour of VPPL in respect of the said Property.
- f) Thereafter, by and under a Sale Deed dated 6th November, 2008 registered with the Sub-registrar of Assurances under serial no. 8082 of 2008, executed by Mr. Mahadu Ganpat through his constituted attorney Mr. Bipin Doshi in favour of Valuable Properties Private Limited (VPPL) sold, transferred and conveyed the said Property in favour of VPPL for the consideration and on the terms and conditions more particularly set out therein. The same has been recorded in the revenue records vide mutation entry no. 1677 dated 15th December, 2008.

Note: We have not been provided with and have thus not perused the Power of Attorney by and under which Mr. Bipin Doshi was constituted as the attorney on behalf of Mahadu Ganpat More in respect of the said Property.

We observe that Power of Attorney is given to Valuable Properties Private Limited through its authorized signatory Mr. Bipin Doshi however, the Sale Deed has erroneously been executed by Mr. Bipin Doshi in his individual capacity. However, there is a declaration attached to the said Sale Deed given by Mr. Bipin Doshi declaring that



he is authorized to execute the deed as an attorney. Hence a declaration to that effect be taken from the mortgagor.

PART 16 PROPERTY :

Property being all that piece and parcel of agricultural land bearing Gat no. 137 Hissa no. 3 admeasuring 0 Hectare 12.9 Ares Situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

- a) On perusal of mutation entry no. 175 dated 15th May, 1940 in respect of the said Property, it appears that one Mr. Ravchand Jetha Gujar was the owner in respect of the said Property and he died intestate leaving behind him Mr. Jethalal Hemchand Gujar as his legal heir.
- b) Further, by and under mutation entry no. 306 dated 23rd March, 1949, since one Mr. Rama Mahadu Patil was cultivating the said Property, as per the provisions of the Bombay Tenancy and Agricultural Lands Act ("BTAL Act") his name was recorded as a 'protected tenant' in respect thereof.
- c) Thereafter, the said Rama Mahadu Patil died intestate on 18th October, 1964 leaving behind him, his wife Parvati Rama Patil as his legal heir. The same has been recorded in the revenue records vide mutation entry no. 398 dated 9th December, 1964.
- d) Thereafter, by and under mutation entry no. 571 dated 20th June, 1960 it was recorded that the said Parvati Rama Patil died intestate on 13th June, 1960 leaving behind, her daughter Ani Rama Patil through her natural guardian Mr. Govind Mahadu Patil, as her legal heir.
- e) Thereafter, by and under mutation entry no. 775 dated 5th January, 1965 it was *inter alia* recorded that Mr. Govind Mahadu Patil died intestate on 7th November, 1963 and upon his death, his wife Smt. Gangubai Govind Patil became the natural guardian of Miss. Ani Rama Patil assumed to be the aforesaid Kuman Rama Patil).
- f) Thereafter, it appears that pursuant to the Indian Standards, Weights and Measurements Act, 1958 along with the Indian Coinage Act, 1955 coming into effect, the area and assessment of the said Property no.2. was converted from Acre and *Guntha* to Hectare and Acre and the same was recorded in the revenue records vide mutation entry no. 836 dated 27th April, 1970.
- g) Thereafter, vide mutation entry no. 837 dated 30th April, 1970, it has been *inter alia* recorded that as per the law of succession, the name of Ani Rama Patil was recorded in the revenue records in respect of the said Property. However, the said Ani Rama Patil had given a written



intimation (*vardi*) before the revenue authorities on 14th April, 1970 to record her brother, Madhukar Govind Patil's name in her place as the owner in respect of the said Property and accordingly her name was deleted and Madhukar Govind Patil's name was recorded in the revenue records. (He subsequently paid the purchase price and a 32 M certificate was issued in his favour).

- h) On perusal of mutation entry no. 879 dated 2nd July, 1979, it appears that by and under an order passed by the Agricultural Land Tribunal and Additional Mamletdar, Panvel under section 32 (G) of the BTAL Act, the name of the tenant Mr. Madhukar Govind Patil came to be recorded as an occupant in respect of the said Property and the name of the original owner Mr. Ravchand Gujar was recorded in the 'Other Rights' column as a creditor to the extent of an amount of Rs. 393/-, being the purchase price of the said Property.
- i) Thereafter, by and under mutation entry no. 1664 dated 9th November, 2008, it was recorded that the 'tenant' Mr. Madhukar Govind Patil has paid the entire purchase price of Rs. 353/- as fixed in accordance with sections 32 (G) and 43 of the BTAL Act, together with the interest due in respect thereto, to the original owner and accordingly a certificate under section 32 (M) was issued in favour of Mr. Madhukar Govind Patil. Consequently, the names of the original owners were deleted from the 'Other Rights' column of the 7-12 extract in respect of the said Property and the name of Mr. Madhukar Govind Patil was recorded as the 'holder' in respect of the said Property.
- j) Subsequently, by and under an Agreement for Sale dated 20th February, 2009 registered with the Sub-registrar of Assurances under serial no. 1055 of 2009, executed by Mr. Madhukar Govind Patil in favour of Valuable Properties Private Limited (VPPL), the said Madhukar Govind Patil agreed to sell the said Property in favour of VPPL subject to the terms and conditions recorded therein.
- k) Further, Mr. Madhukar Govind Patil also executed an Irrevocable Power of Attorney dated 20th February, 2009 registered with the Sub-registrar of Assurances at Panvel under serial no. 47 of 2009 in favour of VPPL in respect of the said Property.
- l) Subsequently, by and under a Sale Deed dated 2nd January, 2010 registered with the Sub-registrar of Assurances at Panvel under serial no. 50 of 2010, executed by Mr. Madhukar Govind Patil, through his constituted attorney Mr. Sanjay Dadu Bile in favour of Valuable Properties Private Limited (VPPL), the said Madhukar Govind Patil sold, transferred and conveyed the said Property in favour of VPPL for the consideration amount and such terms and conditions as more particularly described therein. The same was recorded in the revenue records vide mutation entry no. 1767 dated 10th March, 2010. It appears that the said mutation entry was subsequently cancelled by the Sub-division officer vide dated due to non-payment of the Nazrana amount of 2% by Madhukar Govind Patil and VPPL, as per the

Government Resolution dated 9th August, 2007

- m) Thereafter, on perusal of mutation entry no. 1825, it appears that VPPL filed an appeal again the aforesaid cancellation of the Mutation Entry no. 1767 and by and under an order dated 16th August, 2011 bearing serial no. TNC/Kat./RTS Appeal 242 of 2012 passed by the Sub-Divisional Officer (SDO), the said appeal was allowed and the mutation entry no. 1767 was regularized.

Note: We have not been provided with and have thus not perused the Power of Attorney by and under which the said Sanjay Dadu Baile was appointed as the attorney by Madhukar Govind Patil in respect of the said Property, and through which he has executed the Sale Deed dated 2nd January, 2010 in favour of VPPL.

We observe that Power of Attorney is given to Valuable Properties Private Limited through its authorized signatory Sanjay Dadu Baile however, the Sale Deed has erroneously been executed by Sanjay Dadu Baile in his individual capacity. However, there is a declaration attached to the said Sale Deed given by Sanjay Dadu Baile declaring that he is authorized to execute the deed as an attorney. Hence a declaration to that effect be taken from the mortgagor.

PART 17 PROPERTY :

Property being all that piece and parcel of agricultural land bearing the following Gat and Hissa nos. and admeasurements situated, lying and being at village Vardoli, Taluka Panvel, District Raigad, District and Sub-district Panvel and in the limits of Vardoli Grampanchayat and Panvel Grampanchayat, hereinafter collectively referred to as "the said Property".

Gat nos./Hissa no.	Area Admeasuring	Hereinafter referred to as Property no.
117/15	0-06-0	Property no. 1
117 /21/1	1-26-0	Property no. 2
119/8	0-34-0	Property no. 3
119/15	0-28-0	Property no. 4
119/32	1-16-0	Property no. 5
122/4	0-46-0	Property no. 6
128/14	0-84-0	Property no. 7
117/13	0-26-0	Property no. 8

Property no. 1 (Gat no. 117 Hissa no. 15)

- a) On perusal of mutation entry no 588 dated 15th January, 1961, it appears that one Mr. Krishnaji Govind Joshi was entitled to lands bearing the Gat and Hissa nos. more particularly described therein (not including the said Property no. 1) and he died intestate on 26th