

**SUPPLEMENTAL REPORT ON TITLE**

**Lodha Developers Thane Private Limited  
(formerly known as Ishwer Realty and  
Technologies Private Limited**

**(ex-parte)**

**Sub : Land lying being and situate at Village Balkum, Kolshet and  
Dhokali, Taluka and District Thane admeasuring 351741.40  
sq. mtrs. or thereabouts alongwith the structures standing  
thereon bearing various Survey Numbers and Hissa Numbers  
in the registration district of Thane ("Property")**

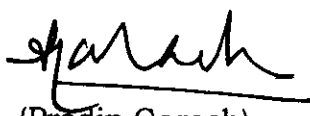
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1. This has reference to my Report on Title dated 1<sup>st</sup> June 2016 in respect of the Property described in Schedule thereunder written wherein it is interalia certified that Ishwer Realty and Technologies Private Limited (now known as Lodha Developers Thane Private Limited), is entitled to the Freehold land and Sanad Land as absolute Owners thereof and entitled to carry out development in respect of the same
2. I give hereunder necessary elucidation and updation in connection with the said Report on Title.
  - (a) With due permission dated 14th May 2015 issued by Divisional Commissioner, Konkan Division, by an another Indenture of Mortgage dated 7<sup>th</sup> August, 2015 made between Ishwer Realty and Technologies Private Limited therein referred to as "the Mortgagor/Borrower" of the One Part and IDBI Trusteeship Services Limited referred to as "the Security Trustee" of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN9-5376 of 2015, the Company has inter alia mortgaged a portion of the Property more particularly described in the Schedule - I thereunder written admeasuring in aggregate 20 acres or thereabouts known as Plot A comprised in Village Dhokali and Kolshet and forming a part of the Annexure - A in the said Report on Title dated 1<sup>st</sup> June 2016 (Freehold and Sanad land), for credit facilities on terms, conditions and

covenants stated therein and the title documents in relation to the said Property have been deposited with IDBI Trusteeship Services Limited as the trustee/custodian for and on behalf of the lenders.

- (b) I have seen Certificate dated 25th March 2017 issued by Shravan A. Gupta and Associates, the Practising Company Secretary to the effect that he has carried out an online Search through the official website of the Ministry of Corporate Affairs. The said Certificate inter alia indicates that there is only subsisting charge under Mortgage dated 15/04/2015 and 07/08/2015 on the portion of the said Property.
3. Subsequently, by Certificate of Incorporation dated 17th April 2017 pursuant to name change, the name of Ishwer Realty and Technologies Private Limited has now been changed to Lodha Developers Thane Private Limited from the said date.
4. In the premises aforesaid and subject to what is stated herein above read with my Report on Title dated 1<sup>st</sup> June 2016, I am of the opinion that Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) are entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development thereon and as such otherwise have a marketable title to the same.

Dated this 25<sup>th</sup> day of April, 2017

  
(Pradip Garach)  
Advocate High Court Bombay

**THIRD SUPPLEMENTAL REPORT ON TITLE**

Lodha Developers Thane Private Limited  
(formerly known as Ishwer Realty and  
Technologies Private Limited)

(ex-parte)

**Sub : Land lying being and situate at Village Balkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 351741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Property")**

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1. This has reference to my Report on Title dated 1<sup>st</sup> June 2016 in respect of the Property described in Schedule thereunder written read with Supplemental Report on Title dated 26th April 2017 & 15th June 2017 wherein it is interalia certified that my clients Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited), is entitled to the Freehold land and Sanad Land as absolute Owners thereof and as such entitled to carry out development on the same.
2. With a view to incorporate such material developments so as to update the said earlier Title Reports, I hereunder issue Third Supplemental to the said Reports as follows:
3. For the said purpose I have verified the following further additional documents in connection with the said Property:-
  - a) Release Deed dated 20th July 2015 executed and registered under No.TNN2-7976/2017
  - b) Papers and proceedings in respect of (a) Writ Petition No.290/2016 filed before the Bombay High Court and (b) Writ Petition No.1737/2016 filed before the Bombay High Court
4. From the perusal of the above documents and papers and proceedings of the above litigations, while confirming my earlier Reports dated 1st June 2016, 26th April 2017 and 15th June 2017 thereto, I further enunciate as follows:
  - (i) By a Deed of Release dated 20/07/2017 executed and registered under No.TNN2-7976/2017 with the Sub-Registrar of

Assurances at Thane executed by IDBI Trusteeship Services Limited as a Security Trustee of the One Part and Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) as the Borrower/Mortgagor of the Other Part, the mortgage money was paid off. Hence the registered Deed of Mortgage dated 7th August 2015 referred under clause 2 (a) in my Supplemental Report on Title dated 26th April 2017 stands redeemed.

5. I am informed that there are following litigations filed by my clients.
- (a) A Writ Petition No. 1737/2016 has been filed by Ishwer Realty Technologies Private Limited (Petitioner) against State of Maharashtra and Others (Respondents) before the Hon'ble High Court, Bombay inter alia challenging the Demand Notice dated 31/12/2015 ("Demand Notice") issued by Jt. Sub-Registrar, Thane 9 (SRO) demanding a sum of Rs. 11,77,63,933/- allegedly towards deficit stamp duty on the Agreement to Sell dated 31st December 2014 executed between Clariant Chemicals (India) Limited (Vendor) and Ishwer Realty and Technologies Private Limited (Purchasers) in relation to the captioned Property agreed to be acquired therein by the Purchaser. The Division Bench of the Hon'ble High Court granted an interim stay directing the Respondents not to take any coercive steps in pursuance of the Demand Notice. The Writ Petition is pending disposal.
- (b) An another Writ Petition No.290 of 2016 is filed by Ishwer Realty Technologies Private Limited and Others (Petitioners) against State of Maharashtra and Others (Respondents) before the Hon'ble High Court, Bombay inter alia challenging a Demand Notice issued by the Tahsildar, Thane demanding a sum of Rs.94,60,33,855/- payable towards Nazrana (assessment) as arrears of land revenue in relation to the subject Property purchased by Petitioner No.1 i.e. Ishwer Realty and Technologies Private Limited (Purchasers) from Clariant Chemicals (India) Limited (Vendor). The Demand Notice is purportedly based on the Report of the Auditor General- Nagpur which states that valuation made by Assistant Director, Town Planning (Valuation), Kokan Division("ADTP")in respect of the said lands(386.56 Cr) is not correct. Nevertheless the Division Bench of Hon'ble High Court has granted an ad-interim stay directing the Respondents not to take any coercive steps in pursuance of the Demand Notice.

Apart from the above there are no litigation filed in connection with the said Property. However, I have not taken any independent Search in this behalf.

6. In the premises aforesaid and subject to what is stated herein above read with my earlier Report on Title dated 1st June 2016 and Supplemental Report on Title thereto, I am once again of the opinion that Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) are entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development thereon and as such otherwise have a marketable title to the same.
7. In view of the above, my earlier Report on Title and Supplementals thereto stand modified and be read and construed accordingly.

Dated this 27<sup>th</sup> day of September, 2017



(Pradip Garach)  
Advocate High Court Bombay

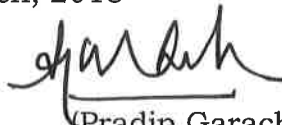
**FOURTH SUPPLEMENTAL REPORT ON TITLE**

**Sub : Land lying being and situate at Village Balkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 351741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Property")**

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1. This has reference to my Report on Title dated 1st June 2016 and Second Supplemental Report on Title dated 15th June 2017 along with First Supplemental Report on Title dated 26th April 2017 and Third Supplemental Report on Title dated 27th Septmber 2017 (later two report are enclosed) ("**Reports on Title**") inter alia certifying the title of Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited ("**Company**") to the Property more particularly described in the Schedule thereunder written.
2. I have been requested by Bellissimo Developers Thane Private Limited (formerly known as Lodha Developers Thane Private Limited / Ishwer Realty and Technologies Private Limited) ("**Company**") to issue this Addendum to place on record name change of the Company, pursuant to the Certificate of Incorporation dated 17.01.2018
3. I have perused a Certificate of Incorporation dated 17.01.2018 issued by Registrar of Companies under Rule 29 of the Companies (Incorporation) Rules 2014 for change of name from Lodha Developers Thane Private Limited company to Bellissimo Developers Thane Private Limited. Hence, Lodha Developers Thane Private Limited Limited came to be known as Bellissimo Developers Thane Private Limited with effect from 17.01.2018.
4. Hence, my Report on Title dated 1st June 2016 and Supplementals thereto dated 26th April 2017, 15th June 2017 and 27th September 2017 with respect to the said Property more particularly described in Schedule thereunder written and development thereon stands modified and be read and construed accordingly.

Dated this <sup>29<sup>th</sup></sup> day of March, 2018

  
(Pradip Garach)  
Advocate High Court, Bombay

REPORT ON TITLE

**Ishwer Realty and Technologies Private Limited**

(ex-parte)

Sub : Land lying being and situate at Village Balkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 351741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Property")

1. Upon the instructions of my clients Ishwer Realty and Technologies Private Limited ("**Company**"), I have investigated their title to the land lying being and situate in Villages Balkum, Dhokali and Kolshet which comprises of Freehold Lands admeasuring 96097.43 sq.mtrs sq mtrs or thereabouts and Sanad Lands admeasuring 255843.97 sq mtrs along with structures standing thereon, more particularly described in the **Annexure-A**, annexed hereto (for the sake of brevity briefly and collectively referred to as "**the said Property**") which has been acquired by my clients from Clariant Chemicals (India) Limited (formerly known as Sandoz Products Limited or Sandoz (India) Limited) ("**Clariant**").
2. I have perused title documents, revenue records and permissions/clearance in respect of the said Property, details whereof are as follows :-
  - a) Revenue Records in respect of the said Property;
  - b) Various Deeds of Conveyance executed and registered between the original land owners and Clariant for acquiring the Freehold Lands;
  - c) Sanads issued by Government of Maharashtra for grant of Sanad Lands to Clariant;
  - d) Non Agricultural Use (NA) Permissions under the provisions of Maharashtra Land Revenue Code, 1976;
  - e) Permissions under Section 20 of Urban Land (Ceiling and Regulation) Act, 1976 (now repealed);
  - f) Permissions issued by the Collector under the relevant provisions of the Maharashtra Tenancy and Agricultural Lands Act, 1948 ("**MTAL Act**");

- g) Records of Registrar of Companies in connection with Clariant including High Court Orders for scheme of arrangement between Sandoz (India) Limited, Clariant Chemicals (India) Limited and Colour Chem Limited;
  - h) Development Plan Remarks dated 26<sup>th</sup> September 2013 issued by the Thane Municipal Corporation ("TMC") as per the sanctioned Development Plan of Thane;
  - i) NOC dated 25<sup>th</sup> August 2014 issued by Labour Commissioner certifying no legal dues payable by Clariant to the Labourers/employees;
  - j) Agreement for Sale dated 31<sup>st</sup> December 2014 between Clariant and the Company in respect of Freehold Land coupled with Power of Attorney of even date;
  - k) Agreement for Sale dated 31<sup>st</sup> December 2014 between Clariant and the Company in respect of Sanad Land coupled with Power of Attorney of even date;
  - l) Order dated 10<sup>th</sup> March 2015 issued by the Collector, Thane for sale and conversion from industrial to residential use in respect of Sanad Land;
  - m) By Order No.ULC/TA/ATP/Industries.Section 20/SR GAD/338/62 dated 12<sup>th</sup> March 2015 issued by Additional Collector and Competent Authority, Thane Urban Agglomeration – Thane;
  - n) Letter dated 15<sup>th</sup> April 2015 issued by Government of India, Minister of Environment Forest and Climate Change to the Company Environmental Clearance for the Proposed Project on the said Property;
  - o) Two separate registered Indenture of Conveyance both dated 13<sup>th</sup> March 2015 for respective Freehold Land and Sanad Land by Clariant in favour of the Company.
  - p) Indenture of Mortgage dated 15/04/2015 executed by the Company in favour of the financial institution for credit facilities in respect of the part of Property more particularly described in Schedule thereunder written;
  - q) Gathered information and explanation in connection with the aforesaid documents and permissions.
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3. On perusal of the aforesaid documents, I state as hereunder:-

**A) TITLE OF CLARIANT IN RESPECT OF FREEHOLD LANDS :**

- (i) By virtue of the various Deeds of Conveyances (the details whereof





are more particularly set out in **Annexure-B** annexed hereto) (collectively referred to as "**Deeds of Conveyance**"), Clariant acquired the Freehold Lands more particularly described in the **Annexure-A under subtitle Freehold Lands**, annexed hereto from the original land owners, for the consideration and on the terms and conditions set out therein.

- (ii) While acquiring Freehold Lands, Clariant was granted relevant permission by Collector of Thane under section 43 of MTAL Act in respect of Free hold land which are subjected to provision of Section 32G of the MTAL Act. Apart from that Clariant was also granted permission by Collector of Thane, under Section 63 (1A) of the MTAL Act for acquiring agricultural land for non-agriculture use. The details of the permissions under Section 43 and Section 63 of the BTAL Act are set out in detail in **Annexure-C** annexed hereto.
- (iii) In the premises aforesaid, Clariant became entitled to the said Freehold Lands as absolute owner thereof.

**B) TITLE OF CLARIANT IN RESPECT OF SANAD LANDS :**

- (i) By virtue of various Sanads issued by the Collector of Thane (details whereof are set out in the **Annexure-D** annexed hereto), Clariant became entitled to the Sanad Lands more particularly described in the **Annexure-A under subtitle Sanad Lands**, annexed hereto for the consideration and on the terms and conditions set out therein.
- (ii) It is to be noted that for the sale/alienation/transfer/mortgage of the Sanad Lands, prior permission is required to be obtained by Clariant from the Collector.
- (iii) On taking into account Sanads issued by the Collector, Clariant is entitled to the Sanad Lands as absolute owner subject to conditions prescribed by the Collector.

**C) OBSERVATIONS ON THE REVENUE RECORDS OF THE PROPERTY**

- (i) By reason of sub-division of Village Balkum after 1966, a new Village Dhokali came into existence and some of the land forming

part of the Property and originally situate at Village Balkum became a part of Village Dhokali and were allotted new survey numbers.

(ii) On going through the Revenue Records i.e. Record of Rights of the Property, I observed as follows :-

(a) The land bearing Survey No.55/5P and 55/7P acquired by Clariant under Sanad LAQ-SR-10 was in their possession since 1960. However, the name of Nicholas Piramal India Limited is entered on 7/12 extract of Survey No.55/5 Part and 55/7 Part of Village Kolshet (forming part of Sanad Lands). Clariant has informed that the name of Nicholas Piramal India Limited has been erroneously entered into the 7/12 extracts of said Survey Numbers. Clariant has made application dated 6<sup>th</sup> September 2014 to the Sub-Divisional Office, Thane for amendment of revenue records in connection therewith. The said application is pending disposal.

(b) Sanad Land bearing Survey No.274/1 and Survey No.104 in Village Kolshet are standing in the names of Sandoz Products Private Limited / Sandoz Fedeles Private Limited / Sandoz India Limited in the revenue records. Clariant has made application dated 6<sup>th</sup> September 2014 for amendment of revenue record in connection therewith. The said application is pending disposal.

(c) The name of RIN Akbar Camp is reflected for the portion of Sanad land comprised in Old Survey No.168/2 (now bearing Survey No.32/2A and 32/2B) in Village Dhokali on 7/12 extract. In case of New Survey No. 32/2B which is a Sanad Land I observe as under -

(i) By Sanad dated 29<sup>th</sup> January 1965, Survey no. 168/2 ~~admeasuring 1 Acre 2 Gunthas i.e. 4247 sq.mtrs or~~ thereabouts was granted to Clariant.

(ii) Survey no. 168/2 has been inter alia subdivided into 2 parts i.e. 32/2A and 32/2B.

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- (iii) The name of RIN Akbar Camp has been mutated in the Occupants column of the 7/12 extract of the new Survey no. 32/2B in pursuance of Mutation Entry No. 1008 dated 19th December 1954.
- (iv) On perusal of Mutation Entry No. 1008 dated 19<sup>th</sup> December 1954, it is seen that Survey no. 168/1part admeasuring 3250 sq.mtrs or thereabouts (and not Survey no. 168/2part) is granted to RIN Akbar Camp vide LAQ Order dated 5/8/54. Accordingly the name of RIN Akbar Camp must have been mutated in 7/12 extract of Survey no. 168/1part i.e. New Survey no. 32/1B and not New Survey No.32/2B for area of around 3300 sq.mtrs or thereabouts.
- (iv) On perusal of the above it is seen that the entry of RIN Akbar Camp has been wrongly reflected on New Survey no. 32/2B, which was granted to Clariant under aforesaid Sanad dated 29<sup>th</sup> January 1965.

The Company has informed that Clariant has made application dated 6<sup>th</sup> September 2014 for mutation of revenue record in connection therewith. The said application is pending disposal.

**D) NON AGRICULTURAL USER PERMISSIONS GRANTED TO CLARIANT**

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The Collector of Thane has issued various permissions for non-agricultural use/industrial purpose of the said Property, the details whereof are more particularly set out in Annexure-E annexed hereto.

**E) EXEMPTION UNDER URBAN LAND (CEILING AND REGULATION) ACT, 1976 ("ULCRA")**

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By the Order bearing No.ULC/S-37/MC/IC/GAD dated 15th September, 1979 read with letter dated 2nd February, 1980, the Government of Maharashtra inter alia granted to Clariant the exemption under section 20 of ULCRA to hold excess vacant land admeasuring in aggregate 1,69,338.61 square meters subject to the terms and conditions set out

therein. By the said ULC Orders exemption in respect of the vacant land admeasuring around 64,945 square meters was rejected. Pursuant to the aforesaid ULC Orders, from and out of the said exempted lands, an area admeasuring 1811 square meters and bearing Survey No. 60/8 and Survey No.60/9 of Village Kolshet was handed over to Wool Research Association ("**Wool Research Land**"). Clariant has informed that no steps were taken by the Government/Competent Authority to take possession of such exempted lands and/or rejected lands from Clariant. Clariant has further informed that no action or proceedings were initiated and/or are pending in relation to such exempted lands and/or rejected lands and/ or the Property under ULCRA and/or any other law against Clariant.

F) **RESERVATIONS AFFECTING THE PROPERTY**

The said Property is affected by reservations, designations, set-backs and development norms as per the development plan applicable to the City of Thane including the reservation of Hospital on Old Survey No 147/1 (part) and 148 (part), New Survey No 10/1B (part) and 11 (part) of Village Dhokali ("**Hospital Land**") as per the Development Plan Remarks dated 26<sup>th</sup> September, 2013 issued by the TMC. By Letter dated 22<sup>nd</sup> August 2014, the TMC has requested Clariant to handover the Hospital Land in lieu of which the Clariant shall be entitled to TDR.

G) **RE-ORGANIZATION AND RESTRUCTURING OF THE SAID CLARIANT :**

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- (i) Originally Clariant was incorporated as Sandoz Products Limited on 2<sup>nd</sup> January, 1947.
- (ii) Pursuant to the resolution and approval from the Government the name of Sandoz Products Limited was changed to Sandoz India Limited on 13<sup>th</sup> June, 1961
- (iii) By Order dated 26<sup>th</sup> February, 1996 of the Bombay High Court, in Company Petition No.511 of 1995 on sanction of scheme of arrangement the Sandoz India Limited became Clariant (India) Limited and a fresh Certificate of Incorporation No.11-5454 dated 24<sup>th</sup> March, 1996 was issued in respect thereof.
- (iv) By Order dated 24<sup>th</sup> February, 2006 read with Order dated 17<sup>th</sup> March, 2006 of the Bombay High Court, in Company Petition

No.902 of 2005 connected with Company Application No.698 of 2005 for sanction of a scheme of amalgamation Clariant (India) Limited, Vanavil Dyes & Chemicals Limited, BTP (India) Private Limited, Kundalika Investments Limited amalgamated with Colour-Chem Limited. In terms of the scheme the name of the Colour-Chem Limited has been changed to Clariant Chemicals (India) Limited.

**H) MISCELLANEOUS**

- (i) By a Lease Agreement dated 17<sup>th</sup> April 2003 executed between Clariant of the One Part and Senior Superintendent Post Office, Thane Central Division on behalf of President of India of Other Part and registered with the Sub-Registrar of Assurances under Serial No.TNN-5/2376 of 2003, Clariant demised the premises known as 'Sandoz Baug Post Office' situated at Kolshet Road, Sandoz Baug, Thane 400607 standing on a portion of the said Property bearing Survey No. 55 Hissa No. 7(part), Survey No. 55 Hissa No. 12 and Survey No. 55 Hissa No. 13 at Village Kolshet in the District of Thane and having fenced up area admeasuring approximately 6,860 square feet and plinth area admeasuring 1,050 square feet, and which is hereinafter referred to as the "Post Office". The Company has informed that the aforesaid Lease Agreement dated 17<sup>th</sup> April 2003 has expired on 23<sup>rd</sup> April 2003. Clariant has by vide various letters requested the Senior Superintendent Post Office Thane Central Division to vacate the Post Office. However the Senior Superintendent Post Office Thane Central Division continues to conduct the Post Office from the said Premises and has not vacated the said Post Office till date.
- (ii) Clariant has handed over to the TMC possession of a portion of the said Property admeasuring 2,519 square meters for widening of a nallah and a portion of the said Property admeasuring 3797.50 sq. mtrs. for widening of a road .
- (iii) The manufacturing activity situated on the Property has been formally and permanently closed by Clariant and as such no manufacturing activities of whatsoever nature are being undertaken by Clariant from/on the said Property. Pursuant thereto, under the cover of letter dated 14<sup>th</sup> December 2013, Clariant has, in

accordance with the provisions of the Factories Act, 1948, surrendered the Factory License bearing number 64256. In sequel, the Directorate of Industrial Safety and Health has addressed a letter dated 7<sup>th</sup> March, 2014 to Clariant stating that the name of the Clariant has been removed from the factory register maintained by the Directorate of Industrial Safety and Health.

**I) TITLE DOCUMENTS EXECUTED BY CLARIANT IN FAVOUR OF THE COMPANY**

- (i) By and under No-Objection Letter dated 25<sup>th</sup> August 2014, the Labour Commissioner has issued a certificate stating therein that there are no legal dues payable to the labourers/employees by Clariant. With that view, Clariant is permitted to sale, transfer, and/or develop the said Property.
- (ii) By Order dated 18<sup>th</sup> June 2014 passed by Hon'ble Revenue Minister in the matter identified as Land No.2714/Chapter No.272-J4, it is inter alia ordered that the said Clariant is allowed to deal with the said Property including development right thereof to prospective purchaser/developer particularly the Company with further direction to Collector Thane in connection therewith.
- (iii) By an Agreement for Sell dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8377/2014 with the Sub-Registrar of Assurances at Thane in Book-I by and between Clariant as Vendor of the One Part and the Company as a Purchaser of the Other Part, Clariant has agreed to sell and transfer their right, title and interest in the Freehold land admeasuring 96097.43 sq. mtrs or thereabouts lying being and situate in Villages Balkum, Kolshet and Dhokali in Taluka and District Thane in favour of the Company for valuable consideration and on terms and conditions stated therein.
- (iv) Simultaneously, by Power of Attorney dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8378/2014 registered with the Sub-Registrar of Assurances at Thane by Clariant in favour of the Company, Clariant has appointed the Company as its Constituted Attorney acting through its authorised signatories and conferring upon the Company all and any powers and authorities to do and carry out all acts, deeds, matters and things for and on

behalf of Clariant and its name in connection with the said Freehold land.

- (v) By an Agreement for Sell dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8374/2014 registered with the Sub-Registrar of Assurances at Thane in Book-I by and between Clariant as Vendor of the One Part and the Company as a Purchaser, Clariant has agreed to sell and transfer all its right, title and interest in the Sanad land admeasuring 255643.97 sq. mtrs. or thereabouts lying being and situate in Villages Balkum, Kolshet and Dhokali in Taluka and District Thane in favour of the Company for valuable consideration and on terms and conditions stated therein.
- (vi) Simultaneously, by Power of Attorney dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8375/2014 registered with the Sub-Registrar of Assurances at Thane, Clariant in favour of the Company, Clariant has appointed the Company as its Constituted Attorney acting through its authorised signatories, and conferring all and any powers and authorities to do and carry out on all acts, deeds, matters and things for and on its behalf and its name in connection with the said Sanad land.
- (vii) By an Order dated 10th March 2015 issued by the Collector Thane, the permission for sale and for conversion from industrial to residential use inter alia of the said Sanad land is granted for an area in aggregate in all admeasuring 253574.33 sq. mtrs. mentioned in Schedule - A annexed thereto, on terms and conditions stated therein.
- (viii) By Order No.ULC/TA/ATP/Industries.Section 20/SR GAD/338/62 dated 12<sup>th</sup> March 2015 issued by Additional Collector and Competent Authority, Thane Urban Agglomeration - Thane, the restrictions imposed on Freehold and Sanad Land for industrial use and alienation are deleted, in respect of certain land described thereunder, which are forming part of the Freehold and Sanad land mentioned in Schedule hereunder written.
- (ix) Pursuant thereto, by Indenture of Conveyance dated 13<sup>th</sup> March 2015 executed and registered under No.TNN9-1796/2015 on 13/03/2015 registered with the Sub-Registrar of Assurances at

Thane in Book-I by Clariant as Vendor of the One Part in favour of the Company as a Purchaser of the Other Part, Clariant has sold, conveyed and transferred all its right, title and interest in the Freehold land (more particularly described in Schedule thereunder and hereunder written) for valuable consideration and on terms, covenants and conditions stated therein.

- (x) By another Indenture of Conveyance dated 13<sup>th</sup> March 2015 executed and registered under No.TNN9-1794/2015 on 13/03/2015 registered with the Sub-Registrar of Assurances at Thane in Book-I by Clariant as Vendor of the One Part in favour of the Company as a Purchaser of the Other Part, Clariant has sold, conveyed and transferred their right, title and interest in the Sanad land (more particularly described in Schedule thereunder and hereunder written), for valuable consideration and on terms, covenants and conditions stated therein.
- (xi) By and under letter dated 15<sup>th</sup> April 2015 issued by Government of India, Minister of Environment Forest and Climate Change, the Government has accorded to the Company environmental clearance for the construction of proposed Residential and Commercial Project on the said Property on the terms and conditions stated therein.

#### **MORTGAGE :**

With due permission dated 10/04/2015 from Divisional Commissioner, Konkan Division, by an Indenture of Mortgage dated 15/04/2015 executed and registered under No.TNN9-2597/2015 on 15/04/2015 with the Office of Sub-Registrar Thane-9 by the Company as a Mortgagor / Borrower of the One Part in favour of IDBI Trusteeship Services Private Limited as the Security Trustee of the Other Part, the Company has inter alia mortgaged a portion of the Property more particularly described in the Schedule – I thereunder written admeasuring in aggregate 1,13,482 sq. mtrs. known as Plot C1 comprised in Village Balkum and Kolshet and forming a part of the Annexure – A herein (Freehold and Sanad land), for credit facility on terms, conditions and covenants stated therein and the title documents in relation to the said Property have been deposited with IDBI Trusteeship Services Limited as the trustee/custodian for and on behalf of the lenders.





**CONCLUSION :**

In the light of what is stated hereinabove and subject to the mortgage, I hereby certify that Ishwer Realty and Technologies Private Limited, is entitled to the Freehold land and Sanad Land as absolute Owners thereof and entitled to carry out development in respect of the same.

**ANNEXURE-A**  
**(DESCRIPTION OF PROPERTY)**  
**SANAD LANDS**  
**VILLAGE BALKUM**

Serial No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square meters)
1.	62	170	Clariant Chemicals (India) Limited	22562.00
2.	63/1	172/1	Clariant Chemicals (India) Limited	1520.00
3.	63/2	172/2	Clariant Chemicals (India) Limited	961.09
4.	63/3	172/3	Clariant Chemicals (India) Limited	2230.00
5.	63/4	172/4	Clariant Chemicals (India) Limited	3364.00
6.	63/5	172/5	Clariant Chemicals (India) Limited	1240.00
7.	63/6	172/6	Clariant Chemicals (India) Limited	760.00

8.	63/7	172/7	Clariant Chemicals (India) Limited	1366.00
9.	63/8	172/8	Clariant Chemicals (India) Limited	1850.00
10.	63/9	172/9	Clariant Chemicals (India) Limited	1441.63
11.	63/10A	172/10/1	Clariant Chemicals (India) Limited	1720.00
12.	63/10B	172/10/2	Clariant Chemicals (India) Limited	404.67
13.	64/1	173/1	Clariant Chemicals (India) Limited	1315.18
14.	64/2	173/2	Clariant Chemicals (India) Limited	6905.00
15.	64/3	173/3	Clariant Chemicals (India) Limited	2440.00
16.	64/4	173/4	Clariant Chemicals (India) Limited	1900.00
17.	64/5	173/5	Clariant Chemicals (India) Limited	1871.60
18.	64/6	173/6	Clariant Chemicals (India) Limited	1745.14
19.	64/7	173/7	Clariant Chemicals (India) Limited	860.00

20.	64/8	173/8	Clariant Chemicals (India) Limited	1720.00
21.	64/9	173/9	Clariant Chemicals (India) Limited	80.00
22.	66	174	Clariant Chemicals (India) Limited	430.00
23.	67	175	Clariant Chemicals (India) Limited	230.00
24.	68/1	176/1	Clariant Chemicals (India) Limited	506.00
25.	68/2	176/2	Clariant Chemicals (India) Limited	4957.58
26.	68/3	176/3	Clariant Chemicals (India) Limited	303.52
27.	69/1	177/1	Clariant Chemicals (India) Limited	4200.00
28.	69/2	177/2	Clariant Chemicals (India) Limited	3390.00
29.	69/3	177/3	Clariant Chemicals (India) Limited	4710.00
30.	69/4A	177/4P	Clariant Chemicals (India) Limited	710.00
31.	69/5	177/5	Clariant Chemicals (India) Limited	505.84

32.	73/6	181/6	Clariant Chemicals (India) Limited	1188.80
33.	65/1	256/1	Clariant Chemicals (India) Limited	6700.00
34.	65/5	256/5	Clariant Chemicals (India) Limited	2023.50
35.	59/1	286A(part)	Clariant Chemicals (India) Limited	1821.15
36.	61	286B	Clariant Chemicals (India) Limited	3541.12
37.	65/4	256/4	Clariant Chemicals (India) Limited	152.00

**VILLAGE DHOKALI**

Sr. No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square meters)
1.	11	148	Clariant Chemicals (India) Limited	4755.22
2.	92	151	Clariant Chemicals (India) Limited	9915.15
3.	93/2B	158/2P	Clariant Chemicals (India) Limited	6930.49
4.	23/2	159/2	Clariant Chemicals (India) Limited	4200.00

5.	23/4	159/4	Clariant Chemicals (India) Limited	3971.12
6.	23/5	159/5	Clariant Chemicals (India) Limited	660.00
7.	30/1	166/1	Clariant Chemicals (India) Limited	2934.80
8.	30/2	166/2	Clariant Chemicals (India) Limited	4380.00
9.	30/3	166/3	Clariant Chemicals (India) Limited	130.00
10.	30/4	166/4	Clariant Chemicals (India) Limited	6424.61
11.	31/1	167/1	Clariant Chemicals (India) Limited	7140.00
12.	31/2	167/2	Clariant Chemicals (India) Limited	505.85
13.	31/3	167/3	Clariant Chemicals (India) Limited	2301.73
14.	31/4	167/4	Clariant Chemicals (India) Limited	3010.00
15.	32/1A	168/1P	Clariant Chemicals (India) Limited	27772.54
16.	32/2A	168/2P	Clariant Chemicals (India) Limited	4249.35
17.	32/2B	168/2	RIN Akbar Camp	
18.	32/3	168/3	Clariant Chemicals (India) Limited	6400.00
19.	33/1	169/1P	Clariant Chemicals (India) Limited	5691.09

**VILLAGE KOLSHET**

Sr. No.	Survey No./Hissa No.	Name of the IAND Holder as recorded in 7/12 Extract	Area (in square meters)
1.	49/1/C	Clariant Chemicals (India) Limited	101.17
2.	50/12B/3	Clariant Chemicals (India) Limited	760.00
3.	50/12B/2	Clariant Chemicals (India) Limited	607.05
4.	50/13	Clariant Chemicals (India) Limited	230.00
5.	51/1B	Clariant Chemicals (India) Limited	1315.28
6.	51/2	Clariant Chemicals (India) Limited	430.00
7.	51/3	Clariant Chemicals (India) Limited	101.16
8.	52/1C	Clariant Chemicals (India) Limited	7082.25
9.	52/2	Clariant Chemicals (India) Limited	1140.00
10.	52/3	Clariant Chemicals (India) Limited	1138.22
11.	52/4	Clariant Chemicals (India) Limited	1890.00
12.	52/5	Clariant Chemicals (India) Limited	1289.89
13.	52/6	Clariant Chemicals (India) Limited	1112.92

		Limited	
14.	53/1B	Clariant Chemicals (India) Limited	2150.00
15.	53/2	Clariant Chemicals (India) Limited	151.76
16.	53/3	Clariant Chemicals (India) Limited	252.94
17.	53/4	Clariant Chemicals (India) Limited	430.00
18.	53/5	Clariant Chemicals (India) Limited	455.29
19.	53/6	Clariant Chemicals (India) Limited	834.63
20.	53/7B	Clariant Chemicals (India) Limited	5539.33
21.	53/8	Clariant Chemicals (India) Limited	860.00
22.	54	Clariant Chemicals (India) Limited	8300.00
23.	55/5	Nicholas Piramal India Ltd.	75.88
24.	55/7	Nicholas Piramal India Ltd.	708.22
25.	55/10A	Clariant Chemicals (India) Limited	1112.84
26.	55/10B	Clariant Chemicals (India) Limited	
27.	55/11	Clariant Chemicals (India) Limited	303.50
28.	55/12	Clariant Chemicals (India) Limited	1090.00

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29.	55/13	Clariant Chemicals (India) Limited	1062.34
30.	55/14	Clariant Chemicals (India) Limited	404.70
31.	55/15	Clariant Chemicals (India) Limited	630.00
32.	60/11A	Clariant Chemicals (India) Limited	1214.10
33.	60/12	Clariant Chemicals (India) Limited	1719.98
34.	60/13	Clariant Chemicals (India) Limited	1517.63
35.	60/14	Clariant Chemicals (India) Limited	4350.53
36.	60/16	Clariant Chemicals (India) Limited	708.22
37.	60/17	Clariant Chemicals (India) Limited	1011.75
38.	60/18	Clariant Chemicals (India) Limited	101.16
39.	60/19	Clariant Chemicals (India) Limited	1900.00
40.	60/20A	Clariant Chemicals (India) Limited	1441.74
41.	104	Sandoz India Limited	5080.00
42.	274/1	Sandoz Products Private Limited / Sandoz Fedeles Private Limited	50.58



**FREEHOLD LANDS**

**VILLAGE BALKUM**

Sr. No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square metres)
1.	60	171	Clariant Chemicals (India) Limited	809.36
2.	68/4	176/4	Clariant Chemicals (India) Limited	303.52
3.	68/5	176/5	Clariant Chemicals (India) Limited	809.40
4.	69/4B	177/4P	Clariant Chemicals (India) Limited	1466.93
5.	69/6	177/6	Clariant Chemicals (India) Limited	607.00
6.	70/1	178/1	Clariant Chemicals (India) Limited	2276.44
7.	70/2	178/2	Clariant Chemicals (India) Limited	1770.44
8.	70/3	178/3	Clariant Chemicals (India) Limited	80.00
9.	70/4	178/4	Clariant Chemicals (India) Limited	1190.00
10.	70/5	178/5	Clariant Chemicals (India) Limited	1163.43
11.	70/6	178/6	Clariant Chemicals (India) Limited	4530.00
12.	70/7	178/7	Clariant Chemicals (India) Limited	784.05

13.	70/8	178/8	Clariant Chemicals (India) Limited	1492.22
14.	70/9	178/9	Clariant Chemicals (India) Limited	2959.16
15.	70/10	178/10	Clariant Chemicals (India) Limited	3768.51
16.	71/1	179/1	Clariant Chemicals (India) Limited	1770.44
17.	71/2	179/2	Clariant Chemicals (India) Limited	2478.61
18.	71/3	179/3	Clariant Chemicals (India) Limited	3110.50
19.	71/4	179/4	Clariant Chemicals (India) Limited	1542.81
20.	71/5	179/5	Clariant Chemicals (India) Limited	1644.00
21.	71/6	179/6	Clariant Chemicals (India) Limited	1264.60
22.	71/7	179/7	Clariant Chemicals (India) Limited	1011.75
23.	71/9	179/9	Clariant Chemicals (India) Limited	354.11
24.	72/1	180/1	Clariant Chemicals (India) Limited	379.38
25.	72/2	180/2	Clariant Chemicals (India) Limited	151.76
26.	72/3	180/3	Clariant Chemicals (India) Limited	2048.65
27.	72/4	180/4	Clariant Chemicals (India) Limited	607

28.	72/5	180/5	Clariant Chemicals (India) Limited	657.59
29.	72/6	180/6	Clariant Chemicals (India) Limited	986.38
30.	72/7	180/7	Clariant Chemicals (India) Limited	632.34
31.	72/8	180/8	Clariant Chemicals (India) Limited	2908.78
32.	72/9	180/9	Clariant Chemicals (India) Limited	1062.34
33.	73/1	181/1	Clariant Chemicals (India) Limited	505.84
34.	73/2	181/2	Clariant Chemicals (India) Limited	809.34
35.	73/3	181/3	Clariant Chemicals (India) Limited	708.17
36.	73/4	181/4	Clariant Chemicals (India) Limited	910.51
37.	73/5	181/5	Clariant Chemicals (India) Limited	733.52
38.	73/7	181/7	Clariant Chemicals (India) Limited	610.00
39.	65/2	256/2	Clariant Chemicals (India) Limited	700.00
40.	65/3	256/3	Clariant Chemicals (India) Limited	1720.00
41.	68/2	176/2	Clariant Chemicals (India) Limited	5058.75
42.	65/4	256/4	Clariant Chemicals (India) Limited	261.16

## II. VILLAGE DHOKALI

Sr. No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square metres)
1.	23/1	159/1	Clariant Chemicals (India) Limited	2225.69
2.	23/3	159/3	Clariant Chemicals (India) Limited	5235.44
3.	23/6	159/6	Clariant Chemicals (India) Limited	303.50
4.	25	161	Clariant Chemicals (India) Limited	5589.53
5.	26	162	Clariant Chemicals (India) Limited	5792.27
6.	30/5	166/5	Clariant Chemicals (India) Limited	1112.93
7.	10/1B	147/1P	Clariant Chemicals (India) Limited	12140.17

## VILLAGE KOLSHET

Sr. No.	New Survey No./Hissa No.	Name of the Holder as recorded in 7/12 Extract	Area (in square metres)
1.	60/8B	Clariant Chemicals (India) Limited	1467
2.	60/9B	Clariant Chemicals (India) Limited	75.87

3.	60/10A	Clariant Chemicals (India) Limited	1517.62
4.	60/11B	Clariant Chemicals (India) Limited	1700.00

The area mentioned above is more of revenue records or respective title documents.

**ANNEXURE-B**

**Details of Deeds of Conveyance**

Sr. No.	Date and registration No.	Particulars of the Conveyance	Old Survey Number	New Survey Number
1.	19 <sup>th</sup> September, 1957 (Regd no. 450)	Deed of Indenture (along with map) executed by and between Mangalibai Chahu Mhatre of the One Part and M/s. Sandoz Products Pvt. Ltd. of the Other Part	171	60
2.	14 <sup>th</sup> July, 1958 (Regd no. 371)	Deed of Indenture (along with map) executed by and between Mangalibai Chahu Mhatre of the One Part and M/s. Sandoz Products Pvt. Ltd. of the Other Part.	166/5	30/5
3.	17 <sup>th</sup> March, 1964 (Regd no. 306)	Deed of Indenture executed by and between Indrapal Ganpat Patil of the One Part and Sandoz India Pvt. Ltd. of the Other Part	256/2 256/4(P) 179/2 180/2 181/1	65/2 65/4 71/2 72/2 73/1

4.	25 <sup>th</sup> March, 1964 (Regd no. 383)	Deed of Indenture executed by and between Mrs. Bridget Ellam Ambosta of the First Part, Mr. Joseph Martin Ambosta, Ms. Mary Ambosta, Mrs. Eileen Taiva, Mrs. Flora Ellen Aguiar, Mr. William Ambosta, Mrs. Stella Mary Pinto of the Second Part and Sandoz India Ltd. of the Other Part	178/3 178/4 180/5 180/6 181/3 181/7 256/3 179/5	70/3 70/4 72/5 72/6 73/3 73/7 65/3 71/5
5.	31 <sup>st</sup> March, 1964 (Regd no. 390)	Deed of Indenture (along with map) executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	177/6	-
6.	31 <sup>st</sup> March, 1964 (Regd no. 392)	Deed of Indenture (along with map) executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/8	70/8
7.	31 <sup>st</sup> March, 1964 (Regd no. 391)	Deed of Indenture executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/1	70/1
8.	31 <sup>st</sup> March, 1964	Deed of Indenture (along with map) executed by	159/1	73/1

	(Regd no. 389)	and between Kashinath Kamlya Patil of the One Part and Sandoz India Ltd. of the Other Part		
9.	31 <sup>st</sup> March, 1964 (Regd no. 388)	Deed of Indenture executed by and between Sitaram Poshya Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/6	70/6
10.	3 <sup>rd</sup> August, 1964 (Regd no. 1030)	Deed of Indenture (along with map) executed by and between Bakshiram Okaji of the One Part and Sandoz India Ltd. of the Other Part	178/4	70/4
11.	22 <sup>nd</sup> April, 1964 (Regd no. 595)	Deed of Indenture executed by and between Shinwar Barik Shelka of the One Part and Sandoz India Pvt. Ltd. of the Other Part	178/5 178/9	70/5 70/9
12.	2 <sup>nd</sup> June, 1964 (Regd no. 778)	Deed of Indenture (along with map) executed by and between Rama Devu Bhoir, Sadashiv Rama Bhoir, Parashuram Rama Bhoir of the One Part and Sandoz India Ltd. of the Other Part	180/9 181/2 181/5	72/9 73/2 73/5
13.	9 <sup>th</sup> October, 1964 (Regd no. 1351)	Deed of Indenture (along with map) executed by and between Tilakraj Tirthram Khanna of the First Part, Nandkishore Jaigopal Khanna of the Second Part and Sushilarani of the Third	147/1 part	10/B Part

		Part and Sandoz India Ltd. of the Other Part		
14.	6 <sup>th</sup> May, 1964 (Regd no. 657)	Deed of Indenture (along with map) executed by and between Narayan Rama Bhoir of the One Part and Sandoz India Ltd. of the Other Part.	177/4 (Part)	69/4A
15.	15 <sup>th</sup> May, 1964 (Regd no. 694)	Deed of Indenture executed by and between Chandrya Ganu Patil and Mathibai, wife of Chandrya Ganu Patil of the One Part and Sandoz India Ltd. of the Other Part.	180/8	72/8
16.	16 <sup>th</sup> June, 1964 (Regd no. 829)	Deed of Indenture executed by and between Manoramabai, wife of Subrao Bhawanishankar Tonsekar of the One Part and Sandoz India Ltd. of the Other Part.	159/3 161 162	23/3 25 26
17.	22 <sup>nd</sup> April, 1964 (Regd no. 593)	Deed of Indenture (along with map) executed by and between Raahibai widow of Govind Gosavi Patil of the One Part and Sandoz India Ltd. of the Other Part.	179/4 179/9 180/3	71/4 71/9 72/3
18.	22 <sup>nd</sup> April, 1964 (Regd no. 589)	Deed of Indenture executed by and between Mangaiya Dama Bhoir alias Patil of the One Part and Sandoz India Ltd. of the Other Part	176/5	68/5
19.	22 <sup>nd</sup> April, 1964	Deed of Indenture (along	179/1	71/1



	(Regd no. 591)	with map) executed by and between Poshibai wife of Vidhya Kathod Manera of the One Part and Sandoz India Ltd. of the Other Part	180/1	72/1
20.	26 <sup>th</sup> August, 1965 (Regd no. 930)	Deed of Indenture executed by and between Parsharam Sadashiv Gokhale of the One Part and Sandoz India Ltd. of the Other Part	178/7 180/4 181/4	70/7 72/4 73/4
21.	17 <sup>th</sup> July, 1965 (Regd no. 806)	Deed of Indenture executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/2	70/7
22.	28 <sup>th</sup> June, 1965 (Regd no. 731)	Deed of Indenture (along with map) executed by and between Pandu Barik Patil of the One Part and Sandoz India Ltd. of the Other Part	180/7	72/7
23.	28 <sup>th</sup> June, 1965 (Regd no. 729)	Deed of Indenture executed by and between Diwadya Devu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	179/3	71/3
24.	21 <sup>st</sup> May, 1965 (Regd no. 549)	Deed of Indenture executed by and between Yemunabai widow of Hira Halya Mhatre of the One Part and Sandoz India Ltd. of the Other Part	179/6	71/6

25.	9 <sup>th</sup> October, 1964 (Regd no. 1353)	Deed of Indenture (along with map) executed by and between Krishna Balaji Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/10	70/10
26.	27 <sup>th</sup> May, 1965 (Regd no. 572)	Deed of Indenture executed by and between Yashwant Narayan Bhoir, Ramachandra Narayan Bhoir, Raghunath Narayan Bhoir and Pandurang Narayan Bhoir of the One Part and Sandoz India Ltd. of the Other Part	159/6	23/6
27.	15 <sup>th</sup> February, 1965 (Regd no. 195)	Deed of Indenture (along with map) executed by and between Narayan Nago Joshi, Raghunath Nago Joshi, Bhagirath Narayan Joshi and Jayawant Narayan Joshi of the One Part and Sandoz India Ltd. of the Other Part	179/7	71/7
28.	12 <sup>th</sup> November, 1964 (Regd no. 1485)	Deed of Indenture executed by and between Rajaram Krishna Tare, Balaram Rajaram Tare and Narayan Rajaram Tare of the One Part and Sandoz India Ltd. of the Other Part.	176/2 (part)	-
29.	28 <sup>th</sup> June, 1963 (Regd no. 366)	Deed of Indenture (along with map) executed by and between Ramaniklal	60/8 (part) 60/9	60/8B 60/9B

		Laxmidas Khariwala, Shantilal Laxmidas Khariwala, Krishnalal Laxmidas Khariwala, Suresh Ramaniklal Khariwala, Narendralal Ramaniklal Khariwala and Umesh Ramaniklal Khariwala of the One Part and Sandoz (India) Ltd. of the Other Part	(part)	
31.	19 <sup>th</sup> June, 1973 (Regd no. 340)	Deed of Indenture (along with map) executed by and between Thakrya Divdya Gharat, Tukaram Krishna Gharat, Chandraya alias Ramachandra Poshya Gharat, Dharma Poshya Gharat, Sitaram Thakrya Gharat, Dattatraya Thakrya Gharat, Ambo Tukaram Gharat, Kashinath Chandraya (Ramachandra) Gharat and Motiram Dharma Gharat of the First Part and Thakrya Divdya Gharat of the Second Part and Sandoz (India) Ltd. of the Third Part	60/10 (part)	60/10B

**ANNEXURE-C**

**(LIST OF BTAL ACT PERMISSIONS)**

Sr. No.	Date	Order Details
1.	18 <sup>th</sup> July,	Order No. TNC/II/7185 issued by the Collectors Office, Thane granting the owner of the land

Sr. No.	Date	Order Details
	1963	permission to sell the land to M/s. Sandoz (India) Ltd.
2.	21 <sup>st</sup> May, 1963	Order No. TNC/II/4070 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
3.	20 <sup>th</sup> August, 1963	Order No. TNC/II/4 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
4.	17 <sup>th</sup> September, 1963	Order No. TNC/II/13 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
5.	25 <sup>th</sup> October, 1963	Order No. TNC/II/24 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
6.	22 <sup>nd</sup> April, 1964	Order No. TNC/SR/159 issued by the office of Assistant Collector, Thane Division, Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order
7.	18 <sup>th</sup> December, 1963	Order No. TNC/SR-22 issued by the office of the Assistant Collector, Thane Division, Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order
8.	3 <sup>rd</sup> July, 1969	Order No. TNC/SR/161 issued by the office of the Dist. Deputy Collector, Thane Division, Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order
9.	13 <sup>th</sup> June, 1968	Order No. TNC/SR-338/67-68 issued by the office of the District Deputy Collector, Thane Division Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order

**ANNEXURE-D**

**(LIST OF SANADS)**

Serial No.	New Survey No.	Old Survey No.	Village
I. Sanad dated 1st April, 1964 (Acquired Land)			
1.	30/1	166/1	Dhokali
2.	30/3	166/3	Dhokali
3.	30/4	166/4	Dhokali
4.	32/1A	168/1(part)	Dhokali
5.	32/3	168/3	Dhokali
6.	33/1	169/1 (part)	Dhokali
7.	62	170	Balkum
8.	63/1	172/1	Balkum
9.	63/2	172/2	Balkum
10.	63/3	172/3	Balkum
11.	63/6	172/6	Balkum
12.	63/7	172/7	Balkum
13.	63/8	172/8	Balkum
14.	63/10A	172/10/1	Balkum
15.	63/10B	172/10/2	Balkum
16.	64/1	173/1	Balkum
17.	64/2	173/2	Balkum

18.	64/4	173/4	Balkum
19.	66	174	Balkum
20.	67	175	Balkum
21.	68/2	176/2	Balkum
22.	68/3	176/3	Balkum
23.	69/1	177/1	Balkum
24.	73/6	181/6	Balkum
25.	65/1	256/1	Balkum
26.	65/5	256/5	Balkum
27.	64/5	173/5	Balkum
28.	64/6	173/6	Balkum
29.	68/1	176/1	Balkum
30.	64/8	173/8	Balkum
31.	63/9	172/9(part)	Balkum
32.	69/3	177/3	Balkum
33.	69/4A	177/4 (part)	Balkum
<b>II. Order of grant dated 20<sup>th</sup> February, 1957 (Allotted Land)</b>			
34.	61	286-B	Balkum
<b>III. Order of grant dated 9<sup>th</sup> October, 1961 (Allotted Land)</b>			
35.	59/1	286/A (part)	Balkum
<b>IV. Sanad dated 17<sup>th</sup> December, 1963 and Sanad dated 29<sup>th</sup></b>			

January, 1965			
36.	92	151	Dhokali
37.	30/2	166/2	Dhokali
38.	31/1	167/1	Dhokali
39.	31/2	167/2	Dhokali
40.	31/3	167/3	Dhokali
41.	31/4	167/4	Dhokali
42.	32/2A	168/2 (part)	Dhokali
43.	32/2B	168/2 (part)	Dhokali
44.	63/4	172/4	Balkum
45.	63/9	172/9 (part)	Balkum
46.	63/5	172/5	Balkum
47.	64/3	173/3	Balkum
48.	64/7	173/7	Balkum
49.	64/9	173/9	Balkum
50.	69/2	177/2	Balkum
51.	65/4	256/4	Balkum
52.	69/3	177/3	Balkum
53.	49/1/C		Kolshet
54.	50/12B/3		Kolshet
55.	50/12B/2		Kolshet

56.	50/13		Kolshet
57.	51/1 B		Kolshet
58.	51/2		Kolshet
59.	51/3		Kolshet
60.	52/1C		Kolshet
61.	52/2		Kolshet
62.	52/3		Kolshet
63.	52/4		Kolshet
64.	52/5		Kolshet
65.	52/6		Kolshet
66.	53/1B		Kolshet
67.	53/2		Kolshet
68.	53/3		Kolshet
69.	53/4		Kolshet
70.	53/5		Kolshet
71.	53/6		Kolshet
72.	53/7B		Kolshet
73.	53/8		Kolshet
74.	54		Kolshet
75.	55/5		Kolshet
76.	55/7		Kolshet
77.	55/10A		Kolshet
78.	55/10B		Kolshet

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79.	55/11		Kolshet
80.	55/12		Kolshet
81.	55/13		Kolshet
82.	55/14		Kolshet
83.	55/15		Kolshet
84.	60/11A		Kolshet
85.	60/11B		Kolshet
86.	60/12		Kolshet
87.	60/13		Kolshet
88.	60/14		Kolshet
89.	60/16		Kolshet
90.	60/17		Kolshet
91.	60/18		Kolshet
92.	60/19		Kolshet
93.	60/20A		Kolshet
94.	104		Kolshet
95.	274/1		Kolshet
96.	11	148	Dhokali
97.	23/4	159/4	Dhokali
98.	93/2B	158-A (158/2 Part)	Dhokali
99.	23/2	159/2	Dhokali

100.	23/5	159/5	Dhokali
101.	69/5	177/5	Balkum

#### ANNEXURE-E

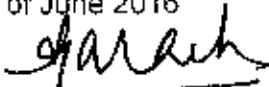
#### LIST OF NON-AGRICULTURAL PERMISSIONS

1.	6 <sup>th</sup> July, 1957	NA permission bearing no. N.A.P. 922 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
2.	12 <sup>th</sup> February, 1958	NA permission bearing no. LND/18/4 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
3.	15 <sup>th</sup> July, 1958	NA permission bearing no. LND/1710 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
4.	20 <sup>th</sup> June, 1960	NA permission bearing no. N.A.P.-A-WS-1172 issued by the Collectors Office Thane in favour of M/s. Sandoz Products Pvt. Ltd.
5.	8 <sup>th</sup> February, 1960	NA permission bearing no. N.A.P. 257 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.

6.	9 <sup>th</sup> December, 1960	NA permission bearing no. CB/N.A.P.-337 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
7.	11 <sup>th</sup> April, 1961	NA permission bearing no. CB/LNR/SR-2572 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
8.	6 <sup>th</sup> March, 1962	NA permission bearing no. RB/LNR/SR/2810 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Ltd.
9.	13 <sup>th</sup> November, 1962	NA permission bearing no. RB/N.A.P./SR-2956 issued by the Collectors Office, Thane in favour of M/s. Sandoz India Pvt. Ltd.
10.	20 <sup>th</sup> June, 1966	NA permission bearing no. RB/IV/N.A.P./WS/296 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
11.	24 <sup>th</sup> May, 1967	NA permission bearing no. RB/IV/N.A.P.-722-A issued by the Collectors Office, Thane in favour of M/s. Sandoz India Pvt. Ltd.
12.	24 <sup>th</sup> May, 1967	NA permission bearing no. RB/IV/N.A.P./722-B issued by the Collectors Office, Thane in favour of Sandoz India Ltd.
13.	5 <sup>th</sup> January, 1982	NA permission bearing no. REV.DESK.II.NAP.IV-2702 issued by the Collectors Office, Thane in favour of Sandoz (India) Ltd.
14.	24 <sup>th</sup> May, 1967	NA permission bearing no. RB/IV/N.A.P./722-C issued by the Collectors Office, Thane in favour of Sandoz India Ltd.
15.	13 <sup>th</sup> June, 1968	NA permission bearing no. TNC/SR-338/67-68 issued by the Office of the Dis. Deputy Collector, Thane in favour of Sandoz India Ltd.

16.	24th January, 1969	NA permission bearing no. TNC/SR-338/67 issued by the Office of the Deputy Collector, Thane in favour of Sandoz India Ltd.
17.	22 <sup>nd</sup> April, 1964	NA permission bearing no. TNC/SR/159 issued by the Office of the Deputy Collector, Thane in favour of Sandoz India Ltd.

Dated this 15<sup>th</sup> day of June 2016

  
(Pradip Garach)  
Advocate High Court, Bombay

SECOND SUPPLEMENTAL REPORT ON TITLE

Lodha Developers Thane Private Limited  
(formerly known as Ishwer Realty and  
Technologies Private Limited)

(ex-parte)

**Sub : Land lying being and situate at Village Balkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 351741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Property")**

1. This has reference to my Report on Title dated 1<sup>st</sup> June 2016 in respect of the Property described in Schedule thereunder written road with Supplemental Report on Title dated 26<sup>th</sup> April 2017 wherein it is interalia certified that my client Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited), is entitled to the Freehold land and Sanad Land as absolute Owners thereof and as such entitled to carry out development in respect of the same.
2. After issuance of the said Reports, there are certain material developments and Mutations of Revenue record have taken place related to the Title of the said Property.
3. With a view to incorporate such material developments and mutations so as to update the earlier Title Report, I hereunder issue Second Supplemental to the said Reports as follows:
4. For the said purpose I have verified the following further additional documents in connection with the said Property:-
  - a) Revenue Records viz. 7/12 Extracts and Mutation Entries thereto particularly Property bearing New Survey No.32/B of Village Dhokali and Survey No.55/5, 55//, 104, 274/1 of Village Kolshet;
  - b) Debenture Trust Deed dated 28<sup>th</sup> April 2017 executed and registered under Serial No.BBE-4-2794/2017;
  - c) Two Search Reports both dated 12/05/2017 issued by Advocate K.P. Mahajan;

5. From the perusal of the above documents, while confirming my earlier Reports dated 1st June 2016 and 26th April 2017 thereto, I hereby further certify as follows:

a. **Revenue Records viz. 7/12 Extracts and Mutation Entries:**

- i. Property comprised in Survey Nos.55/5 and 55/7 in Village Kolshet, Taluka and District Thane are duly entered in the name of Ishwer Realty and Technologies Private Limited to the extent of area admeasuring 75 sq. mtrs and 700 sq. mtrs. respectively.
- ii. Property comprised in Survey No.104 of Village Kolshet Taluka and District Thane is duly entered in the name of Ishwer Realty and Technologies Private Limited for area admeasuring 5080 sq. mtrs.
- iii. Property comprised in Survey No.274/1 of Village Kolshet Taluka and District Thane is duly entered in the name of Ishwer Realty and Technologies Private Limited for area admeasuring 50 sq. mtrs.
- iv. Property comprised in New Survey No.32/2B of Village Dhokali, Taluka and District Thane is duly entered in the name of Ishwer Realty and Technologies Private Limited for area admeasuring 3380 sq. mtrs. and thereupon the discrepancy in the 7/12 extract stand rectified.

Apart from above Property, the 7/12 extract in respect of the remaining Property mentioned in my earlier Reports has already been entered in the name of Ishwer Realty and Technologies Private Limited.

b. **Mortgage:**

By a Debenture Trust Deed dated 28th April 2017 executed amongst Lodha Developers Private Limited as the Company of the First Part, Mr. Abhishek Lodha as the Personal Guarantor of the Second Part, Shreeniwas Cotton Mills Limited of the Third Part, Lodha Developers Thane Private Limited of the Fourth Part, Palava Dwellers Private Limited of the Fifth Part, Ajitnath Hi-Tech Builders Private Limited of the Sixth Part, Sarvavasa Buildtech and Farms Private Limited of the Seventh Part in favour of IDBI Trusteeship Services Limited as Debenture Trustee of the Eighth Part wherein Lodha Developers Thane Private Limited being one of the Mortgagor have given its Property comprised in Survey Nos.32/1A, 33/1 of Village

Dhokali and Survey Nos.54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/9B, 60/10A, 60/11A, 60/11B, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A of Village Kolshet in all admeasuring 31,880.66 sq. mtrs. therein referred to as Thane Plot B as Security for Debenture issued by Company for the benefit of debenture holders on terms, covenants and conditions stated therein.

c. **Search Reports:-**

- i. Search Report dated 12/05/2017 issued by Advocate K.P. Mahajan for search taken in the Office of Sub-Registrar of Assurances of Thane from the year 1988 to 2017 (30 years) in respect of the Property bearing Survey Nos.10/1B, 11, 23/1 to 6, 25, 26, 30/1 to 5, 31/1 to 4, 32/1A, 32/2A, 32/3B, 32/3, 33/1, 92 and 93/2B of Village Dhokali, Taluka and District Thane and Survey Nos.60/8B, 60/11A and 104 Village Kolshet, Taluka and District Thane.
- ii. Search Report dated 12/05/2017 issued by Advocate K.P. Mahajan for search taken in the Office of Sub-Registrar of Assurances of Thane from the year 1988 to 2017 (30 years) in respect of the Property bearing Survey Nos.32/1A and 33/1 of Village Dhokali, Taluka and District Thane and Survey Nos.54, 55/5, 55/7, 55/10A, 55/10B, 55/11 to 55/15, 60/9B, 60/10A, 60/11A, 60/12 to 14 & 16, 60/19 and 60/20A in Village Kolshet, Taluka and District Thane Village.

On going through the said Search Reports, I observed that all the registered documents referred in my earlier Reports are duly reflected. Apart from the documents referred in my earlier Reports and this Report, there are not documents registered in connection with the said Property which adversely affect the title of my client to the said Property.

6. **Conclusion :**

In the premises aforesaid and subject to what is stated herein above read with my Report on Title dated 1<sup>st</sup> June 2016 and Supplemental Report on Title thereto, I am once again of the opinion that Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) are entitled to the said Property

**Pradip Garach**  
*Advocate*  
**High Court, Bombay**

6, Roz-Rio-Apartments,  
L. B. S. Road, Kamanf,  
Kurla (West), Mumbai - 400 070  
Mobile : 9820501547  
Email:pradipgarach@gmail.com

more particularly described in the Schedule of Report on Title dated  
1st June 2016 as Owners thereof and carry out development thereon  
and as such otherwise have a marketable title to the same.

Dated this 15<sup>th</sup> day of June, 2017



(Pradip Garach)  
Advocate High Court Bombay