

C. Fernandes
B.A.L.L.B.
Advocate High Court

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Ref.: To,
MAHA RERA
Mumbai 400051

Date: 28.04.2021

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Plot bearing Survey no. 93/3, 93/2+4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 situate at Village Rohinjan, Taluka Panvel- District – Raigad. (Hereinafter collectively referred to as the "said plot".)

I have investigated the Title of the said Plot on the request of M/s Paradise Superstructures, and the following documents i.e.

1. Description of the Property
2. The copies of the Conveyance deeds of the Properties.
3. The Copy of Development Agreement executed between M/s Paradise Superstructures and M/s Blue Circle Infratech
4. Copy of the Commencement Certificate dated 14th August 2020 issued by the Competent Authority
5. Copies of the 7/12 Extracts and Mutation Entries issued by Talathi.
6. Search Report of 30 years i.e. 1990 to 2021

On perusal of above said Documents and all other relevant documents relating to the Title of the property, I am of the opinion that the Title of the land belonging to M/s Blue Circle Infratech, Mr. Vijay Raychand Nensee, Mr. Ajay Raychand Nensee and Mr. Akshay Bansarilal Arora is clear, Marketable and free from encumbrances except to the Loan of LIC Housing Finance Limited.

The report reflecting the flow of Title is enclosed herewith as Annexure.

Advocate C. Fernandes

C. Fernandes, B.A.L.L.B.
Advocate High Court
E - 8/0:4, Sector - 1, Vashi,
Navi Mumbai - 400 703.



Ref.:

Date :

FLOW OF THE TITLE OF THE SAID PLOT.

Sub: Plot bearing Survey no. 93/3, 93/2+4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 situate at Village Rohinjan, Taluka Panvel- District – Raigad. (Hereinafter collectively referred to as the "said plot".)

M/s Paradise Superstructures, a Partnership Firm, PAN: AAQFP7752A, having Registered office at Amit Ashiana, near Bhaji Market Gol Maidan Ulhasnagar-421002 and Corporate office at 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, has entered in to a Development Agreement dated 27.09.2016 duly registered on 28th September 2016 with sub-registrar Panvel-4 on Serial No 8299/2016, General Power of Attorney dated 29.11.2016 duly registered vide document serial No.PVL1-7972-2016 and Suppelmentary Agreement dated 01.06.2019 duly registered vide document serial No.PVL1-5327-2019 dated 01.06.2019, with M/s Blue Circle infratech, a partnership firm, registered under Indian Partnership Act-1932, through its partners Shri Ajay Raychand Nensee, Shri Vijay Raychand Nensee and Shri Akshay Bansarilal Arora who are the Owners and possess all rights, title and interest and are sufficiently entitled to and in possession of all that piece anal parcel of land admeasuring in aggregate about 66260 sq meters or thereabouts situated at village Rohinjan, Taluka Panvel, Dist Raigad more particularly described in "Schedule" hereunder.

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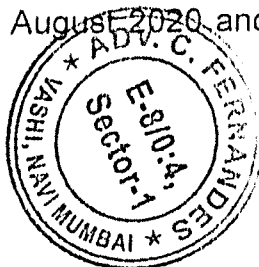
M/s Paradise Superstructures is developing the said Land by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra and amendments/notification issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter no MMRDA/RHD/RHS-36(A)/16/171 dated: 22nd September 2016.

The Collector Raigad (the Competent Authority) has granted Commencement Certificate for the said Rental Housing Scheme vide letter dated 30/09/ 2016 bearing Serial no/ LN A-1 (B)/ 194/ 2016.

M/s Blue Circle Infratech, Mr. Ajay Raichand Nensee, Mr. Vijay Raichand Nensee and Mr. Akshay Bansarilal Arora have executed Power of Attorney in favour of Mr. Amit Madhu Bathija partner of M/s Paradise Superstructures registered on 29.11.2016 with sub-registrar of assurances Panvel-1 at serial no. 7972/2016 for the purpose of creating a valid mortgage for availing finance for Construction and performance of the Development Agreement dated 28/9/2016.

M/s Paradise Superstructures has created a mortgage in favour of LIC Housing Finance Limited for a secured amount of Rs. 1500000000 (Rs. One hundred Fifty crores only) by mortgage deed registered at Panvel-4 at serial no 7785/2019 on 09.08.2019.

The Competent Authority has further granted Commencement Certificate date 14th August 2020 and the construction work at site is going on.



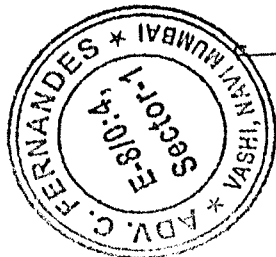
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In this regards I have caused search to be taken in the Offices of Sub-Registrar of Assurances at Panvel- 1,2, 3, 4 & 5 for the last 30 years. The Search of the Index II registers available at the office of the Sub Registrar of Assurances is conducted till such date/s as more particularly mentioned therein. At the Office of Sub- Registrar of Assurances at Panvel, the Index II registered did not have all pages and the search was restricted only to the pages available. At the Office of Sub-Registrar of Assurances at Panvel, The Index II registered had torn and mutilated Index II records and the search was restricted only to the pages available. I have perused & examined the Photocopies of Title Deeds and with the respect of said land. The details of the Photocopies as examined by me are mentioned herein.

- 1) Description of the 7 /12 extract as on date of application for registration.

Sr	Survey/	Area	Area	Assessment
1	93/3	2760	0.27.6	4.94
2	93/2+4	10900	1.09.0	17.74
3	94/1	3160	0.31.6	4.87
4	94/2	2900	0.29.0	5.69
5	94/3A	5910	0.59.1	11.44
6	94/3B	800	0.08.0	0.81
7	94/4	5330	0.53.3	10.44
8	102/1A	1420	0.14.2	2.56
9	102/1B	2720	0.26.6	4.44

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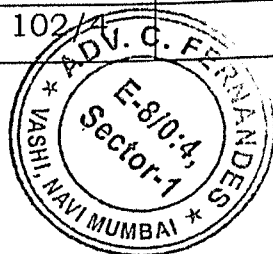


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10	102/3	2600	0.26.0	4.5
11	102/4	4990	0.49.9	8.62
12	102/5A2	5120	0.51.2	9.51
13	102/5B	1310	0.13.1	2.46
14	102/5C	1620	0.16.2	3.00
15	103/1A	1090	0.10.9	0.81
16	103/1B	3720	0.37.2	6.7
17	103/2A	5160	0.51.6	9.13
18	103/2B	1310	0.10.9	2.13
19	103/3	3440	0.34.4	6.00
Total		69,900	6.96.0	

2) Mutation Entry Nos

Sr. No.	SURVEY No.	MUTATION ENTRY No.
1	93/3	2601
2	93/2 & 4	2561
3	94/1	2392
4	94/2	2391
5	94/3A	2588
6	94/3B	2447
7	94/4	2580
8	102/1A	2445
9	102/1B	2901
10	102/3	2671
11	102/4	2590



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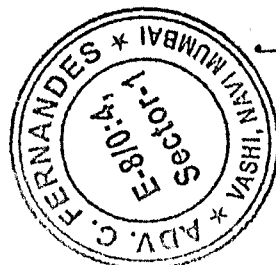
12	102/5/A2	2396
13	102/5B	2569
14	102/5C	2683
15	103/1A	2445
16	103/1B	2848
17	103/2A	2855
18	103/2B	2446
19	103/3	2361

DOCUMENTS PERUSED

I have perused copies of the following documents, in respect to the said plot.

A. Survey No. 93 Hissa No. 3

Registered Conveyance Deed 05.05.2010 executed between MR. BALARAM PADU PATIL as the Owner AND M/S. BLUE CIRCEL INFRATECH through its Partners 1) MR. VIJAY RAICHAND NENSEE & 2) MR. AKSHAY BANSARILAL ARORA along with i) Registration receipt No. 883 ii) Stamp duty paid receipt of Rs. 0496800/- & vide doc. Sr. no. PVL 1 – 5712 – 2010 on dtd. 05.05.2010 vide mutation entry No.2601, Non Agricultural Permission dated 27.10.2010 supra mutation entry No.2630. Originally the said land was belonged to MR. BALARAM PADU PATIL, MRS HIRABAI ZIPA PATIL, CHANGUBAI SHANTARAM CHANDAKAR AND BARKUBAI GOVIND GHARAT, JOINTLY, AND MRS HIRABAI ZIPA PATIL, CHANGUBAI SHANTARAM CHANDAKAR AND BARKUBAI GOVIND GHARAT released their share in favour of MR. BALARAM PADU PATIL vide Release Deed dated 25.01.2008 document serial No.PVL4-4841-2008 dated 25.01.2008.



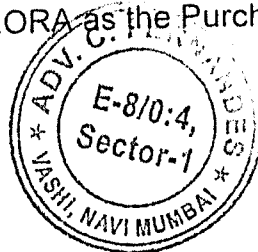
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B. Survey No. 93 Hissa No. 2+4

Registered Conveyance Deed 07.07.2009 executed between YAKUB BEG TRUST, PANVEL through its Chief Trusty MR. ALHAJ M. MUSTUFA YAKUB (earst while known as MOMINPADA MASHID YAKUB BEG TRUST PANVEL) as the Owners AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. AJAY RAICHAND NENSEE 2) MR. VIJAY RAICHAND NENSEE & 3) MR. AKSHAY BANSARILAL ARORA as the Purchasers along with i) Registration receipt No. 4262 on dtd. 07.07.2009 ii) Stamp duty paid receipt of Rs. 719400 & iii) Index II vide doc. Sr. no. PVL 3 – 04235 – 2009 on dtd. 07.07.2009. Originally the said land was belonged to Mominpada Yakub Baig Trust, with trustees namely Y.S. Baig, A.A. Khatif, A.A. Manyar, A.H. Maste and D.A. Raut, who were removed from the trusteeship vide Order dated 07.05.199 passed in MA No.110 of 98 and in place of them, the new trustees, namely A.M. Mustfa, A.Gafar A. Sattar Shaikh, Abdulla Badan Kunni, Akil Jafar Khanand and Eqbal ALiyar Khan, were appointed vide order dated 12.04.2002 of Panvel Tehsildar, vide mutation Entry No.2190. As per Mutation Entry No.2546 name of tenant one Mr Shankar Trimbak Patil was removed as per order dated 07.2.2009 issued by the Panvel Tehsildar. Sale permission order had been issued by the Jt Charity Commissioner, Mumbai, as per the provisions of the Bombay Public Trust Act, 1950.

C. Survey No. 94 Hissa No. 1

Registered Conveyance Deed executed between MR. TUKARAM PANDURANG PATIL as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAICHAND NENSEE 3) MR. VIJAY RAICHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i)



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Registration receipt No. 8342 on dtd. 23.10.2007 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 8342 – 2007 on dtd. 23.10.2007

D. Survey No. 94 Hissa No. 2

Registered Conveyance Deed 29.10.2007 executed between MR. SHANTARAM SITARAM PATIL as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAICHAND NENSEE 3) MR. VIJAY RAICHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 8524 on dtd. 29.10.2007 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 8524 – 2007 on dtd. 29.10.2007.

E. Survey No. 94 Hissa No. 3A

Registered Conveyance Deed 15.12.2009 executed between MR. HASHA alias HASURAM KANU MHATRE as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partner MR. VIJAY RAICHAND NENSEE as the Purchaser along with i) Registration receipt No. 9404 on dtd. 15.12.2009 & 1288 on dtd. 15.12.2009 & 1290 on dtd. 16.12.2009 ii) Stamp duty paid receipt of Rs. 1063800/- & iii) Index II vide doc. Sr. no. PVL 1 – 08864 – 2009 on dtd. 15.12.2009.

F. Survey No. 94 Hissa No. 3B

Registered Conveyance Deed 18.06.2008 executed between MR. SHANTARAM SITARAM PATIL & OTHERS as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAICHAND NENSEE 3) MR. VIJAY RAICHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser vide doc. Sr. no. PVL 1 – 4883 – 2008 on dtd. 18.06.2008. Agreement of Sale dated 07.06.2007 was executed and entered into between the same Parties and the same was duly



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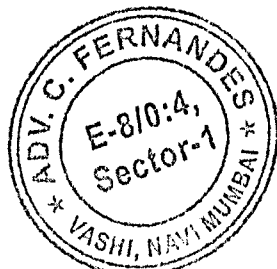
registered vide document serial No.PVL1-04634-2007 dated 07.06.2007. The said land originally was belonged to Shataram Sitaram Patil, Parshuram Sitaram Patil, Janabai Ramchandra Patil. NA permission was granted supra Mutation entry No.2630.

G. Survey No. 94 Hissa No. 4

Registered Conveyance Deed 04.01.2010 executed between MR. LILABAI GAJANAN GAIKAR, DWARKABAI RAM PATIL, BABIBAI ATMARAM PATIL, DATTU JOMA PATIL, KAMLAKAR TUKARAM PATIL, JANABAI TUKARAM PATIL, DEEPAK TUKARAM PATIL, VAISHALI TUKARAM PATIL through its Power of Attorney Holder MR. VIJAY RAICHAND NENSEE as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partner MR. VIJAY RAICHAND NENSEE as the Purchaser along with i) Registration receipt No. 95 on dtd. 04.01.2010 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 00091 – 2010 on dtd. 04.01.2010.

H. Survey No. 102 Hissa No. 1A & Survey No. 103 Hissa No. 1A

Registered Conveyance Deed 18.06.2007 executed between 1) MR. RAGHUNATH KALYA PATIL & 2) MR. SHRIPAT KALYA PATIL as the Owners and M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAICHAND NENSEE 3) MR. VIJAY RAICHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 4886 on dtd. 20.06.2008 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 4886 – 2007 on dtd. 20.06.2008. Agreement of sale dated 02.11.2007 was entered into and executed between the same parties and the same was duly registered vide document serial No.PVL1-8707-2007 dated 03.11.2007. Mutation Entry No.2630 confirmed about the NA permission of the said Land.



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I. **Survey No. 102 Hissa No. 1B**

Registered Conveyance Deed 06.09.2016 executed between MR. KASHINATH TUKARAM PATIL as the Owner AND MR. VIJAY RAICHAND NENSEE as the Purchaser along with i) Registration receipt No. 7905 on dtd. 06.09.2016 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 5 – 7123 – 2016 on dtd. 06.09.2016. The said land originally belonged to Dharma Bal Patil, who sold it to Abdul Gafur Haji Hussein, vide Mutation Entry No.167. Mutation Entry No.542 dated 25.03.1961 says that u/s 32G of the Tenancy Laws, the Collector declared one Mr Tukaram Shiva Patil, as the tenant in respect of the said Land, and after his demise, as mutation entry No.851 dated 03.10.1978, his legal heirs namely Kashinath T. Patil, Gangabai Shankar Patil, Tarabai Namdev Patil, Vithabai T. Patil, Shantabai T. Patil, were declared as the owners of the said land. Mutation entry No.1075 dated 03.10.78 shows after the demise of Tarabai N. Patil her legal heirs, namely Ashok Namdev Patil, Vilas Namdev Patil, Asha Namdev Patil, Juli Namdev Patil, were become the co-owners of the said land. Mutation entry No.2440 dated 16.06.2008 shows that after the demise of Shantabai Tukaram Patil, her legal heirs namely Kashinath Tukaram Patil, Vithabai Tukaram Patil, Chandrakant Shnakar Patil, Arun Shankar Patil, Anant Shankar Patil, Manisha Ramesh Ulvekar, Ashok Namdeo Patil, Vilas Namdeo Patil, Asha Namdev Patil, Surekha Namedo Patil, Jyoti Namdev Patil, Juli Namdev Patil, were declared as the coowners of the said land. As mutation entry No.2441 dated 03.10.1978 upon the demise of Jyoti Namdev Patil, her legal heirs namely Ashok Namdev Patil, Vilas Namdev Patil, Asha Namdev Patil, Surekha Namdev Patil, Juli Namdev were declared as the co owners of the said land.



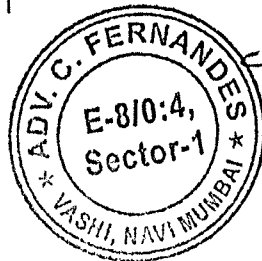
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Surekha Namdev Patil had released her share in the said land to the name of Ashok namdev Patil, Vilas Namdeo Patil, Asha Namdev Patil, Juli Namdev Patil, vide Release Deed dated 14.07.2008 document serial No.PVL-4424-2008 dated 14.07.2008, mutation entry No.2442 dated 16.06.2008. Mutation entry No.2618 speaks about the entry of Kashinath Tukaram Patil as the legal heir of deceased late Smt Vithabai Patil.

Vide Release Deed dated 18.03.2011 Chandrakant Shankar Patil Arun Shankar Patil, Anant Shankar Patil, Manisha Ramesh Ulvekar, Ashok Namdeo Patil, Vilas Namdeo Patil, Asha Namdev Patil, Surekha Namedo Patil, Jyoti Namdev Patil, Juli Namdev Patil released their share to Kashinath Tukaram Patil, vide release Deed dated 18.03.2011 document serial No.4106/2011, supra Mutation entry no.2685 dated 02.05.2011.

J. Survey No. 102 Hissa No. 3

Registered Conveyance Deed 03.02.2011 executed between MR. VISHNU JANU PATIL, LAXMAN JANU PATIL, ARUN JANU PATIL, GORAKSHNATH JANU PATIL, SUMAN PANDURANG KADU, BHAGABAI DASHRATH BHALEKAR, KAMLABAI KRISHNA PATIL, PARIMAL KRUSHNA PATIL, SURYAKANT KRISHNA PATIL, KANCHAN KRISHNA PATIL through its Power of Attorney MR. VIJAY RAICHAND NENSEE as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partner MR. VIJAY RAICHAND NENSEE & MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 1893 on dtd. 03.02.2011 ii) Stamp duty paid receipt of Rs. 234000/- & iii) Index II vide doc. Sr. no. PVL 1 -01735 - 2011 on dtd. 03.02.2011



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K. Survey No. 102 Hissa No. 4

Registered Conveyance Deed 03.02.2010 executed between MR. SAVALARAM GOKHLYA PATIL, HARISHCHANDRA GOKHLYA PATIL, TAIBAI VISHNU PATIL, ASHWINI VISHNU PATIL, RINA VISHNU PATIL, SHARDA MARUTI PATIL, SARIKA MARUTI PATIL, JYOTI MARUTI PATIL, DEEPIKA MARUTI PATIL, PUSHPA LAHU GHARAT, MANGLA SHASHIKANT CHOUDHARI, TAKDIR SHREEPAD PATIL, SUNIL NAMA PATIL, ROSHAN NAMA PATIL, LEGAL HEIRS OF GOKHLYA PATIL, as the Owners AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAICHAND NENSEE 3) MR. VIJAY RAICHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 1359 on dtd. 03.02.2010 ii) Stamp duty paid receipt of Rs. 898200/- & iii) Index II vide doc. Sr. no. PVL 1 – 01248 – 2010 on dtd. 03.02.2010. NIRMALA SHREEPAD PATIL @ DINA RAICHAND KHARADE one of the original co-owner had released her share in the said land to Sawlaram Gokhalya Patil and other as above, vide Release Deed dated 09.04.2010.

L. Survey No. 102 Hissa No. 5/A2

Registered Conveyance 01.11.2007 Deed executed between MR. BANDU BABU PATIL as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAICHAND NENSEE 3) MR. VIJAY RAICHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 8643 on dtd. 01.11.2007 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 8643 – 2007 on dtd. 01.11.2007



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M. Survey No. 102 Hissa No. 5B

Registered Conveyance Deed 10.03.2010 executed between MR. BALURAM PADU PATIL through its Power of Attorney MR. VIJAY RAICHAND NENSEE as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. VIJAY RAICHAND NENSEE for self and Power of attorney holder of 2) MR. AJAY RAICHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 3179 on dtd. 10.03.2010 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 02884 – 2010 on dtd. 10.03.2010. The said land was originally belonged to Padu Appa Patil, and after his demise, his legal heirs namely Balaram Padu Patil, Hirabai Zipa Patil, Barkubai Govind Gharat, Gangubai Shantaram Yendarkar were become the owners of the said land. Vide release Deed dated 25.01.2008, duly registered vide document serial No.PVL4-4841-2008 dated 25.01.2008, Hirabai Zipa Patil, Barkubai Govind Gharat, Gangubai Shantaram Yendarkar released their share in the said land to the name of Mr Balaram Padu Patil. Mutation Entry No.2630 shows the said land was Non Agricultural land as per the NA Permission duly issued in respect thereof.

N. Survey No. 102 Hissa No. 5C

Registered Conveyance Deed 24.02.2011 executed between MR. SHANTARAM SITARAM PATIL as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. VIJAY RAICHAND NENSEE for self and Power of attorney holder of 2) MR. AJAY RAICHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 3176 on dtd. 25.02.2011 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 02958 – 2011 on dtd. 25.02.2011



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O Survey No.103 Hissa No.1A

Registered Conveyance Deed 18.06.2007 executed between MR. RAGHUNATH KALYA PATIL, SHRIPAD KALYA PATIL as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR JAMES D'SILVA 2) MR. VIJAY RAICHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with Index II vide doc. Sr. no. PVL 1 – 04836 – 2008 on dtd. 25.07.2008 and stamp duty receipt. Mr James D'Silva released his share in the said Land to other partners, vide release deed dated 24.05.2011 document serial No.PVL1-6666-2011

P. Survey No. 103 Hissa No. 1B

Registered Exchange Deed 05.10.2015 executed between MR. GOVARDHAN GENU PATIL as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. VIJAY RAICHAND NENSEE 2) MR. AJAY RAICHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 13858 on dtd. 05.10.2015 ii) Stamp duty paid receipt of Rs. 674920/- & iii) Index II vide doc. Sr. no. PVL 4 – 12451 – 2015 on dtd. 05.10.2015. By the said Exchange Deed, the said land was exchanged by the Owner to the Purchasers in consideration of exchange of the land bearing Survey No.3/5B+Survey No.107/1 by the Purchasers to the Owner as above.

Q. Survey No. 103 Hissa No. 2A

Registered Exchange Deed 02.12.2015 executed between MR. SHANKAR TRIMBAK PATIL as the Owner AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. VIJAY RAICHAND NENSEE



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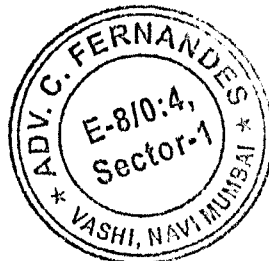
2) MR. AJAY RAICHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 18283 on dtd. 22.12.2015 ii) Stamp duty paid receipt of Rs. 900500/- & iii) Index II vide doc. Sr. no. PVL 4 – 16360 – 2015 on dtd. 22.12.2015. By the said Exchange Deed, the said land was exchanged by the Owner to the Purchasers in consideration of exchange of the land bearing Survey No.105/4B + Survey No.112/1, by the Purchasers to the Owner as above.

R. Survey No. 103 Hissa No. 2B

Registered Conveyance Deed 20.06.2008 executed between MR. SHANTARAM SITARAM PATIL, PARSHURAM SITARAM PATIL, RAICHAND SITARAM PATIL through his legal heirs JANABAI RAICHAND PATIL, NUTAN RAICHAND PATIL, TARABAI RAICHAND PATIL, VANITA R. PATIL, SUNITA R. PATIL, ANITA R. PATIL, SANGEETA R. PATIL, KAVITA R. PATIL, as the Owners AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAICHAND NENSEE 3) MR. VIJAY RAICHAND NENSEE for self & POA holder of 1, 2, & 4 & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 4885 on dtd. 20.06.2008 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc. Sr. no. PVL 1 – 4885 – 2008 on dtd. 20.06.2008. Mr James D'Silva released his share in the said Land to Mr Ajay Raichand Nensee and Akshay Bansarilal Arora, vide Release Deed dated 24.05.2011 duly registered vide document serial No.PVL1-6666-2011 dated 24.05.2011.

S. Survey No 103 Hissa No 3

Registered Conveyance Deed executed on 30.08.2010 between Mr. Arjun Hari Patil as Seller and Mr Vijay Raychand Nensee as Purchaser



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registered with the sub Registrar of Assurances, Panvel-1, vide Document No.11081/2010. The said land was originally belonged to Govind Laxman Patil, Vithal Laxman Patil, Jamnabai Laxman Patil. After the demise of Govind Laxman Patil, his legal heirs namely Satyavan Govind Patil, Machhindra Govind Patil, Savtribai Kisan Patil, Aruna Shantaram Kadu, Anjana Radhelal Patil, Sulochana Govind Patil, Dhurpadibai Govind Patil were entered as the co-owners of the said land as per mutation entry No.2157 dated 09.11.2007. After the demise of Vithal Laxman Patil, his legal heirs namely Dnyaneshwar Vithal Patil, Sopan Vithal Patil, Urmila Govind Ulwekar, Vaijayanti Mahendra Mhatre, Leelabai Vithal Patil, were become the co-owners of the said land, as per mutation entry No.2387 dated 15.10.2007. Mutation entry No.2388 dated 15.10.2007 shows that after the demise of Jamnabai Laxman Patil, her legal heirs viz. Ramlaxman Patil, Babibai Kamlya Joshi, Durgabai Joma goparkar, Arjun Haril Patil, Vandana Prakash Porji, Kalpana Hiranman Khanvkar, Sangeeta Dilip Naik, Padmahari Patil, Satyavan Govind Patil, Machhindra Govind Patil, Savitribai Kisan Patil, Aruna Shantaram Kadu, Anjana Madhukar Patil, Sulochana Govind Patil, Dhurpadibai Govind Patil, Dnyaneshwar Vithal Patil, Sopan Vithal Patil, Urmila Goman Ulwekar, Vaijayanti Mahendra Mhatre, were become the co-owners of the said land.

NON AGRICULTURAL [NA] & DEVELOPMENT PERMISSIONS

1. Non-Agriculture permissions in the name of M/S. BLUE CIRCLE Photocopy INFRATECH through its Partners MR. AKSHAY BANSARILAL ARORA & OTHERS issued by Collector Raigad on 27.10.2010



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2. Non-Agriculture Permission and Commencement Certificate 30.09.2016 in the name of M/S. BLUE CIRCLE INFRATECH through its Partners MR. VIJAY RAYCHAND NENSEE issued by Collector Raigad.

3. Commencement Certificate dated 14th August 2020 issued by Panvel Municipal Corporation.

4. The said Plot was duly mortgaged M/S. LIC Housing Finance Limited through Trusty VISTA ITCL (INDIA) Ltd. by M/s. Paradise Superstrutures vide Deed of Mortgage dated 09.09.2019 duly registered vide document serial No.PVL4-7785-2019, Supplemental Deed dated 19.09.2019 document serial No.PVL4-8894-2019 and Deed of Mortgage dated 19.09.2019 document serial No.PVL4-8895-2019 dated 23.09.2019

Search report for 30 years from Taken from Sub-Registrar's office at Panvel.

SEARCH AT THE OFFICE OF THE SUB REGISTRAR FOR ENCUMBRANCES

I have conducted requisite searches at the Office of the Sub Registrar of Assurances at Panvel - 1, 2, 3, 4 & 5 in respect of said plot, I have not found any claim or encumbrances or charge or mortgage in respect to the said land except exiting Charge of M/S. LIC Housing Finance Limited through Trusty VISTA ITCL (INDIA) Ltd.as above.

Date: 28.04.2021

Place: Navi Mumbai.



C. Fernandes
Advocate C. Fernandes
Advocate C. Fernandes, B.A., L.L.B.
Advocate High Court, Vashi,
E - 8/0:4, Sector - 14, Vashi,
Navi Mumbai - 401 703.



CHALLAN
MTR Form Number-6



GRN	MH000 839083 202122M	BARCODE	[Barcode]		Date	28/04/2021-18:53:39	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AADPF0313N			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name	Adv C Fernandes			
Location	RAIGAD			Flat/Block No.	Survey No 93 94 102 and 103			
Year	2020-2021 From 01/04/2020 To 31/03/2021			Premises/Building	Village Rohinjan Taluka Panvel			
Account Head Details		Amount In Rs.		Road/Street	District Raigad			
0030072201	SEARCH FEE		3000.00	Area/Locality	District Raigad			
				Town/City/District				
				PIN	4	1	0	2
				PIN				1
				PIN				0
				Remarks (If Any)	search for a period of 30 years of above land			
				Amount In Words	Three Thousand Rupees Only			
Total			3,000.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.			CPAAUPEIP8
Cheque/DD No.				Bank Date	RBI Date			Not Verified with RBI
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date				

Department ID : _____ Mobile No. : 9833976012
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद करणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतायाच्या दस्त्यासाठी लागू नाही.

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State Bank Collect

Pre Acknowledgment Payment (PAP) Form for Payment through any SBI Branch

Branch Co

Branch Teller: Use SCR 008765 Deposit >Fee Collection>State Bank Collect

Beneficiary/Remittance Details		Mode of Payment	Cash	Cheque/DD
State Bank MOPS Reference No. : CPAAUPEIP8		Cash Notes	Amount Rs	Paise
Beneficiary	MAHARASHTRA GOVT (GRAS)	2000 x		
GRN	MH000839083202122M	500 x		
Full Name	Adv C Fernandes	200 x		
Amount	3,000 Three Thousand Rupees Only	100 x		
		50 x		
		20 x		
		10 x		
Cheque/DD No.				
Cheque/DD Date				
Drawee Bank				
Drawee Branch				
		Total Rs		

Branch Stamp

Signature of Depositor