



TO WHOMSOEVER IT MAY CONCERN

Re1: All those piece and parcels of Land within the Registration District - Thane, Village - Betawade, Taluka and District - Thane.

Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)	Land Number
1.	22	6	3540	First Land
2.	23	1	580	Second Land
3.	23	2	180	Third Land
4.	23	3	6370	Fourth Land
5.	23	4	4830	Fifth Land
6.	24	4	3440	Sixth Land
7.	26	1	3800	Seventh Land
8.	30	1	1820	Eighth Land
9.	30	2	2000	Ninth Land
10.	80		300	Tenth Land
		Total	26860	

Within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said Land") more particularly described in the Schedule here under written.

1. My client, Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited having their registered office at 702, Marathon Max, Mulund-Goregaon Link Road, Mulund (West) Mumbai-400 080 ("the Company") has requested me to investigate the title of "the company" to the said Land.
2. For the purpose of issuing this Report on Title I have undertaken the following :
 - i) I have inspected the original title deeds in respect of the said land in possession of the Company, a list of which is annexed and marked as Annexure - A hereto.
 - ii) Perused the copies of the Title Deeds and other documents with respect to the said Land, furnished to me by the Company, from time to time and/or obtained by me, as set out in the body of the report.



- iii) I have caused searches to be taken in the offices of Sub-Registrar of Assurances at Thane for the last 30 years from 1987 to 2017. At the offices of Sub-Registrar of Assurances, the register did not have all pages and the search was restricted only to the pages available.
- iv) I have perused the copies of the revenue records being 7/12 extracts with respect to the said land and the mutation entries pertaining thereto.
- v) I have issued the Public Notices in Free Press Journal (English Edition) on the 3rd June, 2017 and in Navshakti (Marathi Edition) on the 3rd June, 2017 for inviting claims and/or objections from the public in respect of the said larger land. I have not received any objections in respect thereof.
- vi) I have caused searches to be taken in the offices of the Registrar of Companies in respect of the Matrix Enclaves Projects Developments Private Limited. The charges are reflected in the search conducted on the portal of MCA (Ministry of Corporate Affairs) and at the office of the Registrar of Companies.

3. HISTORY OF TITLE :

A. Survey No. 22 Hissa No. 6 admeasuring about 3540 Square Meters (First Land), Survey No. 23 Hissa No. 1 admeasuring about 580 Square Meters (Second Land), Survey No. 23 Hissa No. 4 admeasuring about 4830 Square Meters (Fifth Land).

- i) One Kalu Ragho Patil was the owner of the property bearing Survey No. 22 Hissa No. 6 admeasuring about 3540 Square Meters (First Land), Survey No. 23 Hissa No. 1 admeasuring about 580 Square Meters (Second Land), Survey No. 23 Hissa No. 4 admeasuring about 4830 Square Meters (Fifth Land) of Village Betawade, Taluka and District – Thane. He died in the year 1945 and his wife also expired before him leaving behind only legal heir Bedkya Kalu Patil as per the law governed by him at the time of his death and his name was mutated in the 7/12 Extract by virtue of Mutation Entry No. 47 of Talathi Sajja Dativali, Taluka and District Thane
- ii) The said Bedkya Kalu Patil expired in the year 1955 and his wife also expired leaving behind 1. Ganpat Bedkya Patil and 2. Hira Bedkya Patil as legal heirs as per the law governed by them at the time of their death and their names were mutated in the 7/12 extract but the said Ferfar is not available.
- iii) The said Ganpat Bedkya Patil expired on 15th April 1984 and his wife Namibai Ganpat Patil was the predecessor to him as per the law governed by them at the time of their death 1. Vasant Ganpat Patil 2. Gauribai



Madan Mhatre and 3. Vithabai Shankar Bhoir are the legal heirs and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 304 passed by Talathi Sajja Dativali, Taluka and District Thane.

- iv) The Hira Bedkya Patil died on 28th March 1982 leaving behind 1) Balibai Hira Patil 2) Pandharinath Hira Patil 3) Manik Hira Patil (deceased) 4) Valku Hira Patil 5) Kalubai Balaram Mhatre 6) Chandrabai Bama Tawre 7) Indirabai Nagesh patil and 8) Sampada Hira Patil as legal heirs as per the Law governed by him at the time of his death and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 314 passed by Talathi Sajja Dativali, Taluka and District Thane.
- v) The said Manik Hira Patil died somewhere in the year 2002 leaving behind his widow 1. Latabai Manik Patil 2. Rajesh Manik Patil 3. Jayendra Manik Patil 4. Jayshree Manik Patil and 5. Nitin Manik Patil as per the law governed by him at the time of his death and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 314 passed by Talathi Sajja Dativali.
- vi) By virtue of the Release Deed dated 19th January 2009 registered with Sub Registrar of Assurances at Thane 2 bearing Registration No. TNN - 2 - 423 - 2009 executed by and between 1. Vasant Ganpat Patil 2. Balibai Hira Patil 3. Pandharinath Hira Patil 4. Walku Hira Patil 5. Latabai Manik Patil 6. Rajesh Manik Patil 7. Jayendra Manik Patil 8. Nitin Manik Patil and 1. Rajibai Lahu Patil 2. Tulsiram Kanha Patil 3. Tarabai Janak Bhoir 4. Kalpana Gurunath Pawar 5. Sunil Sadashiv Mundhe 6. Sopan Sadashiv Mundhe 7. Hausabai Ratan Bhoir 8. Valubai Eknath Patil 9. Dwarkabai Pandurang Kene 10. Tarabai Dattu Patil 11. Devkibai Walku Mali 12. Gauribai Madan Mhatre 13. Vithabai Shankar Bhoir 14. Kalubai Balaram Mhatre 15. Chandrabai Bama Tawre 16. Indira Nagesh Patil 17. Sampada Hira Patil and 18. Jayashree Manik Patil surrendered their rights, title and interest in respect of the above referred properties and same were mutated in the 7/12 extract by virtue of Mutation Entry No. 382 passed by Talathi Sajja Dativali, Taluka and District Thane.
- vii) It appears that by the Development Agreement dated 25th August, 2009 executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and 1. Vasant Ganpat Patil 2. Balibai Hira Patil 3. Pandharinath Hira Patil 4. Walku Hira Patil 5. Latabai Manik Patil 6. Rajesh Manik Patil 7. Jayendra Manik Patil and 8. Nitin Manik Patil registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/7568/2009 and also given Power of Attorney dated 25th August 2009 bearing No. TNN2/385/2009 for the above referred properties along with the power of conveying the



properties in the name of Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited after receipt of entire consideration.

- viii) It appears that by virtue of the Power of Attorney dated 25th August, 2009, registered with the Sub Registrar of Assurances at Thane 2 under serial No. TNN-2/385/2009 developer i.e Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited after paying the entire consideration, executed the Deed of Conveyance dated 2nd February, 2015 for Survey No: 22 Hissa No. 6, Survey No: 23 Hissa No. 1 and Survey No: 23 Hissa No. 4, admeasuring about 8980 Square Meters i.e 2.219 Acres (First Land), (Second Land), (Fifth Land). The said Deed of Conveyance is registered with the Sub Registrar of Assurances at Thane 9 under Serial No. TNN-9/824/2015.

B. Survey No. 23 Hissa No. 2 admeasuring 180 Square Meters (Third Land), Survey No. 23 Hissa No. 3 admeasuring about 6370 Square Meters (Fourth Land), Survey No. 24 Hissa No. 4 admeasuring 3440 Square Meters (Sixth Land).

- i) One Purushottam Ramji was the owner of the property, bearing Survey No. 23 Hissa No. 2 admeasuring 180 Square Meters (Third Land), Survey No. 23 Hissa No. 3 admeasuring about 6370 Square Meters (Fourth Land), Survey No. 24 Hissa No. 4 admeasuring 3440 Square Meters (Sixth Land) of Village Betawade, Taluka and District—Thane area admeasuring about 9990 Square Meters i.e 2.469 Acres.
- ii) One Kondya Mangalya was cultivating the land bearing Survey No. 23 Hissa No. 2 admeasuring 180 Square Meters (Third Land), Survey No. 23 Hissa No. 3 admeasuring about 6370 Square Meters (Fourth Land), Survey No. 24 Hissa No. 4 admeasuring 3440 Square Meters (Sixth Land) of Village Betawade, Taluka and District – Thane, on 27th May, 1953, his name was entered into the Other rights column of 7/12 extract of the property referred above as the protected tenant under Section 3A of Bombay Tenancy & Agricultural Lands Act, 1948 by virtue of Mutation Entry No. 131.
- iii) The said Kondya Manglya expired some where in the year 1963 and his wife Sonibai Kondya Mangalya Bhoir expired some where in the year 1997 leaving behind 1. Ganpat Kondaji Bhoir 2. Muktabai Songya Bhoir 3. Janabai Dharma Patil and 4. Bhimabai Sukir Gorpekar as legal heirs as per the law governed by them at the time of their death and their names were mutated in the 7/12 extract.



- iv) The said Bhimabai Sukir Gorpekar died some where in the year 2005 leaving behind the only son Dharmendra Sukir Gorpekar as her legal heir as per law governed by her at the time of her death.
- v) By virtue of the order passed by Hon'ble Tehsildar and Agriculture Land Tribunal, Thane at Thane under Bombay Tenancy & Agricultural Lands Act, 1948 bearing No.IPL-III-II-P-67 L-No-72 after payment of Rs. 4234.40/- the Certificate under Section 32M was issued and pursuant to the said certificate the names of Ganpat Kondaji Bhoir and 3 others were mutated in the column of Occupier/Owner of the 7/12 extract of the said properties by deleting the name of Purushottam Ramji Thakkar and same were recorded in the 7/12 extract by virtue of Mutation Entry No. 381 dated 22nd December,2008 passed by Talathi Sajja Diva, Taluka and District - Thane.
- vi) By Order dated 16th April, 2013, bearing No. TD/T-6/VP/SR1/2012 passed by the Sub- Divisional office Thane, at Thane, granted the permission u/s. 43 of Mumbai Tenancy and Agriculture Land Act, 1948 for sale of property bearing Survey No. 23 Hissa No. 2, and Survey No 23 Hissa No. 3 of Village Betawade, Taluka and District – Thane and the effect of the said order was recorded into the 7/12 extract by virtue of Mutation Entry No. 485 passed by Talathi Sajja - Dativali, Taluka and District Thane.
- vii) By Order dated 30th September, 2013, bearing No. TD/T-6/KV/VP/SR54/2013 passed by the Sub- Divisional office Thane, at Thane, granted the permission u/s. 43 of Mumbai Tenancy and Agriculture Land Act , 1948 for sale of property bearing Survey No. 24 Hissa No. 4 of Village Betawade, Taluka and District – Thane and the effect of the said order was recorded into the 7/12 extract by virtue of Mutation Entry No. 484 passed by Talathi Sajja - Dativali, Taluka and District Thane.
- viii) It appears that by the Development Agreement dated 25th August 2009 executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and 1. Ganpat Kondaji Bhoir 2. Muktabai Songya Bhoir 3. Janabai Dharma Patil and 4. Dharmendra Sukir Gorpekar registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/7573/2009 and also given Power of Attorney dated 21st August 2009 bearing Registration No. TNN-2/382/2009 of the properties mentioned therein along with the power of conveying the properties in the name of Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited after receipt of entire consideration.



- ix) It appears that by virtue of the Power of Attorney dated 21st August 2009, registered with the Sub Registrar of Assurances at Thane 2 under serial No. TNN-2/382/2009 developer i.e Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited after paying the entire consideration, executed the Deed of Conveyance dated 16th March 2015 for Survey No. 23, Hissa No. 2 (Third Land), Survey No. 23, Hissa No. 3 (Fourth Land), Survey No. 24, Hissa No. 4 (Sixth Land) for area admeasuring about 9990 Square Meters i.e 2.469 Acres. The said Deed of Conveyance is registered with the Sub Registrar of Assurances at Thane 9 under serial No. TNN-9/1828/2015.

C. Survey No. 26 Hissa No. 1 admeasuring about 3800 Square Meters (Seventh Land).

- i) One Krishna Mahadu Patil was the owner of the property bearing Survey No. 26 Hissa No. 1 admeasuring about 3800 Square Meters (Seventh Land) of Village Betawade, Taluka and District – Thane. He died on 8th December, 1990 and his wife Rukhminibai Krishna Patil expired on 27th July 1993 leaving behind 1. Narayan Krushna Patil 2. Kundalik Krishna Patil 3. Kanha Krushna Patil 4. Tukaram Krishna Patil 5. Madhukar Krishna Patil 6. Datta alias Dattatraya Krishna Patil 7. Sitabai Khandu Alimkar 8. Gangabai Chandrakant alias Ramchandra Patil 9. Yamunabai Kashinath Patil 10. Gunabai Rajaram Patil alias Gunabai Rajaram Kene 11. Bhagabai Babarao Salunkhe alias Bhagi Baburao Salunkhe 12. Laxmibai Ramanath Mhatre and 13. Savitribai Mukund Gaikwad alias Savitribai Madhukar Gaikwad as a legal heir as per the law governed by them at the time of their death and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 344 passed by Talathi Sajja Dativali Taluka and District Thane.
- ii) The said Kundalik Krishna Patil died some where in the year 1995 leaving behind 1. Ladakubai Kundalik Patil 2. Baliram Kundalik Patil 3. Sarsawati Bap Kundalik Patil alias Sarsawati Vinayak Mhatre 4. Chandrakala Kalu Bhoir and 5. Pravin Kundalik Patil as legal heirs as per the law governed by him at the time of his death and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 344 passed by Talathi Sajja Dativali Taluka and District Thane.
- iii) The said Baliram Kundalik Patil died some where in the year 2003 leaving behind 1. Suvarna Baliram Patil 2. Asatik Baliram Patil and 3. Hrithik Baliram Patil as legal heirs as per the Law governed by him at the time of his death and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 346 passed by Talathi Sajja Dativali Taluka and District Thane.



- iv) One Babu Raoji Patil was cultivating the land bearing Survey No. 26 Hissa No. 1 on 26th May, 1953, his name is recorded in the other rights column as a protected tenant by virtue of the Mutation Entry No. 119 passed by Talathi Sajja Dativali Taluka and District Thane. After his death his legal heirs namely 1. Raghunath Babu Patil 2. Bebitai Babu Patil 3. Gurunath Pandit Patil 4. Nita Pandit Patil became the tenants of the Seventh Land.
- v) It appears that by the Development Agreement dated 26th October 2010 executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and 1. Raghunath Babu Patil 2. Bebitai Babu Patil 3. Gurunath Pandit Patil 4. Nita Pandit Patil and (Tenant) and 1. Narayan Krishna Patil 2. Ladhkubai Kundalik Patil 3. Sarsawati Bap Kundalik Patil alias Sarsawati Vinayak Mhatre 4. Chandrakala Kalu Bhoir and 5. Pravin Kundalik Patil 6. Kanha Krushna Patil 7. Tukaram Krushna Patil 8. Madhukar Krushna Patil 9. Datta alias Dattatray Krushna Patil 10. Sitabai Khandu Alimkar 11. Gangabai Chandrakant alias Ramchandra Patil 12. Yamunabai Kashinath Patil 13. Gunabai Rajaram Patil alias Gunabai Rajaram Kene 14. Bhagabai Babarao Salunkhe alias Bhagi Baburao Salunke 15. Laxmibai Ramanath Mhatre and 16. Savitribai Mukund Gaikwad alias Savitribai Madhukar Gaikwad 17. Suvarna Baliram Patil 18. Asatik Baliram Patil and 19. Hrithik Baliram Patil (Land Owner) registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/12350/2010 dated 28th October 2010 and also given Power of Attorney dated 26th October 2010 registered with Sub Registrar of Assurances at Thane 2 bearing No. TNN2/688/2010 dated 28th October 2010, for the abovementioned property, along with the power of conveying the properties in the name of Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited after receipt of entire consideration.
- v) It appears that by virtue of the Power of Attorney dated 26th October 2010 registered with the Sub Registrar of Assurances Thane 2 bearing No. TNN2/688/2010 dated 28th October 2010 developer i.e Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited after paying the entire consideration, executed the Deed of Conveyance dated 28th January 2015 for Survey No. 26 Hissa No. 1 admeasuring about 3800 Square Meters i.e 0.939 Acres (Seventh Land). The said Deed of Conveyance is registered with the Sub Registrar of Assurances at Thane 9 under Serial No. TNN-9/1698/2015 dated 10th March, 2015.

**D. Survey No. 30 Hissa No. 1 admeasuring about 1820 Square Meters (Eighth Land).**

- i) One Kalya Devu Patil was the owner of the property, Survey No. 30 Hissa No. 1 admeasuring about 1820 Square Meters (Eighth Land). He died on 21st august, 1977 leaving behind 1. Goverdhan Kalu Patil 2. Motibai Ambo Patil, 3. Sitabai Mahadu Bhoir 4. Banubai Kamalakar Pawar 5. Rakhmabai Bematya Patil and 6. Muktabai Rago Mhatre as per the law governed by him at the time of his death and their name is mutated in 7/12 extract by virtue of Mutation Entry No. 268 passed by Talathi Sajja Dativali, Taluka and District Thane.
- ii) The said Motibai Ambo Patil died on 8th April, 2006 leaving behind 1. Balkrishna Ambo Patil 2. Tulsiram Ambo Patil 3. Yashwant Ambo Patil 4. Baburao Ambo Patil 5. Mandabai Dhondu Gaikar 6. Kundabai Nandakumar Thakur 7. Kantabai Gopinath Patil 8. Lilabai Mohan Mhatre and 9. Nandabai Ramesh Gaikwad as per the Law governed by her at the time of her death and their name is mutated in 7/12 extract by virtue of Mutation Entry No. 386 passed by Talathi Sajja Dativali, Taluka and District Thane.
- iii) The Rakhmabai Bematya Patil died on 4th July, 1989 leaving behind 1) Sadasdhiv Bematya Patil and 2) Bhagawan Bematya Patil as per the Law governed by her at the time of her death and their name is mutated in 7/12 extract by virtue of Mutation Entry No. 386 passed by Talathi Sajja Dativali, Taluka and District Thane.
- iv) The Banubai Kamalakar Pawar died on 26th May, 1985 leaving behind Shantabai Jaywant Patil as per the law governed by her at the time of her death and her name is mutated in 7/12 extraxct by virtue of Mutation Entry No. 386 by Talathi Sajja Dativali, Taluka and District Thane.
- v) It appears that by the Development Agreement dated 14th May, 2010 executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and 1. Govardhan Kalu Patil 2. Sitabai Mahadu Bhoir 3. Mukatabai Rago Mhatre 4. Balkrishna Ambo Patil 5. Yashwant Ambo Patil 6. Mandabai Dhondu Gaikar 7. Lilabai Mohan Mhatre 8. Nandabai Ramesh Gaikwad 9. Sadashiv Bemtya Patil and 10. Bhagwan Bemtya Patil registered with Sub Registrar of Assurances at Thane 9 under Serial No. TNN2/6281/2010 and also given Power of Attorney dated 20th May 2010 registered with Sub Registrar of Assurances Thane 9 bearing No. TNN2/372/2010 for the above referred property along with the power of conveying the properties in the name of Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited after receipt of entire consideration.



- vi) It appears that by Consent Agreement dated 14th May, 2010 1. Tulshiram Ambo Patil 2. Baburao Ambo Patil 3. Kundabai Nandakumar Thakur 4. Kantabai Gopinath Patil and 5. Shantabai Jaywant Patil, given their consent for sale of above mentioned Property and confirmed the Development Agreement dated 14th May, 2010 executed by and between Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited and Govardhan Kalu Patil and Ors, the said Development Agreement registered with Sub- Registrar of Assurances Thane - 2 under serial No. TNN2/6281/2010 and also confirm the Power of Attorney dated 14th May 2010 registered with Sub-Registrar of Assurances, Thane-2 bearing No.TNN-2/372/2010. By the said Consent Agreement they confirm they are surrender their right, title and interest in the above property in favour of Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited. The said Consent Agreement is registered with Sub- Registrar of Assurances Thane-2 under serial No. TNN2/8520/2010 dated 12th July, 2010.
- vii) It appears that by virtue of the Power of Attorney dated 14th May, 2010, registered with the Sub Registrar of Assurances at Thane 2 under serial No. TNN-2/372/2009 developer i.e Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited after paying the entire consideration, executed the Deed of Conveyance dated 28th January, 2015 in respect of Survey No. 30 Hissa No. 1 admeasuring about 1820 Square Meters i.e 0.450 Acres (Eighth Land). The said Deed of Conveyance is registered with the Sub Registrar of Assurances at Thane 9 under serial No. TNN-9/2303/2015 dated 1st April, 2015.

E. Survey No. 30 Hissa No. 2 admeasuring about 2000 Square Meters (Ninth Land).

- i) One Shiva Devu Patil was the owner of the property, Survey No. 30 Hissa No. 2 admeasuring about 2000 Square Meters (Ninth Land) of Village Betawade, Taluka and District – Thane. He expired on 24th October, 1984 and his wife also expired somewhere in the year 1990 leaving behind 1. Nana Shiva Patil 2. Arjun Shiva Patil 3. Kacharya Shiva Patil 4. Venubai Sitaram Patil 5. Manubai Krishna Thakur and 6. Janabai Mahadu Futane as legal heirs as per the law governed by them at the time of their death and their names were mutated in 7/12 extract by virtue of Mutation Entry No. 324 passed by Talathi - Sajja Dativali, Taluka and District Thane.
- ii) The said Nana Shiva Patil expired on 8th November, 1972 leaving behind 1. Bhagibai Nana Patil 2. Janabai Nana Patil 3. Jagannath Nana Patil and 4. Kalubai Namdeo Bedekar as per the Law governed by him at the time of



his death and their names were mutated in 7/12 extract by virtue of Mutation Entry No. 324 passed by Talathi - Sajja Dativali, Taluka and District Thane.

- iii) The said Kacharya Shiva Patil expired on 18th December, 1979 leaving behind 1. Rangubai Kacharya Patil 2. Kantabai Vasant Tare 3. Shantabai Ganesh Chokhat 4. Sundrabai Suresh Patil and 5. Archana Ravi Tandel as per the law governed by him at the time of his death and their names were mutated in 7/12 extract by virtue of Mutation Entry No. 324 passed by Talathi - Sajja Dativali, Taluka and District Thane.
- iv) The said Venubai Sitaram Patil expired on 7th September, 2002 leaving behind 1. Narayan Sitaram Patil 2. Shantaram Sitaram Patil 3. Anandibai Balaram Patil 4. Kamalabai Sitaram Patil 5. Devakubai Pandurang and 6. Taibai Pandit Bhoir as legal heirs as per the Law governed by her at the time of her death and their names were mutated in 7/12 extract by virtue of Mutation Entry No. 385 passed by Talathi Sajja Dativali, Taluka and District Thane.
- v) The said Manubai Krishna Thakur expired on 25th April, 2000 leaving behind 1. Shakuntalabai Kashinath Choudhari 2. Kusumbai Ramdas Thombre 3. Kantabai Dhyaneswar Mhatre 4. Ram Krishna Thakur and 5. Bholenath Krishna Thakur as legal heirs as per the Law governed by her at the time of her death and their name were mutated in the 7/12 extract by virtue of Mutation Entry No. 385 passed by Talathi Sajja Dativali, Taluka and District Thane.
- vi) The said Janabai Mahadu Futane expired on 31st October, 2002 leaving behind 1. Taibai Dattatraya Minmine and 2. Pushpabai Dnyaneshwar Kulkarni as legal heirs as per the Law governed by her at the time of her death and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 324 passed by Talathi Sajja Dativali, Taluka and District Thane.
- vii) It appears that by the Development Agreement dated 14th May 2010 executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and 1. Arjun Shiva Patil 2. Janabai Nana Patil 3. Jagannath Nana Patil and 4. Kalubai Namdeo Bedekar 5. Rangubai Kacharya Patil 6. Kantabai Vasant Tare 7. Shantabai Ganesh Chokhat 8. Sundrabai Suresh Patil 9. Archana Ravi Tandel 10. Narayan Sitaram Patil 11. Shantaram Sitaram Patil 12. Anandibai Balaram Patil 13. Kamalabai Sitaram Patil 14. Devakubai Pandurang and 15. Taibai Pandit Bhoir 16. Shakuntalabai Kashinath Choudhari 17. Kusumbai Ramdas Thombre 18. Kantabai Dhyaneswar Mhatre 19. Ram Krishna Thakur and



20. Bholenath Krishna Thakur 21. Taibai Dattatraya Minmine and 22. Pushpabai Dnyaneshwar Kulkarni registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/6280/2010 and also given Power of Attorney dated 14th May, 2010 bearing Registration No. TNN2/371/2010 for the above referred property, along with the power of conveying the properties in the name of Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited after receipt of entire consideration.

- viii) It appears that by virtue of the Power of Attorney dated 14th May 2010 registered with the Sub Registrar of Assurances Thane 2 bearing No. TNN2/371/2010 developer i.e Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited after paying the entire consideration, executed the Deed of Conveyance dated 3rd March 2015 for Survey No: 30 Hissa No. 2 admeasuring about 2000 Square Meters i.e 0.494 Acres (Nineth Land). The said Deed of Conveyance is registered with the Sub Registrar of Assurances at Thane 9 under Serial No. TNN-9/1542/2015.

F. Survey No. 80 admeasuring about 300 Square Meters (Tenth Land).

- i) One Katod Devu Patil was the owner of the property Survey No. 80 admeasuring about 300 Square Meters (Tenth Land) of Village Betawade, Taluka and District Thane. He died some where in the year 1990 and his wife Shantabai Kathod Patil expired as per law governed by them at the time of their death 1. Haribhau Kathod Patil 2. Trimbak Kathod Patil 3. Hirabai Sadu Bhoir alias Shevantabai Sadu Bhoir 4. Vithabai Balaram Patil 5. Kalubai Ganapat Patil alias Valibai Ganapat Patil alias Balibai Ganapat Patil 6. Balubai Sukarya Patil alias Balubai Sutrarya Patil 7. Salubai Chahu Patil and 8. Devakubai Vithhal Patil are the legal heirs of them and their names are mutated in 7/12 extract by virtue of Mutation Entry No. 320 passed by Talathi Sajja Dativali, Taluka and District Thane.
- ii) The said Haribhau Kathod Patil died on 23rd November, 2006 as per the Law governed by him at the time of his death 1. Hausabai Haribhau Patil 2. Datta Haribhau Patil 3. Bhalchandra Haribhau Patil 4. Adik Haribhau Patil 5. Asha alias Ashabai Rohidas Patil 6. Ushabai Bhikuram Patil 7. Surekha Haribhau Patil and 8. Vandana Haribhau Patil are the legal heirs as per the law governed by him at the time of his death and their name is mutated on the 7/12 extract by virtue of Mutation Entry No. 387 passed by Talathi Sajja Diva Taluka and District Thane.
- iii) The said Hirabai Sadu Bhoir alias Shevantabai Sadu Bhoir died on 22nd September 1987, as per the Law governed by her at the time of her death



1. Govardhan Sadu Bhoir 2. Mathura Govardhan Bhoir 3. Shashikant Govardhan Bhoir 4. Pintya Govardhan Bhoir 5. Seema Dattatraya Gaikwad 6. Rekha Sandeep Shelar and 7. Sarita Harischandra Thakur and their names were mutated in the 7/12 extract by virtue of Mutation Entry No. 387 passed by Talathi Sajja Diva, Taluka and District Thane.

- iv) It appears that by the Development Agreement dated 14th May, 2010 executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and 1. Trimbak Kathod Patil 2. Vithabai Balaram Patil 3. Kalubai Ganapat Patil alias Valibai Ganapat Patil alias Balibai Ganapat Patil Hirabai Sadu Bhoir alias Shevantabai Sadu Bhoir 4. Balubai Sukarya Patil alias Balubai Sutraya Patil, 5. Salubai Chahu Patil 6. Devakubai Vithhal Patil 7. Hausabai Haribhau Patil 8. Datta Haribhau Patil 9. Bhalachandra Haribhau Patil 10. Adik Haribhau Patil 11. Asha alias Ashabai Rohidas Patil 12. Ushabai Bhikuram Patil 13. Surekha Haribhau Patil and 14. Vandana Haribhau Patil 15. Mathura Govardhan Bhoir 16. Shashikant Govardhan Bhoir 17. Pintya Govardhan Bhoir 18. Seema Dattatraya Gaikwad 19. Rekha Sandeep Shelar and 20. Sarita Harischandra Thakur registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/6279/2010 and also given Power of Attorney dated 14th May 2010 registered with Sub Registrar of Assurances Thane 2 bearing No. TNN2/370/2010 for the above referred property along with the power of conveying the properties in the name of Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited after receipt of entire consideration.
- v) It appears that by virtue of the Power of Attorney dated 14th May, 2010, registered with the Sub Registrar of Assurances at Thane 2 under serial No. TNN-2/370/2009 developer i.e Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited after paying the entire consideration, executed the Deed of Conveyance dated 23rd February, 2015 for Survey No: 80 admeasuring about 300 Square Meters i.e 0.074 Acres (Tenth Land). The said Deed of Conveyance is registered with the Sub Registrar of Assurances at Thane 9 under serial No. TNN-9/1302/2015.

4. APPROVALS AND SANCTIONS :

- i) By and under its letter dated 5th April, 2013 bearing reference no. V.P. NO. S10/0012/12TMC/TDD/828113/13 issued by the Thane Municipal Corporation ("TMC"), TMC granted permission for the construction, subject to the terms and conditions stated therein.



- ii) On 3rd February 2014 bearing reference no. V.P. NO. S10/0012/12 TMC/TDD/1083/14 issued by the Thane Municipal Corporation ("TMC") TMC amended permission for the construction of, inter-alia, the First Phase Buildings to be constructed on the Land, subject to the terms and conditions stated therein.
- iii) By and under an order dated 16th April, 2013, bearing No. TD/T-6/VP/SR1/2012 passed by the Sub- Divisional office, Thane at Thane, granted the permission u/s. 43 (Sale Permission) of Mumbai Tenancy and Agriculture Land Act, 1948 for sale of property bearing Survey No. 23 Hissa No. 2, and Survey No 23 Hissa No. 3 of Village Betawade, Taluka and District – Thane.
- iv) By and under an order dated 30th September, 2013, bearing No. TD/T-6/VP/SR54/2013 passed by the Sub- Divisional office Thane at Thane, granted the permission u/s. 43 (Sale Permission) of Mumbai Tenancy and Agriculture Land Act, 1948 for sale of property bearing Survey No. 24 Hissa No. 4 of Village Betawade, Taluka and District – Thane.
- v) By and under a permission dated 7th July, 2014, the Collector, Thane has granted non-agricultural permission ("NA Permission") for an area admeasuring 26,860 square meters (hereinafter referred to as "the said Land") more particularly described in schedule hereunder in the manner and on the terms and conditions mentioned therein.
- vi) On 30th April, 2016 bearing reference no. V.P. NO. S10/0012/12 TMC/TDD/1792/16 issued by the Thane Municipal Corporation ("TMC") TMC further amended permission for the construction of, inter-alia, the First Phase Buildings to be constructed on the Land, subject to the terms and conditions stated therein.
- vii) On 28th April, 2016 bearing reference no. V.P. NO. S10/0012/12 TMC/TDD/2163/17 issued by the Thane Municipal Corporation ("TMC") TMC further amended permission for the construction of, inter-alia, the First Phase Buildings to be constructed on the Land, subject to the terms and conditions stated therein.

5. LIEN AND CHARGES :

- i) By and under Mortgage Deed dated 5th May, 2014 registered with Sub-Registrar of Assurances at Thane-5 Vide No.TNN5—4573 of 2014 (the said "Mortgage Deed"), the Matrix Enclaves Projects Development Private Limited have created charge on "the said Land" as more particularly set out in the said Mortgage Deed with Indian Overseas Bank having its Head



Office at 762, Anna Salai, Chennai- 600002 and carrying on business in banking among other place at Vashi Branch, Plot No. 4/4, Sector 5, Vashi, Navi Mumbai – 0596 (the "Said Bank/Mortgagee") and created security thereon to secure repayment of monies due and payable by Matrix Enclaves Projects Development Private Limited to the said "Bank/Mortgagee" together with interest and any costs incurred in connection thereon on the terms and conditions as more particularly set out therein.

- ii) By and under a Supplemental Deed of Mortgage dated 13th November, 2014 registered with Sub-Registrar of Assurance at Thane-5 Vide No.TNN5-10636 of 2014 ("the said Supplemental Mortgage Deed"). The corrections are made in Mortgage Deed dated 5th May, 2014.
- iii) By and under a Deed of Re-conveyance dated 10th August, 2016 executed by and between Indian Overseas Bank, therein called the Mortgagee, the Party of the First part and Matrix Enclaves Projects Development Private Limited, therein called the Borrower/Mortgagor the party of the Second Part registered with the Sub-Registrar of Assurances at Thane - 9 under no. TNN-9/7733/2016, the said Indian Overseas Bank as the Mortgagee, reassigned, retransferred, reassured and released unto the owner, the said land more particularly described in the First Schedule there under as also hereunder written, in consideration of the Owner as Mortgagor having repaid to the Banks, the entire amount borrowed with all interest, costs, charges and expenses thereon in full.
- iv) By and under Indenture of Mortgage dated 27th February, 2017 registered with Sub-Registrar of Assurances at Thane-9 bearing No. TNN9—1088 of 2017 ("the said Indenture of Mortgage"), the 1. Govardhan Kalu Patil 2. Sitabai Mahadu Bhoir 3. Mukatabai Rago Mhatre 4. Balkrishna Ambo Patil 5. Yashwant Ambo Patil 6. Mandabai Dhondu Gaikar 7. Lilabai Mohan Mhatre 8. Nandabai Ramesh Gaikwad 9. Sadashiv Bemtya Patil and 10. Bhagwan Bemtya Patil (through their Constituted Attorney appointed through Power of Attorney 14th May, 2010 bearing No. 372/2010) Matrix Enclaves Projects Development Private Limited through its Director Chetan. R. Shah ("Mortgagor No. 1"), 1. Trimbak Kathod Patil 2. Vithabai Balaram Patil 3. Kalubai Ganapat Patil alias Valibai Ganapat Patil alias Balibai Ganapat Patil Hirabai Sadu Bhoir alias Shevantabai Sadu Bhoir 4. Balubai Sukarya Patil alias Balubai Sutrarya Patil, 5. Salubai Chahu Patil 6. Devakubai Vithhal Patil 7. Hausabai Haribhau Patil 8. Datta Haribhau Patil 9. Bhalachandra Haribhau Patil 10. Adik Haribhau Patil 11. Asha alias Ashabai Rohidas Patil 12. Ushabai Bhikuram Patil 13. Surekha Haribhau Patil and 14. Vandana Haribhau Patil 15. Mathura Govardhan Bhoir 16. Shashikant Govardhan Bhoir 17. Pintya Govardhan Bhoir 18. Seema



Dattatraya Gaikwad 19. Rekha Sandeep Shelar and 20. Sarita Harishchandra Thakur (through their Constituted Attorney appointed through Power of Attorney 14th May, 2010 bearing No. 370/2010) ("Mortgagor No. 2") and 1. Arjun Shiva Patil 2. Janabai Nana Patil 3. Jagannath Nana Patil, 4. Kalubai Namdeo Bedekar 5. Rangubai Kacharya Patil 6. Kantabai Vasant Tare 7. Shantabai Ganesh Chokhat 8. Sundrabai Suresh Patil 9. Archana Ravi Tandel 10. Narayan Sitaram Patil 11. Shantaram Sitaram Patil 12. Anandibai Balaram Patil 13. Kamalabai Sitaram Patil 14. Devakubai Pandurang and 15. Taibai Pandit Bhoir 16. Shakuntalabai Kashinath Choudhari 17. Kusumbai Ramdas Thombare 18. Kantabai Dhyaneshwar Mhatre 19. Ram Krishna Thakur and 20. Bholenath Krishna Thakur 21. Taibai Dattatraya Minmine and 22. Pushpabai Dnyaneshwar Kulkarni (through their Constituted Attorney appointed through Power of Attorney 14th May, 2010 bearing No. 371/2010) ("Mortgagor No. 3") and Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited (Borrower) have created charge on Survey No. 21 Hissa No. 6A, 6B, 6C, Survey No. 22 Hissa No. 5, 6, Survey No. 23 Hissa No. 1, 2, 3, 4, Survey No. 24 Hissa No. 4, Survey No. 26 Hissa No. 1, Survey No. 30 Hissa No. 1, 2 admeasuring about 31,082.42 Square Meters at Village - Betavade, Taluka and District Thane more particularly demarcating red in colour in the plan attached to the Mortgage Deed together with the entire present and future construction and FSI generated thereon and Transfer of Development Right (TDR) generating out of the above mentioned property to be purchased by the borrower for the said project or any other TDR in possession of the borrower as more particularly set out in the said Indenture of Mortgage with L & T Infrastructure and Finance Company Limited having its Registered Office at Mount Poonamallee Road, Manapakkam, Chennai - 600 089 and one of its office at Plot No. 177, Brindavan Vidyanagari Marg CST Road Kalina, Santa Cruz East, Mumbai (the "Lender") and created security thereon to secure repayment of monies due and payable by Matrix Enclaves Projects Development Private Limited to the said "Lender" together with interest and any costs incurred in connection thereon on the terms and conditions as more particularly set out therein.

6. SUB-REGISTRAR OF ASSURANCES

The Search taken in the office of Sub Registrar of Assurances at Thane by Bhavesh. D. Mhaske and his report dated 16th January, 2017 is annexed herewith as Annexure "B".

**7. REGISTRAR OF COMPANIES**

As per the search conducted by Mr. Nitin. R. Joshi at the website of the Registrar of Companies, Mortgages/Charges created by the Company are reflected in report. A copy of the report dated 28th June, 2017 is annexed herewith as Annexure "C".

8. OPINION AND OBSERVATIONS:

In pursuance to Title Search Report dated 16th January, 2017 issued by Bhavesh. D. Mhaske and documents provided by the Company, I am of the opinion that Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited has a clear and marketable title of the said land more particularly described in the Schedule hereunder written and I am therefore of the opinion that the said Land is clear and marketable subject to lien of the L & T Infrastructure Finance Company Limited vide Indenture of Mortgage dated 27th February, 2017 and I further certify that the Developer is authorized to develop land more particularly described in the Schedule hereunder written and construct the buildings as per the sanction plans and further certify that Owner is authorized to sell units, flats, premises in the said buildings on ownership basis as contemplated in Real Estate Regulation and Development Act, 2016.

SCHEDULE OF THE LAND

All those piece and parcels of Land within the Registration District-Thane, Village - Betawade, Taluka - Thane, District - Thane. within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said Land") more particularly described in the Schedule here under written.

Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)	Land Number
1.	22	6	3540	First Land
2.	23	1	580	Second Land
3.	23	2	180	Third Land
4.	23	3	6370	Fourth Land
5.	23	4	4830	Fifth Land
6.	24	4	3440	Sixth Land
7.	26	1	3800	Seventh Land
8.	30	1	1820	Eighth Land
9.	30	2	2000	Ninth Land
10.	80		300	Tenth Land
		Total	26860	



PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No.

On or towards the East : by boundary between Village Betawade and
: Bhopar;
On or towards the West : by Survey No. 21/1, 20/3, 24/3, 24/6, 26/2;
On or towards the North : by Survey No. 22/5 and;
On or towards the South : by Survey No. 29/1 and 29/2;

Dated this 13th day of July, 2017.

Prasanna Tare

Advocate

ANNEXURE - "A"

LIST OF ORIGINAL TITLE DEEDS IN RESPECT OF THE AFOREMENTIONED LANDS INSPECTED

- 1) The Release Deed dated 19th January 2009 registered with Sub Registrar of Assurances of Thane 2 bearing Registration No. TNN/2/423/2009 executed by and between Vasant Ganpat Patil & Ors.
- 2) The Power of Attorney dated 21st August 2009 bearing Registration No. TNN-2/382/2009 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Ganpat Kondaji Bhoir & Ors.
- 3) The Development Agreement dated 25th August, 2009 registered with Sub Registrar of Assurances at Thane-2 under Serial No. TNN2/7568/2009 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Vasant Ganpat Patil & Ors.
- 4) The Development Agreement dated 25th August 2009 registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/7573/2009 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Ganpat Kondaji Bhoir & Ors.
- 5) The Power of Attorney dated 25th August 2009 bearing No. TNN2/385/2009 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Vasant Ganpat Patil & Ors.
- 6) The Development Agreement dated 14th May, 2010 registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/6279/2010 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Trimbak Kathod Patil & Ors.
- 7) The Development Agreement dated 14th May 2010 registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/6280/2010 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Arjun Shiva Patil & Ors
- 8) The Development Agreement dated 14th May, 2010 registered with Sub Registrar of Assurances at Thane 9 under Serial No. TNN2/6281/2010

executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Govardhan Kalu Patil & Ors.

- 9) The Power of Attorney dated 14th May 2010 registered with Sub Registrar of Assurances Thane 2 bearing No. TNN2/370/2010 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Trimbak Kathod Patil & Ors.
- 10) The Power of Attorney dated 14th May, 2010 bearing Registration No. TNN2/371/2010 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Arjun Shiva Patil & Ors.
- 11) The Consent Agreement dated 14th May, 2010 registered with Sub- Registrar of Assurances Thane - 2 under serial No. TNN2/8520/2010 dated 12th July, 2010. executed between Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited and Tulshiram Ambo Patil & Ors
- 12) The Power of Attorney dated 20th May 2010 registered with Sub Registrar of Assurances Thane 9 bearing No. TNN2/372/2010 executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Govardhan Kalu Patil & Ors.
- 13) The Development Agreement dated 26th October 2010 registered with Sub Registrar of Assurances at Thane 2 under Serial No. TNN2/12350/2010 dated 28th October 2010 executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Raghunath Babu Patil & Ors.
- 14) The Power of Attorney dated 26th October 2010 registered with Sub Registrar of Assurances at Thane 2 bearing No. TNN2/688/2010 dated 28th October 2010, executed by and between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Raghunath Babu Patil & Ors.
- 15) By and under its letter dated 5th April, 2013 bearing reference no. V.P. NO. S10/0012/12TMC/TDD/828113/13 issued by the Thane Municipal Corporation ("TMC"), TMC granted permission for the construction, subject to the terms and conditions stated therein.

- 16) By and under an order dated 16th April, 2013, bearing No. TD/T-6/VP/SR1/2012 passed by the Sub- Divisional office at Thane, granted the permission u/s. 43 (Sale Permission) of Mumbai Tenancy and Agriculture Land Act, 1948 for sale of property bearing Survey No. 23 Hissa No. 2, and Survey No 23 Hissa No. 3 of Village Betawade, Taluka and District – Thane.
- 17) By and under an order dated 30th September, 2013, bearing No. TD/T-6/VP/SR54/2013 passed by the Sub- Divisional office at Thane, granted the permission u/s. 43 (Sale Permission) of Mumbai Tenancy and Agriculture Land Act, 1948 for sale of property bearing Survey No.24 Hissa No.4 of Village Betawade, Taluka and District – Thane.
- 18) On 3rd February 2014 bearing reference no. V.P.NO.S10/0012/12/TMC/TDD/1083/14 issued by the Thane Municipal Corporation (“TMC”) TMC amended permission for the construction of, inter-alia, the First Phase Buildings to be constructed on the Land, subject to the terms and conditions stated therein.
- 19) The Mortgage Deed dated 5th May, 2014 registered with Sub-Registrar of Assurances at Thane-5 Vide No.TNN5/4573/2014 executed between the Matrix Enclaves Projects Development Private Limited and Indian Overseas Bank.
- 20) By and under a permission dated 7th July, 2014, the Collector, Thane has granted non-agricultural permission (“NA Permission”) for an area admeasuring 26,860 square meters (hereinafter referred to as “the said Land”) more particularly described in schedule hereunder in the manner and on the terms and conditions mentioned therein.
- 21) The Supplemental Deed of Mortgage dated 13th November, 2014 registered with Sub-Registrar of Assurance at Thane-5 Vide No.TNN5/10636/2014 executed between the Matrix Enclaves Projects Development Private Limited and Indian Overseas Bank.
- 22) The Deed of Conveyance dated 28th January 2015 for Survey No. 26 Hissa No. 1 admeasuring about 3800 Square Meters i.e 0.939 Acres, registered with the Sub Registrar of Assurances at Thane-9 under Serial No. TNN-9/1698/2015 dated 10th March, 2015.
- 23) The Deed of Conveyance dated 28th January, 2015 in respect of Survey No. 30 Hissa No. 1 admeasuring about 1820 Square Meters i.e. 0.450 Acres part of Developable land. The said Deed of Conveyance is registered with the Sub Registrar of Assurances at Thane 9 under serial No. TNN-9/2303/2015 dated 1st April, 2015.

- 24) The Deed of Conveyance dated 2nd February, 2015 for Survey No: 22 Hissa No. 6, Survey No: 23 Hissa No. 1 and Survey No: 23 Hissa No. 4, admeasuring about 8980 Square Meters i.e 2.219 Acres executed between Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited and Vasant Ganpat Patil & Ors. registered with the Sub Registrar of Assurances at Thane-9 under Serial No. TNN-9/824/2015.
- 25) The Deed of Conveyance dated 23rd February, 2015 for Survey No: 80 admeasuring about 300 Square Meters i.e. 0.074 Acres registered with the Sub Registrar of Assurances at Thane-9 under serial No. TNN-9/1302/2015.
- 26) The Deed of Conveyance dated 3rd March 2015 for Survey No: 30 Hissa No. 2 admeasuring about 2000 Square Meters i.e. 0.494 Acres part registered with the Sub Registrar of Assurances at Thane-9 under Serial No. TNN-9/1542/2015.
- 27) The Deed of Conveyance dated 16th March 2015 for Survey No. 23, Hissa No. 2, Survey No. 23, Hissa No. 3 and Survey No. 24, Hissa No. 4 area admeasuring about 9990 Square Meters i.e. 2.469 Acres registered with the Sub Registrar of Assurances at Thane-9 under serial No. TNN-9/1828/2015.
- 28) On 28th April, 2016 bearing reference no. V.P. NO.S10/0012/12 TMC/TDD/2163/17 issued by the Thane Municipal Corporation ("TMC") TMC further amended permission for the construction of, inter-alia, the First Phase Buildings to be constructed on the Land, subject to the terms and conditions stated therein.
- 29) On 30th April, 2016 bearing reference no. V.P.NO. S10/0012/12 TMC/TDD/1792/16 issued by the Thane Municipal Corporation ("TMC") TMC further amended permission for the construction of, inter-alia, the First Phase Buildings to be constructed on the Land, subject to the terms and conditions stated therein.
- 30) The Deed of Re-conveyance dated 10th August, 2016 registered with the Sub-Registrar of Assurances at Thane-9 under no.TNN-9/7733/2016 executed between Indian Overseas Bank, and Matrix Enclaves Projects Development Private Limited.
- 31) The Search Report of Bhavesh. D. Mhaske dated 16th January, 2017.
- 32) The Indenture of Mortgage dated 27th February, 2017 registered with Sub-Registrar of Assurances at Thane-9 bearing No. TNN9—1088 of 2017

Govardhan Kalu Patil & Ors (Mortgagor No. 1), Trimbak Kathod Patil & Ors ("Mortgagor No. 2") and Arjun Shiva Patil and Ors ("Mortgagor No. 3") and Matrix Enclaves Projects Development Private Limited priorly known as Matrix Utilities Private Limited (Borrower) L & T Infrastructure and Finance Company Limited.

- 33) The search Report of Mr. Nitin. R. Joshi of the Registrar of Companies dated 28th June, 2017.

Annexure - 'B'

335/0

इतर पावती

Original/Duplicate

Thursday, 12 January 2017 3:46 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 516 दिनांक: 12/01/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन5-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: एम ई पी डी प्रा लि

वर्णन अर्ज क्र 83/2017 बन्वये मोजे वेतवडे स नं.23 (1987-2016)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar, Raichas 5

सह दुय्यम निबंधक ठाणे क्र २

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007563081201617E दिनांक: 11/01/2017

बँकेचे नाव व पत्ता:

SEARCH REPORT

SEARCH CLERK

From: Bhavesh D. Mhaske

M. No.: 023/0516

Date : 16.01.2017

To,
Marathon Enclaves Projects Developments Pvt. Ltd.

Sub: Investigation of title of the property
bearing

Survey No.	Hissa No.	Admg. (A-G)
22	6	29-1 P.K. 6-3
23	1	5-3 P.K. 0-5
23	2	1-8 P.K. 0-0
25	3	54-3 P.K. 9-4
25	4	47-3 P.K. 1-0
24	4	31-9 P.K. 2-5
26	1	37-0 P.K. 1-0
30	1	17-0 P.K. 1-2
30	2	20-0 P.K. 0-0
80	-	3-0 P.K. 0-0

At Village Betavade, Taluka Thane.

Dear Sir/ Madam,

Under your instruction I have taken search in respect of the above mentioned property in sub registrar Offices at Thane from 1988 to 2017 (30 Years) following documents are found:



AT MUMBAI SUB. R. OFFICE FROM 1988 TO 2017 (30 YEARS)

YEAR	RECORD	YEAR	RECORD
1988	Nil	1989	Nil
1990	Nil	1991	Nil
1992	Nil	1993	Nil
1994	Nil	1995	Nil
1996	Nil	1997	Nil
1998	Nil	1999	Nil
2000	Nil	2001	Nil
2002	Mixed Pages Index	2003	Mixed Pages Index
2004	Mixed Pages Index	2005	Mixed Pages Index
2006	Mixed Pages Index	2007	Mixed Pages Index
2008	Mixed Pages Index	2009	Mixed Pages Index
2010	Mixed Pages Index	2011	Mixed Pages Index
2012	Mixed Pages Index	2013	Mixed Pages Index
2014	Mixed Pages Index	2015	Mixed Pages Index
2016	Mixed Pages Index	2017	Not Ready

AT THANE SUB. R. OFFICE FROM 1988 TO 2001 (MANUAL RECORD)

YEAR	RECORD	YEAR	RECORD
1988	Nil	1989	Nil
1990	Nil	1991	Nil
1992	Nil	1993	Nil
1994	Nil	1995	Nil
1996	Nil	1997	Nil
1998	Nil	1999	Nil
2000	Nil	2001	Nil

AT THANE 1, 2, 5 & 9 SUB. R. OFFICE FROM 2002 TO 2017 COMPUTER RECORD

YEAR	RECORD	YEAR	RECORD
2002	Nil	2003	Nil
2004	Nil	2005	Nil
2006	Nil	2007	Nil
2008	Nil	2009	Entry

YEAR 2009

TNN-2/423/2009	Release Deed Rs. 1/- M.V. Rs. 0/-	19.01.2009 20.01.2009
	Smt. Rajibai Lahu Patil & Others To Vasant Ganpat Patil & Others	

Schedule : Land bearing Survey No. 23, Hissa No. 1, Admg. 0-05-8 HRP, Survey No. 22, Hissa No. 6, Admg. 0-35-4 HRP, Survey No. 23, Hissa No. 4, Admg. 0-48-3 HRP, Survey No. 24, Hissa No. 6, Admg. 0-08-6 HRP & Others Survey Nos. at Village Betavade.



YEAR 2009

TNN-2/7568/2009	<u>Development Agreement</u> Rs. 3,79,25,000/- M.V. Rs. 4,33,44,200/-	25.08.2009 25.08.2009
	Jayendra Manik Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Land Bearing Survey No. 22, Hissa No. 6, Admg. 0-35-4 HRP, Survey No. 23, Hissa No. 1, Admg. 0-05-8 HRP, Survey No. 23, Hissa No. 4, Admg. 0-48-6 HRP & Others Survey Nos. at Village Betavade.

YEAR 2009

TNN-2/7573/2009	<u>Development Agreement</u> Rs. 2,04,00,000/- M.V. Rs. 2,47,41,000/-	25.08.2009 25.08.2009
	Dharmendra Sukir Gorpekar & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Land Bearing Survey No. 23, Hissa No. 2, Admg. 0-01-8 HRP, Survey No. 23, Hissa No. 3, Admg. 0-63-7 HRP, Survey No. 24, Hissa No. 4, Admg. 0-34-4 HRP & Others Survey Nos. at Village Betavade.

YEAR 2010

TNN-2/6279/2010	<u>Development Agreement</u> Rs. 45,12,500/- M.V. Rs. 65,16,000/-	14.05.2010 14.05.2010
	Adik Haribhau Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Land bearing Survey No. 80, Hissa No. 0, Admg. 300 sq. mtrs & Others Survey Nos. at Village Betavade.

YEAR 2010

TNN-2/6280/2010	<u>Development Agreement</u> Rs. 68,25,000/- M.V. Rs. 97,17,000/-	14.05.2010 14.05.2010
	Archana Ravi Tandel & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Land bearing Survey No. 30, Hissa No. 2, Admg. 2000 sq. mtrs & Others Survey Nos. at Village Betavade.



YEAR 2010

TNN-2/6281/2010	Development Agreement Rs. 1,05,12,500/- M.V. Rs. 1,45,81,500/-	14.05.2010 14.05.2010
	Govardhan Kalu Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Land bearing Survey No. 30, Hissa No. 1, Admg. 1820 sq. mtrs & Others
Survey Nos. at Village Betavade.

YEAR 2010

TNN-2/8520/2010	Confirmation Deed Rs. 0/- M.V. Rs. 0/-	12.07.2010 12.07.2010
	Shantabai Jaiwant Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Land bearing Survey No. 30, Hissa No. 1, Admg. 1820 sq. mtrs & Others
Survey Nos. at Village Betavade.

YEAR 2010

TNN-2/12350/2010	Development Agreement Rs. 99,25,000/- M.V. Rs. 1,34,06,400/-	26.10.2010 28.10.2010
	Chandrakala Kalu Bhoir & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Land bearing Survey No. 26, Hissa No. 1, Admg. 3800 sq. mtrs at Village Betavade.

2011	Nil	2012	Nil
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YEAR 2013

TNN-9/4584/2013	Indemnity Bond Rs. 0/- M.V. Rs. 0/-	14.06.2013 14.06.2013
	M/s. Matrix Enclave Projects Development Pvt. Ltd. To TMC	

Schedule : Land bearing Survey No. 22/6, 23/1,2,3, 24/4, 26/1, 30/1,2, of Admg. 30 sq. mtrs D.P. Road at Village Betavade.



YEAR 2013

TNN-5/12458/2013	Declaration Rs. 1/- M.V. Rs. 1/-	16.12.2013 16.12.2013
	M/s. Matrix Enclave Projects Development Pvt. Ltd. & Others To	

Schedule : Land bearing Survey No. 26, Hissa No. 1, Admg. 3800 sq. mtrs, Survey No. 22, Hissa No. 6, Admg. 3540 sq. mtrs, Survey No. 23, Hissa No. 4, Admg. 4830 sq. mtrs, Survey No. 23, Hissa No. 1, Admg. 580 sq. mtrs, Survey No. 23, Hissa No. 2, Admg. 180 sq. mtrs, Survey No. 23, Hissa No. 3, Admg. 6370 sq. mtrs, Survey No. 24, Hissa No. 4, Admg. 3440 sq. mtrs, Survey No. 80, Hissa No. 0, Admg. 300 sq. mtrs, Survey No. 30, Hissa No. 1, Admg. 1820 sq. mtrs, Survey No. 30, Hissa No. 2, Admg. 2000 sq. mtrs undivided 10% Flat Development of the Housing Zone for TMC at Village Betavade.

YEAR 2014

TNN-5/4573/2014	Mortgage Deed Rs. 45,00,00,000/- M.V. Rs. 0/-	05.05.2014 05.05.2014
	M/s. Matrix Enclave Projects Development Pvt. Ltd. To Indian Overseas Bank	

Schedule : Land bearing Survey No. 22, Hissa No. 6, Admg. 3540 sq. mtrs, Survey No. 23, Hissa No. 1, Admg. 580 sq. mtrs, Survey No. 23, Hissa No. 4, Admg. 4830 sq. mtrs, Survey No. 26, Hissa No. 1, Admg. 3800 sq. mtrs, Survey No. 23, Hissa No. 2, Admg. 180 sq. Survey No. 23, Hissa No. 3, Admg. 6370 sq. mtrs, Survey No. 24, Hissa No. 4, Admg. 3440 sq. mtrs, Survey No. 30, Hissa No. 2, Admg. 2000 sq. mtrs, Survey No. 30, Hissa No. 1, Admg. 1820 sq. mtrs, Survey No. 80, Hissa No. 0, Admg. 300 sq. mtrs at Village Betavade.

YEAR 2014

TNN-5/10636/2014	Correction Deed Rs. 0/- M.V. Rs. 0/-	13.11.2014 13.11.2014
	M/s. Matrix Enclave Projects Development Pvt. Ltd. To Indian Overseas Bank	

Schedule : As per the Doc. No. TNN-5/4573/2014 at Village Betavade.

YEAR 2015

TNN-9/824/2015	Conveyance Deed Rs. 1/- M.V. Rs. 1/-	02.02.2015 02.02.2015
	Vasant Ganpat Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : Survey No. 22, Hissa No. 6, Admg. 3540 sq. mtrs, Survey No. 23, Hissa No. 1, Admg. 580 sq. mtrs, Survey No. 23, Hissa No. 4, Admg. 4860 sq. mtrs at Village Betavade. According to Document No. TNN-2-7568/2009, 6% Stamp Duty and 1% Registration Fees Paid (S. Nos.: 22/6, 23/1, 23/4).

YEAR 2015

TNN-9/1302/2015	Conveyance Deed Rs. 1/- M.V. Rs. 1/-	23.02.2015 23.02.2015
	Trimbak Katod Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : As per the Doc. No. TNN-2/6279/2010, Land bearing Survey No. 80, Hissa No. 0, Admg. 300 sq. mtrs & Others Survey Nos. at Village Betavade.

YEAR 2015

TNN-9/1542/2015	Conveyance Deed Rs. 1/- M.V. Rs. 1/-	03.03.2015 03.03.2015
	Arjun Shiva Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : As per the Doc. No. TNN-2/6280/2010, Land bearing Survey No. 30, Hissa No. 2, Admg. 2000 sq. mtrs at Village Betavade.

YEAR 2015

TNN-9/1828/2015	Conveyance Deed Rs. 1/- M.V. Rs. 1/-	16.03.2015 16.03.2015
	Ganpat Kondaji Bhoir & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : As per the Doc. No. TNN-2/7573/2009, Land bearing Survey No. 23, Hissa No. 2, Admg. 180 sq. mtrs, Survey No. 24, Hissa No. 4, Admg. 3440 sq. mtrs, Survey No. 23, Hissa No. 3, Admg. 6370 sq. mtrs at Village Betavade.



YEAR 2015

TNN-9/1698/2015	Conveyance Deed Rs. 0/- M.V. Rs. 1/-	28.01.2015 10.03.2015
	Narayan Krishna Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : As per the Doc. No. TNN-2/12350/2010, Land bearing Survey No. 26, Hissa No. 1, Admg. 3800 sq. mtrs at Village Betavade.

YEAR 2015

TNN-9/2303/2015	Conveyance Deed Rs. 1/- M.V. Rs. 1/-	28.01.2015 01.04.2015
	Govardhan Kahu Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : As per the Doc. No. TNN-2/6281/2010, Land bearing Survey No. 30, Hissa No. 1, Admg. 1820 sq. mtrs at Village Betavade.

YEAR 2015

TNN-9/2772/2015	Correction Deed Rs. 1/- M.V. Rs. 1/-	17.04.2015 20.04.2015
	Vasant Ganpat Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : The area of S. No. 23, Hissa No. 4 of Village Betavade was erroneously mentioned as P.K. 0H-01R-3Prati i.e.130 square meters in Doc. No. TNN-9/824/2015 and the same said erroneous area is rectified by this Deed as P.K. 0H-01R-0Prati i.e.100 square meters. Total area of S. No. 23, Hissa No. 4 alongwith other Survey numbers recorded therein, the total area is rectified from 8980 Square meters to 8950 square meters.

YEAR 2015

TNN-9/5381/2015	Correction Deed Rs. 0/- M.V. Rs. 1/-	06.08.2015 07.08.2015
	Vasant Ganpat Patil & Others To M/s. Matrix Enclave Projects Development Pvt. Ltd.	

Schedule : As per the Doc. No. TNN-9/824/2015, Land bearing Survey No. 23, Hissa No. 4, Admg. 100 sq. mtrs at Village Betavade.

B

YEAR 2016

TNN-9/7733/2016	Re-Conveyance Deed Rs. 0/- M.V. Rs. 1/-	10.08.2016 10.08.2016
	M/s. Matrix Enclave Projects Development Pvt. Ltd. To Indian Overseas Bank	

Schedule : Re-conveyance of properties mentioned in Doc. No. TNN-5/4573/2014
(Survey No. 22/6 & Other of Village Betavade).

Note :

- 1) Register of Computerized Print Copies of Index II are prepared for Search from Feb. 2002 onward, which have not been maintained properly and manual books are in partly torn, untidy and loose condition

Thanking you

Yours truly



Bhavesh D. Mhaske

Search Clerk

SEARCH REPORT

From : Bhavesh D. Mhaske
SEARCH CLERK
023/0516
Date : 16.01.2017

Sub: Investigation of title of the property bearing

Survey No.	Hissa No.	Admg. (A-G)
22	6	29-1 P.K. 6-3
23	1	5-3 P.K. 0-5
23	2	1-8 P.K. 0-0
23	3	54-3 P.K. 9-4
23	4	47-3 P.K. 1-0
24	4	51-9 P.K. 2-5
26	1	37-0 P.K. 1-0
30	1	17-0 P.K. 1-2
30	2	20-0 P.K. 0-0
80	-	3-0 P.K. 0-0

At Village Betavade, Taluka Thane.

- At sub registrar Offices Mumbai, 1988 to 2017 (30 years)
- At sub registrar Office Thane 1988 to 2017

Bhavesh D. Mhaske
Search Clerk

Annexure - 2

Nitin R. Joshi

B.COM., LL.B., D.C.E.C., F.C.S.

COMPANY SECRETARY

415, Marathon Max, Next to Udyog Kshetra, Jn. Of L.B.S. Marg & Goregaon Link Road, Mulund (W),
Mumbai-400 080. Tel. 2562 5660. Cell 98201 29178. E-mail:n_r_joshi@yahoo.com

Date : 28.06.2017

To,
MATRIX ENCLAVES PROJECTS DEVELOPMENTS PRIVATE LIMITED
702, Marathon Max, Jn.of Mulund Goregaon Link Road,
Mulund West,
Mumbai 400 080.

Dear Sir,

Sub : Search Report of MATRIX ENCLAVES PROJECTS DEVELOPMENTS PRIVATE
LIMITED for creation/modification of charge.

We have carried out the Search of the documents relating creation/modification of
Charges to the above named Company, available for inspection on 28.06.2017, on
the MCA portal of Government of India, and following information found from record
of Office of Registrar of Companies.

COMPANY'S NAME : MATRIX ENCLAVES PROJECTS
DEVELOPMENTS PVT. LTD.

COMPANY'S REGD. NO. : U40102MH2007PTC172714

DATE OF INCORPORATION : 31.07.2007

REGD. OFFICE ADDRESS : 702,Marathon Max,
Jn. Of Mulund Goregaon Link Road,
Mulund West,
Mumbai 400 080.

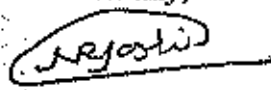
AUTHORISED SHARE CAPITAL : Rs.10,00,000/- (Rupees Ten Lakhs)

SUBSCRIBED & PAID-UP CAPITAL : Rs.1,00,000/- (Rupees One Lakh)

Details of charge created by the company and filed with office of Registrar
Companies are attached herewith. (As per Annexure I) along with Original cash
counter receipts for the said Search for your records.

Thanking you,

Yours faithfully,


(NITIN R. JOSHI)

MINISTRY OF CORPORATE AFFAIRS
RECEIPT
G.A.R.7

SRN : U15256662

Service Request Date : 28/06/2017

Payment made into : UNIONBANK OF INDIA

Received From :

Name : chandrakant tukaram palayekar

Address : 415, marathon max

next to udyog kshetra mulund (west)

mumbai , Maharashtra

India - 00400080

Full Particulars of Remittance

Service Type: Fee for inspection of Public documents.

Service Description	Type of Fee	Amount (Rs.)
Inspection of Public documents of MATRIX ENCLAVES PROJECTS DEVELOPMENTS PRIVATE LIMITED (U40102MH2007PTC172714)	Normal	100.00
Total		100.00

Mode of Payment: Internet Banking - Union Bank Of India

Received Payment Rupees: One Hundred Only

Note: View public documents service is available for 3 hrs per company, from the time the first document is viewed, and is valid for 1 week

ANNEXURE - I

DETAILS OF CHARGE CREATED/REGISTERED BY M/S. MATRIX ENCLAVES PROJECTS DEVELOPMENTS PRIVATE LIMITED AS PER MCA PORTAL

Sl. No.	Date of the Instrument creating or modifying of charge	Particulars of the Charge Holder	Charge Amount (Rs.)	Short particulars of the property charged	Nature of description of the instrument(s) creating or Modifying	Charge ID
1.	Creation of Charge dt. 17.02.2017	L&T INFRASTRUCTURE FINANCE COMPANY LIMITED, Mount Poornamaltee Road, Manapakkam, CHENNAI- 600089	1,000,000,000-00	The whole of the Borrower's stock of raw materials, goods-in-process, semi-finished & finished goods, consumable stores and spares and such other movables in connection with the abovementioned Project including book debts, bills, whether documentary or clean, both present and future, whether in the possession or under the control of the Borrower or not, whether now lying or in cases or stored in or about or shall hereafter from time to time during the continuance of these presents be brought into or upon or be in or about all the Borrower's factories, premises and godowns or wherever else the same may be or be held by any party to the order or disposition of the Borrower or in the course or on high seas or on order or delivery. More particulars described in the Deed of Hypothecation dated February 17, 2017.	Deed of Hypothecation dated February 17, 2017.	100987255
	Modification of Charge dt. 27.02.2017	L&T INFRASTRUCTURE FINANCE COMPANY LIMITED, Mount Poornamaltee Road, Manapakkam, CHENNAI- 600089	1,000,000,000-00	Particulars of Modification of above referred charge The Loan together with interest & other charges shall be secured by following: Exclusive charge by way of mortgage of Plot of land adm. 31084-42 sqmtrs. situated at Survey no. 21, Hissa no.6A, 6B & 6C Survey no.22, Hissa no. 5 & 6, Survey no. 23, Hissa no.1,2,3 & 4, Survey no.24, Hissa no.4, Survey no.26, Hissa no.1, Survey no.30, Hissa no.1 & 2, Mouje Betawade, Dombivli, District Thane more particulars described in the Indenture of Mortgage dated 27.02.2017	Indenture of Mortgage dated February 27, 2017.	

