

Add: 604, A Wing,
Mahavir Exotica,
Mogharpada, Ghodbunder Road,
Thane - 400 615
Mob No. 8879689716

Sachin J. Katkar
(Advocate)
Roll No. : Mah/1231/2000

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT under the instructions of Developer M/s Puranik Builders Private Limited, having its office at : Puranik's One, Kanchan Pushpa, Opp. Suraj Water Park, G.B. Road, Thane (W). I have perused all the Deeds and Documents pertaining to the right, title and interest of the Developers in respect of following properties:

ALL THAT PIECE & PARCEL OF Land lying being and situated at Village Mogharpada, Taluka & District Thane, bearing 1) Old Survey No. 42 New Survey No. 55 Hissa no. 1 A admeasuring area 7820 sq maters **(FIRST PROPERTY)** 2) Old Survey No. 42 New Survey No. 55 Hissa no. 1B admaasuring area 5360 sq meters **(SECOND PROPERTY)** 3) Old Survey No. 3 New Survey No. 67 Hissa no. 2 admeasuring area 2700 sq matars **(THIRD PROPERTY)** 4) Old Survey No. 3 New Survey No. 67 Hissa no. 1P admeasuring area 3050 sq meters **(FOURTH PROPERTY)** 5) Survey No. 17 New Survey No. 1 Hissa No. (4) 12 admaasuring area 2000 **(FIFTH PROPERTY)** 6) Old Survey No. 17 New Survey No. 1 Hissa no. (5) 13 admeasuring area 2230 sq meters **(SIXTH PROPERTY)** 7) Old Survey No. 17 New Survey No. 1 Hissa no. (11) 5 admeasuring area 2250 sq maters **(SEVENTH PROPERTY)** 8) Survey No. 17 New Survey No. 1 Hissa no. (12) 7 admeasuring area 950 sq meters **(EIGHTH PROPERTY)** and Land lying being and situated at Village Vadavai, Taluka & District Thane, bearing 9) Survey No. 52 Hissa no. 1 admeasuring area 1850 sq meters **(NINETH PROPERTY)** 10) Survey No. 53 Hissa no. 1 admeasuring area 700 sq meters **(TENTH PROPERTY)** 11) Survey No. 53 Hissa no. 2 admaasuring area 3060 sq meters **(ELEVENTH PROPERTY)** 12) Survey No. 53 Hissa no. 4 admeasuring area 780 sq meters **(TWELTH PROPERTY)** 13) Survey No. 53 Hissa no. 5 admeasuring area 250 sq meters **(THIRTEENTH PROPERTY)** 14) Survey No. 54 Hissa no. 1 admeasuring area 9630 sq matars **(FOURTEENTH PROPERTY)** 15) Survey No. 54 Hissa no. 2 admaasuring area 1530 sq matars **(FIFTEENTH PROPERTY)** 16) Survey No. 54 Hissa no. 3 admaasuring area 1500 sq maters **(SIXTEENTH PROPERTY)** 17) Survey No. 55 Hissa no. 1 admaasuring area 2570 sq maters **(SEVENTEETH PROPERTY)**. First property to Seventeenth property are hereinafter collectively referred as **Said Property**)



Following documents are perused :

- A. Current 7/12 extracts.
 - B. 7/12 extracts for last 50 years
 - C. Relevant Mutation entries.
 - D. Search Report
 - E. Permission/s under B T and A L Act.
 - F. Owners Title Deeds
 - G. Developers Title Deeds
1. **BRIEF HISTORY OF FIRST PROPERTY :-** Old Survey No. 42 New Survey No. 55 Hissa no. 1 A admeasuring area 7820 sq meters

A. In respect of Current 7/12 extracts

It appears from the 7/12 extract dated 6/6/2016 that, Baban Damodar Bhoir and others are the owners of the said property and charge of Puranik Bulider's Development Agreement is mentioned in the other rights column.

B. In respect of 50 years of 7/12 extracts

It appears from the 7/12 extract of 50 years that, the said property was originally owned by Ratanshi Premji Charitable Trust.

C. In respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 467 dated 1/9/1951 that, the name of Tenant who were actually cultivating the land there name were recorded and name of tenant who's name were wrongly recorded were removed. As per Taluka order no. TNC dated 31/8/1951 the name of Jagannath Rama was wrongly mentioned therefore his name is removed and Amrut Ganu is recored as a tenant because he is actually cultivating the S.no. 42/1.
2. It appears from the mutation entry no. 591 dated 8/8/1956 that as per Tenancy Order No. TNC 8113 dated 14/1/1956 that name of Amrut Ganu & Gangu Undrya were entered as simple tenant for the s.no. 42/1.
3. It appears from the mutation entry no. 1656 dated 15/10/1977 that Gangubai Undrya Bhoir demised 8 to 9 years back leaving behind following legal heirs: 1) Shripat Undrya Bhoir 2) Savitribai Baban Patil.
4. It appears from the mutation entry no. 1944B dated 2/1/1986 that, Shripat alias Damodar Undrya Bhoir demised on 21/5/1987 and

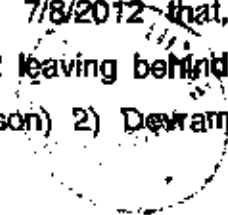


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Gangubai Undrya died before 15 to 16 years leaving behind following legal heirs: 1) Shantibai Damodar Bhoir (wife) 2) Baban Damodar Bhoir (son) 3) Devram Damodar Bhoir (son) 4) Suresh Damodar Bhoir (son) 5) Pandit Damodar Bhoir (son) 6) Gitabai Prakash Patil (married daughter) 7) Indrayani Naresh Bhoir (married daughter) 8) Ramabai Damodar Bhoir.

5. It appears from the mutation entry no. 2309 dated 13/7/1995 that, Savitribai Baban Patil died on 26/11/1992 leaving behind following legal heirs:- 1) Latabai Rajaram Pawar (Daughter), 2) Anibai Gajanan Mukadam (Daughter), 3) Janardan Baban Patil (Son), 4) Rekha Prabhakar Vaity (Daughter), 5) Kamini Baban Patil (Daughter), 6) Arun Baban Patil (son).
6. It appears from the mutation entry no. 263 dated 29/7/2008 that, Amrut Ganu Bhoir was in use and occupation of the said property as a tenant on the tillers day and His legal heirs Shantabai Damodar bhoir and others were desirous to purchase the said property, therefore the Tribunal determined the purchase price of the said property u/s 32 G of BTAL Act vide order no. Kulkayada/kalam/32G/Owale/Mogharpada/50/2006 dated 28/7/2006 and Name of Shantabai Damodar Bhoir & others recorded in owners column & charge of purchase price of original owner kept in other rights column.
7. It appears from the mutation entry no. 266 dated 1/8/2006 that, Pursuant to the payment made by the Shantabai Damodar Bhoir and others, the Tribunal issued Certificate of Purchase on 31/7/2008 to the Shantabai Damodar Bhoir and others vide no. LSP-II-III-P-51.
8. It appears from the mutation entry no. 301 dated 23/1/2009 that, for the development of said property condition of Section 43 of Bombay Tenancy Act is relaxed as per the order of SDM Thane vide no. TD/T-6/KV/VP/SR-553/2007 dated 22/1/2009.
9. It appears from the mutation entry no. 302 dated 23/1/2009 that, Development Agreement executed by Shantabai Damodar Bhoir & others on 15/1/2007 in favour of Puranik Builders Pvt. Ltd for Consideration of Rs. 840000/-. The said Agreement is registered at Sub Registrar of Assurance Thana vide no. 402/2007 dated.
10. It appears from the mutation entry no. 540 dated 7/8/2012 that, Shantabai Damodar Bhoir died intestate on 28/6/2012 leaving behind following legal heirs :- 1) Baban Damodar Bhoir (son) 2) Devram



Damodar Bhoir (son) 3) Suresh Damodar Bhoir (son) 4) Pandit Damodar Bhoir (son) 5) Gitabai Prakash Patil (married daughter) 6) Indrayani Naresh Bhoir (married daughter) 7) Ramabai Nakul Patil.

11. It appears from the mutation antry no. 643 dated 19/10/2015 that, Suresh Shripat @ Damodar Bhoir died intestate on 3/6/2015 leaving behind following legal heirs 1) Bharti Suresh Bhoir (wife) 2) Hitendra Suresh Bhoir (son) 3) Pranay Surash Bhoir (son) 4) Aadesh Suresh Bhoir (son)

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/4/2015 and 30/7/2015 to 19/11/2016 placed before me, nothing found incriminating in the report.

E. In respect of various permissions and sanctions

1. **It appears from Zonal certificate** issued by TMC dated 8/3/2007 that the 40 mtrs. D. P. Road and remaining portion of the Old Survey No. 42 New Survey No. 55 is vested in residential zone.
2. **In respect of section 43 of Bombay Tenancy Act:** condition under Section 43 of Bombay Tenancy Act for the said property is relaxed as per the order of SDM Thane vide no. TD/T-6/KV/VP/SR-553/2007 dated 22/1/2009

F. In respect of Title Deeds :

1. Development Agreement executed by Shantabai Damodar Bhoir and others in favour of Vighnagar Estates and Investments Pvt. Ltd on 31/8/1994, which is duly registered with the Sub Registrar of Assurances Thane at Sr. No.3916/1994.
2. Development Agreement executed by t) Vighnagar Estates and Investments Pvt. Ltd. and Vimal Baban Borhade & Others in favour of Puranik Builders Pvt. Ltd. on 6/2/2003, which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 825/2003.
3. Confirmation Deed executed by Shantabai Damodar Bhoir and others in favour of Puranik Builders Pvt. Ltd. on 1/4/2005, which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 2906/2005 and thereby confirm the Confirmation Deed dated 18/8/2003.



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4. Confirmation Deed executed by Pandit Damodar Bhoir in favour of Puranik Builders Pvt. Ltd. on 10/4/2006, which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 2264/2006 and thereby confirm the Development Agreement dated 6/2/2003.
5. Agreement executed by Shantabai Damodar Bhoir and others in favour of Puranik Builders Pvt. Ltd. on 15/1/2007, which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 402/2007.
6. The Additional Tahsildar and agricultural lands tribunal issued Sale Certificate under section 32 M of Bombay Tenancy and Agricultural Lands Act as the tenant Shantabai Damodar Bhoir has paid total amount of Rs. 5038 of the purchase price as determined order under section 32 G vide no. LSP-II-III-P-51 dated 31/7/2008 of said Act. Sale certificate duly registered at Sub-Registrar assurance Thane at sr. no. 6434/2008 dated 8/8/2008.
7. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
8. The Declaration cum indemnity Bond for handingover the possession of land under D.P. Road regarding the 1170.26 sq.meters out of 7820 sq.meters of the said property alongwith other properties is executed on 7/6/2016 and same is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.

G. Litigation

Usha Harishchandra Bhoir & others filed Regular Civil Suit No. 590/2016 in the Civil Judge Junior Division, Thana against Parshuram Raghunath Bhoir & others alongwith Puranik Builders Pvt. Ltd. for partition, cancellation of development agreement and injunction. On Perusal of the revenue record and relevant documents the name of Usha Bhoir & her predecessor never appeared in the record of rights and they have any legal rights in respect of the said property.

H. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property



alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

2. BRIEF HISTORY OF SECOND PROPERTY :- Old Survey No. 42 New Survey No. 55 Hissa no. 1B admeasuring area 5360 sq meters

A. In respect of current 7/12 extracts:

It appears from the current 7/12 extract dated 21/4/2016 that, the said property was owned by Shrikant Govind Puranik & Yogesh Govind Puranik.

B. In respect of 50 years 7/12 extract:

It appears from the 7/12 extract of 50 years that, the said property was owned by Ratanshi Premaji Charitable Trust & possessed by Amrut Ganu Bhoir.

C. In respect of 6 D Mutation Entries:

1. It appears from the mutation entry no. 467 dated 1/9/1951 that, as per Taluka order no. TNC dated 31/8/1951. The name of actual cultivators recorded & wrongly mutated names were removed and Amrut Ganu Bhoir & Gangu Undrya are shown as the tenant to the Survey No. 42/1.
2. It appears from the mutation entry no. 591 dated 8/8/1956 that as per Tenancy Order No. TNC 8113 dated 14/1/1956 that nama of Amrut Ganu & Gangu Undrya were entered as simple tenant for the Survey No. 42/1.
3. It appears from the mutation entry no. 1164 dated 28/2/1966 that the Pursuant to the payment made by the Amrut Ganu Bhoir and others, the Tribunal issued Certificate of Purchase on 12/10/1963 to the Amrut Ganu Bhoir others vide no. IPL VIII P 97.
4. It appears from the mutation entry no. 2365 dated 20/5/1996 that, Amrut Ganu Bhoir died intestate on 29/5/94 leaving behind legal heirs as follows: 1. Mahadev Bhoir 2. Ananta Bhoir 3. Haribhejan Bhoir 4. Kamalakar Bhoir 5. Tukaram Bhoir 6. Parvati Patil 7. Jainubai Thakur 8. Lila Pavashe 9. Damayanti Patil 10. Shari Patil 11. Savitri Bhoir.
5. It appears from the mutation entry no. 270 doted 1/9/2008 that, Savitribai Amrut Bhoir demised on 15/1/2001 leaving behind her following legal heirs:1) Mahadev Amrut Bhoir (Son) 2) Ananta Amrut



Bhoir (Son) 3) Haribhajan Amrut Bhoir (Son) 4) Kamlakar Amrut Bhoir (Son) 5) Tukaram Amrut Bhoir (Son) 6) Parvatibai Gangadhar Patil (Daughter) 7) Jainubai Krishna Thakur (Daughter) 8) Lila narayan Pavashe (Daughter) 9) Damayanti Jayant Patil (Daughter) 10) Shari Ramesh Patil (Daughter).

6. It appears from the mutation entry no. 557 dated 1/11/2012 that, as per the Order No. TD/T-6/Thane/VP/SR 142/2009 dated 6/10/2012 passed by SDO the condition u/s 43 of BTALT Act is relaxed for sale and development of said land.
7. It appears from the mutation entry no. 571 dated 15/6/2013 that, the Ananta Amrut Bhoir died intestate on 22/11/2012 leaving behind him legal heirs 1) Anusaya Anant Bhoir (Wife) 2) Anil Anante Bhoir (Son) 3) Sunil Ananta Bhoir (Son) 4) Arvind Ananta Bhoir (Son) 5) Kesarinath Ananta Bhoir (Son) 6) Sangita Pramod Manera (Daughter).
6. It appears from the mutation entry no. 595 dated 26/6/2014 that, Kamlakar Amrut Bhoir & others executed Conveyance Deed in favour of Shrikant Govind Puranik & Yogesh Govind Puranik executed on 31/10/2012 which is duly registered vide No. 9215/2012 on 31/10/2012 and Puranik Builders Pvt. Ltd given confirmation to the said Conveyance Deed.

D. In respect of Search Report with the Sub Registrar of Assurances:

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions:

1. In respect of Zone Certificate: issued by TMC dated 8/3/2007 that the some portion of the Old Survey No. 42 New Survey No. 55 is reserved for 40 mtrs. D. P. Road and remaining portion of the Old Survey No. 42 New Survey No. 55 is vested in residential zone.
2. In respect of section 43 of Bombay Tenancy Act: condition under Section 43 of Bombay Tenancy Act for the said property is relaxed as per the order of SDM Thane vide no. TD/T-6/KV/VP/SR-142/2009 dated 16/6/2012.



3. In respect of Title Deeds:

- a) The Additional Tahsildar and A.L.Thane determined the purchase price of said S. No. along with other S. Nos. for Rs. 736.37 on depositing the said amount by the tenant Amrut Ganu Bhoir issued a certificate of purchase in his name u/s 32M of BT and AL Act on 12/07/1978 at Sr. No. P-1B6 on 26/07/1978.
- b) Mahadev A. Bhoir and others executed Agreement on 15/2/2008 in favour of Puranik Builders Pvt. Ltd., which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 1489/2008.
- c) Bhavana alias Jeyashree Meghnath Bhoir executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd, which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 3194/2008 dated 11/4/2008 and thereby confirmed the Agreement dated 15/2/2008.
- d) Bhavana alias Jeyashree Meghnath Bhoir and others B executed Confirmation Deed executed in favour of Puranik Builders Pvt. Ltd., which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 3520/2008 dated 23/4/2008. And thereby confirmed the Agreement dated 15/2/2008.
- e) Anil Anant Bhoir and Others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd., which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 6542/2008 dated 13/6/2008. And thereby confirmed the Agreement dated 15/2/2008.
- f) Bharat Mahadev Bhoir & others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd., which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 10940/2011 dated 8/12/2011 and thereby confirmed the Agreement dated 15/2/2008.
- g) Mahadev Amrut Bhoir and other through Power of Attorney holder Nirmal Devraj Punamiya executed Supplementary Agreement in favour of Puranik Builders Pvt. Ltd., which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 3980/2012 dated 26/9/2012.
- h) Mahadev Amrut Bhoir and others executed Conveyance Deed in favour of Yogesh Govind Puranik and Shrikant Govind Puranik, which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 9215/2012 dated 31/10/2012.



- i) M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
- j) The Declaration cum Indemnity Bond for handingover the possession of land under D.P. Road regarding the 887.76 sq.meters out of 5360 sq.meters of the said property alongwith other properties is executed on 7/6/2016 and same is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.

F. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

3. BRIEF HISTORY OF THIRD PROPERTY Old Survey No. 3 New Survey No. 67 Hissa no. 2 admeasuring area 2700 sq meters.

A. In respect of 7/12 extracts

As per the current 7/12 extract dated 21/4/2016 that, the said property is owned by Ratan Kashinath Kavare & others, name of M/s. Puranik Builders Private Limited appears as Developer in the other rights Column.

B. In respect of 7/12 extracts for last 50 years

It appears from the perusal of 7/12 extract of 50 years that, originally the said property was owned by Ratanashi Premji Charitable Trust.

C. In respect of 6 D Mutation Entries :

1. It appears from the **mutation entry no. 467** dated 1/9/1951 that as per Taluka order no. TNC dated 31/8/1951 that, Kashinath Rama is declared as tenant of the said property.
2. It appears from the **mutation entry no. 2209** dated 21/10/1992 that Kashinath Rama alias Rama Kavare died intestate on or about in the year 1990, leaving behind his legal heirs namely 1) Ratan kashinath Kavare (son) 2) Janardan Kashinath Kavare (son) 3) Ananta Kashinath Kavare (son) 4) Ashok Kashinath Kavare (son) 5) Manohar Kashinath



Kavare (son) 6) Bhagibai Maruti Shinge (daughter) 7) Parvatibai Pandurang Salvi (daughter). As Manohar is deceased his legal heirs are as follows: 1) Jamnabai Manohar Kavare (wife) 2) Madhukar Manohar Kavare (son) 3) Jaywanti Manohar Kavare (daughter).

3. It appears from the **mutation entry no. 28** dated 5/1/2002 that Additional Tahsildar and agricultural lands tribunal determined price of the said land at Rs. 1141/- under section 32 G of Bombay Tenancy and Agricultural Lands Act vide order no. Mogharpada/IPC/XI/P/22 dated 27/10/1971.
4. It appears from the **mutation entry no. 29** dated 5/1/2002 that, the Additional Tahsildar and Agricultural Lands Tribunal issued Certificate under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. Mogharpada/IPC/XII/P/22 as the tenant Kashinath Balu Kavare has paid total amount of purchase price as determined under section 32 G of said Act.
5. It appears from the **mutation entry no. 149** dated 21/3/2005 that Ratan Kashinath Kavare and others entered into Development Agreement for the said property with M/s Puranik Builders Private Limited.
6. It appears from the **mutation entry no. 163** dated 2/7/2005 that the Sub Divisional Officer Thane has passed an order no. TD/6/KVP/SR 97/2005 dated 2/7/2005 and thereby relax the condition u/s 43 of BTALT Act for the development and sale of the said property.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctiona

1. **in respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the some part of the said Property is reserved for 20 meters road and market reservation No. 1 and remaining part of the said survey number is vested in the residential zone.



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2. In respect of Permission U/s 43

It appears from the order no. TD/6/KV/VP/SR/97/2005 dated 2/7/2005 passed by Sub Divisional Officer Thane and thereby relax the condition u/s 43 of BTALT Act for the use of Non Agricultural, Residential and Development of the said property.

F. In respect of Title Deeds :

1. The Additional Tahsilder and Agricultural Lands Tribunal issued Certificate under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. Mogharpada/IPL/II/XI/P/22 dated 8/1/2001, as the tenant Kashinath Balu Kavare has paid total amount of purchase price as determined under section 32 G of said Act. The Said Certificate is registered in the Sub Registrar of assurances Thane vide Sr. No. 2275 on 15/1/2001.
2. Vighnahr Estate and Investment Private Limited entered into Sub-Development Agreement with M/s. Puranik Builders Private Limited for Rs. 5532000/- in respect of Said Property, along with other Properties, which is executed and registered on 6/2/2003 in the Sub Registrar of Assurances Thane vide Sr. No. 825/2003.
3. Retan Kashinath Kavare and others have entered into Development Agreement with M/s Puranik Builders Private Limited and the same is registered with the Sub-Registrar of Assurances on 22/7/2003 at Sr. No. 4634/2003 and thereby assigned the development rights to M/s Puranik Builders Private Limited.
4. Tulshibai Kacher Shinge & others have confirm the development agreements dated 22/7/2003 which is duly registered in the sub Registrar Assurance, Thane vide no. 4634/2003 by executing Deed of Confirmation in favour of M/s Puranik Builders Pvt. Ltd on 17/7/2006 which is registered with the Sub-Registrar of Assurances, Thane at Sr. No. 4690/2006.
5. Prekash Maruti Shinge & others executed Agreement for Sale with M/s Puranik Builders Pvt. Ltd on 16/2/2008 which is duly registered with the Sub-Registrar of Assurances at Sr. No. 1508/2008.
6. Shantaram Kacher Shinge and Chandrabhaga Mhatre executed Confirmation Deed on 31/7/2009 in favour of M/s Puranik Builders Pvt. Ltd. which is duly registered with the Sub Registrar of Assurances Thane at Sr. No. 6660/2009 and by the said deed confirm the terms



and conditions of the Development Agreement dated 22/7/2003 with the Sub-Registrar of Assurances, Thane vide no. 4634/2003.

7. Ratan Kashinath Kavare & others given Right of Way to the M/s Puranik Builders Pvt. Ltd., on the said property alongwith other property on 31/8/2015. The said memorandum is registered on 31/8/2015 with the Sub Registrar of Assurance Thane at Sr. No. TNN9/5977/2015.
8. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Daed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
9. The Declaration cum Indemnity Bond for handingover the possession of land under D.P. Road regarding the 498.28 sq. meters out of 2700 sq.meters of the said property alongwith other properties is executed on 7/6/2016 and same is registerad with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.

G. Litigation

Digambar Ratan Kavare & others filed Regular Civil Suit No. 369/2016 In the Court of Civil Judge Junior Division, Thane against the Puranik Builders Pvt. Ltd. for Declaration and Injunction and prayed for suit Agreement and Powar of Attorney dated 22/7/2003 hava been legally terminated by virtue of the notice to the extend of their 6/7 undivided share and for injunction. The Puranik Builders Pvt Ltd appeared in the said suit and submitted their written statement. On perusal of the documents place before me the Puranik Builders Pvt. Ltd. paid the entire agreed consideration to the land owner from time to time and Puranik Builders Pvt Ltd. have not committed any brechas of any of the terms and conditions of the agreement. The court has not passed any prohibitory orders till date against the Puranik Builders Pvt. Ltd. I found nothing substance in the suit filed by Digambar Ratan Kavare & Others.

H. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith othar property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.



4. BRIEF HISTORY OF FOURTH PROPERTY :- Old Survey No. 3 New Survey No. 67 Hissa no. 1P admeasuring area 3050 sq meters

A. In respect of Current 7/12 extracts

it appears from the 7/12 extract dated 21/4/2016, Laxmibai Jagannath Kasar is the owner of the said property.

B. In respect of 7/12 extracts for last 50 years

it appears from the perusai of 7/12 extract of 50 years that, originally the said property was owned by Ratanashi Premji Charitable Trust.

C. In respect of 6 D Mutation Entries :

1. It appears from the **mutation entry no. 467** dated 1/9/1951 that as per Taluka order no. TNC dated 31/8/1951 that, Jagannath Rama Kasar is declared as tenant of the said property.
2. It appears from the **mutation entry no. 591** dated 8/8/1956 that as per Tenancy Order No. TNC 8113 dated 14/1/1956 that name of Jagannath Rama Kasar was entered as simple tenant for the said property.
3. It appears from the **mutation entry no. 1678** dated 16/10/1977 that, Jagannath Rama Kasar died intestate on 30/8/1975 leaving behind him his wife Laxmibai Jagannath Kasar as the only legal heir.
4. It appears from the **mutation entry no. 286** dated 20/10/2008 that, the Additional Tahsildar and Agricultural Lands Tribunal determined price of the said land at Rs. 616/- under section 32 G of Bombay Tenancy and Agricultural Lands Act vide order no. Mogharpada/IPL/VII/P/140 dated 28/2/1963. The name of Jagannath Rama Kasar recorded in the owners column and the charge of purchase price in the name of original owner kept in other rights column.
5. It appears from the **mutation entry no. 287** dated 20/10/2008 that the Additional Tahsildar and agricultural lands tribunal issued Certificate of Purchase under section 32 M vide no. 3812 dated 6/11/1986 of Bombay Tenancy and Agricultural Lands Act as the tenant Jagannath Rama Kesar has paid total amount of purchase price of Rs. 616.00 as determined under section 32 G of said Act.

D. In respect of Search Report with the Sub Reglstrer of Assurances.



Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctions

1. In respect of Zonal Certificate:

It appears from Zonal certificate issued by TMC that survey no. Old 3 New 67 Hissa No. 1 is vested under residential zone.

F. In respect of Title Deeda :

1. The Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase No. 3812 dated 6/11/1986 under section 32 M of Bombay Tenancy and Agricultural Lands Act vide order no. Owale/IPL/VII/140 dated 8/1/2001, as the tenant Jagannath Rama Kasar has paid total amount of purchase price as determined under section 32 G of said Act. The Said Certificate is registered in the Sub Registrar of assurances Thane vide Sr. No. 94/87 on 14/1/1987.
2. M/s Vighnagar Estates and investments Pvt. Ltd. executed Development Agreement in favour of M/s Puranik Builders Private Limited for said property alongwith other properties and assign the development rights on 31/12/2002, the said agreement is registered on 6/2/2003 in the Sub Registrar of Assurances Thane vide Sr. No. TNN-5/825/2003.
3. Laxmibai Jagannath Kasar, Chandrabhaga Rama Bendage executed Development Agreement in favour of Vilas Pandharinath Patil for said property alongwith other properties on 4/6/2004 & registered on 18/6/2004 vide no. TNN-5/6035/2004.
4. Laxmibai Jagannath Kasar, Chandrabhaga Rama Bendage executed Agreement in favour of M/s Puranik Builders Private Limited for said property on 12/2/2008. The said agreement is registered with sub registrar of assurance Thane on 12/2/2008 vide no. TNN5 1316/2008.
5. Vilas Pandharinath Patil executed Deed of Assignment in favour of M/s Puranik Builders Private Limited on 12/2/2016. The said deed is registered on 12/2/2008 vide no. TNN5 1317/2008. By which he assign the rights which she has obtained from the Laxmibai Kasar & others vide Development Agreement dated 18/8/2004.



6. Laxmibai Jagannath Kasar executed Will on 12/2/2008 which is registered on 12/02/2008 in the S.R.O. Thane V, at No. 1321/2008. In which specifically mentioned that the total consideration of the said property is received from Puranik Builders & the Puranik Builders has to enjoy the said property as a owner.
7. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Daed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

5. **BRIEF HISTORY OF FIFTH PROPERTY** :- Survey No. 17 New Survey No. 1 Hissa No. (4) 12 admeasuring area 2000

A. In respect of 7/12 extracts

It appears from the 7/12 extract dated 2/4/2018 that, Parvatibai Pandurang Patil & Others are the owners of the said property.

B. In respect of 7/12 extract of 50 years

It appears from the 7/12 extract of 50 years that, the said property was originally owned by Ratanshi Premji Charitable Trust.

C. In respect of 6 D Mutation Entries :

1. it appears from the mutation entry no.1092 dated 3/9/1965 that Additional Tahsildar and agricultural lands tribunal determined purchase price under section 32 G of Bombay Tenancy and Agricultural Lands Act and charge of the purchase price kept on other rights column.
2. It appears from the mutation entry no. 259 dated 22/7/2008 that the occupant Pandurang Krushna Patil died on 1/2/2008 leaving behind him following legal heirs: 1) Parvatibai Pandurang Patil (wife) 2) Vitthal Pandurang Patil (son) 3) Ghanashyam Pandurang Patil (son) 4) Baban Pandurang Patil (son) 5) Sainath Pandurang Patil (son) 6) Ramesh



Pandurang Patil (son-deceased) 7) Rohidas Pandurang Patil (son) 8) Kaluram Pandurang Patil (son) 9) Aruna Yashwant Patil (daughter) 10) Surekha Bhaskar Patil (daughter) 11) Sangeeta Prakash Joshi (daughter). Legal heirs of deceased son Ramesh Pandurang Patil are 1) Sunita Ramesh Patil (wife - 35) 2) Tejal Ramesh Patil (daughter - 8) 3) Gaurav Ramesh Patil (son - 5).

3. It appears from the **mutation entry no. 651** dated 7/12/2015 that Additional Tahsildar and agricultural lands tribunal issued Sale Certificate under section 32 M of Bombay Tenancy and Agricultural Lands Act as the tenant Pandurang Krushna Patil has paid total amount of purchase price of Rs. 360.50/- as determined under section 32 G of said Act.
4. It appears from the perusal of **mutation entry no. 633** dated 4/9/2015 that as per the letter No. D.L./KV/P.H.M.R.No.1583 /15 Du No. 2063/2015/1708/Thane dated 7/8/2015 of Deputy Superintendent of Land Record has created the Hiss Form No. 12 and on the basis of that letter No. Mahasul/K-1/Hakka Nond-1/T-3/KV14066/15 dated 3/9/2015 is issued by the Tahsildar and its effects is given on the 7/12 extracts and the previous Survey No. (17)1/4 change into (17)1/12 of the Vishwanath Sitaram Thakur and other.
5. It appears from the **mutation entry no. 659** dated 25/1/2016 as per order vide no. TD/T-6/KV/Thane/VP/SR-104/2015/4016 dated 19/1/2016 of SDO Thane the condition u/s 43 of Tenancy Act is relaxed for the sale of said property to the Parvatibai Pandurang & others.in favour of Yogesh Govind Puranik.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Searcher S. V. Arindekar for the period of year 1956 to 2006 (7/3/2006) and Mr. Akshay Kinjale for the period 2007 to 1/9/2013, 1/9/2013 to 15/2/2016 and 15/2/2016 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctions

1. **In respect of Zonal Certificate**It appears from Zonal certificate issued by TMC that some part of the Old Survey No. 17 New Survey No. 1 is vested by (A) 20.00 mtrs. & 40.00 mtrs. wide road (B) some portion of the said land is vested by Green Zone & (C) the remaining land is vested by residential zone.
2. **In respect of Permission U/s 43**



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Mahavir Exotica,
Mogharpada, Ghodbunder Road,
Thane - 400 615
Mob No. 8879689716

Sachin J. Katkar
(Advocate)
Roll No. : Mah/1231/2000

It appears from the Permission U/s 43 that the Sub Divisional Officer Thane has passed an order vide no. TD/T-6/KV/Thane/VP/SR-104/2015/3080 dated 19/1/2016 and thereby granted permission u/s 43 for the sale of the said property.

F. In respect of Title Deeds :

1. Parvatibai Pandurang Patil and others have executed Agreement in favour of Puranik Builders Pvt. Ltd. of the said property, which is duly registered with the Sub Registrar Assurance Thane vide no. 6872/2013 dated 30/9/2013.
2. Sanjay Vitthal Patil executed Confirmation Daad in favour of Puranik Builders Pvt. Ltd. for the said property, which is duly registered with the Sub Registrar Assurance Thane vide no. 6978/2013 dated 5/10/2013 and confirmed the Agreement which is duly registered with the Sub Registrar Assurance Thane vide no. 6872/2013 dated 30/9/2013.
3. Prasad Ghanshyam Patil & others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property, which is duly registered with the Sub Registrar Assurance Thane vide no. 3492/2014 dated 27/5/2014 and confirmed the Agreement which is duly registered with the Sub Registrar Assurance Thane vide no. 6872/2013 dated 30/9/2013.
4. Baban Pandurang Patil & others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property, which is duly registered with the Sub Registrar Assurance Thane vide no. 5111/2014 dated 4/8/2014 and confirmed the Agreement which is duly registered with the Sub Registrar Assurance Thane vide no. 6872/2013 dated 30/9/2013.
5. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
6. The Declaration cum Indemnity Bond for handingover the possession of land under D.P. Road regarding the 136.16 sq.meters out of 2000 sq.meters of the said property alongwith other properties is executed on 7/6/2018 and same is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.



G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

6. BRIEF HISTORY OF SIXTH PROPERTY :- Old Survey No. 17 New Survey No. 1 Hissa no. (5) 13 admaasuring area 2230 sq maters

A. In respect of 7/12 extracts

It appears from the 7/12 extract dated 2/4/2016 that, Shyam alias Ghanshyam Jayram Bhoir & others are the owners of the said property.

B. In respect of 7/12 extract of 50 years

It appears from the 7/12 extract of 50 years that, the said property was originally owned by Ratanshi Premji Charitable Trust.

C. In respect of 6 D Mutation Entries :

1. It appears from the **mutation entry no. 1093** dated 3/9/1965 that, Additional Tahsildar and agricultural lands tribunal determined price of the said property under section 32G of Bombay Tenancy and Agricultural Lands Act vide order no. IPL VIII P - 142 dated 5/1/1963 and directed Jayram Ganu Bhoir to pay the said amount to the Dwarkadas Ratanshi Trust.
2. It appears from the **mutation entry no. 1524** dated 15/11/1975 that the Additional Tahsildar and agricultural lands tribunal issued Certificate of Purchasa under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. 802 dated 6/4/1970 as the tenant Jayram Ganu Bhoir has paid total amount of purchase price of Rs. 899/- as determined under section 32 G of said Act.
3. It appears from the **mutation entry no. 541** dated 7/8/2012 that, the Jayram Ganu Bhoir died on 18/12/2001 leaving behind him following legal heirs 1) Changuna Jayram Bhoir (Wife – diad) 2) Shyam alias Ghanshyam Jayram Bhoir (Son) 3) Vishnu Jayram Bhoir (Son) 4) Anusaya Dhruv Thakur (Daughter) 5) Sharda Nandkumar Patil (Daughter) 6) Shobha Krushna Shinge (Daughter) 7) Bharati Jayram Bhoir (Daughter).
4. It appears from the perusal of **mutation entry no. 633** dated 4/9/2015 that as per the letter No. D.L./KV/P.H.M.R.No.1563 /15 Du No. 2063/2015/1708/Thana dated 7/8/2015 of Deputy Superintendent of



Land Record has created the Hiss Form No. 12 and on the basis of that letter No. Mahasul/K-1/Hakka Nond-1/T-3/KV14066/15 dated 3/9/2015 is issued by the Tahsildar and its effects is given on the 7/12 extracts and the previous Survey No. (17)1/5 change into (17)1/13 of the Shyam alias Ghanshyam Jayram Bhoir & others.

5. It appears from the perusal of mutation entry no. 646 dated 9/11/2015 the Tahasildar passed an order vide no. Mahasul-K-1/T-2/Jaminbab/K.V.-16175/2014 dated 4/11/2015 the condition u/s 43 of BTALT Act is removed according to the circular issued by Government dated 16/7/2014.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Valbhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 15/2/2016 and 15/2/2016 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctione

1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the some portion of the Survey No. Old 17 New 1, is reserved for 20 mtrs. & 40 mtrs. D. P. Road. Some portion of the Survey No. Old 17 New 1 is vested under the green zone. Remaining portion of the Survey No. Old 17 New 1 is vested in residential zone as per the development plan for Thane Municipal area.
2. **In respect of Permission U/s 43 :** It appears that condition is relaxed u/s 43 of Bombay Tenancy & Agricultural Land Act by the order vide no. Mahasul-K-1/T-2/Jaminbab/K.V.-16175/2014 dated 4/11/2015 of Tahsildar Thane according to the circular issued by Government dated 16/7/2014.

F. In respect of Title Deeds :

1. The Additional Tahsildar and agricultural lands tribunal issued Certificate of Purchase under section 32 M of the Bombay Tenancy and Agricultural Lands Act in the name of Jayram Ganu Bhoir on 9/4/1970 bearing Certificate No. 802 of as the tenant has paid total amount of purchase price as determined under section 32 G of said Act. The said Certificate is registered with the Sub-Registrar of Assurances on 25/4/1970 at Sr. No. 470/1970.



2. Changuna Jayram Bhoir & others executed Agreement in favour M/s Puranik Builders Private Limited regarding the said property on 24/4/2007 which is duly registered with the Sub Registrar of Assurances at Sr. No. 3213/2007 with the consideration mentioned therein.
3. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estata axacuted on 16/1/2016 Deed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
4. The Declaration cum Indemnity Bond for handingover the possession of land under D.P. Road regarding the 1180.90 sq.meters out of 2230 sq.maters of the said property alongwith othar properties is axecuted on 7/6/2016 and sama is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.

G. Encumbrance

The Devaloper has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. Tha said Mortgage Daad registared with Sub-registrar Assurance Thana at sr. no. TNN-9/740/2016 on 16/01/2016.

7. BRIEF HISTORY OF SEVENTH PROPERTY :- Old Survey No. 17 New Survey No. 1 Hissa no. (11) 5 admeasuring area 2250 sq meters

A. In respect of 7/12 extracts

It appears from the 7/12 axtract dated 2/4/2016 that, the said land ownad by Vishwanath Sitaram Thakur & Suryakant Sitaram Thakur.

B. In respect of 7/12 extract of 50 years

It appears from the parusal of 7/12 extracts of 50 years that, the said extract is availabla for the whoia Survey no. 17. The said land was ownad by Ratanshi Premaji Charitable Trust and possessed by Sitaram Kamaiya Thakur.

C. In respect of 6 D Mutation Entries :

1. It appears from the perusal of mutation entry no. 1570 datad 15/10/1975 that, Sitaram Kamaiya Thakur has paid the Purchase Price of the said Property to Ratanshi Premaji Dharmaday Trust as per the price determined by Additional Tahasildar and agricultural lands



tribunal under section 32 G of Bombay Tenancy and Agricultural Lands Act, therefore the charge of original owners is removed from other rights column as per the 32 M Certificate No. 1690 dated 23/6/1974.

2. It appears from the perusal of **mutation entry no. 1804** dated 1/10/1984, that Sitaram Kamaiya Thakur is died in the month of December, 1983 leaving behind him following legal heirs: 1) Smt. Chandrabai Sitaram Thakur - Wife 2) Smt. Mankibai Sitaram Thakur - Wife, 3) Mr. Vishwanath Sitaram Thakur - son, 4) Mr. Suryakant Sitaram Thakur - son, 5) Smt. Suman Parshuram Thakur - Married daughter, 6) Smt. Sulochana Anant Patil - Married daughter.
3. It appears from the perusal of **mutation entry no. 27** dated 1/1/2002, that Chandrabai Sitaram Thakur is died on 24/1/2001, leaving behind him following legal heirs: 1) Smt. Mankibai Sitaram Thakur, 2) Mr. Vishwanath Sitaram Thakur - son, 3) Mr. Suryakant Sitaram Thakur - son, 4) Smt. Suman Parshuram Thakur - Married daughter, 5) Smt. Sulochana Anant Patil - Married daughter.
4. It appears from the perusal of **mutation entry no. 228** dated 1/11/2007, that Mankibai Sitaram Thakur is died on 15/10/2007, leaving behind him following legal heirs: 1) Mr. Vishwanath Sitaram Thakur - son, 2) Mr. Suryakant Sitaram Thakur - son, 3) Smt. Suman Parshuram Thakur - Married daughter, 4) Smt. Sulochana Anant Patil - Married daughter.
5. It appears from the perusal of **mutation entry no. 351** dated 7/4/2010, that in record of rights 1) Mr. Vishwanath Sitaram Thakur, 2) Mr. Suryakant Sitaram Thakur, 3) Smt. Suman Parshuram Thakur, 4) Smt. Sulochana Anant Patil are the owners of the Said Property. Sr. No. 3) & 4) are the sisters of Sr. No. 1) and 2) and Sr. No. 3 & 4 i.e. 3) Smt. Suman Parshuram Thakur, 4) Smt. Sulochana Anant Patil have released their share in the said Property in favour of their brothers 1) Mr. Vishwanath Sitaram Thakur, 2) Mr. Suryakant Sitaram Thakur i.e. Sr. No. 1 & 2 vide Release Deed dated 12/3/2010, which is duly registered in the Sub-Registrar of Assurance Thane at Sr. No. 2603/2010. As per the Release Deed name of Smt. Suman Parshuram Thakur and Smt. Sulochana Anant Patil were removed from the record of rights.
6. It appears from the perusal of **mutation entry no. 633** dated 4/9/2015 that as per the letter No. D.L./KV/P.H.M.R.No.1563/15 Du No. 2063/



2015/1708/Thane dated 7/8/2015 of Deputy Superintendent of Land Record has created the Hiss Form No. 12 and on the basis of that letter No. Mahasul/K-1/Hakka Nond-1/T-3/KV14066/15 dated 3/9/2015 is issued by the Tahsildar and its effects is given on the 7/12 extracts and the previous Survey No. (17)1/11 change into (17)1/5 of the Vishwanath Sitaram Thakur.

7. It appears from the perusal of mutation entry no. 647 dated 9/11/2015 the Tahasildar passed an order vide no. Mahasui-K-1/T-2/Jaminbab/K.V.-16175/2014 dated 4/11/2015 the condition u/s 43 of BTALT Act is removed according to the circular issued by Government dated 16/7/2014.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Uikande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2007 to 24/2/2012 and 24/2/2012 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctions

1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the some portion of the Survey No. Old 17 New 1, is reserved for 20 mtrs. & 40 mtrs. D. P. Road. Some portion of the Survey No. Old 17 New 1 is vested under the green zone. Remaining portion of the Survey No. Old 17 New 1 is vested in residential zone as per the development plan for Thane Municipal area.

2. **In respect of Permission U/s 43**

It appears that condition is relaxed u/s 43 of Bombay Tenancy & Agricultural Land Act by the order vide no. Mahasui-K-1/T-2/Jaminbab/K.V.-16175/2014 dated 4/11/2015 of Tahsildar Thane according to the circular issued by Government dated 16/7/2014.

F. In respect of Title Deeds :

1. **In respect of 32 M certificate:** In respect of 32 M Certificate – The Additional Tahsildar and agricultural lands tribunal issued Certificate of Purchase under section 32 M in the name of Sitaram Kamalya Thakur on 23/04/1974 bearing Certificate No. IPL/I/VII/69 of Bombay Tenancy and Agricultural Lands Act as the tenant has paid total amount of purchase price as determined under section 32 G of said Act. The said Certificate is registered with the Sub-Registrar of Assurances on 9/4/1975 at Sr. No. 112/1975.



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Mogharpada, Ghodbunder Road,
Thane - 400 615
Mob No. 8879689716

Sachin J. Katkar
(Advocate)
Roll No. : Mah/1231/2000

2. Vishwanath Sitaram Thakur & others executed Agreement in favour of M/s Puranik Builders Private Limited executed on 28/12/2007 which is duly registered with the Sub Registrar of Assurances at Sr. No. 889/2008 on 29/1/2008.
3. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
4. The Declaration cum Indemnity Bond for handingover the possession of land under D.P. Road regarding the 2070.90 sq.meters out of 2250 sq.meters of the said property alongwith other properties is executed on 7/6/2016 and same is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.

G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

- 8. BRIEF HISTORY OF EIGHTH PROPERTY :-** Survey No. 17 New Survey No. 1 Hissa no. (12) 7 admeasuring area 950 sq meters

A. In respect of 7/12 extracts

It appears from the 7/12 extract dated 2/4/2016 that, Mankubai Manglya Thakur & Budhibai Waman Bhoir are shown in the owner rights column of the said property. Charge of Development Agreement of Puranik Builders Pvt. Ltd. is mentioned in the other rights column.

B. In respect of 7/12 extract of 50 years

It appears from the 7/12 extract of 50 years that, the said property was originally owned by Ratanshi Premji Charitable Trust and cultivated by the Dundya Rama Thakur.

C. In respect of 6 D Mutation Entries :



1. It appears from **mutation entry no. 1569** dated 15/1/1975 that the Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. 1691 dated 23/9/1974 as the tenant Dundya Rama Thakur has paid total amount of purchase price of Rs. 82/- as determined under section 32 G of said Act to Ratanashi Premaji Chantable Trust.
2. It appears from the **mutation entry no. 73** dated 10/2/2004 that Dunda Rama Thakur demised on or about 1987 leaving behind him legal heirs 1) Mankubai Mangliya Thakur (daughter) 2) Budhibai Waman Bhoir (daughter).
3. It appears from the **mutation entry no. 295** dated 10/12/2008 that, Development Agreement executed between Mankubai Mangliya Thakur & others with Shailesh Gopal Puranik, Shrikant Govind Puranik directors of M/s PBPL. Consideration for the said agreement is Rs. 5,68,100/-. The said agreement is registered vide no. 1280/2006 on 27/2/2006. Remark of Development Agreement was kept in the other rights column on 7/12 extract.
4. It appears from the **mutation entry no. 331** dated 21/12/2009 that, for the development of said property condition of Section 43 of Bombay Tenancy Act is relaxed as per the order of SDM Thane vide no. TD/T-6/KV/VP/SR-384/2007 dated 4/11/2009.
5. It appears from the perusal of **mutation entry no. 633** dated 4/9/2015 that as per the letter No. D.L./KV/P.H.M.R.No.1563 /15 Du No. 2063/2015/1708/Thane dated 7/8/2015 of Deputy Superintendent of Land Record has created the Hiss Form No. 12 and on the basis of that letter No. Mahasul/K-1/Hakka Nond-1/T-3/KV14066/15 dated 3/9/2015 is issued by the Tahsildar and its effects is given on the 7/12 extracts and the previous Survey No. (17)1/12 change into (17)1/7 of the Mankibai Sitaram Thakur & others.

D. in respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 2012 and 2012 to 19/11/2016. placed before me. Nothing found incriminating in the report.

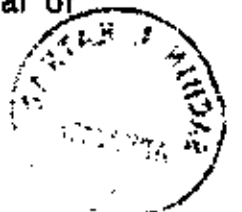


E. In respect of various permissions and sanctions

1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the said property is vested by 20 & 40 mtrs. Development Plan road. Part of it is vested under the green zone & part of the old survey no. 17 is vested under the residential zone.
2. **In respect of section 43 of Bombay Tenancy Act:** condition under Section 43 of Bombay Tenancy Act for the said property is relaxed as per the order of SDM Thane vide no. TD/T-6/KV/VP/SR-384/2007 dated 4/11/2009.

F. In respect of Title Deeds :

1. The Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchasa under section 32 M of Bombay Tenancy and Agricultural Lands Act as the tenant Dundya Rama Thakur has paid total amount of Rs. 82/- of purchase price as determined under section 32 G of said Act. Which is duly registered with the Sub Registrar Assurance of Thane Vide No. 113 dated 9/4/1975.
2. Mankubai Mangalya Thakur and others have executed Development Agreement on 27/2/2006 in favour of Puranik Builders Pvt. Ltd. of the said property, which is duly registered with the Sub Registrar Assurance Thane vide no. 1280/2006 dated 27/2/2006 with the consideration mentioned therein.
3. Mankubai Mangalya Thakur and others have executed Conveyance Deed in favour of Shalish Gopal Puranik and Shrikant Govind Puranik for the said property on 30/5/2012, which is duly registered with the Sub Registrar Assurance Thane vide no. 4809/2012 dated 30/5/2012.
4. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
5. The Declaration cum indemnity Bond for handingover the possession of land under D.P. Road regarding the 194.06 sq.meters out of 950sq.meters of the said property alongwith other properties is executed on 7/6/2016 and same is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.



G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

9. BRIEF HISTORY OF NINTH PROPERTY :- Survey No. 52 Hissa no. 1 admeasuring area 1850 sq meters

A. in respect of 7/12 extracts

It appears from the current 7/12 extract dated 21/4/2016 that, said property is owned by Chandrabhaga Vasant Thandre and others. Remark of Section 20 / 21 and Lis Pendence of RCS No. 736/2011 recorded in the other rights column

B. In respect of 7/12 extracts of last 50 yrs

It appears from the 50 years 7/12 extract that Gosavi Nago is the owner of the said property.

C. in respect of 6 D Mutation Entrlee :

1. It appears from the **mutation entry no. 123** dated 20/3/1931 that, Gosha alias Gosavi Nago Mukadam and his nephew Kaiya Govind (being minor through his guardian Gosavi Nago Mukadam) mortgage the said property alongwith other properties to Shivram Pandurang Mathure for Rs. 400/- on 7/1/1931.
2. It appears from the **mutation entry no. 360** dated 2/7/1955 that, as per the order of revenue authority the name of tenant Kaiya Govind recorded as he was actually cultivating the land is recorded.
3. It appears from the **mutation entry no. 366** dated 1/12/1955 that, Shivram Pandurang Mathure repaid the mortgage amount therefore, the charge of mortgage removed from the said property alongwith other properties.
4. It appears from the **mutation entry no. 378** dated 7/8/1956 that, as per Tenancy Ordar No. TNC 8113 dated 14/1/1956 that, Kaiya Govind was declared as simpla tenant for the said property which is owned by Gosavi Nago.
5. It appears from the **mutation entry no. 280** dated 3/1/1991 that, Gosavi Nago Mukadam died on or about in the year 1971 leaving behind his niece Venubai Krishna Thandre. Said Venubai died before 3 years leaving behind legal heirs as follows 1) Hender Krishna Thandre (grandson) 2)



Shantabai Dharma Bhoir (granddaughter) 3) Mankibai Krishna Mukadam (granddaughter).

6. It appears from the mutation entry no. 338 dated 14/2/1994 that, Kalya Govind Mukadam died on 4/7/1990 leaving behind following legal heirs: 1) Pavshibai Kaluram Mukadam 2) Vinayak Kaiuram Mukadam 3) Prabhavati Vaman Bhoir.
7. It appears from the mutation entry no. 522 dated 25/8/2003 that, Pavshitai Kaiuram Mukadam demised on 17/8/1995 leaving behind following legal heirs: 1) Vinayak Kaluram Mukadam (son) 2) Prabhavati Vaman Bhoir (daughter).
8. It appears from the mutation entry no. 915 dated 4/6/2009 that, as per the order passed by Tahasildar, Thane vide order No. Mahasul/Kaksha-1/T-3/SR605/2009/HN/KV-3778 dated 27/5/09 and letter from Additional Collector and Competent Authority, Urban Area, Thane vide No. ULC/TA/ATP/Sec.20/21 dated 25/3/2009 that for the said Property as well as other properties of the Village Vadavali to enter the ULC Scheme into other rights column of 7/12 extract.
9. It appears from the mutation entry no. 929 dated 10/7/2009 that, Hendar Krushna Thandre demised on 18/2/2009 leaving behind him legal heirs Vasant Hender Thandre (Son - died on 15/9/2004), Chandrabhaga Vasant Thandre (Daughter in law), Kiran Vasant Thandre (Grandson), Dipesh Vasant Thandre (Grandson), Sandhya Raghunath Devlikar (Granddaughter), Mamta Prashant Mhatre (Granddaughter), Lalita Padmakar Patil, (Granddaughter), Arun Hendar Thandre (Son), Bebibai Umesh Patil (Daughter), Vasanti Naresh Bhoir (Daughter), Vendana Kashinath Bhoir (Daughter) demised leaving behind her legal heirs Santosh Kashinath Bhoir and Prashant Kashinath Bhoir.
10. It appears from the mutation entry no. 1145 dated 27/11/2010 that, the name of 1) Chandrabhaga Vasant Thandre, 2) Kiran Vasant Thandre, 3) Dipesh Vasant Thandre, 4) Sandhya Raghunath Devlikar, 5) Mamta Prashant Mhatre, 6) Lalita Padmakar Patil, 7) Arun Hendar Thandre, 8) Bebibai Umesh Patil, 9) Vasanti Naresh Bhoir, 10) Santosh Kashinath Bhoir, 11) Prashant Kashinath Bhoir, 12) Shantabai Dharma Bhoir, 13) Mankubai Krishna Mukadam are recorded on 7/12 extract Santosh Kashinath Bhoir and Prashant Kashinath Bhoir release their 1/5 share in favour of Sr. No, 7 Arun Hdnear Thandre by executing Release Deed vide



no. 9444/2010 dated 5/8/2010. Therefore, their name removed from 7/12 extract.

11. It appears from the mutation entry no. 1400 dated 1/12/2012 that, the Vinayak Kaluram Mukadam died on 18/5/2007 leaving behind him legal heirs 1) Shashikala Vinayak Mukadam (Wife) 2) Yogesh Vinayak Mukadam (Son) 3) Rakesh Vinayak Mukadam (Son) 4) Rohan Vinayak Mukadam (Son).

12. It appears from the mutation entry no. 1417 dated 19/3/2013 that, the name of 1) Chandrabhaga Vasant Thandre, 2) Kiran Vasant Thandre, 3) Dipesh Vasant Thandre, 4) Sandhya Raghunath Devlikar, 5) Mamta Prashant Mhatre, 6) Lalita Padmakar Patil, 7) Arun Hendar Thandre, 8) Bebibai Umesh Patil, 9) Vasanti Naresh Bhoir, 10) Hander Krushna Thandre, 11) Shantabai Dharma Bhoir, 12) Mankibai Krushna Mukadam, 13) Mankubai Krushna Mukadam are recorded on 7/12 extract. Shantabai Dharma Bhoir executed Release Deed in favour of Hendar Krushna Thandre vide no. 3561/2006 dated 1/7/2006. Therefore, their name removed from 7/12 extract.

13. It appears from the mutation entry no. 1511 dated 30/5/2014 that, the Shantabai Dharma Bhoir filed the Special Civil Suit 736/2011 in the Civil Court Thane and the document of Lis Pendence is registered vide sr. no. 2025/2014 dated 18/3/2014 the effect of said lis pendence is taken in other rights column as per the letter of Tahasildar Letter No/Mahasul/K-1/T-3/Hakka Nond/VS/5560 dated 28/3/2014.

Shantabai Dharma Bhoir executed Development Agreement on 28/2/2003 in favour of Puranik Builders Pvt. Ltd. which is duly registered with Sub Registrar Assurance, Thane vide sr. no. 1349/2003 dated 28/2/2003 and Shantabai Dharma Bhoir release his rights in the said property by executing release deed which is duly registered with Sub Registrar Assurance Thane vide sr. no. 3561/2006 dated 1/7/2006. Therefore I found no any substance in the suit filed by Shantabai Dharma Bhoir.

14. It appears from the mutation entry no. 1595 dated 17/7/2015 that, the Mankibai Krushna Mukadam died on 9/11/2014 leaving behind his legal heirs 1) Bhaskar Krushna Mukadam (Son) 2) Rhushikesh Krushna Mukadam 3) Ganash Krushna Mukadam (Son) 4) Vishnu Krushna Mukadam (Son) 5) Rajesh Krushna Mukadam (Son) 6) Machindra Krushna Mukadam (Son) 7) Prema Kailash Patil (Daughter) 8) Dinkar Krushna Mukadam (Son) died on 29/10/2008 leaving behind him legal heirs 1) Pramila Dinkar Mukadam (Daughter-in-law) 2) Jitandia Dinkar



Mukadam (Grandson) 3) Nitin Dinkar Mukadam (Grandson) 4) Ashwini Mukesh Keni (Granddaughter).

D. in respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016. Nothing found incriminating in the report.

E. in respect of various permissions and ssnctions

1. It appears from Zonal certificate issued by TMC that the Some Portion from the Survey No. 52 is reserved for 40 mtrs. D.P. Road and the remaining land are vested under the residential zone as per the development plan for Thane Municipal area.

2. In respect of Permission U/s 8(4) of ULC Act:

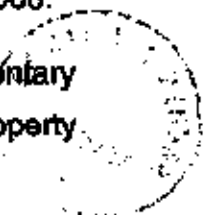
It appears from order vide no. ULC/TA/T. No. 7/Owale/SR-309 dated 28/9/2006 the said Property is declared as surplus land.

3. In respect of Permission U/s 20 of ULC Act:

It appears from the said order vide no. ULC/TA/ATP/WSHS-20/SR-1814 dated 17/7/2007 exemption is granted.

F. In respect of Title Deeds:

1. Hender Krishna Thandre & others have executed Development Agreement in favour of Puranik Builders Pvt. Ltd. for the said property, which is duly registered with the Sub Registrar Assurance of Thane vide registration no. 1349/2003 dated 28/2/2003.
2. Shantabai Dharma Bhoir executed Release Deed in favour of Hendar Krushna Thandre for the said property alongwith other properties, which is duly registered with the Sub Registrar Assurance of Thane vide registration no. 3561/2006 dated 30/6/2006.
3. Mankubai Krushna Mukadam & others have executed Agreement in favour of Puranik Builders Pvt. Ltd. for the said property alongwith other properties, which is duly registered with the Sub Registrar Assurance of Thane vide registration no. 2394/2008 dated 17/3/2008.
4. Shashikala Vinayak Mukadam & others have executed Supplementary Agreement in favour of Puranik Builders Pvt. Ltd. for the said property.



alongwith other properties, which is duly registered with the Sub Registrar Assurance of Thane vide registration no. 10316/2009 dated 21/11/2009.

5. Prabhavati Waman Bhoir executed Confirmation Deed in favour of the Puranik Builders Pvt. Ltd. for the said property alongwith other properties, which is duly registered with Sub Registrar Assurance of thane vide no. 2039/2010 dated 26/2/2010 confirming the Agreement dated 17/3/2008 & Supplementry Agreement dated 21/11/2009.
6. Arun Hendar Thandre & others have executed Agreement in favour of Puranik Builders Pvt. Ltd. for the said property alongwith other properties, which is duly registered with the Sub Registrar Assurance of Thane vide registration no. 475/2010 dated 14/1/2010.
7. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushaiya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

G. Litigation

Shantabai Dharma Bhoir filed Special Civil Suit No. 736/2011 in the court of Civil Judge Senior Division, Thane against Arun Hendar Thandare & others alongwith Puranik Builders Pvt. Ltd., for Declaration and Injunction and prayed for cancellation of the agreement executed in favour of Puranik Builders Pvt. Ltd. On perusal of documents and records it appears that Shantabai Dharma Bhoir herself alongwith other land owners executed Development Agreement in favour of Puranik Builders Pvt. Ltd. which is duly registered with the Sub-Registrar Assurance, Thane-5 vide Sr. No. 1349/2003 dated 28/2/2003. As well as Shantabai Dharma Bhoir has executed Release Deed in favour of her brother Hendar Krishna Thandare on 29/6/2006. The said Release Deed Registered in the Sub-Registrar Assurance Thane – 1 vide Sr. No. 3561/2006. Therefore I found no any substance suit filed by Shantabai Dharma Bhoir against the Puranik Builders Pvt. Ltd. and it will not affect the development rights of Puranik Builders Pvt. Ltd. The Court has not passed any prohibitory order against the Puranik Builders Pvt. Ltd.

H. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property



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alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

10. BRIEF HISTORY OF TENTH PROPERTY : - Survey No. 53 Hissa no. 1 admeasuring area 700 sq meters

A. In respect of 7/12 extracts

It appears from 7/12 extract dated 21/4/2016 that, the said property was owned and possessed by Gomibai Janya Gondhale & others end charge of Puranik Builders Pvt. Ltd. kept in other rights column.

B. In respect of 7/12 extract of 50 years

It appears from 7/12 extract of 50 years that, the said Property was owned by Dinshaw Kavasaji, Emroj Kavasaji and possessed by Janya Budhya as a protected tenant.

C. In respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 179 dated 24/1/1938 that, Firoz Sorabaji Patel paid the amount & Banubai Jahangir Patei & others executed Release Deed on 10/9/1937 for Rs. 6000/- for the said property alongwith other properties.
2. it appears from the mutation entry no. 255 dated 26/9/1947 that, Banubai Jahangirji Patel executed release deed in favour of Faruddin Sorabaji Patel for Rs. 7500/- on 22/8/1947 for the said property alongwith other properties.
3. it appears from the mutation entry no. 378 dated 7/8/1956 as per Taluka Order No. TNC 8113 dated 14/1/1956 Janya Budhya is shown as Tenant for the said property and Faruddin Sorabaji Patel is the owner of the said property.
4. It appears from the mutation entry no. 870 dated 22/12/2008 that, Janya Budhye Gondhale died on or about in the year 1993 leaving behind him following legal heirs : 1) Gomibai Janya Gondhale - Wife 2) Pramod Janya Gondhale - Son 3) Yeubai Ashok Gondhale - Married daughter 4) Durgibai Krishna Manera - daughter 5) Lata Sanjey Bhoir - daughter.
5. It appears from the mutation entry no. 965 dated 4/1/2010 that, Additional Tahsilder and agricultural lands tribunal passed an order under section 32 G of Bombay Tenancy and Agricultural Lands Act and thereby directed the tenant Gomubai Janya Gondhale and others



to pay the purchase price determined as per the said order to the land owners. Accordingly name of the tenant was moved from other rights column to the occupier's column and charge was created for unpaid purchase price.

6. It appears from the **mutation entry no. 966** dated 4/1/2010 that, the Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. Vadavali/LPS-II-III-P-96 dated 24/12/2009 as the tenant Gomubai Janya Gondhale and others has paid total amount of purchase price of Rs. 578/- as determined under section 32 G of said Act.
7. It appears from the **mutation entry no. 1307** dated 26/4/2012 that, the Sub Divisional Officer Thane has passed an order no. TD/6/KVP/SR 130/2011 dated 24/02/2012 and thereby granted permission u/s 43 for the development and sale of the said property and condition of 43 of BTLT act is relax.
8. It appears from the **mutation entry no. 130B** dated 26/4/2012 that, the Gomibai Janya Gondhale & others executed Development Agreement in favour of Puranik Builders Pvt. Ltd on 7/8/2008 vide regd. no. 6393/2008 dated 7/8/2008. The Charge of said Development Agreement kept on the other rights column in 7/12 extract.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vsibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctions

1. **In respect of Zonal Certificate** : It appears from Zonal certificate issued by TMC that the some part of the land reserved for 40 mtrs. D. P. Road and remaining part of the said survey number is vested under residential zone as per the development plan of Thane Municipal area.
2. **In respect of Permission U/s 43**



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Sub Divisional Officer Thane has passed an order no. TD/6/KVP/SR 130/2011 dated 24/02/2012 and thereby relaxed the condition u/s 43 of BTALT Act for the development and sale of the said property.

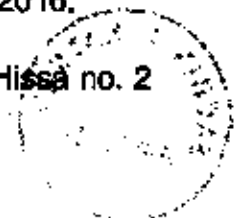
F. In respect of Title Deeds :

1. Gomubai Janya Gondhale & others executed Agreement in favour of Puranik Builders Pvt. Ltd. on 7/8/2008 which is duly registered in the Sub-Registrar Assurances of Thane vide registration no. 6393/2006 dated 7/8/2008.
2. Kekobad Dosabhai Dongariwala executed confirm the Agreement for Sale and Development dated 10/8/1995 by executing Confirmation Deed in favour of Vimai Baban Borhade and & others for the said property and other properties. Which is duly registered in the Sub-Registrar Assurances of Thane vide registration No. 5155/2008 dated 11/9/2008.
3. The Additional Tahsildar and the A.L. Thane determined the purchase price of S. No. 53 Hissa No. 1 for Rs. 578 on depositing the said amount by tenant Gomubai Janya Gondhali issued a certificate of purchase in her name u/s 32M of the BT and AL Act, 1948 on 24/12/2009 which is duly registered with Sub Registrar Assurance Thane vide Sr. No. 101/2010 on 2/1/2010.
4. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 18/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
5. The Declaration cum indemnity Bond for handingover the possession of land under D.P. Road regarding the 38.34 sq.meters out of 700 sq.meters of the said property alongwith other properties is executed on 7/6/2018 and same is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.

G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

11. **BRIEF HISTORY OF ELEVENTH PROPERTY :** Survey No. 53 Hissa no. 2
admeasuring area 3060 sq. meters



A. In respect of current 7/12 extracts:

It appears from the current 7/12 extract dated 21/4/2016 that, said property is owned by Vasantibai Pukhraj Jain & others.

B. In respect of 50 years 7/12 extract:

It appears from the 50 years 7/12 extract that, said property is owned by Hajarimal Punamchand and Janya Budhya shown as protected tenant.

C. In respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 316 dated 4/9/1954 that, as per Taluka order no. RTS/SR 593 dated 20/8/1964 that, name of Bapuji Pestamji was deleted and the name of Bhaskar Narayan Patil was recorded.
2. It appears from the mutation entry no. 378 dated 7/8/1956 that, as per Taluka Order no.TNC 8113 dated 14/1/1956 Janya Budhya is declared as protected tenant and Bhaskar Narayan is shown as simple tenant.
3. It appears from the mutation entry no. 414 dated 12/8/1957 that, as per the taluka order name of Janya Budhya was deleted as tenant as he was not cultivating the said property.
4. It appears from the mutation entry no. 542 dated 10/11/1962 that, as per the Taluka order no. RTS/746 dated 31/10/1962 that, name of Bhaskar Narayan Patil was removed and name of Hajarimal Poonamchand Nathaji was recorded.
5. It appears from the mutation entry no. 405 dated 1/8/1997 that, Hajarimal Poonamchand Jain died on 25/6/1970 leaving behind his only legal heir Pukhraj Hajarimal Jain (son).
6. It appears from the mutation entry no. 534 dated 26/12/2003 Pukhraj Hajarimal Jain died on 8/7/2003 leaving behind his legal heir as follows: 1) Vasantibai Pukhraj Jain (Wife) 2) Bharat Pukhraj Jain (son) 3) Rekha Pukhraj Jain (daughter) 4) Vandana Pukhraj Jain (daughter) 5) Jyotsna Pukhraj Jain (daughter).
7. It appears from the mutation entry no. 1472 dated 29/10/2013 that, the RCS No. 1351/2012, SCS No. 491/2005 and RCS 323/2005 is pending regarding the said property in Civil Court. The Civil Court passed interim order in RCS 323/2005 that till the decision of final order no changes should be carried out in the said property.



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8. It appears from the mutation entry no. 1652 dated 7/3/2016 that, Vasanti Pukharaj Jain & others conveyed the said property in favour of Yogesh Govind Puranik and Nilesh Ravindra Puranik.
9. It appears from the mutation entry no. 1653 dated 7/3/2016 that, the order passed in RCS No. 323/2005 dated 29/7/2015 the said property deleted from the suit as there is compromise between plaintiff & defendant therefore the said property as no concern in the said suit. Therefore as per the letter of Tahasildar letter no/Mahasulk-1/T-3/Hakknond/KV/16717/2016 dated 6/2/2016 the remark of RCS No. 323/2005, RCS 1351/2012 and SCS No. 491/2005 is removed from the other rights column.

D. In respect of Search Report with the Sub Registrar of Assurances:

Search Report issued by Adv. Vaibhavi Ulkanda for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

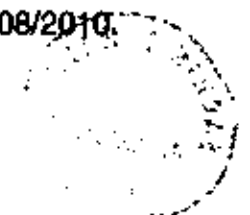
E. In respect of various permissions and sanctions:

In respect of Zone Certificate:

It appears from Zonal certificate issued by TMC for survey no. 53 that, Part of the said land is vested under the 40 mtrs, and the remaining land is vested under the residential zone.

F. In respect of Title Deeds:

1. Laxmibai Sitaram Patil & others confirmed the Agreement dated 16/8/2007 by executing Deed of Confirmation in favour of Puranik Builders Pvt. Ltd which is duly registered with the Sub-Registrar of Assurances, Thane on 12/2/2009 at Sr. No. 1204/2009.
2. Kamal Namdev Madhavi confirmed the Agreement dated 16/8/2007 and Confirmation Deed dated 23/1/2009 vide No. 1204/2009 by executing Deed of Confirmation in favour of Puranik Builders Pvt. Ltd which is duly registered with the Sub-Registrar of Assurances, Thane on 4/6/2010 at Sr. No. 6092/2010.
3. Devkubai Bhaskar Patil and others executed Declaration in favour of Puranik Builders Pvt. Ltd which is duly registered with the Sub-Registrar of Assurances, Thane on 25/11/2010 at Sr. No. 12108/2010.



4. Vasanti Pukharaj Jain and others executed Conveyance Deed in favour of Yogesh Govind Puranik and Nilesh Ravindra Puranik for the said property. The said deed executed and registered on 18/2/2013 at vide No. 1331/2013 in the S.R.O. Thane.
5. Sumatibai Chhaganlal Jain & others executed Deed of Assignment in favour of Puranik Builders Pvt. Ltd. and Yogesh Govind Puranik and Nilesh Ravindra Puranik which is duly registered at Sub Registrar of Assurance Thane vide no. 875/2015 dated 4/2/2015. By the Deed of Assignment they confirmed the Deed of Conveyance dated 18/2/2013 & confirmed the rights, title & ownership of Yogesh Govind Puranik & Nilesh Ravindra Puranik.
6. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

12. BRIEF HISTORY OF TWELFTH PROPERTY : Survey No. 53 Hissa no. 4 admeasuring area 760 sq meters

A. In respect of Current 7/12 extracts

It appears from Current 7/12 extract dated 21/4/2016 that, Tulshibai Savalaram Tandel & others are the owners of the said property and charge of Development Agreement of the Puranik Builders Pvt. Ltd. is mentioned in the other rights column.

B. In respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 185 dated 5/1/1939 that as per the award of Arbitrator the name of Balwant Sitaram Joglekar recorded in the record of rights. Shri. J. B. Pradhan worked as arbitrator.
2. It appears from the mutation entry no. 378 dated 7/8/1956 that Balwant Sitaram Joglekar is the owner of the said Property. Ragho Barik is shown as tenant as per order no. TNC 8113 dated 14/1/1956.



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3. It appears from the **mutation entry no. 531** dated 5/12/1961 that Ragho Barik died before 6 years leaving behind him legal heirs: 1) Hendribai Ragho Madhavi (wife) 2) Padibai Shantaram Karkhande (daughter)
4. It appears from the **mutation entry no. 652** dated 1/9/1965 that, Additional Tahsildar and agricultural lands tribunal determined purchase price of the said land and directed to pay Hendribai Ragho Madhavi & Padibai Shantaram Karkhande under section 32 G of Bombay Tenancy and Agricultural Lands Act vide order no. IPL X -P-95 dated 27/11/1964. The name of Hendribai & Padibai recorded in owners column & charge of purchase price kept in other rights column.
5. It appears from the **mutation entry no. 13** dated 11/10/1977 that Hendribai Ragho Madhavi died on or about in the year 1966 back leaving behind her legal heirs as follows: 1) Padibai Shantaram Karkhande & 2) Tulashibai Shantaram Tande.
6. It appears from the **mutation entry no. 234** dated 17/8/1988 that, Padibai Shantaram Karkhande died on or about in the year 1984, leaving behind her legal heirs as follows : 1) Pandharinath Shantaram Karkhande & 2) Kamlakar Shantaram Karkhande 3) Manjulabai Subhash Kasar (married daughter) 4) Lijabai Naresh Bhoir.
7. It appears from the **mutation entry no. 849** dated 18/10/2008 that the Additional Tahsildar and agricultural lands tribunal as per the order No. Kulvahivat/kavi774/2007-08 dated 17/10/2008 issued Certificate of Purchase under section 32 M of Bombay Tenancy and Agricultural Lands Act as the tenant has paid total amount of purchase price of Rs. 360.50 as determined under section 32 G of said Act.
8. It appears from the **mutation entry no. 882** dated 23/1/2009 that the Sub Divisional Officer Thane has passed an order no. TD/T-6/KV/VP/SR-382/2007 dated 22/1/2009 and thereby relax the permission u/s 43 for the development and sale of the said property and removed the entry from the 7/12 extract of section 43 of BTLT Act.
9. It appears from the **mutation entry no. 885** dated 23/1/2009 that, Tulashibai Savalaram Tande and others have executed Development Agreement dated 15/9/2004 in favour of Puranik Builders Private Limited in respect of Said Property, which is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 6771/04. And the



name of Puranik Builders Private Limited is entered into other rights column of the 7/12 extract of the said Property.

C. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

D. In respect of various permissions and sanctions

1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the some portion of the Survey No. 53 is reserved for 40 mtrs. D. P. Road. Remaining Portion of the Survey No. 53 is vested residential zone as per the development plan for Thane Municipal area.
2. **In respect of permission under section 43 of Bombay Tenancy & Agricultural Lands Act 1948 :** It appears from order no. TD/T-6/KV/VP/SR-382/2007 dated 22/1/2009 that permission u/s 43 was granted for the development and sale of the said for property.

E. In respect of Title Deeds :

1. The Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase under section 32M of Bombay Tenancy and Agricultural Lands Act vide no. Vadavali/IPL/105/11 dated 4/8/1989, as the tenant Pandherinath Shanteram Karkhanis has paid total amount of purchase price as determined under section 32 G of said Act. The Said Certificate is registered in the Sub Registrar of assurances Thane vide Sr. No. 4980 on 7/8/1989.
2. Tulshibai Savalaram Tandel and others co-owners of Ragho Berik entered into Development Agreement with M/s Puranik Builders Pvt. Ltd. for Rs. 145000/- of the property bearing S. No. 53 Hissa No. 4 admeasuring 780 sq. mtrs by a deed executed and registered on 15/09/2004 in the S.R.O. Thane V, at No 6771/2004.
3. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

F. Encumbrance



Add: 604, A Wing,
Mahavir Exotico,
Mogharpada, Ghodbunder Road,
Thane - 400 615
Mob No. 8879689716

Sachin J. Katkar
(Advocate)
Roll No. : Mah/1231/2000

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

13. BRIEF HISTORY OF THIRTEENTH PROPERTY : - Survey No. 53 Hissa no. 5 admeasuring area 250 sq meters

A. In respect of 7/12 extracts

it appears from the current 7/12 extract dated 21/4/2016 that the name of Vasantibai Pukharaj Jain and others shown in occupant column and Harishchandra Padmakar Vaity and others shown in other rights column.

B. In respect of 6 D Mutation Entries:

1. it appears from the mutation entry no. 378 dated 7/8/1956 that, as per Order No. TNC81/3 dated 14/1/1956 that, Gopal Bala Bhoir is declare as protected tenant and Ganpat Gana declared as simple tenant.
2. it appears from the mutation entry no. 687 dated 20/9/1965 that, as per order passed under tenancy order no. 67/63-63 dated 25/4/1965 U/s 70 B that, name of Ganpat Gana Vaity was removed as a tenant from the said property of Poonamchand Nathaji.
3. it appears from the mutation entry no. 709 dated 26/10/1967 that, Ganpat Gana Vaity died on 2/4/1965 leaving behind following legal heirs: 1) Padmakar Ganpat Vaity (Son) 2) Kailibai Ganpat Vaity (Wife) 3) Tulshibai Janya Bhokre (Daughter) 4) Gopibai Dundya Bhoir (Daughter).
4. It appears from the mutation entry no. 331 dated 10/8/1993 that Kailibai Ganpat Vaity died before 15 years leaving behind her legal heirs : 1) Padmakar Ganpat Vaity -(deceased) (son) 2) Gopikabali Dundya Vaity - Daughter 3) Tulshibai Janya Bhokre (Daughter) (deceased). Legal heirs of Padmakar Ganpat Vaity are as follows: 1) Taibai Padmakar Vaity (Wife) 2) Harishchandra Padmakar Vaity - Son 3) Navnath Padmakar Vaity - son 4) Manda Mahadev Bhokre - Daughter 5) Lata Gurnath Bhoir - Daughter. Legal heirs of Tulshibai Janya Bhokre are as follows: 1) Baikrushna Janya Bhokre - Son



5. It appears from the **mutation entry no. 401** dated 15/3/1997 that, Poonamchand Nathaji died before 70 to 72 years ago leaving behind his legal heir Hajarimal Poonamchand Jain (son). Hajarimal died in the year 1970 leaving behind his legal heir Pukhraj Hajarimal Jain (son). Name of the legal heir was entered in the record of rights.
6. It appears from the **mutation entry no 534** dated 26/12/2003 Pukhraj Hajarimal jain died on 8/7/2003 leaving behind his legal heir as follows: 1) Vasantibai Pukhraj jain (Wife) 2) Bharat Pukhraj jain (son) 3) Rekha Pukhraj Jain (daughter) 4) Vandana Pukhraj Jain (daughter) 5) Jyotsna Pukhraj Jain (daughter). Name of the deceased was deleted and name of the legal heirs were entered into record of rights.
7. It appears from the **mutation entry no. 947** dated 27/11/2009 that Navanath Padmakar Vaity died on 9/3/1996 leaving behind her legal heirs : 1) Asha Navnath Vaity (Wife) 2) Sangeeta Navanath Vaity (Daughter) 3) Narendra Navanath Vaity (Son) 4) Tushar Navanath Vaity (Son).
8. It appears from the **mutation entry no. 1241** dated 27/6/2011 that Tahasildar's order No. Mahasul/Mahasul K-1/H.No.1/T-3/KV-18989 dated 10/12/2010 the name of Gajibai Sakharam Shinde is recorded as legal heir of Gana Ganpat Vaity.
9. It appears from the **mutation entry no. 1401** dated 1/12/2012 that Taibai Padmakar Vaity died on 4/8/2006 leaving behind legal heirs 1) Harishchandra Padmakar Vaity (Son) 2) Manda Mahadev Bhokare (Daughter) 3) Lata Gurunath Bhoir (Daughter) 4) Navnath Padmakar Vaity (son) (died) leaving behind legal heirs a) Asha Navnath Vaity (Daughter-in-law) b) Sangeeta Navanath Vaity (Grand Daughter) c) Narendra Navanath Vaity (Grand Son) d) Tushar Navanath Vaity (Grand Son).
10. It appears from the **mutation entry no. 1472** dated 29/10/2013 that, the RCS No. 1351/2012, SCSNo. 491/2005 and RCS 323/2005 is pending regarding the said property in Civil Court. The Civil Court passed interim order in RCS 323/2005 that till the decision of final order no changes should be carried out in the said property.
11. It appears from the **mutation entry no. 1653** dated 7/3/2016 that, the order passed in RCS No. 323/2005 dated 29/7/2015 the said property deleted from the suit as there is compromise between plaintiff & defendant therefore the said property as no concern in the said suit. Therefore as per the letter of Tahasildar letter no/Mahasul/K-1/T-



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3/Haknond/KV/16717/2016 dated 6/2/2016 the remark of RCS No. 323/2005, RCS 1351/2012 and SCS No. 491/2005 is removed from the other rights column.

C. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjala for the period 4/2/2010 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

D. In respect of various permissions and sanctions

1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the some portion of the Survey No. 53 is reserved for 40 mtrs. D. P. Road and other portion vested in residential zone.

E. In respect of Title Deeds:

1. Harishchandra Padmakar Vaity and others executed Development agreement in favour of Vighnagar Estate and Investment Pvt. Ltd. though its Director Babanrao Jayram Borhade regarding said property and survey no. 55/1, which is duly registered with Sub Registrar of Assurances, Thane dated 1/8/1994 vide reg. No. 3325/1994.
2. Vighnagar Estate and Investment Pvt. Ltd., Vimal Baban Borhade and others executed Development Agreement on 31/12/2002 in favour of M/s Puranik Builders Pvt. Ltd. for the said property alongwith other properties which is duly registered with Sub Registrar of Assurances, Thane vide reg. No. 825/2003 dated 6/2/2003.
3. Taibai P. Vaity and others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and Survey No. 55 Hissa No. 1 totally admeasuring 2820 sq. m. for a deed executed and registered on 22/4/2003 at No. 2495/2003 in the S.R.O. Thane V and thereby confirmed the Sub-Development Agreement dated 31/12/2002 vide reg. No. 825/2003.
4. Manda Mahadev Bhokare and Ramkrishna Janya Bhokare executed Agreement in favour of Puranik Builders Pvt. Ltd. for said property and S. No. 55 Hissa No. 1 by a deed executed and registered on 6/5/2008 in the S.R.O. Thane V, at sr. no. 3861/2008.



5. Gopibai Dundya Bhoir executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and S. No. 55 Hissa No. 1 for a deed executed and registered on 23/5/2008 at no 4312/2008 in the S. R. D. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
6. Lata Eknath Bhoir executed Confirmation Daed in favour of Puranik Builders Pvt. Ltd. for the said property and S. No. 55 Hissa No. 1 for a deed executed and registered on 27/5/2008 at No 4393/2008 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
7. Asha Navanath Vaity and others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and S. No. 55 Hissa No. 1 for a deed executed and registered on 29/6/2010 at No 7076/2010 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
8. Harishchandra Padmakar Vaity and others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and S. No. 55 Hissa No. 1 for a deed executed and registered on 3/8/2012 at No 6642/2012 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide rag. No. 3861/2008.
9. Kamaiabai Narayan Karkhanis executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and S. No. 55 Hissa No. 1 for a deed executed and registered on 27/8/2012 at No 7208/2012 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
10. Kamaiabai Narayan Kharkhandi executed Deed of Correction in favour of Puranik Builders Pvt. Ltd. for the said property and S. No. 55 Hissa No. 1 for a deed exacuted and registered on 1/9/2012 at No 7419/2012 in the S.R.O. Thane V. and rectify the name which are wrongly mentioned in Confirmation Deed dated 27/8/2012 vide No. 7208/2012.
11. Mathurabai Mangalya Koji executed Deed of Correction in favour of Puranik Builders Pvt. Ltd. for the said property and S. No. 55 Hissa No. 1 for a deed executed and registered on 1/9/2012 at No 7420/2012 in the S.R.O. Thane V. and rectify the name which are wrongly mentioned in Confirmation Deed dated 3/8/2012 vide No. 6642/2012.
12. Vasanti Pukharaj Jain and others as a first part and Harishchandra Padmakar Vaity and others as a confirming part executed Conveyance



Deed in favour of Yogesh Govind Puranik and Nilesh Ravindra Puranik for the said property. The said deed executed and registered on 18/2/2013 at vide No. 1330/2013 in the S.R.O. Thana.

13. Sumatibai Chhaganlal Jain & others executed Deed of Assignment in favour of Puranik Builders Pvt. Ltd. and Yogesh Govind Puranik and Nilesh Ravindra Puranik which is duly registered at Sub Registrar of Assurance Thane vide no. 875/2015 dated 4/2/2015. By the Deed of Assignment they confirmed the Deed of Conveyance dated 18/2/2013 & confirmed the rights, title & ownership of Yogesh Govind Puranik & Nilesh Ravindra Puranik.

14. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

F. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thana at sr. no. TNN-9/740/2018 on 16/01/2016.

14. BRIEF HISTORY OF FOURTEENTH PROPERTY :- Survey No. 54 Hissa No. † admeasuring area 9630 sq meters.

A. In respect of current 7/12 extracts

It appears from the 7/12 extract dated 21/4/2018 that, Tulshibai Savalaram Tandel & others are the owners of the said property.

B. In respect of 50 years of 7/12 extracts

It appears from the 7/12 extract of 50 years that, the said property is originally owned by Bahwant Sitaram Joglekar and Ragho Barik shown as a protected tenant.

C. In respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 185 dated 15/1/1939 that Arbitration procedure taken place for survey no. 54/1 on 21/10/1938. Shri. J. B. Pradhan worked as arbitrator and the Award was passed



determining the rights of Balwant Sitaram Joglekar on the said property and several other properties.

2. It appears from the **mutation entry no. 378** dated 7/8/1956 that as per order no. TNC 8113 dated 14/1/1956 the Ragho Barik is shown as tenant to the said Property.
3. It appears from the **mutation entry no. 531** dated 5/12/1961 that Ragho Barik died on or about in the year 1955, leaving behind him following legal heirs: 1) Handribai Ragho Madhavi (wife) 2) Padibai Shantaram Karkhande (daughter)
4. It appears from the **mutation entry no. 652** dated 1/9/1965 that, the Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. IPLXP95/105/11/1964 dated 27/11/1964 as the tenant Hendribai Ragho & Padibai Shantaram have paid total amount of purchase price as determined under section 32 G of said Act.
5. It appears from **the mutation entry no. 13** dated 11/10/1977 that Hendribai Ragho Madhavi demised before 11 years leaving behind her legal heirs as follows: 1) Padibai Shantaram Karkhande & 2) Tulashibai Shantaram Tandel.
6. It appears from the **mutation entry no. 234** dated 17/8/1988 that, Padibai Shantaram Karkhandi died on or about in the year 1984 leaving behind her legal heirs as follows: 1) Pandharinath Shantaram Karkhanis, 2) Kamlakar Shantaram Karkhanis and 2 Married daughters 3) Manjulabai Subhash Kasar 4) Lilabai Naresh Bhoir. Name of the deceased was replaced with the names of the legal heirs in the record of rights.
7. It appears from the **mutation entry no. 849** dated 18/10/2008 that the Additional Tahsildar and agricultural lands tribunal issued Certificate of Purchase under section 32 M of Bombay Tenancy and Agricultural Lands Act no. vadavali/105/11/64 dated 27/11/1964 in the name of Hendribai Ragho and Padibai Shantaram as they have paid total amount of purchase price of Rs. 1875/- as determined under section 32 G of said Act.
8. It appears from the **mutation entry no. 1469** dated 24/9/2013 that as per the Letter of Tahsildar Thane, Mahasul/K-1/H.No./KV/1121 (1978)13 dated 12/9/2013 area of the said land is 1.05.4 H-R-P which is wrongly recorded extra 0.20.4 H-R-P therefore as per the report of



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Collector & Letter of SDO Thane Mahasul/K-1/H.No./KV/1121
(1978)13 dated 12/9/2013 area corrected in record of right.

9. It appears from the mutation entry no. 1602 dated 12/8/2015 that the Tahasildar passed an order vide no. Mahasul-K-1/T-2/Jaminbab/K.V.-16173/2014 dated 20/7/2015 the condition u/s 43 of BTALT Act is removed according to the circular issued by Government dated 16/7/2014.

D. In respect of Search Report with the Sub Registrar of Assurances.

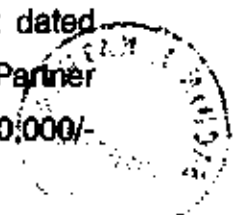
Search Report issued by Adv. Vaibhavi Utkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 25/3/2014 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. in respect of various permissions and sanctions

in respect of Zonal Certificate: it appears from Zonal certificate issued by TMC that the some portion of the Survey No. 54 is reserved for 40 mtrs. D. P. Road and garden no. 3 and remaining portion of the Survey No. 54 is vested in residential zone.

F. In respect of Title Deeds :

- 32 M certificate:** The Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase no. 4070 dated 4/8/1989 under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. Vadavai/PL/105/11 dated 4/8/1989, as the tenant Pandharinath Shantaram Karkhanis has paid total amount of purchase price as determined under section 32 G of said Act. The Said Certificate is registered in the Sub Registrar of assurances Thane vide Sr. No. 4980 on 7/8/1989.
- The said Kaushalya Real Estates is a Partnership Firm constituted between Puranik Builders Private Limited and Sandesh Ambre in which Puranik Builders Private Limited has 98% Share in profit and loss and Sandesh Ambre has 1% share in profit and loss. And partnership is executed on 29/10/2009.
- Tulshibai Savalaram Tande and others executed Agreement dated 5/12/2008 in favour of Kaushalya Real Estates through its Partner Sandesh Sitaram Ambre for the consideration of Rs. 11,00,00,000/-



and saleable built up area 1515 sq. ft. has been paid/allotted to respective land owners in respect of the said Property which is duly registered with the sub registrar of Assurances, Thane at Sr. No. 10862/2009.

4. Tulshibai Savalaram Tandel and others executed Confirmation Deed dated 2/7/2012 in favour of Kaushalya Real Estates in respect of the said Property which is duly registered with the Sub Registrar of Assurances, Thane at Sr. No. 5716/2012, to confirm the Agreement dated 5/12/2009.
5. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.
6. The Declaration cum Indemnity Bond for handingover the possession of land under D.P. Road regarding the 643.27 sq.meters out of 9630 sq.meters of the said property alongwith other properties is executed on 7/6/2016 and same is registered with Sub-registrar of Assurance Thane at sr. no. TNN9-5835/2016 on 7/6/2016.
7. Thereafter by Deed of Conveyance dated 2nd March, 2017 the said Tulsibai Savlaram Tandel and others conveyed and transferred the said Fourteenth Property to the Puranik Builders Private Limited and was confirmed by the Kaushalya Real Estates by joining the said Deed of Conveyance as Confirming Party. Kaushalya Real Estates also under the said Deed of Conveyance released and relinquished its right, title and interest in the said Fourteenth Property for consideration as stated therein. The said Deed of Conveyance is duly registered before the Sub-Registrar of Assurance Thana at Sr. No. TNN-9/1213/2017.

G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgaga the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

15. BRIEF HISTORY OF FIFTEENTH PROPERTY :- Survey No. 54 Hisa no. 2 admeasuring area 1530 sq meters.



A. in respect of Current 7/12 extracts

it appears from the 7/12 extract dated 21/4/2016 that, said property is owned by Shashikala Vinayak Mukadam & others. Prabhavati Vaman Bhoir is shown in the other rights column remark of exemption order granted under ULC section 20 is mention in other rights column.

B. in respect of 7/12 extracts of 50 years

The said land is owned & possessed Kaiya Govind.

C. in respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 123 dated 20/3/1931 that, Gosha alias Gosavi Nago Mukadam and his nephaw Kalya Govind (baing minor through his guardian Gosavi Nago Mukadam) mortgage the said property alongwith other properties to Shivram Pandurang Mathure for Rs. 400/- on 7/1/1931.

2. It appears from the mutation entry no. 216 dated 15/12/1941 that, as per the statement givan by Gosha alias Bhau Nago Mukadam that the said property alongwith other properties given to the share of nephaw Kalya Govind.

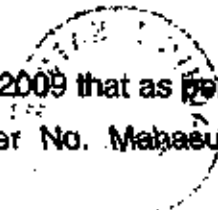
3. It appears from the mutation entry no. 366 dated 1/12/1955 that, mortgaga amount is repaid to Shivram Pandurang Mayure. So the charge of mortgage on the said property was removed.

4. It appears from the mutation entry no. 338 dated 14/2/1994 that, Kalya Govind Mukadam has diad on 4/7/1990 leaving behind following legal heirs: 1) Pavshibai Kaluram Mukadam (wife) 2) Vinayak Kaluram Mukadam (son) 3) Prabhavati Vaman Bhoir (daughter).

5. It appears from the mutation entry no. 522 dated 25/8/2003 that, Pavashibai Kaluram Mukadam died on 17/8/1995 leaving behind following legal heirs: 1) Vinayak Kaluram Mukadam - son 2) Prabhavati Waman Bhoir - daughter.

6. It appears from the mutation entry no. 756 dated 26/9/2007 that, Vinayak Kaluram Mukadam diad on 18/5/2007 leaving behind following legal hairs : 1) Shashikala Vinayak Mukadam (Wife) 2) Yogesh Vinayak Mukadam (Son) 3) Rakesh Vinayak Mukadam (Son) 4) Rohan Vinayak Mukadam (Son).

7. It appears from the mutation entry no. 915 dated 4/6/2009 that as per the order passed by Tahashildar, Thane vide order No. Mahaesul



Kaksha-1/T-3/SR 605/2009/HN/KV-3778 dated 27/5/2009 and letter from Addl. Collector and compantant Authority, Urban area, Thana vida no. ULC/TA/ATP/Sec. 20/21 dated 25/3/2009 that for tha said property as well as other propartias of the village Vadavali remark of Urban Land Celling Act, 1978 u/s 20 & 21 wes passed on 7/12 extract. The said survey numbers are incorporated in the ULC scheme.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year f959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctions

1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that tha some portion of the Survey No. 54 is resarved for 40 mtrs. D. P. Road and Garden No. 3 remaining portion of the Survey No. 54 is vasted In residential zone.

2. **in respect of Order U/s 8(4) of ULC Act:**

Order vide no. ULC/TA/T. No. 7/Owala/SR-318 dated 2/2/2007. the said property of Vinayak Kaluram Mukadam is declared as surplus land.

3. **In respect of Order U/s 20 of ULC Act:**

Order vide no. ULC/TA/ATP/WSHS-20/SR-1812 dated 17/7/2007. Examption order granted under Section 20 of the Urban Land (Cailing & Regulation) Land.

F. in respect of Title Deeds:

1. Vinayak Kaluram Mukadam & others entered into Development Agreement in favour of Puranik Builders Pvt. Ltd. which is duly registered in the Sub-Registrar Assurances of Thana vide registration no. 1348/2003 dated 28/2/2003.

2. Mankubai Krushna Mukadam & others entered into an Agreement in favour of Puranik Builders Pvt. Ltd. which is duly registered in the Sub-



Registrar Assurances of Thane vide registration no. 2394/2008 dated 17/3/2008.

3. Shashikala Vinayak Mukadem & other 5 executed Supplementary Agreement regarding the said property alongwith other property in favour of Puranik Builders Pvt. Ltd. Which is duly registered in the Sub-Registrar Assurances of Thane vide registration no. 10316/2009 dated 21/11/2009.
4. Arun Hender Thandare & other 12 executed Supplementary Agreement regarding the said property alongwith other property in favour of Puranik Builders Pvt. Ltd. Which is duly registered in the Sub-Registrar Assurances of Thane vide registration no. 475/2010 dated 13/1/2010.
5. Prabhavati Waman Bhoir executed Confirmation Deed regarding the said property alongwith other property in favour of Puranik Builders Pvt. Ltd. Which is duly registered in the Sub-Registrar Assurances of Thane vide registration no. 2039/2010 dated 26/2/2010 and confirm the Agreement No. 2394/2008 dated 17/3/2008 & Supplementary Agreement No. 10316/2009 dated 21/11/2009.
6. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Reel Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCI LTD for said property and alongwith properties by said deed registared with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

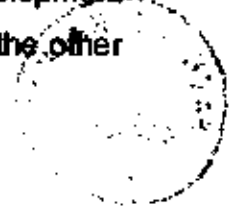
G. Encumbranca

The Developar has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of tha said loan and mortgage the said property alongwith other property. The said Mortgaga Deed registered with Sub-registrar Assurance Thana at sr. no. TNN-9/740/2016 on 16/01/2016.

16. BRIEF HISTORY OF SIXTEENTH PROPERTY : Survey No. 54 Hissa no. 3 admeasuring area 1500 sq meters.

A. in respect of Current 7/12 extracts

As per the Current 7/12 extract dated 21/4/2016 that the said property is owned by Shamubai Tukaram Tandel & Others. Charge of Development Agreement of M/s Puranik Buildars Private Limited is antered in the other rights column.



B. In respect of 50 yrs 7/12 extracts

it appears from 7/12 extract of 50 years that, originally the said property was owned by Baiwant Sitaram Jogiekar & was possessed by Tukaram Poshha Tandel.

C. In respect of 6 D Mutation Entries :

1. it appears from the **mutation entry no. 140** dated 5/1/1933 that Parvatibai Gangadas died on 22/9/1932 leaving behind legal heirs as follows: 1) Pranjeevan 2) Manikiai 3) Manmohan 4) Gorakhnath 5) Chotalai (1 to 5 are grandsons and sons of daughter) 6) Sakharmai Jamnadas (Brother-in-Law) 7) Baikisan Tulshidas (nephew). As per Tenancy Order No. RTS/SR/614 dated 18/12/1932 there names were mutated to the said property.
2. it appears from the **mutation entry no. 150** dated 9/8/1935 that, as per the courts order Praihad Sitaram Jogiekar received the said property from defendant Parvatibai Gangadas by legal heirs of Pranjeevan, Vitthal, Manmohandas, Govardhandas, Chotalai, Sakharmai Jamnadas & Baikisan Tulshidas on payment of Rs. 1500 dated 2/7/1935.
3. it appears from the **mutation entry no. 105** dated 15/1/1939 that Arbitration Procedure was taken place for the said property of Baiwant Sitaram Jogiekar alongwith other properties on 21/10/1938 by G. B. Pradhan worked as Arbitrator.
4. it appears from the **mutation entry no. 378** dated 7/8/1956 as per Taluka Order No. TNC 8113 dated 14/1/1956 Tukaram Poshha is shown as simple tenant & Rama Govind is shown as protected tenant for the said property of Baiwant Sitaram Jogiekar
5. it appears from the **mutation entry no. 456** dated 13/8/1957 that name of protected tenant Rama Govind was removed as he was not cultivating the said property personally.
6. it appears from the **mutation entry no. 643** dated 1/9/1965 that Additional Tahsildar and agricultural lands tribunal determined purchase price of the said land under section 32 G of Bombay Tenancy and Agricultural Lands Act vide order no. IPL IX P-96 /122/11/64 dated 27/11/1964 in the name of Tukaram Poshha Tandel. The name of Tukaram Poshha Tandel recorded in owners column and charge of the owner kept on other rights column.



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7. It appears from the **mutation entry no. 850** dated 18/10/2008 that the Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. Vadavali/122/11/64/VR- 159 as the tenant Tukaram Posha has paid total amount of purchase price as determined under section 32 G of said Act.
8. It appears from the **mutation entry no. 881** dated 23/1/2009 that the Sub Divisional Officer Thane has passed an order no. TD T6/KV/VP/SR 261/2008 dated 22/1/2009 and thereby relaxed the condition u/s 43 of BTALT Act for the development and sale of the said property.
9. It appears from the **mutation entry no. 884** dated 23/1/2009 that, Tukaram Posha Tandel & others executed Confirmation deed in favour of M/s Puranik Builders Private Limited which is duly registered at Sub-registrar assurance of Thane vide no. 2497/2003 dated 22/4/2003 for Rs. 422550/-. And there by confirmed the Development Agreement executed between M/s Puranik Builders Private Limited with M/s Vighnagar Estate & Investment Pvt. Ltd. Vide no. 825/2003 dated 6/2/2003 Therefore charge of Development Agreement of M/s Puranik Builders Private Limited was entered into other rights column.
10. It appears from the **mutation entry no. 1051** dated 5/5/2010 that, Tukaram Posha Tandel died on 4/5/2004 leaving behind following legal heirs 1) Shamubai Tukaram Tandel (Wife) 2) Posubai Tukaram Tandel (Daughter) 3) Bhakchandra Tukaram Tandel (Son) 4) Jaywant Tukaram Tandel (Son) 5) Nirabai Gopinath Choudhari (Daughter) 6) Jankibai Nathu Vaity (Mastan) (Daughter).

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions and sanctions

1. **Zonal Certificate** : It appears from issued by TMC that the some of the portion of the Survey No. 53 is reserved for 40 mtrs. D. P. Road. Balance portion of the Survey No. 53 is vested in Garden no. 3 and the



remaining land is vested in the residential zone as per the development plan for Thane Municipal area.

2. In respect of Permission U/s 43

it appears from the Permission U/s 43 that the Sub Divisional Officer Thane has passed an order no. TD T6/KV/VP/SR 261/2008 dated 22/1/2009 and thereby relaxed the condition u/s 43 of BTALT Act for the development and sale of the said property.

3. In respect of Permission U/s 8(4) of ULC Act :

It appears from the Order under 8(4) ULC Act, vide no. ULC/TAT. No. 7/Vadavai/SR - 146 dated 21/7/2005. Tukaram Posha Tandel is not having excess land.

F. In respect of Title Deeds :

1. The Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase under section 32 M of Bombay Tenancy and Agricultural Lands Act vide no. Vadavai/122/11/64/VR - 159 as the tenant Tukaram Posha has paid total amount of purchase price as determined under section 32 G of said Act.
2. Tukaram Posha Tandel executed Development Agreement in favour of M/s Vighnagar Estates & Investments Pvt. Ltd. in respect of Said Property, dated 13/7/1994 which was duly registered with the Sub Registrar of Assurances Thane vide Sr. no. 3015/1994.
3. Babanrao Jayram Borhade, Director of M/s Vighnagar Estates & Investments Pvt. Ltd. executed Development Agreement in favour of M/s Puranik Builders Private Limited, regarding said property alongwith other properties, dated 31/12/2002 which was duly registered with the Sub Registrar of Assurances Thane vide Sr. No. 825/2003 dated 6/2/2003.
4. Tukaram Posha Tandel and others confirm the Development rights of Puranik Builders Private Limited in respect of Said Property which were obtained vide Development Agreement dated 6/2/2003 and executed Confirmation Deed in favour of M/s Puranik Builders Private Limited, on 22/4/2003 which is duly registered with the Sub Registrar of Assurance Thane vide Sr. No. 2497/2003.
5. Shamubai Tukaram Tandel and others executed Agreement for Sale in favour of Puranik Builders Private Limited, dated 31/8/2009 which is



duly registered with the Sub Registrar of Assurance Thane vide Sr. No.7568/2009.

6. Vimal Harishchandra Shinge confirmed the Agreement dated 31/8/2009 which is duly registered with the Sub Registrar of Assurance Thane vide Sr. No.7568/2009 and executed Confirmation Deed in favour of Puranik Builders Private Limited, dated 23/9/2009 which is duly registered with the Sub Registrar of Assurance Thane vide Sr. No. 8257/2009.
7. Bhaichandra Tukaram Tandai & others executed Supplementary Agreement in favour of M/s Puranik Builders Private Limited, on 28/6/2013 which is duly registered with the Sub Registrar of Assurance Thane vide Sr. No. 4884/2013. And there by confirmed the Agreement which is registered at the sr. no. 7568/2009 and 8257/2009.
8. M/s. Puranik Builders Pvt. Ltd. and M/s Keushaiya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

17. BRIEF HISTORY OF SEVENTEENTH PROPERTY : Survey No. 55 Hissa no. 1 admeasuring area 2570 sq meters

A. In respect of 7/12 extracts

It appears from the 7/12 extract dated 21/4/2016 that the said property is owned by Shrikant Govind Puranik & Yogesh Govind Puranik.

B. In respect 50 years of 7/12 extracts

It appears from the 7/12 extract of 50 years Originally the said land was owned by Baiwant Sitaram Jogiekar and possessed by Ganpat Gana Vaity.

C. In respect of 6 D Mutation Entries :



1. It appears from the **mutation entry no. 185** dated 15/1/1939 Arbitration procedure taken place for survey no. 55/1 alongwith other survey numbers on 21/10/1938. Shri. J. B. Pradhan worked as arbitrator.
2. It appears from the **mutation entry no. 360** dated 2/7/1955 that, as per Tenancy Order No. REV.1044 dated 11/6/1955 that, the record shows Gopal Bala Bhoir is the tenant and actual tenant Ganpat Gana. Therefora the name of actual tenant is recorded.
3. It appears from the **mutation entry no. 378** dated 7/8/1956 that, as per Order No. TNC81/3 dated 14/1/1956 that, Gopal Bala Bhoir is declare as protected tenant and Ganpat Gana declared as simple tenant.
4. It appears from the **mutation entry no. 628** dated 1/9/1965 that, the Additional Tahsildar and Agricultural Lands Tribunal passed & order by vide no. Vadavali/IPL/IX/B/89 dated 28/11/64 as the tenant Ganpat Gana Vaity has directed to pay total amount of purchase price of Rs. 500/- as determined under section 32 G of said Act. The name of Ganpat Gana Vaity recorded in owners column and charge of owner kept in other rights column.
5. It appears from the **mutation entry no. 709** dated 26/10/1967 that, Ganpat Gana Vaity died on 2/4/1965 leaving behind following legal heirs: 1) Padmakar Ganpat Vaity - son 2) Kalibai Ganpat Vaity - wife 3) Tulshibai Janya Bhokre - Daughter 4) Gopibai Dundya Bhoir - Daughter.
6. It appears from the **mutation entry no. 727** dated 31/8/1979 that, as per the 32 M certificate Ganpat Gana Vaity has paid purchase price of Rs. 500/- to Balwant Sitaram Jogiekar, charge in the other rights column was removed.
7. It appears from the **mutation entry no. 331** dated 10/8/1993 that Kalibai Ganpat Vaity died before 15 years leaving behind her legal heirs : 1) Padmakar Ganpat Vaity - (deceased) Son 2) Gopikabali Dundya Vaity - Daughter 3) Tulshibai Janya Bhokra - Daughter (deceased). Legal heirs of Padmakar Ganpat Vaity are as follows: 1) Taibai Padmakar Vaity - Wife 2) Harishchandra Padmakar Vaity - Son 3) Navnath Padmakar Vaity - Son 4) Manda Mahadev Bhokre - Daughter 5) Lata Gurunath Bhoir - Daughter. Legal heirs of Tulshibai Janya Bhokre are as follows: 1) Balkrushna Janya Bhokre - Son.



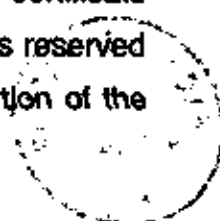
8. It appears from the **mutation entry no. 947** dated 27/11/2009 that Navanath Padmakar Vaity died on 9/3/1996 leaving behind her legal heirs : 1) Asha Navnath Vaity - Wife, 2) Sangeeta Navanath Vaity - Daughter 3) Narendra Navanath Vaity - Son, 4) Tushar Navanath Vaity - Son.
9. It appears from the **mutation entry no. 1241** dated 27/6/2011 that Tahasildar's order No. Mahasul/Mahasul K-1/H.No.1/T-3/KV 18989 dated 10/12/2010 the name of Gajibai Sakharam Shinde is recorded as legal heir of Gana Ganpat Vaity.
10. It appears from the **mutation entry no. 1395** dated 17/11/2012 that, Sub Divisional Officer Thane has passed an order no. TD/T6/Thane/VP/SR 143/2009 dated 6/10/2012 and thereby relaxed the condition u/s 43 of BTALT Act for the development and sale of the said property.
11. It appears from the **mutation entry no. 1401** dated 1/12/2012 that Taibai Padmakar Vaity died on 4/6/2006 leaving behind legal heirs 1) Harishchandra Padmakar Vaity (son) 2) Manda Mahadev Bhokare (daughter) 3) Lata Guruneth Bhoir (daughter) 4) Navnath Padmekar Vaity (son) (died) leaving behind legal heirs a) Asha Navnath Vaity - daughter in law, b) Sangeeta Navanath Vaity - Grand Daughter c) Narendra Navanath Vaity - Grand Son, d) Tushar Navanath Vaity - Grand Son.
12. It appears from the **mutation entry no. 1411** dated 11/2/2013 that Harishchandra Padmakar Vaity & others conveyed the said property in favour of Shrikant Govind Puranik & Yogesh Govind Puranik on 10/10/2012 which is duly registered at sub-registrar Thane at Sr. No. 8479/2012.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Adv. Vaibhavi Ulkande for the period of year 1959 to 2010 (4/2/2010) and Mr. Akshay Kinjale for the period 4/2/2010 to 24/2/2012 and online search from 24/2/2012 to 25/3/2014, 25/3/2014 to 30/7/2015 and 30/7/2015 to 19/11/2016 placed before me. Nothing found incriminating in the report.

E. In respect of various permissions end sanctions

1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the some portion of the Survey No. 55 is reserved for 20 mtrs. D. P. Road and Garden No. 3. Remaining Portion of the



Survey No. 55 is vested residential zone as per the development plan for Thana Municipal area.

2. **In respect of section 43 of Bombay Tenancy Act:** Condition under Section 43 of Bombay Tenancy Act for the said property is relaxed as per the order of SDM Thane vide no. TD/T-6/KV/VP/SR-143/2009 dated 16/6/2012 revised Order dated 6/10/2012.

F. In respect of Title Deeds:

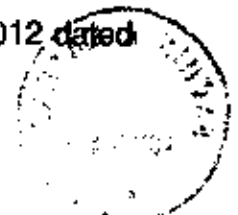
1. **32 M Certificate :** Additional Tahsildar and Agricultural Lands Tribunal issued Certificate of Purchase under section 32M of Bombay Tenancy and Agricultural Lands Act vide no. Vadavali/IPL/IX/B/89 dated 28/11/64 as the tenant Ganpat Gana Vaity has paid total amount of purchase price of Rs. 500/- as determined under section 32 G of said Act. The said certificate registered at Sub Registrar of Thana at Sr. No. 129 dated 12/2/1969.
2. Harishchandra Padmakar Vaity and others executed Development agreement in favour of Vighnagar Estate and Investment Pvt. Ltd. through its Director Babanrao Jayram Borhade regarding said property and survey no. 53/5, which is duly registered with Sub Registrar of Assurances, Thane dated 1/8/1994 vide reg. No. 3325/1994.
3. Vighnagar Estate and Investment Pvt. Ltd., Vimal Baban Borhade and others executed Sub-Development Agreement on 6/2/2003 in favour of M/s Puranik Builders Pvt. Ltd. for the said property along with other properties which is duly registered with Sub Registrar of Assurances, Thane vide reg. No. 925/2003.
4. Taibai P. Vaity and others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and Survey No. 53/5 totally measuring 2820 sq. m. for a deed executed and registered on 22/4/2003 at No. 2495/2003 in the S.R.O. Thana V and thereby confirmed the Sub-Development Agreement dated 31/12/2002 vide reg. No. 825/2003.
5. Manda Mahadav Bhokare and Ramkrishna Janya Bhokare executed Agreement in favour of Puranik Builders Pvt. Ltd. for said property and Survey No. 53/5 by a deed executed and registered on 6/5/2008 in the S.R.O. Thane V, at sr. no. 3861/2008.
6. Gopibai Dundya Bhoir executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and Survey No. 53/5 for a deed executed and registered on 23/5/2008 at no 4312/2008 in the



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- S. R. O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
7. Lata Eknath Bhoir executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and Survey No. 53/5 for a deed executed and registered on 27/5/2008 at No 4393/2008 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
 8. Asha Navanath Vaity and others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and Survey No. 53/5 for a deed executed and registered on 29/6/2010 at No 7076/2010 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
 9. Harishchandra Padmakar Vaity and others executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and Survey No. 53/5 for a deed executed and registered on 3/8/2012 at No 6642/2012 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
 10. Kamelabai Narayan Karkhanis executed Confirmation Deed in favour of Puranik Builders Pvt. Ltd. for the said property and Survey No. 53/5 for a deed executed and registered on 27/8/2012 at No 7208/2012 in the S.R.O. Thane V and thereby confirmed the Agreement dated 6/5/2008 vide reg. No. 3861/2008.
 11. Kamalabai Narayan Kharkhandi executed Deed of Correction for the said property and Survey No. 53/5 for a deed executed and registered on 1/9/2012 at No 7419/2012 in the S.R.O. Thane V. and rectify the name which are wrongly mentioned in Confirmation Deed dated 27/8/2012 vide No. 7208/2012.
 12. Mathurabai Mangalya Koli executed Deed of Correction for the said property and Survey No. 53/5 for a deed executed and registered on 1/9/2012 at No 7420/2012 in the S.R.O. Thane V. and rectify the name which are wrongly mentioned in Confirmation Deed dated 3/8/2012 vide No. 6642/2012.
 13. Kamalabai Narayan Kherkhandi executed Correction Deed and rectify the name as Kamalabai Narayan Karkhanis vide no. 7419/2012 dated 1/9/2012.



14. Mathurabai Mangiya Koli executed Correction Deed and rectify the name as Mathurabai Mangiya Langrekar vide no. 7420/2012 dated 1/9/2012.
15. Harishchandra Padmakar Vaity & others executed Conveyance Deed in favour of Shrikant Govind Puranik & Yogesh Govind Puranik, deed executed and registered on 10/10/2012 in the S.R.O. Thane V, at sr. no. 8479/2012.
16. M/s. Puranik Builders Pvt. Ltd. and M/s Kaushalya Real Estate executed on 16/1/2016 Deed of Mortgage in favour of IFCL LTD for said property and alongwith properties by said deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

G. Encumbrance

The Developer has obtained Rupees Term Loan from IFCL Ltd. As per the terms and conditions of the said loan and mortgage the said property alongwith other property. The said Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/740/2016 on 16/01/2016.

Before issue this title certificate I have presumed following things:-

- a. I have presumed that the documents as shown to me are final and have not been amended or modified in any manner.
- b. I presume that in relation to the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered by and are binding on the parties thereto.
- c. This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;
- d. I have not taken search in the court for litigation regarding the said property. This opinion does not cover any litigation, suits etc. filed in any court in respect of the said property except the details of litigation disclosed in the report which is provided by the developer.
- e. All information including documents that has been supplied to me has been accepted as being correct unless otherwise stated.
- f. It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to



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records being torn and mutilated. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated.

- g. I have not invited objection for issue of Title Certificate in the news paper.
- h. I have taken at most care and made due diligence before issuance of this title certificate.

CONCLUSION

It appears from the perusal of revenue record of the said properties, relevant title deeds, Development Agreements and/or Agreement for Sale and permissions mentioned hereinabove that the title of Land owners and Developers in respect of said property subject to said legal proceeds and charge of IFCL Ltd are Clear, Marketable and Free from all encumbrances and that the developers do have absolute rights to develop the said property and to enter into Agreement for Sale of the constructed premises in the said property.

Dated this 1st day of July, 2017


Sachin J. Katkar
Advocate

