Y. S. ABHYANKAR.
B.COM. LL.M.

ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

7173-2016 on 1st September 2016 and the Registration Receipt No. 9307 dated 1st September 2016 and Index No. II in respect thereof.

lll. Original Confirmation Deed dated 16th September 2016 entered into between Sakhu alias Sakhubai Pundlik Sutar of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-7561-2016 on 16th September 2016 and the Registration Receipt No. 9766 dated 1st September 2016 and Index No. II in respect thereof.

mmm. Original Power of Attorney dated 16th September 2016 entered into between Sakhu alias Sakhubai Pundlik Sutar in favour of Neptune Developers Limited.

nnn. Original Development Agreement dated 2nd June 2008 entered into between M. P. Enterprises, Partner Shankar Hansraj Patel of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 3 under no. KLN3-4942-2008 on 1st September 2008 and the Registration Receipt No. 4941 dated 1st September 2008 and Index No. II in respect thereof.

ooo. Original Irrevocable Power of Attorney dated 2nd June 2008 executed by M. P. Enterprises, Partner Shankar Hansraj Patel of the One Part in favour of Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 3 under no. KLN3-4943-2008 on 1st September 2008 and the Registration Receipt No. 4942 dated 1st September 2008 and Index No. II in respect thereof.

ppp. Original Supplementary Deed dated 26th February 2013 entered into between M. P. Enterprises, Partner Mohan Pramji Patel, Sonubai Sakharam Patil, Sanjay Sakharam Patil, Jitendra Sakharam Patil, Hanuman Sakharam Patil, Vinod Sakharam Patil, Rahul Sakharam Patil, Gangaram Ganpat Patil, Navneet

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Gagaram Patil, Kanir Gangaram Patil, Manjula Gangaram Patil, Ranjna Gagaram Patil, Alka Gangaram Patil of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-1192-2013 on 28th February 2013 Index No. II in respect thereof.

qqq. Original Confirmation Deed dated 7th September 2013 entered into between M. P. Enterprises, Partner Mohan Pramji Patel, Jijabai Balaram Patil, Ramesh Balaram Patil, Ganesh Balaram Patil, Ananta Balaram Patil, Suresh Balaram Patil of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-4947-2013 on 7th September 2013 and the Registration Receipt No. 5027 dated 7th September 2013 and Index No. II in respect thereof.

rrr. Original Power of Attorney dated 7th September 2013 entered into between Jijabai Balaram Patil, Ramesh Balaram Patil, Ganesh Balaram Patil, Ananta Balaram Patil, Suresh Balaram Patil in favour of Neptune Developers Limited

sss. Original Confirmation Deed dated 8th October 2013 entered into between M. P. Enterprises, Partner Mohan Pramji Patel, Janabai Ganpat Patil of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-5377-2013 on 8th October 2013 and the Registration Receipt No. 5463 dated 8th October 2013 and Index No. II in respect thereof.

ttt. Original Power of Attorney dated 8th October 2013 entered into between Janabai Ganpat Patil in favour of Neptune Developers Limited.

uuu. Search Report dated 26th July 2017 and vide Receipt No.9728 of 2017 & 9729 of 2017 prepered by Mr. Manoj Kunde, Search Clerk in respect of the land bearing Survey No. 1/3, 2/3, 2/4, 2/5, 2/6, 3/1, 3/2, 3/3, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/7,

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4/8, 4/9, 4/10, 4/12, 4/14, 5/1, 5/2, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/15, 75, 76/3, 76/4, 76/5, 76/8, 76/9, 76/10, 76/11, 76/12, 76/14, 76/24, 76/26, 76/27 and 76/28(p).

vvv. Layout Plan under Outward No. KDMP / TP / LA / KV / 320-153 dated 28th July 2010 inter alia in respect of land bearing Survey No. 1/3, 2/3, 2/4, 2/5, 2/6, 3/1, 3/2, 3/3, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/7, 4/8, 4/9, 4/10, 4/12, 4/14, 5/1, 5/2, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/15, 75, 76/3, 76/4, 76/5, 76/8, 76/9, 76/10, 76/11, 76/12, 76/14, 76/24, 76/26, 76/27 and 76/28(p), and Revised Layout approval Outward KDMC/NRV/layout no. 2016-17/79, dated 30th July 2016 issued by Kalyan Dombivali Municipal Corporation.

www. N. A. Order No. Mahsul/ Kaksha-1/ T-7/ NAP/SR-125/2010 dated 5th October 2010 of the Collector, Thane inter alia in respect of the land bearing Survey No. 1/3, 2/3, 2/5, 2/6, 3/1, 3/2, 3/3, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/7, 4/8, 4/9, 4/10, 4/12, 4/14, 5/1, 5/2, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/15, 75, 76/3, 76/4, 76/5, 76/8, 76/9, 76/10, 76/11, 76/12, 76/14, 76/24, 76/26, 76/27 and 76/28(p).

xxx. By order bearing no. SEAC-2015/CR-63/TC-1 dated SEIAA, Environment Department issued Enviorment clearance for said Property.

yyy. By Order No. MAHSUL/T-2 / JAMINBAB / VINICHITI / MOUJE AMBIVALI / SR-99/16, dated 19th August 2016 of the Tahasildar, Kalyan passed u/s 42(A) 1A of MLRC 1966 in respect of the land bearing survey no. 2/4.

zzz. By a **Deed of Mortgage** deed dated **30th March 2013** bearing registration no. **KLN4-1884/2013** entered into between **AXIS TRUSTEE SERVICES LTD.** of the other part and the **Owner** of the other part, the owner mortgaged their right and title interest as security for Non-Convertible Debentures.

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aaaa. Copy of proceeding, order and pleading which is pending in various Court with respect to the Property which more particularly described in annexure I to the present report.

4) On the basis of the aforesaid documents, I hereby certify that the title of Neptune Developers Limited with respect to the property described hereinabove is clear, marketable and free from all encumbrances and no other order of any court which is restraining the owner for developing the said property, subject to **Deed of Mortgage** dated **30th March 2013** bearing registration no. **KLN4-1884/2013** entered into between **AXIS TRUSTEE SERVICES LTD.** of the other part and the **Owner** of the other part.

Dated this 27th day of July, 2017

At Mumbai

Messrs. Abhyankar and Company.

Proprietor

Advocates and Solicitors

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ANNEXURE "A"
LIST OF PENDING CONSUMER LITIGATION
BEFORE DISTRICT CONSUMER FORUM AT THANE

Sr. No.	Case No.	Consumer Name	Sector	Building No.	Flat No.	Floor	Brief facts and Stage
1	C.C. No. 406/2012	Nanda Rathod	1-A	16A	304	3rd	NDL to be filed the written argument on next date and there is no adverse order against NDL
2	CC/5/2016	Prathmesh Shivalkar	2-B	B-7	703	7th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
3	CC/15/2016	Anant D. Chalke	2-B	B-8	501	5th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
4	CC/18/2016	Satish B. More	2-B	B-14	604	6th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
5	CC/20/2016	Mahantesh S. Kamati.	2-B	B-7	501	5Th	Complainant to be filed written argument and there is no adverse order against NDL
6	CC/21/2016	Vasant T. Mankar	2-B	B-16A	005	Gr.	Complainant to be filed written argument and there is no adverse order against NDL
7	CC/1155/2015	Shantu S. Gunjal	2-B	B-8/B	501	5th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
8	CC/67/2016	Prakash/Pradeep R. Yerunkar	2-B	B-4/A	504	5th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
9	CC/87/2016	Jagannath M. Shetty	2-B	B-17	005	Gr.	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
10	CC/90/2016	Vijay C. Shetty	2-B	B-15	001	Gr.	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL

11	CC/92/2016	Vinayak V. Parashewar	2-B	B-12	302	3Rd	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
12	CC/44/2016	Vijay B Rambachan	2-B	B/19-A	302	3rd	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
13	CC/46/2016	Dinesh Chile	2-B	B-10	110	1st	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
14	CC/146/2016	Yogesh T. Utekar	2-B	B-19A	104	1st	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
15	CC/91/2016	Suresh Dhavle V/s. NDL	2-B	B-10	504	5th	Complainant to be filed written argument and there is no adverse order against NDL
16	CC/216/2016	Sunil Borhade	2-B	B-19B	403	4th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
17	CC/234/2016	Kiran K. Diwate	2-B	B-18	304	3rd	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
18	CC/318/2016	K. Venkataramanan	2-B	B-7	109	1st	Complainant to be filed written argument and there is no adverse order against NDL
19	CC/319/2016	Anil Karmalkar	2-B	B-2	303	3rd	Complainant to be filed written argument and there is no adverse order against NDL
20	CC/341/2016	Arunalatha Chetty	1-A	1/A	11 (Shop)	Gr.	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
21	CC/342/2016	Pannalal K. Gupta	1-A	13	601	6th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
22	CC/323/2016	K. Venkataramanan	2-B	B-7	110	1st	Complainant to be filed written argument and there is no adverse order

							against NDL
23	CC/326/2016	Sarla & Deepak Shinde	2-B	15	005	Gr.	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
24	CC/340/2016	Shashikant Tambe	1-A	A-4	707	7th	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
25	CC/561/2016	Praful P. Shirke	1-A	A-4	207	2nd	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
26	CC/562/2016	Jagdish Pratap Gulab Singh	1-A	16A	102	1st	Case pending however matter will be amicable settle on next date
27	CC/504/2016	Arun R. Mahale	2-B	18	606	6th	Complainant to be filed written argument and there is no adverse order against NDL
28	CC/836/2016	Pradeep B. Pawar	2-B	B-10	011	Gr	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
29	CC/787/2016	Siddharth K. Kharat	2-B	B-3	308	3rd	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL

LIST OF PENDING CONSUMER LITIGATION
BEFORE KALYAN COURT

Sr. NO.	Case No.	Parties Name	Sector	build	Flat	Floor	Status
30	SCS/328/2013	NDL V/s. Raju Mahadev Shikare	1-A	18	205 &206	2nd	Matter is for report/steps for appearance of the respondent and there is no any prohibitory order passed against NDL
31	SCS/114/2014	NDL V/s. Kamal Suresh Katkar	1-A	1-A	606	6th	Matter is for argument on Exh-5 and there is no any prohibitory order passed against NDL
32	SCS/115/2014	NDL V/s. Rajiv Jai Singh	2-B	8A	405	4th	Matter is for report/steps for appearance of the respondent and there is no any prohibitory order passed against NDL
33	SCS/113/2014	NDL V/s. Rupesh N. Vagh	2-B	B-15	205	2nd	Matter is posted for filing of evidence affidavit of NDL and there is no any prohibitory order passed against NDL
34	RCS/631/2013	Rupesh Vagh V/S. NDL	2-B	B-15	205	2nd	Matter is posted for Issues and there is no any prohibitory order passed against NDL
35	MCA/30/2015	Rupesh Vagh V/S. NDL	2-B	B-15	205	2nd	Appeal is posted for final argument and there is no any prohibitory order passed against NDL
36	MCA/67/2017	NDL V/s. Rupesh N. Vagh	2-B	B-15	205	2nd	Appeal is for the appearance of respondent and there is no any prohibitory order passed against NDL

LIST OF PENDING CONSUMER LITIGATION
BEFORE CITY CIVIL COURT, MUMBAI

Sr. NO.	Case No.	Parties Name	Sector	build	Flat	Floor	Status
37	Short Cause Suit No. 3253 /2014 & Notice of Motion 3210/2016	Dayanand Patil V/s. NDL	2-B	11/B	305	3rd	Matter is for final argument of Notice of motion and there is no any prohibitory order passed against NDL

LIST OF PENDING LITIGATION
BEFORE KALYAN COURT (FILING BY FARMERS)

Sr. NO.	Case No.	Parties Name	Court Name	Survey No.	Status
38	Harkat No. 7/2017	Yasin Suleman Shekh V/s NDL	Tahsilda, Kalyan	1/3 and 4/1	For final argument and there is no any prohibitory order passed against NDL
39	Spl C.S. No. 5/2017	Smt. Pushpa R, Patil & Ors. V/s, NDL	Kalyan Civil Court	3/2, 3/3, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/8, 5/1, 5/2, 76/24,	For argument on withdrawal application of the suit filed by the Plaintiff and there is no any prohibitory order passed against NDL
40	Spl C.S. No 391/2012	Ananta K. Patil V/s. NDL	Kalyan Civil Court	74/9, 76/26, 74/10, 76/27	For List Of Witness/Issues and there is no any prohibitory order passed against NDL
41	RCS No. 769/2012	Yashoda S. Fulore V/s. NDL & Ors.	Kalyan Civil Court	74/9, 76/26, 74/10, 76/27	Matter is for argument on Exh-5 and there is no any prohibitory order passed against NDL
42	Cri. Rev. App. 123/2012	NDL V/s. Mr. Prakash K. Patil	Kalyan Session Courts	74/9, 76/26, 74/10, 76/27	Matter is for settlement process and there is no any prohibitory order passed against NDL