Agreement dated October 03, 2003, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/6327/2003.

In pursuance of the Development Agreement dated October 03, 2003, Saeed Gulam Gaus Suse and others have executed Power of Attorney dated October 03, 2003, which is duly authenticated with the Sub Registrar of Assurances, Thane at Serial no. 518/2003.

b) Development Agreement and Power of Attorney:

Baban Damodar Bhoir and 7 others have assigned development rights in respect of Second Property in favour of Developers by executing Development Agreement dated November 25, 2003, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/7553/2003 and subsequently, in pursuance of Development Agreement, Baban Damodar Bhoir and 7 others have executed Power of Attorney dated November 25, 2003 in favour of Developers, which is duly authenticated in the office of Sub Registrar of Assurances, Thane at serial no. 619/2003.

c) Development Agreement and Power of Attorney:

Anant Narayan Patil and 4 others have assigned development rights in respect of Third Property in favour of Developers by executing Development Agreement dated February 28, 2004, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/1550/2004 and subsequently, Anant Narayan Patil and 4 others have executed Power of Attorney dated March 17, 2004 in favour of Developers, which is duly authenticated in the office of Sub Registrar of Assurances, Thane at serial no. 253/2004.

d) Development Agreement and Power of Attorney:

Laxman Hasha Thakur and members of his family have assigned development rights in favour of Developers in respect of Fourth

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Property by executing Development Agreement dated July 3, 2009, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/5790/2009 and subsequently, Laxman Hasha Thakur and his family members have executed Power of Attorney dated July 3, 2009 in favour of Developers, which is duly authenticated in the office of Sub Registrar of Assurances, Thane at serial no. 227/2009.

e) Development Agreement and Power of Attorney:

Laxman Hasha Thakur in confirmation with members of his family viz. Anant Laxman Thakur and 8 others have assigned development rights in favour of Developers in respect of Fifth Property by executing Development Agreement dated July 3, 2009, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/5790/2009 and subsequently, Laxman Hasha Thakur and 9 others have executed Power of Attorney dated July 3, 2009 in favour of Developers, which is duly authenticated in the office of Sub Registrar of Assurances, Thane at serial no. 227/2009.

f) Development Agreement and Power of Attorney:

Baliram Hasha Thakur in confirmation with his family members have executed Development Agreement dated April 28, 2009 in favour of Developers in respect of Sixth Property, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/3554/2009 and subsequently executed Power of Attorney dated April 28, 2009 which is authenticated in the office of Sub Registrar of Assurances, Thane at serial no. 116/2009.

g) Conveyance Deed:

Mrs. Hansa Ashok Mistry, Mrs. Laxmibai Ramdas Patil and others in confirmation with Baban Bembtya Patil and others have conveyed and transferred Seventh Property in favour of Developers and Confirming

Party by executing Conveyance Deed dated January 20, 2011, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/0670/2011.

h) Development Agreement:

Mr. Datta Dama Mukadam have assigned the development rights of the Eighth property in favour of Developers by executing Development Agreement dated December 11, 2006, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN2/8928/2006 and subsequently executed Power of Attorney dated April 28, 2009 which is authenticated in the office of Sub Registrar of Assurances, Thane at serial no. 1238/2006.

i) Development Agreement and Power of Attorney:

Naresh Trimbak Thakur and 13 others have executed Development Agreement dated June 22, 2010 in respect of Ninth Property in favour of Developers, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/6814/2010 and pursuant to the Development Agreement, Naresh Trimbak Thakur and others have also executed Power of Attorney in respect of Ninth Property and subsequently executed Power of Attorney on even date which is authenticated in the office of Sub Registrar of Assurances, Thane at serial no. 554/2010.

j) Development Agreement and Power of Attorney:

Naresh Trimbak Thakur and 4 others in confirmation with Pandurang Hira Thakur and 9 others have executed Development Agreement dated March 17, 2008 in favour of Developers in respect of portion admeasuring 1246 square meters from and out of Tenth Property, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN2/2611/2008 and pursuant to the Development Agreement, Naresh Trimbak Thakur and 4 others in confirmation with

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Pandurang Hira Thakur and 9 others have also executed Power of Attorney dated .

Budhibai Trimbak Thakur and 4 others have assigned development rights in respect of balance portion of Tenth Property in favour of Developers by executing Development Agreement dated March 09, 2010, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/2417/2010.

Simultaneously with the execution of Development Agreement, Budhibai Trimbak Thakur and 4 others also executed Power of Attorney dated March 09, 2010 in favour of Developers.

k) Development Agreement and Power of Attorney:

Gajanan Kamlya Patil and 6 others have executed Development Agreement dated November 10, 2006 in favour of Developers in respect of their undivided share in the Eleventh Property. Simultaneously, with the execution of Development Agreement, Gajanan Kamlya Patil and 6 others have executed Power of Attorney dated September 12, 2006 in favour of Developers.

Thakubai Maruti Patil and 5 others have executed Development Agreement dated November 16, 2006 in favour of Developers in respect of their undivided share in the Eleventh Property. Simultaneously, with the execution of Development Agreement, Thakubai Maruti Patil and 5 others have executed Power of Attorney dated November 16, 2006 in favour of Developers.

Soma Jana Patil, Bhaskar Jana Patil and Janardan Jana Patil and their family members have executed Development Agreement dated December 15, 2006 in favour of Developers in respect of their undivided share in the Eleventh Property. Simultaneously, with the execution of Development Agreement, Soma Jana Patil, Bhaskar Jana

Patil and Janardan Jana Patil and their family members have executed Power of Attorney dated December 15, 2006 in favour of Developers.

Confirmation Deed:

Gajanan Kamlya Patil, Smt. Thakubai Maruti Patil, Soma Jana Patil and others through their constituted Attorney Mr. Mohan Shinde have confirmed the abovementioned Development Agreements in respect of Eleventh Property by executing Confirmation Deed dated October 14, 2011 in favour of Developers, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/9324/2011.

II] Antecedents Title Deeds:

a. Conveyance Deed:

Asha Hira Bhoir and Savita Hira Bhoir alias Savita Naresh Patil have conveyed and transferred Seventh Property in favour of Mrs. Hansa Ashok Mistry by executing Deed of Conveyance dated February 06, 2010, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. 1862/2010.

b. Conveyance Deed:

Hira Tulshiram Bhoir have conveyed and transferred the Eighth Property in favour of Mr. Datta Dama Mukadam by executing registered Sale Deed dated May 09, 1989.

6. <u>IN RESPECT OF VARIOUS PERMISSIONS AND SANCTIONS:</u>

I In respect of permission for Non-Agricultural use:

a. The Hon'ble Collector of Thane has passed order-bearing no. MAHSUL/K1/TE-1/NAP/SR 100/2005 dated September 20, 2005 and thereby permitted non-agricultural use of First Property, Second Property and Third Property for the terms and conditions mentioned therein.

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b. Collector of Thane passed orders bearing number MAHSUL/K1/Te-1/NAP/SR 104/2010 dated September 01, 2010 and MAHSUL/K1/TE-1/NAP/SR 125/2010 dated February 28, 2011 and thereby permitted non-agricultural use of Fourth Property, Fifth Property and Sixth Property for the terms and conditions mentioned therein.

II In respect of permission U/s 8(4) of ULC Act:

a) The Competent Authority, Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion admeasuring 2460 square meters from and out of Fourth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1826 dated October 18, 2007.

b) The Competent Authority Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion admeasuring 508 square meters from and out of Fifth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1826 dated October 18, 2007.

c) The Competent Authority Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion admeasuring 2460 square meters from and out of Sixth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1826 dated October 18, 2007.

d) The Competent Authority Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion