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FORMAT - A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Joint Venture Agreement dated 21st December, 2023 made and executed between M/s. Industrial Esters and Chemicals Private Limited and M/s. Soham Infrastructure.
2) Search Report for 50 years from 1974 to 2023 taken from Sub-Registrar Office at Ulhasnagar.
3) Any other relevant title.
4) Litigation if any.
5) From the aforesaid, the following is the flow of title.

A. **EPITOME OF TITLE** : The following is the epitome of title (which information is based on the documents inspected by us or copies of documents furnished to us or based on contents in the documents furnished to us)

1. By and under an Agreement of Lease dated 5th November, 1963 executed between Maharashtra Industrial Development Corporation (hereinafter referred as 'MIDC') of the One Part and M/s. Industrial Esters and Chemicals (a Partnership Firm) of the Other Part, which was duly registered with the office of Sub-Registrar of Assurances, Bombay on 20th July, 1970 under Sr. No. 4889/1970, the MIDC has granted lease

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to M/s. Industrial Esters and Chemicals (a Partnership Firm) in respect of the Plot No. A-10 lying and being situated at Village Kansai, Ambernath Industrial Area, Tal. Ambernath, Dist. Thane in the Registration District of Thane, Sub-District Ulhasnagar within the limits of Ambernath Municipal Council for a period of 95 (ninety five) years commencing from 1st August, 1964.

2. By and under an Agreement of Lease dated 20th June, 1969 executed between MIDC of the One Part and M/s. Industrial Esters and Chemicals (a Partnership Firm) of the Other Part, the MIDC has granted lease to M/s. Industrial Esters and Chemicals (a Partnership Firm) in respect of the Plot No. A-9 lying and being situated at Village Kansai, Ambernath Industrial Area, Tal. Ambernath, Dist. Thane in the Registration District of Thane, Sub-District Ulhasnagar within the limits of Ambernath Municipal Council for a period of 95 (ninety five) years.

3. By and under a Lease Deed dated 20th July, 1970, executed between the MIDC of the One Part and M/s. Industrial Esters and Chemicals (a Partnership Firm) of the Other Part which was duly registered with the office of Sub-Registrar of Assurances, Bombay on 11th November, 1970 under Sr. No. 4889/1971, the MIDC has granted leasehold rights in favour

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of M/s. Industrial Esters and Chemicals (a Partnership Firm) in respect of the Plot No. A-10 Village Kansai, Ambernath Industrial Area, Tal. Ambernath, Dist. Thane in the Registration District of Thane, Sub-District Ulhasnagar within the limits of Ambernath Municipal Council for a period of 95 (ninety five) years commencing from 1st August, 1964.

4. By a Letter dated 9th February, 1971, MIDC has issued no objection to M/s. Industrial Esters and Chemicals Private Limited for amalgamation of the abovesaid Plot No. A-9 and A-10.

5. By a Letter dated 4th August, 1973, a note has been taken by the MIDC for change in the name of Lessee from M/s. Industrial Esters and Chemicals (a Partnership Firm) to M/s. Industrial Esters and Chemicals Private Limited in respect of the abovesaid Plot No. A-9 and A-10.

6. By a Deed of Assignment dated 23rd December, 1982 executed between Shri. Madhav Gangadhar Natu and Shri. Shrikant Gangadhar Natu, the Partners of M/s. Industrial Esters and Chemicals (A Partnership Firm) of the One Part and M/s. Industrial Esters and Chemicals Private Limited of the other Part which was duly registered with the office of

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Sub-Registrar of Assurances, Bombay on 23rd December, 1982 under Sr. No. 229/1982, the Partners of M/s. Industrial Esters and Chemicals have assigned a leasehold rights in respect of the Plot No. A-10 in favour of M/s. Industrial Esters and Chemicals Private Limited.

7. By and under a Lease Deed dated 27th July, 1983, executed between the MIDC of the One Part and M/s. Industrial Esters and Chemicals Private Limited of the Other Part, the MIDC has granted lease to M/s. Industrial Esters and Chemicals Private Limited herein in respect of the Plot No. A-9 for a period of 95 (ninety five) years.

8. By an Order dated 8th March, 1984, the Dy. Chief Officer of MIDC has exempted the Plot No. A-9 and A-10 from the provisions of Urban Land (Ceiling and Regulation) Act, 1976.

9. By a Letter dated 7th July, 2000, the MIDC has directed the M/s. Industrial Esters and Chemicals Private Limited to remove / demolish the unauthorized structure on the said property.

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10. By a Letter dated 20th February, 2023, M/s. Industrial Esters and Chemicals Private Limited has applied to the MIDC for change of Directors in respect of Plot No. A-9 and A-10.

11. By an Order dated 28/07/2023, MIDC has granted permission to M/s. Industrial Esters and Chemicals Private Limited for change of activity from Chemical to Private IT Park.

12. By a Joint Venture Agreement dated 21st December, 2023, executed and made between M/s. Industrial Esters and Chemicals Private Limited therein referred as to Owner on the One Part and M/s. Soham Infrastructure, a Partnership Firm, therein referred as Developer on the Other Part which was duly registered with the office of Sub-Registrar of Assurances, Ulhasnagar-3 on 21st December, 2023 under Sr. No. UHN-3/15144/2023, M/s. Industrial Esters and Chemicals Private Limited have granted development rights in favour of M/s. Soham Infrastructure in respect of Plot No. A-9 and A-10 on joint venture basis.

13. By a Power of Attorney dated 21st December, 2023, executed by M/s. Industrial Esters and Chemicals Private Limited in favour of M/s. Soham Infrastructure, a Partnership Firm which was duly registered with the office

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of Sub-Registrar of Assurances, Ulhasnagar-3 on 21st December, 2023 under Sr. No. UHN-3/15145/2023, M/s. Industrial Esters and Chemicals Private Limited have authorised M/s. Soham Infrastructure through its Partners to carry out necessary work in respect of Plot No. A-9 and A-10 on joint venture basis.

B. The name of Maharashtra Industrial Development Corporation is reflected on the said plot and as per aforesaid transfer order, the name of M/s. Industrial Esters and Chemicals Private Limited is reflected in the records of MIDC.

C. On the basis of information (which has been gleaned from the copies of the documents furnished to us), the title in respect of leasehold rights of M/s. Industrial Esters and Chemicals Private Limited and Joint Venture rights of M/s. Soham Infrastructure to the Plot is clear and marketable.

Date : 27/12/2023

For HEMANT PATIL & ASSOCIATES

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(Hemant D. Patil)
Advocate