INDIALAW

TITLE CERTIFICATE

DATED 23rd February 2024

SUBMITTED TO

AGILE REAL ESTATE PRIVATE LIMITED

1 INTRODUCTION:

1.1 This title investigation has been conducted by INDIALAW LLP pursuant to the instructions received from its client "Agile Real Estate Private Limited" ("**Agile**"), a company incorporated pursuant to Certificate of Incorporation dated 2nd January 2008 under the Companies Act, 1956, and now governed by the Companies Act, 2013, and having its registered office at 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai – 400 055, in respect of all those pieces and parcels of non-agricultural land bearing Survey Nos., 19/1/B, 19/2, 19/3, 19/4, 19/5, 19/6 (pt), 19/7, 19/9, 19/10, 19/11, 19/12, 19/13/A, 19/13/B, 19/14, 19/15, 19/16/A, 19/16/B, 19/17 ,19/18, 19/19, 19/20/A, 19/20/B, 19/21, 19/22, 19/24, 19/25/A, 19/25/B, 19/26, 19/27/A, 19/27/B, 19/28, 19/34/B, 19/34/C, 19/35, 19/36, 19/39/A, 19/39/B, 19/41/A, 19/41/B, 19/44, 19/46, 20/1, 20/2, 20/3, 80/2/B, 80/2/C, 81, 82, 83/2B/2, 83/4/1/B, 83/4/2/A, 83/4/2/B, 83/6/B, 83/7/A, 83/7/B, 83/7/C, 83/11/B, 83/12, 85/3, 85/4, 86/1/B, 86/2/B, 86/3/B & 87/1/C admeasuring in aggregate approximately 82,660 square meters (including the DP Road measuring 12,670 square meters handed over to TMC), ("**said Land**") and carved out of the larger land admeasuring 1,07.54 Acres equivalent to 4,35,180 square meters, lying, being and situated at Village Balkum, Taluka and District Thane. ("**said Larger Land**").

2 LIST OF DOCUMENTS REVIEWED

We have reviewed the following documents in respect of the said Land ("**Title Investigation Information**")

2.1 Order dated 6th November 1963 issued by Collector of Thane wherein granted NA permission under Section 65 of Land revenue code to Bayer (India) limited.

2.2 Indenture dated 6th May 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/539/1966, executed by and between Mangalbai Chahu Patil in favour of M/s Bayer (India) Limited.

2.3 Indenture dated 11th May 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/563/1966, executed by and between Hari Kamalya Bhoir in favour of M/s Bayer (India) Limited.

2.4 Indenture dated 11th May 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/564/1966, executed by and between (i) Hari Kamalya Bhoir; (ii) Narayan Hari Bhoir; (iii) Dwarkanath Hari Bhoir; and (iv) Dinanath Hari Bhoir in favour of M/s Bayer (India) Limited.

2.5 Indenture dated 13th May 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/577/1966, executed by and between (i) Krishna Kamalya Patil alias Krishna Kokya Patil; (ii) Harischandra Krishna Paril; (iii) Suresh Krishna Patil, minor through his father and natural guardian Krishna Kamalya patil; (iv) Kashinath Kamalya Patil and (v) Vasant Kashinath Patil in favour of M/s Bayer (India) Limited.

2.6 Indenture dated 17th May 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/586/1966, executed by and between (i) Gunjibai Ramji Bhoir; and (ii) Hashibai Pundalik Patil being the Vendors therein, with the confirmation of (i) Gopal Ramji Bhoir; and (ii) Keshav Pundalik Patil in favour of M/s. Bayer (India) Limited.

2.7 Indenture dated 26th May 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/632/1966, executed by and between (i) Krishna Balaji Bhoir; (ii) Premnath Krishna Bhoir; (iii) Bhagwan alias Chandrahas Krishna Bhoir; and (iv) Ramakant Krishna Bhoir, last 3 being minors represented through their father and natural guardian Krishna Balaji Bhoir in favour of M/s Bayer (India) Limited.

2.8 Indenture dated 26th May 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/633/1966, executed by and between Kashinath Joma Bhoir and Vasant Kashinath Bhoir in favour of M/s Bayer (India) Limited.

2.9 Indenture dated 4th June 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/684/1966, executed by and between (i) Jana Narayan Bhoir; (ii) Anand Jana Bhoir; (iii) Vinayak Vithal Bhoir; (iv) Mukund Vithal Bhoir; (v) Vithabai Vithal Bhoir; and (vi) Arun Vithal Bhoir in favour of M/s Bayer (India) Limited.

2.10 Indenture dated 4th June 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/685/1966, executed by and between (i) Pandu Barik Patil; (ii) Narayan Pandu Patil; (iii) Kashinath Pandu Patil; (iv) Rama Barik Patil; and (v) Keshav Rama Patil in favour of M/s Bayer (India) Limited.

2.11 Indenture dated 7th June 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/701/1966, executed by and between (i) Bhalchandra Shanker Patil; and (ii) Sopan Bhalchandra Patil and (i) Harischandra Shanker Patil; (ii) Savalaram Shanker Patil; (iii)Gangadhar Shanker Patil; (iv)Motibai Shanker Patil; and (v) Vithabai Vithu in favour of M/s Bayer (India) Limited.

2.12 Indenture dated 7th June 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/702/1966, executed by and between (i) Harischandra Shanker Patil; (ii)

Narendra Harischandra Patil; (iii) Ganesh Harischandra Patil; (iv) Rohidas Harischandra Patil and (v) Yaduraj Harischandra Patil; (ii) to (v) being minors represented through their father and natural guardian Harischandra Shanker Patil, being the Vendors therein, with the confirmation of (i) Bhalchandra Shanker Patil; (ii) Savalaram Shanker Patil; (iii) Gangadhar Shanker Patil; (iv) Motibai Shanker Patil and (v) Vithabai Vithu in favour of M/s. Bayer (India) Limited.

2.13 Indenture dated 11th July 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/844/1966, executed by and between i) Ganya Rama Alias ii) Gana Rama alias iii) Ganu Rama alias iv) Ganpat Rama Mhatre (v) Ganjan Gana Mhatre; and (vi) Arjun Gana Mhatre in favour of M/s. Bayer (India) Limited.

2.14 Indenture dated 11th July 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/845/1966, executed by and between (i) Balaji Oman alias Balaji Waman Patil; (ii) Sadanand Balaji Patil; (iii) Jagannath Sadanand Patil, minor through his father and natural guardian Sadanand Balaji Patil; (iv) Vithal Balaji Patil; (v) Naresh Vithal Patil, minor through his father and natural guardian Vithal Balaji Patil; (vi) Vijay Vithal Patil, minor through his father and natural guardian Vithal Balaji Patil; (vii) Vasudev Vithal Patil, minor through his father and natural guardian Vithal Balaji Patil, in favour of M/s Bayer (India) Limited.

2.15 By an Indenture dated 13th July 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/857/1966, executed by and between (i) Ramji Motiram Patil; (ii) Ramesh Ramji Patil, minor represented by his father and natural guardian Ramji Motiram Patil, being the Vendors in favour of M/s Bayer (India) Limited.

2.16 Indenture dated 13th July 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/858/1966, executed by and between (i) Somwarya Motya Patil; (ii) Harischandra Somwarya Patil; and (iii) Shantaram Somwarya Patil, minor through his father and natural guardian Somwarya Motya Patil in favour of M/s. Bayer (India) Limited.

2.17 Indenture dated 31st August 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1018/1966, executed by and between (i) Dharmibai, widow of Chango Nago Bhoir; and (ii) Krishna Chango Bhoir in favour of M/s Bayer (India) Limited.

2.18 Indenture dated 31st August 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1019/1966, executed by and between (i) Jana Narayan Bhoir; (ii) Anand Jana Bhoir; (iii) Vinayak Vithal Bhoir; (iv) Mukund Vithal Bhoir; (v) Vithabai Vithal Bhoir and (vi) Arun Vithal Bhoir, minor through his natural guardian and mother Vithabai Vithal Bhoir being

the Vendors therein, with the confirmation of (i) Dharmibai, widow of Chango Nago Bhoir; and (ii) Krishna Chango Bhoir in favour of M/s Bayer (India) Limited.

2.19 Indenture of Conveyance dated 26th December 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1440/1966, executed by and between (i) Atmaram Laxman Bhoir; (ii) Harischandra Atmaram Bhoir; (iii) Narayan Atmaram Bhoir; (iv) Murlidhar Atmaram Bhoir; and (v) Abhimanyu Atmaram Bhoir, (being (iv) and (v)), both minors through their natural guardian and father Atmaram Laxman Bhoir, being the Vendors therein, with the confirmation of (i) Sitabai Shantaram Patil; and (ii) Sitaram Jagu Bhoir in favour of M/s. Bayer (India) Limited.

2.20 Indenture of Conveyance dated 5th December 1967 bearing no. THN/1139/1967 registered before the Office of the Sub-Registrar at Thane, executed by and between Krishna Ganpat Patil in favour of M/s Bayer (India) Limited.

2.21 Indenture dated 9th December 1967, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1170/1967, executed by and between (i) Nago Rama Bhoir; (ii) Shankar Nago Bhoir; (iii) Rajan Shankar Bhoir, minor represented through his father and natural guardian Shankar Nago Bhoir, as the Vendors therein, with confirmation of (i) Jayaram Posha Patil; and (ii) Gopal Posha Patil as the confirming parties therein in favour of M/s Bayer (India) Limited, being the purchaser therein.

2.22 Indenture dated 9th December 1967, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1171/1967, executed by and between (i) Kashinath Joma Bhoir; and (ii) Vasant Kashinath Bhoir in favour of M/s Bayer (India) Limited.

2.23 Indenture of Sale dated 11th March 1968, registered before the Office of the Sub-Registrar at Thane under serial no. THN/298/1968, executed by and between Bamansha Hormasji Taraporewalla in favour of M/s. Bayer (India) Limited.

2.24 Order dated 10th July 1970 bearing reference no. TNC/SR/280/70 passed by the office of the Assistant Collector of Thane.

2.25 Indenture dated 6th October 1970, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/78/1970, executed by and between Nago Rama Bhoir in favour of M/s Bayer (India) Limited.

2.26 Indenture dated 20th October 1970, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1011/1970, executed by and between Hira Shiva in favour of M/s Bayer (India) Limited.

2.27 Indenture dated 17th November 1970, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1053/1970, executed by and between Bhikchand Hansaji in favour of M/s Bayer (India) Limited.

2.28 Indenture dated 9th February 1971 registered before the Office of the Sub-Registrar at Thane under serial no. THN/91/1971, executed by and between (i) Baibai w/o Sukur Kalya Bhagat; (ii) Ramchandra Sukur Bhagat; (iii) Deokabai w/o Maroti Bhokare; (iv) Parwati w/o Gajanan Patil; and (v) Bhima w/o Harchand Bhoir in favour of M/s Bayer (India) Limited.

2.29 Indenture of Conveyance dated 8th April 1971 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 280/1971 executed by and between 1) Yeshwant Narayan Bhoir 2) Ramchandra Narayan Bhoir 3) Raghunath Narayan Bhoir 4) Pandurang Narayan Bhoir in favour of Bayer CropScience Limited.

2.30 Order dated 20th March 1973 bearing reference no. RE-V-LBP-640-B issued by the Collector of Thane.

2.31 Indenture dated 15th September 1973 registered before the Office of Sub-Registrar at Thane, under serial no. THN/513/1973, executed by and between (i) Smt. Rankubai w/o Dattatreya Devji Patil for self and as natural guardian of minor sons: (a) Dnyaneshwar Dattatreya; (b) Ganesh Dattatreya; and minor Daughter (c) Rakhma Dattatreya; and (ii) Shri Naresh in favour of M/s Bayer (India) Limited.

2.32 Indenture dated 11th January 1974 registered before the Office of the Sub-Registrar at Thane under serial no. THN/25/1974, executed by and between i) Raoji Pandu Patil; and (ii) Kashinath Pandu Patil in favour of M/s Bayer (India) Limited.

2.33 Order dated 1st January 1987 bearing no. ULC/B-40/MC/DC/GAD/B-31 passed by the Joint Director of Industries and Ex-Officio Deputy Secretary to the Government Housing and Special Assistance Department, Government of Maharashtra.

2.34 ULC Exemption Notification letter dated 28th October 1997 issued by the Government of Maharashtra under Maharashtra Regional Town Plan Act 1966.

2.35 Circular dated 19th June 2007 issued by Government of Maharashtra.

2.36 Letter dated 29th March 2010 bearing no. AuSu&Aa/Erasge/Smivira/2010/622 issued by the Deputy Director, Industrial Safety and Health Thane in favour of Bayer CropScience Limited.

2.37 Letter dated 26th April 2011 issued by Bayer in the name of Bala Saheb Thorat Hon'ble Minister for Revenue and Forest for land bearing Survey Nos. 190, 290, 191, & 192.

2.38 Letter dated 27th June 2011 issued by Bayer to Thane Collector office requesting permission to transfer the government land bearing Survey Nos. 273B and 20/B.

2.39 Letter dated 29th June 2011 issued by Bayer to Thane Collector office requesting permission for change of user from Industrial to residential.

2.40 Order dated 28th December 2011 bearing no. Revenue / D-1 / T-1 / LBP / SR-13 / 2011 issued by the Collector, Thane.

2.41 Order dated 20th September 2012 bearing reference no. TNC2012/1757/PRA.No.193/L-9 issued by the Revenue Minister of the State of Maharashtra.

2.42 Notification dated 8th November 2012 bearing no.TPS-1212/317/Pra.Kra.172/UD-12 issued by the Government of Maharashtra.

2.43 Agreement dated 29th November 2012 registered before the Office of the Sub-Registrar at Thane, under serial no. TNN-9/2093/2013, executed by between Bayer CropScience Limited in favour of Agile.

2.44 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 11345/2012 on 11th December 2012, executed by and between Bayer CropScience Limited in favour of Agile.

2.45 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 1751/2012 executed by and between Bayer CropScience Limited in favour of Agile.

2.46 Power of Attorney dated 29th November 2012 registered with the Office of the Sub-Registrar of Assurances at Thane under serial no. TNN-9-1752 of 2013

2.47 Power of Attorney dated 29th November 2012 registered with the Office of the Sub-Registrar of Assurances at Thane under serial no.TNN-9-2094 of 2013. Bayer appointed, nominated and constituted Agile as its lawful attorney.

2.48 Letter dated 10th December 2012 addressed by Additional Collector & Competent Authority (ULC), Thane Urban Agglomeration.

2.49 Letter dated 27th December 2012 bearing no. Ausuwa/Erane/Smivira/4287-4288/Thane issued by Director Industrial Safety and Health Thane in the name of Bayer CropScience Limited.

2.50 Letter dated 31st December 2012 bearing no. Ja.No.jiuketha/bakrosali/2012/5264 issued by

Directorate of Industries Government of Maharashtra in the name of Bayer CropScience Limited. Wherein Bayer CropScience Limited reported that its chemical factory has been closed.

2.51 Letter dated 4th March 2013 addressed by Additional Collector & Competent Authority (ULC), Thane Urban Agglomeration for land bearing Survey Nos. 187, 188, 193, 194 & 200.

2.52 Order dated 5th August 2013 issued by the Development Commissioner, Directorate of Industries in favour of Bayer CropScience Limited.

2.53 Order dated 26th November 2013 bearing no. Mehsul/Kash-1/Hakknodh-1/Te-3/Kavi/2559 issued by Tehsildar Thane.

2.54 Indenture of Conveyance dated 26th March 2014 registered before the Office of the Sub-registrar at Thane, under serial no. TNN 2 - 2593 / 2014 executed between Bayer CropScience Limited in favour of Agile.

2.55 Power of Attorney dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 — 2594 1/2014. Bayer appointed, nominated and constituted Agile as its lawful attorney.

2.56 Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 made and executed by and between Bayer CropScience Limited and Agile.

2.57 Power of Attorney (with conveyance) dated 26th March 2014 registered before the Sub Registrar of Assurances at Thane under serial no. TNN - 2 -2596/2014, executed by Bayer CropScience Limited in favour of Agile.

2.58 Notice of Lis-Pendens dated 11th August 2014 registered with the office of Sub- Registrar of Assurances under serial no. TNN-2-6641 of 2014 filed by Abhimanyu Atmaam Bhoir.

2.59 Development Proposal Letter dated 9th December 2014 bearing no. 86122TMC/TDD/186 issued by the Thane Municipal Corporation, Thane.

2.60 Order dated 6th February 2015 bearing no. Mehsul/T-3/Hakkhnod-1/Kavi 2553/2013 of Old Survey No. 20 Hissa 1 (part) New Survey No. 19 Hissa 1B (part).

2.61 NA Order dated September 2015 for area 7010 sq. mtrs. (Class II land) for New Survey.No.89 Hissa 3.

2.62 Agreement for Sale dated 7th November 2015, registered before the Office of the Sub-

Registrar at Thane under serial no. TNN-5/11543/2015, executed by and between Agile and (i) Shevantibai alias Shevanti Tulsiram Bhoir; (ii) Charusheela Tulsiram Bhoir; (iii) Jitesh alias Hitesh Tulsiram Bhoir; (iv) Jayashree Hitesh Bhoir; (v) Lalit Tulsiram Bhoir; (vi) Dharmibai Gajanan Bhoir; (vii) Tarabai Bhoir; (viii) Kamalakar Gajanan Bhoir; (ix) Neeta Kamalakar Bhoir; (x) Smruti Kamalakar Bhoir; (xi) Shruti Kamalakar Bhoir; (xii) Vilas Gajanan Bhoir; (xiii) Vanita Vilas Bhoir; (xiv) Vinesh aliad Dinesh Vilas Bhoir; (xv) Anusaya Pandurang Bhoir; (xvi) Bharat Pandurang Bhoir; (xvii) Sangita Bharat Bhoir; (xviii) Neha Bharat Bhoir; (xix) Raj Bharat Bhoir; (xx) Pravin Pandurang Bhoir; (xxi) Rajani Pravin Bhoir; (xxii) Bhakti Pravin Bhoir; (xxiii) Bharvi Pravin Bhoir; (xxiv)Dhairya Pravin Bhoir; (xxv) Vijay Pandurang Bhoir; (xxvi) Aditi Vijay Bhoir; and (xxvii) Vansh Vijay Bhoir, minor through father Vijay Pandurang Bhoir.

2.63 D. P. Remark and Plan No. TMC/SHVIVI/VIYOANK-1502 dated 9th December 2015 issued by Thane Municipal Corporation (TMC) in the favour of Agile.

2.64 Power of Attorney (with conveyance) dated 16th March 2016 registered before the Sub Registrar of Assurances at Thane under serial no. BDR - 17 -2114/2016 executed by and between Agile in favour of i) Mr. Sham Banshi Khodade and ii) Mr. Dipak Raghunath Chalke.

2.65 Letter dated 23rd March 2016 issued by Sub-divisional Officer in the Bayer CropScience Private Limited.

2.66 Agreement for Sale dated 31st March 2016 registered before the Office of the Sub-Registrar at Thane, under serial no. TNN-5/4242/2016,executed by and between (i) Dilip Gangaram Bhoir, (ii) Sulochana Dilip Bhoir, (iii) Rakesh Dilip Bhoir, (iv) Priyanka Yamit Bhoir, (v) Dipika Dilip Bhoir, (vi) Mahendra Gangaram Bhoir, (vii) Vandana Mahendra Bhoir, (viii) Harshal Mahendra Bhoir, (ix) Prachi Mahendra Bhoir, (x) Dnyaneshwar Vasudeo Bhoir, (xi) Apnaa Dnyaneshwar Bhoir, (xii) Sejal Dnyaneshwar Bhoir, (xiii) Chinmay Dnyaneshwar Bhoir, (xiv) Nandkumar Vasudeo Bhoir, (xv) Jayshree Nandkumar Bhoir, (xvi) Amisha Nandkumar Bhoir, (xvii) Yash Nandkumar Bhoir, (xviii) Nirmala Waman Patil, (xix) Pushpa Ashok Kavare, (xx) Nanda Haresh Gawde, (xxi) Lata Tukaram Mhatre in favour of Agile.

2.67 Conveyance Deed dated 7th May 2016 registered before the Sub-Registrar of Thane under serial no. TNN - 12 - 870/2016, executed by and between (i) Shevantabai alias Shevanti Tulshiram Bhoir, (ii) Charushila Tulshiram Bhoir, (iii) Jitesh alias Hitesh Tulshiram Bhoir, (iv) Jayshree Jitesh alias Hitesh Bhoir, (v) Lalit Tulshiram Bhoir, (vi) Dharmibai Gajanan Bhoir, (vii) Tarabai Bhoir, (viii) Kamlakar Gajanan Bhoir, (ix) Nita Kamlakar Bhoir, (x) Smruti Kamlakar Bhoir, (xi) Shruti Kamlakar Bhoir, (xii) Vilas Gajanan Bhoir, (xiii) Vanita Vilas Bhoir, (xiv) Vinesh

alias Dinesh Vilas Bhoir, (xv) Anusaya Pandurang Bhoir, (xvi) Bharat Pandurang Bhoir, (xvii) Sangeeta Bharat Bhoir, (xviii) Neha Bharat Bhoir (xix) Raj Bharat Bhoir, (xx) Pravin Pandurang Bhoir, (xxi) Rajani Pravin Bhoir, (xxii) Bhakti Pravin Bhoir, (xxiii) Bharvi Pravin Bhoir, (xxiv) Dharya Pravin Bhoir, (xxv) Vijay Pandurang Bhoir, (xxvi) Aditi Vijay Bhoir, (xxvii) Vansh Vijay Bhoir, (xxviii) Jayshree Pandurang Bhoir in favour of Agile.

2.68 Order dated 14th May 2016 issued by the Office of Tahsildar, Thane in favour of Assistant Director Town Planning, City Development Department, Thane Municipal Corporation.

2.69 Deed of Declaration dated 16th June 2016 registered with the office of Sub-Registrar of Assurances under serial no. TNN-4-3014 of 2016 executed by Agile for land bearing Survey Nos. 90, Hissa No. 1(pt), 2(pt), 4(pt) of area admeasuring 990 sq. mtrs.

2.70 Deed of Declaration dated 16th June 2016 registered with the office of Sub-Registrar of Assurances under serial no. TNN-4-3015 of 2016 executed by Agile for land bearing Survey Nos. 97/5, 7A(pt), 7B(pt), 8(Pt), 9(Pt), 98/8A(pt), 99/7(pt) & 104/16(pt).

2.71 Declaration cum Indemnity bond dated 16th June 2016 bearing no. TNN4-3016- 2016 issued by Agile by handing over the possession of 30.0M wide D.P. Road, 30.0M wide Ram murti Road (D.P. Road) and 40M Kolshet Road (D.P. Road) for land bearing Survey No. 104/16.

2.72 Possession Receipt dated 23rd June 2016 executed between Office of the Assistant Director Town Planning, Thane Municipal Corporation recording receipt of possession by the TMC from Agile.

2.73 Letter dated 24th June 2016 bearing Ref no. TMC/TDD/4126 & Ref no. TMC/TDD/4125 issued by Thane Municipal Corporation in the name of Taluka Inspector land records Thane land bearing Survey Nos. mentioned therein.

2.74 Deed of Declaration dated 16th August 2014 registered with the office of Sub- Registrar of Assurances under serial no.TNN-5-11502 of 2014 executed by Agile.

2.75 Deed of Declaration dated 16th August 2014 registered with the office of Sub- Registrar of Assurances under serial no. TNN-5-11504 of 2014 executed by Agile for New Survey No. 104, Hissa No. 16.

2.76 Power of Attorney dated 2nd September 2016 registered with the Office of Sub-Registrar of Assurances under serial no. TNN-12-1586 of 2016 in favour of Shyam Bansi Khodade.

2.77 Sale Deed dated 3rd September 2016 registered under Doc. No. TNN 12 - 1584 / 2016 executed by and between (i) Dilip Gangaram Bhoir, (ii) Sulochana Dilip Bhoir, (iii) Rakesh Dilip Bhoir, (iv)

Priyanka Yamit Bhoir, (v) Dipika Dilip Bhoir, (vi) Mahendra Gangaram Bhoir, (vii) Vandana Mahendra Bhoir, (viii) Harshal Mahendra Bhoir, (ix) Prachi Mahendra Bhoir, (x) Dnyaneshwar Vasudeo Bhoir, (xi) Apnaa Dnyaneshwar Bhoir, (xii) Sejal Dnyaneshwar Bhoir, (xiii) Chinmay Dnyaneshwar Bhoir, (xiv) Nandkumar Vasudeo Bhoir, (xv) Jayshree Nandkumar Bhoir, (xvi) Amisha Nandkumar Bhoir, (xvii) Yash Nandkumar Bhoir, (xviii) Nirmala Waman Patil, (xix) Pushpa Ashok Kavare, (xx) Nanda Haresh Gawde, (xxi) Lata Tukaram Mhatre in favour of Agile.

2.78 Agreement dated 1st February 2017 registered on 9th February 2017 before the office of Sub-Registrar of Assurances under serial no. TNN-2-1311 of 2017 executed by and between Agile in favour of TMC.

2.79 Power of Attorney dated 18th February 2017 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-12-377/2017, executed by and between Bayer CropScience Limited and Agile.

2.80 Conveyance Deed dated 18th February 2017 registered before the Sub-Registrar of Assurances at Thane under serial no.TNN-12-377/2017, executed by and between Bayer CropScience Limited and Agile.

2.81 Transfer Deed dated 25th April 2017 registered with the office of Sub-Registrar of Assurances under serial no.TNN-2-4486 of 2017 executed by and between Agile in favour of TMC.

2.82 Agreement dated 27th April 2017 registered with the office of Sub-Registrar of Assurances under serial no.TNN-2-4545 of 2017 executed by and between Agile in favour of TMC.

2.83 Deed of Amendment to Deed of Mortgage dated 6th March 2017 registered with the Office of the Sub-Registrar of Assurances at Thane under serial no.TNN-9-1293 of 2017 executed by and between Agile, therein referred to as the 'Company I Mortgagor' and Axis Trustee Services Limited, therein referred to as the 'Mortgagee'.

2.84 Deed of Additional Security dated 6th March 2017 registered with the Office of the Sub Registrar of Assurances at Thane under serial no.TNN-9-1294 of 2017 executed by and between Agile, therein referred to as the 'Company I Mortgagor' and Axis Trustee Services Limited, therein referred to as the 'Mortgagee'.

2.85 Order dated 5th May 2017 bearing Ref. No. Revenue/Kaksh-1/TitleEntry-1/T-3/Kaavi-8121/17 issued by the Tahasildar, Thane, Survey No. 19/20, Survey No. 19/25, Survey No. 19/27, Survey No. 19/34, Survey No. 19/39, Survey No. 19/41, Survey No. 80/2, Survey No. 83/4B, Survey No. 83/7 and Survey No. 85/2 were further sub-divided into Survey No. 19/20/B, Survey No. 19/25/B, Survey No. 19/27/B, Survey No. 19/34/C, Survey No. 19/39/B, Survey No. 19/41/B,

Survey No. 80/2/C, Survey No.83/4/2B, Survey No. 83/7/B & Survey No. 85/4 respectively.

2.86 Letter dated 6th June 2017 issued by Agile in the name of Tehsildar Thane.

2.87 Letter dated 14th July 2017 bearing No. Revenue / C-1 / T-1 / No Objection Certificate / SR-11 / 2017 issued by the Office of the Collector.

2.88 Letter issued by the Thane Municipal Corporation dated 1st November 2017 on which Agile replied on 4th December 2017.

2.89 Letter dated 4th December 2017 issued by Agile in the name of Thane Municipal Corporation as a response to the Letter dated 1st November 2017 issued by Thane Municipal Corporation.

2.90 Letter dated 28th February 2019 bearing no. F.No. 12-10/2018-IA-III issued by Ministry of Environment Forest and Climate change certified Survey Nos. 20, 21, 187, 195 & 197 not affected by CRZ.

2.91 Order dated 20th March 2018 bearing Ref. No. MAHSUL/C-1/T-2/Jaminbaab/Kaavi-01/2018 was issued by the Office of the Tahasildar, Thane in favour of Agile.

2.92 Government Memorandum dated 27th March 2018 bearing no.Jamin2717/1185/Pra.Kra167/J-4, issued by the Revenue and Forest Department of Government of Maharashtra.

2.93 Order dated 14th August 2018 bearing No. Revenue / D-1 / T-1 / Balkum- Thane / Sanad / SR-36 / 2017 ("N.A. Order 2 (Sanad)") issued by the Office of the Collector, Thane in exercise of powers under Section 42A of the Maharashtra Land Revenue Code, 1966.

2.94 Letter dated 11th December 2018 bearing no. ATSL/CO/18-19/6508 issued by Axis trustee in the name of Agile

2.95 Sale Deed dated 20th December 2018, registered before the Office of the Sub-Registrar at Thane, under serial no. TNN-12/13007/2018, executed by and between Sunil Gangaram Bhoir, being the Vendor therein, along with confirmation of (i) Kavita Sunil Bhoir; (ii) Utkarsha Sunil Bhoir; (iii) Nayan Sunil Bhoir in favour of Agile.

2.96 Indemnity bond dated 20th December 2018 bearing no. TNN12-13012-2018 issued by Agile.

2.97 Release Deed dated 24th December 2018 bearing no. 16675/2018 executed by and between Axis Trustee Services Limited and Agile.

2.98 Deed of Mortgage cum loan Agreement dated 24th December 2018 bearing no. TNN9-14408/ 2018 executed between Agile and PNB Housing Finance Limited.

2.99 Letter dated 24th December 2018 bearing certificate no. 4023 issued by Thane Municipal Corporation in the name of Agile.

2.100 Letter dated 26th December 2018 issued by Thane Municipal Corporation in the name of Agile.

2.101 Statement of Recovery of N.A. Tax, Conversion Tax and penalty stated 11th February 2019 filed by Agile before the Tahsildar for land bearing New Survey No. 19/1B.

2.102 Permission certificate dated 8th March 2019 bearing certificate no. 4230 issued by Thane Municipal Corporation in the name of Agile.

2.103 Letter dated 13th March 2019 bearing no. 26/2018 issued by Tehsildar Thane

2.104 Order dated 10th April 2019 bearing Ref. No. MAHSUL/C-1/T-1/SR-06/2019 was issued by the Office of Collectorate & District Magistrate, Thane.

2.105 Letter dated 16th April 2019 bearing no. 4252 issued by Thane Municipal Corporation in the name of Agile.

2.106 Deed of release of mortgage dated 18th April 2019 bearing no. TNN5-6274-2019 executed between HDFC and Agile of land bearing Survey No. 19.

2.107 Letter dated 17th July 2019 issued by Agile in the name of Tehsildar Thane.

2.108 Demand Letter dated 5th August 2019 issued by the Tahsildar, Thane in the name of Agile.

2.109 Order dated 13th September 2019 bearing no. Revenue/Kaksh-1/Hakkanond-1/T-3/Kavi11061/2019 passed by the Tehsildar, Thane under Section 155 of the Maharashtra Land Revenue Code, 1966, a remark of "Lands allotted/encroached under various schemes of Maharashtra Land Revenue Code, 1966, (Housing Society, Industrial Corporation, Educational Institutions, Special Township Project)".

2.110 NA Order dated 9th March 2020 for area 9,600 sq.mtrs (Class II land) for New Survey Nos.19/6 and 81.

2.111 Development Plan and Remark dated 23rd July 2021 issued by TMC under the sanctioned Revised Development Plan for Thane City vide TMC's Letter No.T.M.C./HO-1/SVV-29/VYAK/603.

2.112 Permission certificate dated 5th October 2021 bearing no. V.P.No. 86/122A.N.V.P.K.S.05/00096/15 TMC/TDD/3710/21 issued by the Thane Municipal Corporation.

2.113 Notification dated 14th October 2021 of Ministry of Environment, Forest & Climate Change of

the Govt. of India.

2.114 NA Assessment Tax plus Wadhiv Shish (Aakar) plus land revenue bill dated 11th November 2021.

2.115 NA Assessment plus Wadhiv Shish (Aakar) bill dated 11th November 2021.

2.116 NA Assessment plus Wadhiv Shish (Aakar) bill dated 11th November 2021 for Rs.95,420/-.

2.117 NA Assessment plus the Wadhiv Shish (Aakar) bill dated 11th November 2021 for Rs.12,200/-.

2.118 NA Assessment plus Wadhiv Shish (Aakar) bill dated 11th November 2021 for Rs.1,046/-.

2.119 NA Assessment Bill No.Balkum/SR-112/2021-22 dated 3rd December 2021 raised by the Office of Talathi Balkum Thane.

2.120 Permission Certificate dated 20th December 2021 bearing certificate no. 4746 issued by Thane Municipal Corporation, Thane in the name of Atul Gulati on behalf of Agile.

2.121 Undated certified Talathi of Mutation Entry Nos. 1, 159.

2.122 Possession Receipt dated 20th January 2022 executed by Office of the Assistant Director Town Planning, TMC.

2.123 Tax receipt bearing no. 10020931 dated 7th February 2022 issued by Thane Municipal Corporation in the name of Agile, as per Declaration furnished by Agile apart from property tax assessment no. 10020931 there are no further assessment numbers comprised in the said Land.

2.124 Letter dated 22nd February 2022 bearing certificate no. 4883 issued by Thane Municipal Corporation in the name of Agile.

2.125 Indenture of Transfer dated 27th April 2022 bearing no. TNN2-9662/2022 executed between Agile in favour of Thane Municipal Corporation

2.126 Letter dated 11th July 2022 issued by Atul Gulati Architect in the name of Agile pertaining to the said Land.

2.127 Letter dated 27th July 2022 issued by Agile in the name of Talathi Balkum for land bearing Survey Nos. 19/6, 19/13 & 81.

2.128 Permission Certificate dated 12th September 2022 bearing no. S05/0207/21/TMC/TTD/4191/22 issued by Thane Municipal Corporation in the name of Agile.

2.129 Agreement bearing no. TNN12-11948-2022 registered on 16th September 2022 before the

Sub-Registrar of Assurances, executed by and between Collectorate & District Magistrate, Thane in favour of Agile.

2.130 Release deed dated 14th October 2022 bearing no. 22922/2022 executed by and between PNB Housing Finance Limited in favour of Agile.

2.131 Ministry of Environment, Forest & Climate Change of the Govt. of India *vide* its Notification dated 14th October 2021.

2.132 Indenture of Mortgage dated 20th October 2022 bearing serial no. TNN-9-15752 of 2022 registered before the Sub Registrar of Assurances at Thane, executed by and between Agile (Mortgagor) and Vistra ITCL (India) Limited (Mortgage/Debenture Trustee) and Ambrosia Enviro Farms Private Limited and Arena Orchards Private Limited, Kalpataru Limited, Kalpataru Hills Residency Private Limited and Agile Real Estate Dev Private Limited (Transferee Company).

2.133 Letter dated 29th July 2022 issued by Talathi Balum Thane in the name of Agile for land bearing New Survey Nos. 19/6, 19/13 & 81.

2.134 Letter dated 7th September 2022 issued by Agile in the name of Tehsildar Thane.

2.135 Tax bill bearing no. 10020931 dated 1st April 2023 from 1st April 2023 to 31st March 2024 issued by Thane Municipal Corporation in the name of Agile.

2.136 Letter dated 21st July 2023 bearing no. Ja.Sl.No.Ba.Po. 448/2023 issued by Talathi Office Balkum in the name of Agile.

2.137 Tax receipt bearing no. 10020931 dated 20th September 2023 issued by Thane Municipal Corporation in the name of Agile.

2.138 NA Assessment dated 22nd December 2023 raised by the Office of Talathi Balkum Thane in the name of Agile for land bearing Survey Nos. 19/6, 18

2.139 NA Assessment dated 22nd December 2023 raised by the Office of Talathi Balkum Thane in the name of Agile for land bearing Survey No. 19/13/A.

2.140 NA Assessment dated 22nd December 2023 raised by the Office of Talathi Balkum Thane in the name of Agile for land bearing Survey Nos. 10/1 and other 86.

2.141 NA Assessment dated 22nd December 2023 raised by the Office of Talathi Balkum Thane in the name of Agile for land bearing Survey No. 19/1/B.

2.142 Undated Talathi certificate for land bearing Survey Nos. 1 and 159

2.143 Undated Talathi certificate for land bearing Survey Nos. 210 and 9.

2.144 Undated Talathi certificate for land bearing Survey No. 9.

2.145 Layout Plan

2.146 7/12 extracts

2.147 Mutation Entries of the said Land.

3 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 1 (PART) [NEW SURVEY NO. 19 HISSA 1B] ADMEASURING 6300 SQ. MTRS.

By virtue of the Title Investigation information provided to us, we understand as follows:

3.1 By an Indenture dated 11th July 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/845/1966, executed by and between (i) Balaji Oman *alias* Balaji Waman Patil; (ii) Sadanand Balaji Patil; (iii) Jagannath Sadanand Patil, minor through his father and natural guardian Sadanand Balaji Patil; (iv) Vithal Balaji Patil; (v) Naresh Vithal Patil, minor through his father and natural guardian Vithal Balaji Patil; (vi) Vijay Vithal Patil, minor through his father and natural guardian Vithal Balaji Patil; (vii) Vasudev Vithal Patil, minor through his father and natural guardian Vithal Balaji Patil of the one part, and M/s Bayer (India) Limited of the other part, the captioned land was purchased and acquired by M/s Bayer (India) Limited for the consideration as stated therein.

3.2 Mutation Entry No. 2241 dated 5th August 1968 records the conveyance of land bearing Old Survey No. 20 Hissa No. 1(part) by Sadanand Salavi and Bakagi Bhoman Bhoir in favour of Bayer (India) Limited.

3.3 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

3.4 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 20 Hissa No. 1(part).

3.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

3.6 By an Agreement for sale dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 9 - 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa 1 (part) [New Survey No. 19 Hissa 1B (part)] for consideration as agreed therein.

3.7 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa 1 (part) [New Survey No. 19 Hissa 1B (part)] as more particularly described in the Schedule mentioned therein.

3.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

3.9 On perusal of Mutation Entry No. 3955 dated 16th February 2015 it appears that the name of Jagu Ramaji Bhoir was mutated on the other rights column of the 7/12 extract of land bearing Old Survey No. 20 Hissa No. 1(part) [New Survey No. 19 Hissa No. 1B] pursuant to an application submitted by Agile before the Tahsildar, Thane sometime in the year 2013. This mutation entry also mentions that by an Order dated 6th February 2015 passed by the Tahsildar, Thane the name of Jagu Ramaji Bhoir was deleted from the other rights column of the 7/12 Extract in accordance with Article 61(a) of the Schedule to the Limitation Act, 1963 since more than 40-50 years had elapsed.

3.10 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

4 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 2 [NEW SURVEY NO. 19 HISSA 2] ADMEASURING 100 SQ. MTRS.

By virtue of the Title Investigation information provided to us, we understand as follows:

4.1 By an Indenture dated 20th October 1970, registered before the Office of the Sub-Registrar at

Thane, under serial no. THN/1011/1970, executed by and between Hira Shiva being the Vendor therein, sold, conveyed and transferred all his rights, title, share and interest in land bearing Survey No. 20 Hissa no. 2 admeasuring 101.67 sq. meters to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.

4.2 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

4.3 On perusal of Mutation Entry No. 2418 dated 5th November 1976 it appears that land bearing Old Survey No. 20 Hissa No. 2 was sold by Shri. Hira Shiva Patil in favour of Bayer (India) Limited.

4.4 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos mentioned therein including land bearing Old Survey No. 20 Hissa No. 2.

4.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

4.6 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa 2 [New Survey No. 19 Hissa 2] for consideration as agreed therein.

4.7 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa 2 (New Survey No. 19 Hissa 2) as more particularly described in the Schedule mentioned therein.

4.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

4.9 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract)***

5 <u>TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 3 [NEW SURVEY NO. 19 HISSA 3] ADMEASURING 6100 SQ. MTRS.</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

5.1 Mutation Entry No. 835 dated 10th March 1946 records that the land bearing Old Survey No. 20 Hissa 3 was sold by (i) Chango Nago Bhoir, (ii) Dharmibai Chango Bhoir in favour of Ramchandra Nagave Patil under a sale deed.

5.2 Mutation Entry No. 934 dated 4th April 1951 records that the land referred therein was conveyed by Ramchandra Nago Patil in favour of (i) Dharmibai Chango Bhoir and (ii) Krushna Chango Bhoir.

5.3 On perusal of Mutation Entry No. 2246 dated 5th August 1958 it appears that the land bearing Old Survey No. 20 Hissa No. 3 sold by (i) Dharmibai Chango Bhoir and (ii) Krushna Chango Bhoir in favour of Bayer (India) Limited.

5.4 By an Indenture dated 31st August 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1019/1966, executed by and between (i) Jana Narayan Bhoir; (ii) Anand Jana Bhoir; (iii) Vinayak Vithal Bhoir; (iv) Mukund Vithal Bhoir; (v) Vithabai Vithal Bhoir and (vi) Arun Vithal Bhoir, minor through his natural guardian and mother Vithabai Vithal Bhoir being the Vendors therein, with the confirmation of (i) Dharmibai, widow of Chango Nago Bhoir; and (ii) Krishna Chango Bhoir; being the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa no. 3 admeasuring 7260 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, for consideration and on the terms and conditions mentioned therein.

5.5 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue

records of Village.

5.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

5.7 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa 3 [New Survey No. 19 Hissa 3] for consideration as agreed therein.

5.8 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa 3 [New Survey No. 19 Hissa 3] as more particularly described in the Schedule mentioned therein.

5.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

5.10 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract)***

6 **TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 4 [NEW SURVEY NO. 19 HISSA 4] ADMEASURING 1900 SQ. MTRS.**

By virtue of the Title Investigation information provided to us, we understand as follows:

6.1 By an Indenture dated 26th May 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/ /1966, executed by and between (i) Krishna Balaji Bhoir; (ii) Premnath Krishna Bhoir; (iii) Bhagwan *alias* Chandrahas Krishna Bhoir; and (iv) Ramakant Krishna Bhoir, last 3 being minors represented through their father and natural guardian Krishna Balaji Bhoir, being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 4 admeasuring 2178 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms

and conditions mentioned therein.

6.2 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

6.3 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos mentioned therein including land bearing Old Survey No. 20 Hissa No. 4.

6.4 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

6.5 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa 4 [New Survey No. 19 Hissa 4] for consideration as agreed therein.

6.6 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 made and executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa 4 [New Survey No. 19 Hissa 4] as more particularly described in the Schedule mentioned therein.

6.7 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

6.8 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract)***

7 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 5 [NEW SURVEY NO. 19 HISSA 5]

ADMEASURING 4300 SQ. MTRS.

By virtue of the Title Investigation information provided to us, we understand as follows:

7.1 On perusal of Mutation Entry No. 1988 dated 10th November 1964 it appears that Kai Gorap expired around 20 years ago and is survived by her two daughters (i) Gunji Ramaji and (ii) Hashibai Kundalik.

7.2 By an Indenture dated 17th May 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/586/1966, (i) Gunjibai Ramji Bhoir; and (ii) Hashibai Pundalik Patil being the Vendors therein, with the confirmation of (i) Gopal Ramji Bhoir; and (ii) Keshav Pundalik Patil, being the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 5 admeasuring 5203 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein for consideration and on the terms and conditions mentioned therein.

7.3 On perusal of Mutation Entry No. 2226 dated 5th August 1969 it appears that the land recorded therein including Old Survey No. 20 Hissa No. 5 sold by (i) Gungibai Ramji Bhoir and (ii) Hashibai Pundalik Patil in favour of Bayer (India) Limited

7.4 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

7.5 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 20 Hissa No. 5.

7.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

7.7 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa 5 [New Survey No. 19 Hissa 5]

for consideration as agreed therein.

7.8 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 made and executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa 5 [New Survey No. 19 Hissa 5] as more particularly described in the Schedule mentioned therein.

7.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

7.10 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract***

8 **TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 6 (PART) [NEW SURVEY NO. 19 HISSA 6] ADMEASURING 4200 SQ. MTRS.**

By virtue of the Title Investigation information provided to us, we understand as follows:

8.1 Mutation Entry No. 4059 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that ME No. 4059 is in respect of corrections made in computerized 7/12 extract***

8.2 Order dated 10th April 2019 bearing Ref. No. MAHSUL/C-1/T-1/SR-06/2019 was issued by the Office of Collectorate & District Magistrate, Thane wherein the land bearing Survey No. 19 Hissa 6 admeasuring 4,200 sq. mtrs. & Survey No. 81 admeasuring 5,400 sq. mtrs. totally admeasuring 9,600 sq. mtrs. in Village Balkum was granted in favoUr of Agile on the terms and conditions mentioned therein.

8.3 Mutation Entry No. 4321 dated 10th June 2019 records the grant of the Land mentioned therein in favour of Agile under the provisions of Section 40 of Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue (Disposal of Government Lands) Rules 1971 under the said Order dated 10th April 2019 It appears that *vide* Mutation Entry No. 4339 dated 7th October 2019 that the other rights column of the 7/12 extract of the captioned land earlier reflected remarks of "No Transfer without prior permission of the Competent Authority – Land allotted under Ceiling Act" and "No Transfer without prior permission of the Competent Authority – Lands allotted to Housing Society, Industrial Corporation/Educational

Institutions". However, pursuant to the Order dated 13th September 2019 bearing no. Revenue/Kaksh-1/Hakkanond-1/T-3/Kavi11061/2019 passed by the Tehsildar, Thane under Section 155 of the Maharashtra Land Revenue Code, 1966, a remark of "Lands allotted/encroached under various schemes of Maharashtra Land Revenue Code, 1966, (Housing Society, Industrial Corporation, Educational Institutions, Special Township Project)" was recorded in the other rights column of the 7/12 extract of the captioned land. In response to our queries, Agile have informed us that this is a generic remark mutated on the other rights column of the lands granted under Section 40 of Maharashtra Land Revenue Code, 1966 and the term 'housing society' in this recording means the land is granted for residential/commercial user

8.4 Possession Receipt dated 20th January 2022 executed by Office of the Assistant Director Town Planning, Thane Municipal Corporation recording receipt of possession by the Thane Municipal Corporation of the portion of the Surrendered Land admeasuring 650 square meters of land bearing Old Survey No. 20 Hissa 6 (part) [New Survey Number 19 Hissa 6 (part).

8.5 Indenture of Transfer dated 27th April 2022 executed between Agile and Thane Municipal Corporation wherein Agile conveyed and transferred portion of the Surrendered Land admeasuring 650 square meters in favour of Thane Municipal Corporation on the terms and conditions mentioned therein.

8.6 Agreement bearing no. TNN12-11948-2022 registered on 16th September 2022 before the Sub-Registrar of Assurances, executed by and between Collectorate & District Magistrate, Thane and Agile, wherein Collectorate & District Magistrate, Thane granted land bearing Survey No. 19 Hissa No. 6 (Old Survey No. 20 Hiss No. 6) of area admeasuring 4200 sq. mtrs. and New Survey No. 81 (Old Survey No. 273B) of area admeasuring 5400 sq. mtrs. aggregate area admeasuring 9600 sq. mtrs. to Agile on the terms and conditions mentioned therein and as per Order dated 10th April 2019.

9 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 7 [NEW SURVEY NO. 19 HISSA 7] ADMEASURING 600 SQ. MTRS.

By virtue of the Title Investigation information provided to us, we understand as follows:

9.1 By an Indenture dated 31st August 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1018/1966, executed by and between (i) Dharmibai, widow of Chango Nago Bhoir; and (ii) Krishna Chango Bhoir; being the Vendors therein, sold, conveyed and transferred all their rights, title, share, and interest in land bearing Survey No. 20 Hissa

No. 7 admeasuring 726 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, and on the terms and conditions mentioned therein.

9.2 Mutation Entry No. 2245 dated 5th August 1968 records that Old Survey No. 20 Hissa No. 7 [New Survey No. 19 Hissa No. 7] land by (i) Dharmibai Chango and (ii) Krishnabai Chango in favour of Bayer (India) Limited.

9.3 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

9.4 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 20 Hissa No. 7.

9.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

9.6 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa No. 7 [New Survey No. 19 Hissa No. 7] for consideration as agreed therein.

9.7 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa No. 7 [New Survey No. 19 Hissa No. 7] as more particularly described in the Schedule mentioned therein.

9.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

9.9 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been***

furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.

10 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 9 [NEW SURVEY NO. 19 HISSA 9 (PART)] ADMEASURING 700 SQ. MTRS.

By virtue of the Title Investigation information provided to us, we understand as follows:

10.1 On perusal of Mutation Entry No. 2299 dated 22nd February 1971 it appears that Dattatray Devji Patil expired on or about 24th May 1969 and is survived by (a) Kankubai Dattatray Patil (wife), (b) Naresh Dattatray (son), (c) Dnyaneshwar Dattatray (son), (d) Ganesh Dattatray (son), (e) Rakhamabai Dattatray and (f) Kusum Ramchandra Savali, (b) to (e) being minors, and the name of Kankubai Dattatray Patil was mutated on the records of the Old Survey No. 20 Hissa No. 9.

10.2 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

10.3 By an Indenture dated 15th September 1973, registered before the Office of Sub-Registrar at Thane, under serial No. THN/513/1973, between (i) Smt. Rankubai w/o Dattatreya Devji Patil for self and as natural guardian of minor sons: (a) Dnyaneshwar Dattatreya; (b) Ganesh Dattatreya; and minor Daughter (c) Rakhma Dattatreya; and (ii) Shri Naresh being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 9, to M/s Bayer (India) Limited, being the purchaser therein for consideration and on the terms and conditions mentioned therein.

10.4 On perusal of Mutation Entry No. 2421 dated 5th November 1976 it appears that the land bearing Old Survey No. 20 Hissa 9 sold by Rankubai Dattatray Devaji Patil for herself and for and on behalf of (i) Dnyaneshwar Dattatray, (ii) Ganesh Dattatray, (iii) Rakhma Dattaray being minors and (iv) Naresh Dattatray in favour of Bayer (India) Limited. The name of Kusum Ramchandra Savali is not recorded in this mutation entry.

10.5 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned

therein including land bearing Old Survey No. 20 Hissa No. 9.

10.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

10.7 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa No. 9 [New Survey No. 19 Hissa No. 9] for consideration and on the terms and conditions as mentioned therein.

10.8 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial. no. TNN - 2 - 2595/2014, executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa No. 9 [New Survey No. 19 Hissa No. 9] as more particularly described in the Schedule mentioned therein.

10.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

10.10 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

11 <u>TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 10 [NEW SURVEY NO. 19 HISSA 10] ADMEASURING 400 SQ. MTRS.</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

11.1 Mutation Entry No. 740 dated 9th February 1943 records that Hansa Nemagi Sheth expired on 28th March 1940 and was survived by his son, Bhikchand Hansaji being his only legal heir.

11.2 On perusal of Mutation Entry No. 884 dated 9th January 1948 it appears that land bearing Old Survey No. 20 Hissa 10 sold by Bhikchand Hansaji in favour of Kamla Appa Bhoir.

11.3 On perusal of Mutation Entry No. 941 dated 2nd June1951 it appears that Bhau Divadya expired around 10 years ago and was survived by his only legal heir, namely Sonibai Aloo Patil and

accordingly, her name was recorded on the records of the land referred to therein.

11.4 On perusal of Mutation Entry No. 958 dated 24th December 1951 it appears that Kamla Appa Bhoir expired and was survived by his only legal heir i.e. his son Hari Kamla Bhoir. Accordingly, the name of Hari Kamla Bhoir was recorded in the records of the land referred to therein including Old Survey No. 20 Hissa No. 10.

11.5 By an Indenture dated 11th May 1966, registered before the Office of the Sub-Registrar at Thane, under serial No. THN/564/1966, executed by and between (i) Hari Kamalya Bhoir; (ii) Narayan Hari Bhoir; (iii) Dwarkanath Hari Bhoir; and (iv) Dinanath Hari Bhoir being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 10 admeasuring 484 sq. yards to M/s Bayer (India) Limited, being the purchaser therein for consideration and on the terms and conditions mentioned therein.

11.6 On perusal of Mutation Entry No. 2222 dated 5th June 1968 it appears that land bearing Old Survey No. 20 Hissa No. 10 sold by Hari Kamla Bhoir in favour of Bayer (India) Limited.

11.7 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

11.8 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 20 Hissa No. 10.

11.9 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

11.10 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under Sr. No. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa No. 10 [New Survey No. 19 Hissa No. 10] for consideration and on terms and conditions mentioned therein.

11.11 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of

Assurances at Thane under serial no. TNN - 2 - 2595/2014, executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa No. 10 [New Survey No. 19 Hissa No. 10] as more particularly described in the Schedule mentioned therein.

11.12 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

11.13 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

12 <u>TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 11 [NEW SURVEY NO. 19 HISSA 11] ADMEASURING 400 SQ. MTRS.</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

12.1 Mutation Entry No. 1612 dated 20th August 1962 records that Shankar Ravji Patil expired on 10th May 1962 leaving his legal heirs namely, (i) Savalaram Shankar Patil, (ii) Ramchandra Shankar Patil, (iii) Harishchandra Patil, (iv) Gangadhar Shankar Patil and his two daughters their names recorded on the records of the land referred to therein including land bearing Old Survey No. 20 Hissa No. 11.

12.2 Mutation Entry No. 1891 dated 3rd July 1964 records the deletion of name of Vishwnath Vinayak Bhoir from the other rights column since he is not concerned with the land in any manner and his name was wrongly recorded therein.

12.3 Mutation Entry No. 1892 dated 7th March 1964 records the deletion of name of Gajanan Sakharam Patwardhan from the other rights column on account of court settlement. Though this mutation entry is recorded on the 7/12 extract of captioned property, the captioned property is not recorded on the mutation entry.

12.4 By an Indenture dated 7th June 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/702/1966, executed by and between (i) Harischandra Shanker Patil; (ii) Narendra Harischandra Patil; (iii) Ganesh Harischandra Patil; (iv) Rohidas Harischandra Patil and (v) Yaduraj Harischandra Patil; (ii) to (v) being minors represented through their father and natural guardian Harischandra Shanker Patil, being the Vendors therein, with the confirmation of (i) Bhalchandra Shanker Patil; (ii) Savalaram Shanker Patil;

(iii) Gangadhar Shanker Patil; (iv) Motibai Shanker Patil and (v) Vithabai Vithu, being the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 11 admeasuring 484 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.

12.5 Mutation Entry No. 2230 dated 5th August 1968 records the conveyance of the land recorded therein including Old Survey No. 20 Hissa No. 11 by Harishankar Shankar Patil in favour of Bayer (India) Limited.

12.6 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

12.7 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.

12.8 By an Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under Sr. No. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa No. 11 [New Survey No. 19 Hissa No. 11] for consideration and on the terms and conditions mentioned therein.

12.9 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial. No. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa No. 11 [New Survey No. 19 Hissa No. 11] as more particularly described in the Schedule mentioned therein.

12.10 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

12.11 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

13 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 12 [NEW SURVEY NO. 19 HISSA 12] ADMEASURING 8500 SQ. MTRS.

By virtue of the Title Investigation information provided to us, we understand as follows:

13.1 By an Indenture dated 17th May 1966, registered before the Office of the Sub-Registrar at Thane, under serial No. THN/586/1966, executed by and between (i) Gunjibai Ramji Bhoir; and (ii) Hashibai Pundalik Patil being the Vendors therein, with the confirmation of (i) Gopal Ramji Bhoir; and (ii) Keshav Pundalik Patil, being the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa no. 12 admeasuring 10043 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, and on the terms and conditions mentioned therein.

13.2 Mutation Entry No. 2226 dated 5th August 1969 records the conveyance of the land recorded therein including Old Survey No. 20 Hissa No. 12 by Gaungibai Ramaji Bhoir and Hashibai Pundalik Patil in favour of Bayer (India) Limited.

13.3 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

13.4 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos mentioned therein including land bearing Old Survey No. 20 Hissa No. 12.

13.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.

13.6 Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around

67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including Old Survey No. 20 Hissa No. 12 [New Survey No. 19 Hissa No. 12] for consideration as agreed therein.

13.7 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 made and executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa No. 12 [New Survey No. 19 Hissa No. 12] as more particularly described in the Schedule mentioned therein.

13.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

13.9 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract)***

14 <u>TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 13 (PART) [NEW SURVEY NO. 19 HISSA 13A (PART)] ADMEASURING 1200 SQ. MTRS.</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

14.1 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

14.2 Mutation Entry No. 3720 dated 27th June 2011, records that Gangaram Manglya Bhoir expired on 17th February 2011 and he was survived by (a) Dilip Gangaram Bhoir, (b) Mahendra Gangaram Bhoir and (c) Sunil Gangaram Bhoir. The mutation entry also records that Sumati Gangaram Bhoir (wife of the deceased) had expired on 2nd August 1996. Accordingly, the names of the aforesaid surviving legal heirs were mutated on the records of Survey No. 19 Hissa No. 13A. The mutation entry does not clarify whether Gangaram Manglya Bhoir and Sumati Gangaram Bhoir expired testate or intestate.

14.3 Mutation Entry No. 3868 dated 24th October 2013, records that Vasudev Manglya Bhoir

expired on 21st June 2013 and he was survived by (i) Dnyaneshwar Vasudev Bhoir, (ii) Nandkumar Vasudev Bhoir, (iii) Nirmala Waman Patil, (iv) Pushpa Ashok Kavre, (v) Nanda Haresh Gavand and (vi) Lata Tukaram Mhatre. Accordingly, the names of the heirs were mutated on the records of Survey No. 19 Hissa No. 13A. The mutation entry also records that Rukmini (wife of the deceased) had expired on 5th July 2011. The mutation entry does not clarify whether (i) Vasudev Manglya Bhoir and (ii) Rukmini expired testate or intestate.

14.4 By an Agreement for Sale dated 31st March 2016, registered before the Office of the Sub-Registrar at Thane, under serial No. TNN-5/4242/2016, executed by and between (i) Dilip Gangaram Bhoir, (ii) Sulochana Dilip Bhoir, (iii) Rakesh Dilip Bhoir, (iv) Priyanka Yamit Bhoir, (v) Dipika Dilip Bhoir, (vi) Mahendra Gangaram Bhoir, (vii) Vandana Mahendra Bhoir, (viii) Harshal Mahendra Bhoir, (ix) Prachi Mahendra Bhoir, (x) Dnyaneshwar Vasudeo Bhoir, (xi) Apnaa Dnyaneshwar Bhoir, (xii) Sejal Dnyaneshwar Bhoir, (xiii) Chinmay Dnyaneshwar Bhoir, (xiv) Nandkumar Vasudeo Bhoir, (xv) Jayshree Nandkumar Bhoir, (xvi) Amisha Nandkumar Bhoir, (xvii) Yash Nandkumar Bhoir, (xviii) Nirmala Waman Patil, (xix) Pushpa Ashok Kavare, (xx) Nanda Haresh Gawde, (xxi) Lata Tukaram Mhatre in favour of Agile.

14.5 By a Sale Deed dated 3rd September 2016 registered under Doc. No. TNN 12 - 1584 / 2016 executed between (i) Dilip Gangaram Bhoir, (ii) Sulochana Dilip Bhoir, (iii) Rakesh Dilip Bhoir, (iv) Priyanka Yamit Bhoir, (v) Dipika Dilip Bhoir, (vi) Mahendra Gangaram Bhoir, (vii) Vandana Mahendra Bhoir, (viii) Harshal Mahendra Bhoir, (ix) Prachi Mahendra Bhoir, (x) Dnyaneshwar Vasudeo Bhoir, (xi) Apnaa Dnyaneshwar Bhoir, (xii) Sejal Dnyaneshwar Bhoir, (xiii) Chinmay Dnyaneshwar Bhoir, (xiv) Nandkumar Vasudeo Bhoir, (xv) Jayshree Nandkumar Bhoir, (xvi) Amisha Nandkumar Bhoir, (xvii) Yash Nandkumar Bhoir, (xviii) Nirmala Waman Patil, (xix) Pushpa Ashok Kavare, (xx) Nanda Haresh Gawde, (xxi) Lata Tukaram Mhatre in favour of Agile.

14.6 Mutation Entry No. 4063 dated 21st September 2016 records that (a) the conveyance of 10 Ares equivalent to 1,000 square meters out of Survey No. 19 Hissa No. 13A in favour of Agile under the Sale Deed dated 2nd September 2016 and (b) the land is required to be put to non-agricultural use within a period of 5 years from the date of purchase in accordance with Notification dated 1st January 2016 issued by the Government of Maharashtra.

14.7 By a Sale Deed dated 20th December 2018, registered before the Office of the Sub-Registrar at Thane, under serial No. TNN-12/13007/2018, executed by and between Sunil Gangaram Bhoir, being the Vendor therein, along with confirmation of (i) Kavita Sunil Bhoir; (ii) Utkarsha Sunil Bhoir; (iii) Nayan Sunil Bhoir, being the confirming party therein, sold, transferred and conveyed his rights, title, share and interest in the land bearing Survey No. 19 Hissa No. 13/A

Part, admeasuring 2 Ares, in favour of Agile being the Purchaser therein for a consideration and on the terms and conditions mentioned therein.

14.8 Mutation Entry No. 4293 dated 11th January 2019 records that (a) the conveyance of land admeasuring 200 square meters of the captioned land in favour of Agile under the said Sale Deed dated 20th December 2018 and (b) the land to be put to non-agricultural use within a period of 5 years from the date of purchase in accordance with Notification dated 1st January 2016 issued by the Government of Maharashtra.

14.9 Mutation Entry Nos. 4059 & 4191 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4191 are in respect of corrections made in computerized 7/12 extract)***

15 <u>TITLE HISTORY OF OLD SURVEY NO 20 HISSA 13 (PART) [NEW SURVEY NO 19 HISSA 13B] ADMEASURING 1200 SQ MTRS</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

15.1 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

15.2 Mutation Entry No. 3179 dated 10th March 2006 records that (I) Ramchandra Janu Bhoir expired on 17th November 1999 and he was survived by (a) Shevantibai Tulshiram Bhoir, (b) Charusheela Tulshiram Bhoir, (c) Hitesh Tulshiram Bhoir, (d) Lalit Tulshiram Bhoir ((a) to (d) being heirs of Late Tulshiram Ramchandra Bhoir), (e) Dharmibai Gajanan Bhoir, (f) Tarabai Bhalchandra Bhoir, (g) Kamlakar Gajanan Bhoir and (h) Vilas Gajanan Bhoir ((e) to (h) being heirs of Late Gajanan Janu Bhoir). Accordingly, the names of the heirs were mutated on the records of New Survey No. 19 Hissa No. 13B.

15.3 Mutation Entry No. 3786 dated 13th April 2012 records that Pandurang Janu Bhoir expired on 24th May 2007 and was survived by (a) his wife Anusuya Pandurang Bhoir, (b) by his sons namely Bharat Pandurang Bhoir, Pravin Pandurang Bhoir, Vijay Pandurang Bhoir and (c) his married daughter Jayshree Dinesh Patil. Accordingly, the names of the heirs were mutated on the records of New Survey No. 19 Hissa No. 13B

15.4 By an Agreement for Sale dated 7th November 2015, registered before the Office of the Sub-Registrar at Thane under serial No. TNN-5/11543/2015, executed by and between Agile and (i) Shevantibai alias Shevanti Tulsiram Bhoir; (ii) Charusheela Tulsiram Bhoir; (iii) Jitesh alias Hitesh Tulsiram Bhoir; (iv) Jayashree Hitesh Bhoir; (v) Lalit Tulsiram Bhoir; (vi) Dharmibai Gajanan Bhoir; (vii) Tarabai Bhoir; (viii) Kamalakar Gajanan Bhoir; (ix) Neeta Kamalakar Bhoir; (x) Smruti Kamalakar Bhoir; (xi) Shruti Kamalakar Bhoir; (xii) Vilas Gajanan Bhoir; (xiii) Vanita Vilas Bhoir; (xiv) Vinesh aliad Dinesh Vilas Bhoir; (xv) Anusaya Pandurang Bhoir; (xvi) Bharat Pandurang Bhoir; (xvii) Sangita Bharat Bhoir; (xviii) neha Bharat Bhoir; (xix) Raj Bharat Bhoir; (xx) Pravin Pandurang Bhoir; (xxi) Rajani Pravin Bhoir; (xxii) Bhakti Pravin Bhoir; (xxiii) Bharvi Pravin Bhoir; (xxiv)Dhairya Pravin Bhoir; (xxv) Vijay Pandurang Bhoir; (xxvi) Aditi Vijay Bhoir; and (xxvii) Vansh Vijay Bhoir, minor through father Vijay Pandurang Bhoir agreed to sell, transfer convey captioned property in favour of Agile for consideration and on the terms and conditions mentioned therein.

15.5 By and under Conveyance Deed dated 7th May 2016 registered before the Sub-Registrar of Thane under serial no. TNN - 12 - 870/2016, executed by and between (i) Shevantabai alias Shevanti Tulshiram Bhoir, (ii) Charushila Tulshiram Bhoir, (iii) Jitesh alias Hitesh Tulshiram Bhoir, (iv) Jayshree Jitesh alias Hitesh Bhoir, (v) Lalit Tulshiram Bhoir, (vi) Dharmibai Gajanan Bhoir, (vii) Tarabai Bhoir, (viii) Kamlakar Gajanan Bhoir, (ix) Nita Kamlakar Bhoir, (x) Smruti Kamlakar Bhoir, (xi) Shruti Kamlakar Bhoir, (xii) Vilas Gajanan Bhoir, (xiii) Vanita Vilas Bhoir, (xiv) Vinesh alias Dinesh Vilas Bhoir, (xv) Anusaya Pandurang Bhoir, (xvi) Bharat Pandurang Bhoir, (xvii) Sangeeta Bharat Bhoir, (xviii) Neha Bharat Bhoir (xix) Raj Bharat Bhoir, (xx) Pravin Pandurang Bhoir, (xxi) Rajani Pravin Bhoir, (xxii) Bhakti Pravin Bhoir, (xxiii) Bharvi Pravin Bhoir, (xxiv) Dharya Pravin Bhoir, (xxv) Vijay Pandurang Bhoir, (xxvi) Aditi Vijay Bhoir, (xxvii) Vansh Vijay Bhoir, (xxviii) Jayshree Pandurang Bhoir sold and conveyed to Agile the land admeasuring around 12 Are forming a part of the Other Land bearing Survey No. 20 and Hissa No. 13B, in favour of Agile as more particularly described in the Schedule mentioned therein.

15.6 Mutation Entry No. 4135 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that M.E No. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract***

15.7 Mutation Entry No. 4055 dated 26th May 2016 records that land bearing new Survey No. 19 Hissa 13/B was sold to Agile by and under Sale Deed dated 7th May 2016, and in the other right column it reflects that the land be put to non-agricultural use within a period of 5 years from

the date of purchase in accordance with Notification dated 1st January 2016 issued by the Government of Maharashtra.

16 **TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 14 [NEW SURVEY NO. 19 HISSA 14] ADMEASURING 400 SQ. MTRS.**

By virtue of the Title Investigation information provided to us, we understand as follows:

16.1 By an Indenture dated 9th December 1967, registered before the Office of the Sub-Registrar at Thane, under serial No. THN/1171/1967, executed by and between (i) Kashinath Joma Bhoir; and (ii) Vasant Kashinath Bhoir; as the vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 14, admeasuring 484 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein for consideration and on the terms and conditions mentioned therein.

16.2 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

16.3 On perusal of Mutation Entry No. 2417 dated 5th November 1976 it appears that land bearing Old Survey No. 20 Hissa No. 14 sold by (i) Kashinath Nama Bhoir and (ii) Vasant Kashinath Bhoir in favour of Bayer (India) Limited.

16.4 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 20 Hissa No. 14.

16.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

16.6 Mutation Entry No. 3873 dated 28th November 2013 records that pursuant to an Application made by Bayer for deleting the name of Jasa Dungaji B. KG (written in pencil) from the other rights column, an Order dated 26th November 2013 was passed by Tahsildar, Thane, whereby the name of Jasa Dungaji B. KG along with the area of 405 square meters was directed to be deleted. Accordingly, the name of Drangaji B. K G along with the area of 405 square meters was deleted from other rights column on the 7/12 extract of the captioned property.

16.7 By an Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described the Schedule mentioned therein including Old Survey No. 20 Hissa No. 14 [New Survey No. 19 Hissa No. 14] for consideration as agreed therein.

16.8 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa No. 14 [New Survey No. 19 Hissa No. 14] as more particularly described in the Schedule mentioned therein.

16.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

16.10 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract***

17 <u>TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 15 [NEW SURVEY NO. 19 HISSA 15] ADMEASURING 900 SQ. MTRS.</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

17.1 By an Indenture dated 9th December 1967, registered before the Office of the Sub-Registrar at Thane, under serial No. THN/1170/1967, executed by and between (i) Nago Rama Bhoir; (ii) Shankar Nago Bhoir; (iii) Rajan Shankar Bhoir, minor represented through his father and natural guardian Shankar Nago Bhoir, as the Vendors therein, with confirmation of (i) Jayaram Posha Patil; and (ii) Gopal Posha Patil as the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa no. 15, admeasuring 1089 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.

17.2 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage

(Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

17.3 Mutation Entry No. 2416 dated 5th November 1976 records the conveyance of land bearing Old Survey No. 20 Hissa No. 15 by Nago Rama Bhoir, Shankar 26 Nago Bhoir, (Minor) and Rajan Shankar Bhoir in favour of Bayer (India) Limited.

17.4 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos mentioned therein including land bearing Old Survey No. 20 Hissa No. 15.

17.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited was changed to Bayer CropScience Limited.

17.6 By an Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described the Schedule mentioned therein including Old Survey No. 20 Hissa 15 [New Survey No. 19 Hissa 15] for consideration and on the terms and conditions as agreed therein.

17.7 Mutation Entry No. 3872 dated 28th November 2013 records that pursuant to an application made by Bayer for deleting the name of Kesarimal Bahadur from the other rights column on the 7/12 extract of the captioned property, by an Order dated 26th November 2013 the name of Kesarimal Bahadur was directed to be deleted. Accordingly, the name of Kesarimal Bahadur was deleted from other rights column on the 7/12 extract of the captioned property.

17.8 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. *inter alia* Old Survey No. 20 Hissa 15 [New Survey No. 19 Hissa 15] as more particularly described in the Schedule mentioned therein.

17.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold

captioned property in favour of Agile.

17.10 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

18 <u>TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 16 (PART) [NEW SURVEY NO. 19 HISSA 16A] ADMEASURING 1100 SQ. MTRS.</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

18.1 Mutation Entry No. 1475 dated 17th June 1961 records that on intimation from Baburam Mhatre, the name of Motya Patil is mutated on the records of the land referred to therein including Old Survey No.20 Hissa No.16.

18.2 By an Indenture dated 13th July 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/858/1966, executed by and between (i) Somwarya Motya Patil; (ii) Harischandra Somwarya Patil; and (iii) Shantaram Somwarya Patil, minor through his father and natural guardian Somwarya Motya Patil, being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa no. 16 admeasuring 1270.5 sq. yards to M/s Bayer (India) Limited, being the purchaser therein consideration and on the terms and conditions mentioned therein.

18.3 Mutation Entry No. 2243 dated 5th August 1968 records that land bearing Survey No.20 Hissa No.16 purchased by Bayer (India) Limited from Somwarya Motya Patil for consideration of Rs. 5082.00 dated 13th July 1966.

18.4 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

18.5 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 20 Hissa No. 16.

18.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited

has been changed to Bayer CropScience Limited.

18.7 By an Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described the Schedule mentioned therein including Old Survey No. 20 Hissa 16A [New Survey No. 19 Hissa 16A] for consideration as agreed therein.

18.8 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. as more particularly described in the Schedule mentioned therein including old Survey No 20 Hissa 16 [New Survey No 19 Hissa 16A] for consideration as agreed therein.

18.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

18.10 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry No. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

19 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 16 (PART) [NEW SURVEY NO. 19 HISSA 16B] ADMEASURING 1100 SQ. MTRS.

By virtue of the Title Investigation information provided to us, we understand as follows:

19.1 By an Indenture dated 13th July 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/857/1966, executed by and between (i) Ramji Motiram Patil; (ii) Ramesh Ramji Patil, minor represented by his father and natural guardian Ramji Motiram Patil, being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 16 admeasuring 1270 sq. yards and 10 guntha to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.

19.2 Mutation Entry No. 2242 dated 10th June 1968 records the conveyance of land recorded

therein by Ramji Patil in favour of Bayer. Though the 7/12 extract of the captioned land records this mutation entry, the mutation entry does not record the captioned property. However and as mentioned in our 2011 TC, we have examined the Indenture of Conveyance dated 13th July 1966 executed by Ramji Patil in favour of Bayer.

19.3 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

19.4 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos mentioned therein including land bearing Old Survey No. 20 Hissa No. 16.

19.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.

19.6 By an Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described the Schedule mentioned therein including Old Survey No. 20 Hissa 16 [New Survey No 19 Hissa 16B] for consideration as agreed therein.

19.7 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa 16 [New Survey No. 19 Hissa 16B] as more particularly described in the Schedule mentioned therein.

19.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Bayer CropScience Limited sold captioned property in favour of Agile.

19.9 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia***

stated that Mutation Entry Nos. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract

20 **TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 17 [NEW SURVEY NO. 19 HISSA 17] ADMEASURING 1300 SQ. MTRS.**

By virtue of the Title Investigation information provided to us, we understand as follows:

20.1 Mutation Entry No. 1192 dated 25th February 1958 records that Laxman Ambo Bhoir expired about 5-6 months ago and on his death his son Atmaram Laxman Bhoir's name was recorded in the records of the land referred therein including Old Survey No. 20 Hissa No. 17. Accordingly, it has been mutated.

20.2 By an Indenture of Conveyance dated 26th December 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1440/1966, executed by and between (i) Atmaram Laxman Bhoir; (ii) Harischandra Atmaram Bhoir; (iii) Narayan Atmaram Bhoir; (iv) Murlidhar Atmaram Bhoir; and (v) Abhimanyu Atmaram Bhoir, being (iv)(v), both minors through their natural guardian and father Atmaram Laxman Bhoir, being the Vendors therein, with the confirmation of (i) Sitabai Shantaram Patil; and (ii) Sitaram Jagu Bhoir, as the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa no. 17, Survey No. 20 Hissa No. 36, Survey No. 20 Hissa No. 20 totally admeasuring 2420 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, for a consideration on the terms and conditions mentioned therein.

20.3 Mutation Entry No. 2274 dated 25th September 1969 records that Atmaram Laxman expired on 2nd April 1969 and is survived by his sons Harishchandra Atamaram, aged 14 years, Narayan Atmaram, Muralidhar Atmaram, minor, Abhimanyu Atmaram, aged 12 years. his wife Parvatibai Dadaram, aged 69 and two others. Parvatibai Dadaram has remarried and abandoned her right in the property. The name of Narayan Atmaram as the Karta is accordingly mutated on the records of the land referred to therein.

20.4 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

20.5 Mutation Entry No. 2415 dated 5th November 1976 records that land bearing Old Survey Nos.

20 Hissa No. 17, 20 Hissa 36, 20 Hissa 20 sold by (i) Atmaram Laxman Bhoir, (ii) Harishchandra Atmaram Bhoir, (iii) Narayan Atmaram Bhoir, (iv) Abhimanyu Atmaram and (v) Murlidhar Atmaram in favour of Bayer (India) Limited by and under Indenture of Conveyance dated 26th December 1966. Accordingly, same has been mutated.

20.6 On perusal of Mutation Entry No. 2636 (undated) it appears that the name of Bayer (India) Limited was mutated as owner of land bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 20 Hissa No. 17.

20.7 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.

20.8 By an Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN — 9— 2093/2013 on 15th March 2013, executed by and between Bayer CropScience Limited and Agile wherein Bayer CropScience Limited agreed to sell and transfer certain lands and buildings/structures in favour of Agile, totally admeasuring around 67.03 acres and bearing such Survey Nos. and Hissa Nos. as more particularly described the Schedule mentioned therein including Old Survey No. 20 Hissa 17 [New Survey No. 19 Hissa 17] for consideration as agreed therein.

20.9 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 20 Hissa 17 [New Survey No. 19 Hissa 17] as more particularly described in the Schedule mentioned therein.

20.10 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.

20.11 Mutation Entry No. 4059 & 4204 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that Mutation Entry No. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

21 <u>TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 18 [NEW SURVEY NO. 19 HISSA 18] ADMEASURING 1300 SQ. MTRS.</u>

By virtue of the Title Investigation information provided to us, we understand as follows:

21.1 Mutation Entry No. 1612 records that Shankar Ravji Patil expired on 10th May 1962. This mutation entry also records that on the death of Shankar Ravji Patil, the names of his legal heirs namely, Savalaram Shankar Patil, Ramchandra Shankar Patil, Harishchandra Shankar Patil, Gangadhar Shankar Patil and his two daughters was recorded on the records of the land referred to therein including land bearing Old Survey No. 20 Hissa No. 18

21.2 Mutation Entry No. 1891 dated 3rd July 1964 records the deletion of name of Vishwnath Vinayak Bhoir from the other rights column since he is not concerned with the land in any manner and his name was wrongly recorded therein.

21.3 Mutation Entry No. 1892 dated 7th March 1964 records the deletion of name of Gajanan Sakharam Patwardhan from the other rights column on account of court settlement. Though this mutation entry is recorded on the 7/12 extract of captioned property, the captioned property is not recorded on the mutation entry.

21.4 By an Indenture dated 7th June 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/702/1966, executed by and between (i) Harischandra Shanker Patil; (ii) Narendra Harischandra Patil; (iii) Ganesh Harischandra Patil; (iv) Rohidas Harischandra Patil and (v) Yaduraj Harischandra Patil; (ii) to (v) being minors represented through their father and natural guardian Harischandra Shanker Patil, being the Vendors therein, with the confirmation of (i) Bhalchandra Shanker Patil; (ii) Savalaram Shanker Patil; (iii) Gangadhar Shanker Patil; (iv) Motibai Shanker Patil and (v) Vithabai Vithu, being the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 18 admeasuring 1573 sq. yards, Survey No. 20 Hissa No. 11 admeasuring 484 sq. yards totally admeasuring 2057 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, and on the terms and conditions mentioned therein.

21.5 Mutation Entry No. 2230 dated 5th August 1968 records that the land bearing Survey No. 20 Hissa No. 18 and Survey No. 20 Hissa No. 11 sold by Harishchandra Shankar Patil in favour of Bayer (India) Limited under Indenture of Conveyance dated 7th June 1966.

21.6 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.