

- 21.7 Mutation Entry No. 1093 dated 6th August 1997 records that the name of Kanja Nango is deleted as protected tenant, since he is not cultivating the land.
- 21.8 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. 18.
- 21.9 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 21.10 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 18 [New Survey No. 19 Hissa 18] for consideration as agreed therein.
- 21.11 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 18 [New Survey No. 19 Hissa 18] as more particularly described in the Schedule mentioned therein.
- 21.12 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.
- 21.13 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.***

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

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

- 22.1 By an 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 being the



Vendor therein and Vasant Kashinath Bhoir being the Confirming party therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 19 admeasuring 726 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.

- 22.2 Mutation Entry No. 2222 dated 5th August 1969 records the conveyance of land bearing Old Survey No. 20 Hissa No. 19 by Hari Kamlya Bhoir in favour of Bayer (India) Limited. Though the 7/12 extract of the captioned land records this mutation entry, the mutation entry does not record the captioned property.
- 22.3 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.
- 22.4 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. 19.
- 22.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 22.6 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 19 [New Survey No. 19 Hissa 19] for consideration as agreed therein.
- 22.7 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. *inter alia* Old Survey No. 20 Hissa 19 [New Survey No. 19 Hissa 19] as more particularly described in the Schedule mentioned therein.

- 22.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.
- 22.9 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.*

23 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 20 [NEW SURVEY NO. 19 HISSA 20A] ADMEASURING 40 SQ. MTRS.

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

- 23.1 Mutation Entry No. 211 dated 10th April 1927 records that Buddha Ambo Bhoir and Maruti Buddha through his guardian Buddha Ambo Bhoir conveyed the land recorded therein including land bearing Old Survey No. 20 Hissa No. 20 in favour of Laxman Bhoir.
- 23.2 Mutation Entry No. 212 dated 10th April 1927 records that Laxman Bhoir for himself and as guardian of Atmaram Laxman created a mortgage over the land recorded therein including Old Survey No. 20 Hissa No. 20 in favour of Narayan Dharma Bhoir to secure repayment of Rs.450/-.
- 23.3 Mutation Entry No. 944 records pursuant to Resolution No. 5859-45 passed by the Government of Maharashtra, since the area of the captioned land was lesser than the standard area as set out in the aforesaid Resolution No. 5859-45 passed by the Government of Maharashtra, the remark of Tukda/Fragment was mutated on the records of the captioned property.
- 23.4 Mutation Entry No. 1192 dated 25th February 1958 records that Laxman Ambo Bhoir expired about 5-6 months prior thereto and on his death the name of his son Atmaram Laxman Bhoir was mutated in the records of the land referred to therein including Old Survey No. 20 Hissa No. 20.
- 23.5 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, on the terms and conditions mentioned therein.

- 23.6 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, (i) Narayan Atmaram, (ii) Muralidhar Atmaram, minor, (iii) 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.
- 23.7 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.
- 23.8 Mutation Entry No. 2415 dated 5th November 1976 records the conveyance of the land recorded therein including Survey No. 20 Hissa No. 20 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 under Indenture of Conveyance dated 26th December 1966.
- 23.9 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. 20.
- 23.10 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 23.11 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 20 [New Survey No. 19 Hissa 20A] for consideration and as per terms and conditions as agreed

therein.

- 23.12 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 20 [New Survey No. 19 Hissa 20A] as more particularly described in the Schedule mentioned therein.
- 23.13 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.
- 23.14 Mutation Entry No. 3908 dated 25th September 2014 records that pursuant to an application made by Bayer for deleting the name of Narayan Dharma Bhoir from the other rights column on the 7/12 extract of the captioned property, by an Order dated 10th September 2013 the name of Narayan Dharma Bhoir was directed to be deleted. Accordingly, the name of Narayan Dharma Bhoir was deleted from other rights column on the 7/12 extract of the captioned property
- 23.15 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 of the portions of Surrendered Land bearing Survey No. 19 Hissa No. 20A.
- 23.16 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 20 was renumbered to Survey No. 19 Hissa No. 20/A admeasuring 40 square meters held by TMC for 30 M Wide Road, and, Survey No. 19 Hissa No. 20/B admeasuring 1.6 Ares is held by Agile.
- 23.17 Mutation Entry No. 4167 & 4221 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. 4167 & 4221 are in respect of corrections made in computerized 7/12 extract.***

24 TITLE HISTORY OF OLD SURVEY NUMBER 20 HISSA 20 [NEW SURVEY NO. 19 HISSA 20B]



ADMEASURING 160 SQ. MTRS.

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

- 24.1 Mutation Entry No. 211 dated 10th April 1927 records that (i) Buddha Ambo Bhoir and (ii) Maruti Buddha through his guardian Buddha Ambo Bhoir sold land to Laxman Bhoir and the same have been mutated therein.
- 24.2 Mutation Entry No. 212 dated 10th April 1927 records that Laxman Bhoir for himself and as guardian of Atmaram Laxman created a mortgage over the land recorded therein including Old Survey No. 20 Hissa No. 20 in favour of Narayan Dharma Bhoir to secure repayment of Rs.450/-
- 24.3 Mutation Entry No. 1192 dated 25th February 1958 records that Laxman Ambo Bhoir expired about 5-6 months prior thereto and on his death the name of his son Atmaram Laxman Bhoir was mutated in the records of the land referred to therein including Old Survey No. 20 Hissa No. 20.
- 24.4 Mutation Entry No. 2274 dated 25th September 1969 records Atmaram Laxman expired on 2nd April 1969 and is survived by his sons Harishchandra Atmaram, aged 14 years, (i) Narayan Atmaram, (ii) Muralidhar Atmaram, minor, (iii) 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.
- 24.5 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.
- 24.6 Mutation Entry No. 2415 dated 5th November 1976 records that Land bearing Survey Nos.20 Hissa No. 17, 20 Hissa No. 36 and 20 Hissa No. 20 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 under Indenture of Conveyance dated 26th December 1966.
- 24.7 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. 20.

- 24.8 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 24.9 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 20 [New Survey No. 19 Hissa 20B] for consideration as agreed therein.
- 24.10 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 20 [New Survey No. 19 Hissa 20B] as more particularly described in the Schedule mentioned therein.
- 24.11 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.
- 24.12 Mutation Entry No. 3908 dated 25th September 2014 records that pursuant to an application made by Bayer for deleting the name of Narayan Dharma Bhoir from the other rights column on the 7/12 extract of the captioned property, by an Order dated 10th September 2013 the name of Narayan Dharma Bhoir was directed to be deleted. Accordingly, the name of Narayan Dharma Bhoir was deleted from other rights column on the 7/12 extract of the captioned property.
- 24.13 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 records that the land referred to therein including the 34 captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7- 12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 20 was renumbered to Survey No. 19 Hissa No. 20/A admeasuring 40 square meters held by TMC for 30 M Wide Road, and Survey No. 19 Hissa No. 20/B admeasuring 1.6 Ares held by Agile



24.14 Mutation Entry No. 4218 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. 4218 is in respect of corrections made in computerized 7/12 extract.*

25 **TITLE HISTORY OF OLD SURVEY NO. 20 HISA 21 [NEW SURVEY NO. 19 HISSA 21] ADMEASURING 500 SQ. MTRS.**

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

- 25.1 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. 5 admeasuring 5203 sq. yards, Survey No. 21 Hissa No. 1(part) admeasuring 4567 sq. yards, Survey No. 20 Hissa No. 12 admeasuring 10043 sq. yards, Survey No. 20 Hissa No. 21 admeasuring 605 sq. yards totally admeasuring 20418 sq. yards to M/s Bayer (India) Limited, being the purchaser therein consideration and on the terms and conditions mentioned therein.
- 25.2 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.
- 25.3 Mutation Entry No. 2636 (undated) records 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. 21.
- 25.4 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 25.5 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 21 [New Survey No. 19 Hissa 21] for consideration as agreed therein.

- 25.6 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 21 [New Survey No. 19 Hissa 21] as more particularly described in the Schedule mentioned therein.
- 25.7 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.
- 25.8 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 M.E No. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.*

26 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 22 [NEW SURVEY NO. 19 HISSA 22] ADMEASURING 700 SQ. MTRS.

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

- 26.1 Mutation Entry No. 2233 dated 5th August 1968 records that land bearing Old Survey No. 20 Hissa No. 22 sold by Pandu Sarik Patil in favour of Bayer (India) Limited.
- 26.2 By an 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; being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 22 admeasuring 847 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 26.3 Mutation Entry No. 2233 dated 5th August 1968 records that land bearing Old Survey No. 20 Hissa No. 22 sold by Pandu Sarik Patil in favour of Bayer (India) Limited.
- 26.4 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.

- 26.5 Mutation Entry No. 2636 (undated) records 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. 22.
- 26.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 26.7 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 22 [New Survey No. 19 Hissa 22] for consideration as agreed therein.
- 26.8 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 22 [New Survey No. 19 Hissa 22] as more particularly described in the Schedule mentioned therein.
- 26.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.
- 26.10 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.**

27 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 24 [NEW SURVEY NO. 19 HISSA 24] ADMEASURING 700 SQ. MTRS.

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

- 27.1 By an 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, being the Vendor therein, sold, conveyed and transferred all her rights, title, share and interest in land bearing Survey No. 20 Hissa No. 24 admeasuring 847 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.

- 27.2 Mutation Entry No. 2219 dated 5th August 1968 records the conveyance of Old Survey No. 20 Hissa No. 24 by Mangalibai Chau Patil in favour of Bayer (India) Limited.
- 27.3 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.
- 27.4 Mutation Entry No. 2636 (undated) records 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. 24.
- 27.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 27.6 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 24 [New Survey No. 19 Hissa 24] for consideration as agreed therein.
- 27.7 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 24 [New Survey No. 19 Hissa 24] as more particularly described in the Schedule mentioned therein.
- 27.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.



27.9 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 No. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract*

28 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 25 [NEW SURVEY NO. 19 HISSA 25A] ADMEASURING 300 SQ. MTRS.

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

- 28.1 Mutation Entry No. 944 records pursuant to Resolution No. 5859-45 passed by the Government of Maharashtra, since the area of the captioned land was lesser than the standard area as set out in the aforesaid Resolution No. 5859-45 passed by the Government of Maharashtra, the remark of Tukda/Fragment was mutated on the records of the captioned property.
- 28.2 By an Indenture dated 11th July 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/844/1966, Ganya Rama Alias Gana Rama alias Ganu Rama alias Ganpat Rama Mhatre; being the Vendor therein, with the confirmation of (i) Gajanan Gana Mhatre; and (ii) Arjun Gana Mhatre, being the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 25 admeasuring 484 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, and on the terms and conditions mentioned therein.
- 28.3 Mutation Entry No. 2240 dated 5th August 1968 records the conveyance of land bearing Old Survey No. 20 Hissa No. 25 by Ganya Rama Mhatre in favour of Bayer (India) Limited.
- 28.4 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.
- 28.5 Mutation Entry No. 2636 (undated) records 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. 25.
- 28.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.

- 28.7 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 25 [New Survey No. 19 Hissa 25A] for consideration as agreed therein.
- 28.8 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 25 [New Survey No. 19 Hissa 25A] as more particularly described in the Schedule mentioned therein.
- 28.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein purchased by Agile from Bayer.
- 28.10 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 of the portions of Surrendered Land bearing Survey No. 19 Hissa No. 25A.
- 28.11 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 25 was renumbered to Survey No. 19 Hissa No. 25/A admeasuring 3 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 25/B admeasuring 1 Are held by Agile.
- 28.12 Mutation Entry No. 4167 & 4221 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. 4167 & 4221 are in respect of corrections made in computerized 7/12 extract.*

29 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 25 [NEW SURVEY NO. 19 HISSA 25B]



ADMEASURING 100 SQ. MTRS.

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

- 29.1 By an 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 Ganya Rama Alias, Gana Rama alias, Gau Rama alias, Ganpat Rama Mhatre; being the Vendor therein, with the confirmation of (i) Gajanan Gana Mhatre; and (ii) Arjun Gana Mhatre, being the confirming parties therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 25 admeasuring 484 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 29.2 Mutation Entry No. 2240 dated 5th August 1968 records that Land bearing Old Survey No. 20 Hissa No. 25 sold by Gana Rama Mhatre in favour of Bayer (India) Limited.
- 29.3 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.
- 29.4 Mutation Entry No. 2636 (undated) records 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. 25.
- 29.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 29.6 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 25 [New Survey No. 19 Hissa 25B] as more particularly described in the Schedule mentioned therein.
- 29.7 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 25 [New Survey No. 19 Hissa 25B] as more particularly described in the Schedule mentioned therein.

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

29.9 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 25 was renumbered to Survey No. 19 Hissa No. 25/A admeasuring 3 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 25/B admeasuring 1 Are held by Agile .

29.10 Mutation Entry No. 4218 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. 4218 is in respect of corrections made in computerized 7/12 extract***

30 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 26 [NEW SURVEY NO. 19 HISSA 26] ADMEASURING 500 SQ. MTRS.

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

30.1 Mutation Entry No. 635 dated 15th February 1939 records that Kovaro Posha expired and accordingly, his heir being his son Krishna Kamalya's name, as the head of the undivided family, was mutated on the records of the land recorded therein including the captioned property.

30.2 Mutation Entry No. 2223 dated 5th August 1968 records that land bearing Old Survey No. 20 Hissa No. 26 sold by Krishna Kamalya Patil in favour of Bayer (India) Limited.

30.3 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.

- 30.4 By an 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, being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 26 admeasuring 605 sq. yards to M/s Bayer (India) Limited, being the purchaser therein for consideration and on the terms and conditions mentioned therein.
- 30.5 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. 26.
- 30.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 30.7 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. 26 and New Survey No. 19 Hissa No. 26 admeasuring 500 sq. mtrs. for consideration as agreed therein.
- 30.8 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 26 [New Survey No. 19 Hissa 26] as more particularly described in the Schedule mentioned therein.
- 30.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 30.10 Mutation Entry Nos. 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.

31 TITLE HISTORY OF OLD SURVEY NUMBER 20 HISSA 27 NEW SURVEY NO. 19 HISSA 27(A) ADMEASURING 670 SQ. MTRS.

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

- 31.1 Mutation Entry No. 1213 dated 31st August 1958 records that Dwarakadas Ratanshi Sheth expired on 31st January 1958 and is survived by his legal heir being his wife, namely Premkuvarbai Dwarakadas. Accordingly, name of Premkuvarbai Dwarakadas is mutated on the records of the land referred to therein including land bearing Old Survey No. 20 Hissa No. 27.
- 31.2 Mutation Entry No. 2240 is incorrectly recorded on the 7/12 extract and should be deleted.
- 31.3 Mutation Entry No. 2247 dated 5th August 1968 records that Nago Rama Bhoir, being a tenant of land bearing Old Survey No. 20 Hissa No. 27, purchased the land from Premkuvarbai Dwarakadas Thakker. This mutation entry also records that the consideration payable by Nago Rama Bhoir was to be paid in 9 instalments, accordingly, until the payment of all instalments by Nago Rama Bhoir, the name of Premkuvarbai Dwarakadas Thakker was mutated in the other rights column, as having an encumbrance on the land.
- 31.4 Mutation Entry No. 2248 dated 5th August 1968 records that amount payable by Nago Rama Bhoir to Premkuvarbai Dwarakadas Thakker was paid and accordingly since charge of Premkuvarbai Dwarakadas Thakker on the land was released, name of Premkuvarbai Dwarakadas Thakker was deleted from the other rights column of Old Survey No. 20 Hissa No. 27.
- 31.5 Mutation Entry No. 2249 dated 5th August 1968 records the conveyance of land recorded therein including land bearing Old Survey No. 20 Hissa No. 27 by Nago Rama Bhoir in favour of Bayer (India) Limited.
- 31.6 By an Indenture dated 6th October 1970, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/78/1971, executed by and between Nago Rama Bhoir being the Vendors therein, sold, conveyed and transferred all his rights, title, share and interest in land bearing Survey No. 20 Hissa no. 27 admeasuring 910 sq. mtrs. to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 31.7 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.

- 31.8 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 31.9 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 27 [New Survey No. 19 Hissa 27A] for consideration as agreed therein.
- 31.10 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 27 [New Survey No. 19 Hissa 27A] as more particularly described in the Schedule mentioned therein.
- 31.11 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 31.12 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 of the portions of Surrendered Land bearing Survey No. 19 Hissa No. 27A.
- 31.13 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 27 was renumbered to Survey No. 19 Hissa No. 27A

admeasuring 6.70 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 27B admeasuring 2.30 Ares held by Agile.

- 31.14 Mutation Entry Nos. 4167 & 4221 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. 4167 & 4221 are in respect of corrections made in computerized 7/12 extract.*

32 TITLE HISTORY OF OLD SURVEY NUMBER 20 HISSA NO 27 NEW SURVEY NO. 19 HISSA 27(B) ADMEASURING 230 SQ. MTRS.

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

- 32.1 Mutation Entry No. 1213 dated 31st August 1958 records that Dwarakadas Ratanshi Sheth expired on 31st January 1958 leaving behind his wife, namely Premkuvarbai Dwarakadas. Accordingly, name of Premkuvarbai Dwarakadas has been mutated.
- 32.2 Mutation Entry No. 2240 is incorrectly recorded on the 7/12 extract and should be deleted.
- 32.3 Mutation Entry No. 2247 dated 5th August 1968 records that Nago Rama Bhoir, being a tenant of land bearing Old Survey No. 20 Hissa No. 27, purchased the land from Premkuvarbai Dwarakadas Thakker. It also records that the consideration payable by Nago Rama Bhoir was to be paid in 9 instalments, accordingly, until the payment of all instalments by Nago Rama Bhoir, the name of Premkuvarbai Dwarakadas Thakker was mutated in the other rights column, as having an encumbrance on the land.
- 32.4 Mutation Entry No. 2248 dated 5th August 1968 records that amount payable by Nago Rama Bhoir to Premkuvarbai Dwarakadas Thakker was paid and accordingly since charge of Premkuvarbai Dwarakadas Thakker on the land was released, name of Premkuvarbai Dwarakadas Thakker was deleted from the other rights column of Old Survey No. 20 Hissa No. 27.
- 32.5 Mutation Entry No. 2249 dated 5th August 1968 records that land bearing Old Survey No. 20 Hissa No. 27 sold by Nago Rama Bhoir in favour of Bayer (India) Limited.
- 32.6 By an Indenture dated 6th October 1970 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/78/1971, Nago Rama Bhoir being the Vendors therein, sold, conveyed and transferred all his rights, title, share and interest in land bearing Survey No. 20 Hissa no. 27 admeasuring 910.54 sq. mtrs. to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.



- 32.7 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.
- 32.8 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 32.9 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 Survey No. 20, Hissa no. 27 admeasuring 900 sq. mtrs. for consideration as agreed therein.
- 32.10 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 27 [New Survey No. 19 Hissa 27B] as more particularly described in the Schedule mentioned therein.
- 32.11 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 32.12 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 27 was renumbered to Survey No. 19 Hissa No. 27A admeasuring 6.70 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 27B admeasuring 2.30 Ares held by Agile.

- 32.13 Mutation Entry No. 4218 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. 4218 is in respect of corrections made in computerized 7/12 extract.*

33 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 28 [NEW SURVEY NO. 19 HISSA 28] ADMEASURING 1200 SQ. MTRS.

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

- 33.1 Mutation Entry No. 697 dated 13th November 1941 records the conveyance of land including the captioned property by Dharmabai Chango Bhoir and Chango Bhoir in favour of Bhikchand Hansaji.
- 33.2 Mutation Entry No. 726 dated 15th March 1942 is not legible.
- 33.3 Mutation Entry No. 852 dated 1st December 1946 records that land sold by Bhikchand Hansaji Sheth in favour of Lata. records the conveyance of the land recorded therein by Bhikchand Hansaji Sheth in favour of Lata Narayan Bhoir and Bayo Narayan Bhoir.
- 33.4 Mutation Entry No. 853 dated 1st December 1946 records charge on the land recorded therein to secure the repayment of Rs.600/-. Though the 7/12 extract of the captioned property reflects this mutation entry, However, this mutation entry not pertaining to the captioned Old Survey No. 20 Hissa 28.
- 33.5 By an Indenture dated 4th June 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/684/1966, (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, a minor under the age of 18 years by his mother and natural guardian Vithabhai Vithal Bhoir being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 28 admeasuring 1452 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 33.6 Mutation Entry No. 2232 dated 5th August 1968 records the conveyance of land bearing Old Survey No. 20 Hissa No. 28 by (i) Jana Narayan, (ii) Vinayak Vithal Bhoir and (iii) Vithabai Vithal Bhoir in favour of Bayer (India) Limited.
- 33.7 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.

- 33.8 Mutation Entry No. 2636 (undated) records 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. 28.
- 33.9 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 33.10 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 28 [New Survey No. 19 Hissa 28] for consideration and on the terms and conditions as agreed therein.
- 33.11 Mutation Entry No. 3871 dated 28th November 2013 records that pursuant to an application made by Bayer for deleting hypothecation/charge on the captioned property in favour of Devichand Veerchand recorded on the other rights column on the 7/12 extract of the captioned property, by an Order dated 26th November 2013 hypothecation in favour of Devichand Veerchand was directed to be deleted. Accordingly, the name of Devichand Veerchand and the hypothecation/charge on the captioned property in his favour was deleted from other rights column on the 7/12 extract of the captioned property.
- 33.12 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 28 (New Survey No 19 Hissa 28) as more particularly described in the Schedule mentioned therein.
- 33.13 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 33.14 Mutation Entry Nos. 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

**34 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 34 [NEW SURVEY NO. 19 HISSA 34(B)]
ADMEASURING 1000 SQ. MTRS.**

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

- 34.1 Mutation Entry No. 315 dated 5th July 1929 records a charge on the land bearing Old Survey No. 20 Hissa No. 34 created in favour of (i) Chunilal Jagmalji G.K & Co. and (ii) Punamchand Javalrupji by Pandu Nagaoba Patil for himself and his son Raoji Pandu Patil (minor) to secure the repayment of Rs.360/-.
- 34.2 Mutation Entry No. 944 records pursuant to Resolution No. 5859-45 passed by the Government of Maharashtra, since the area of the captioned land was lesser than the standard area as set out in the aforesaid Resolution No. 5859-45 passed by the Government of Maharashtra, the remark of Tukda/Fragment was mutated on the records of the captioned property.
- 34.3 Mutation Entry No. 961 dated 4th January 1952 records that Pandu Nago Pari expired and is survived by his sons namely i) Raoji Pandu and ii) Kashinath Pandu Patil. Accordingly, the names of i) Raoji Pandu Patil and ii) Kashinath Pandu Patil are mutated on the records of the land referred to therein. Though the 7/12 extract of the captioned property records this mutation entry, this mutation entry does not refer to the captioned property or any part thereof
- 34.4 Mutation Entry No. 1587 dated 1st May 1962 records the deletion of charge on the land bearing Old Survey No. 20 Hissa No. 34 created in favour of i) Chunilal Jagmalji G.K & Co. and ii) Punamchand Javalrupji.
- 34.5 We have been informed by Client *vide* Mutation Entry No. 2419 records Order dated 10th July 1970 bearing reference no. TNC/SR/280/70 passed by the office of the Assistant Collector of Thane, pursuant to which the said i) Raoji Pandu Patil and ii) Kashinath Pandu Patil were granted permission to transfer the captioned property to Bayer (India) Limited under the provisions of Section 63 of the Bombay Tenancy and Agricultural Act, 1948. The 7/12 extract reflects Mutation Entry No. 2419 (which is issued by the office of the Assistant Collector of Thane), an inference can be drawn that the captioned property was inadvertently not recorded in the order.



- 34.6 By an Indenture dated 11th January 1974, registered before the Office of the Sub-Registrar at Thane under serial no. THN/25/1974, (i) Raoji Pandu Patil; and (ii) Kashinath Pandu Patil being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 34 admeasuring 2299 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 34.7 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. 34.
- 34.8 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 34.9 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 34 [New Survey No. 19 Hissa 34B] for consideration as agreed therein.
- 34.10 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 34B (New Survey No. 19 Hissa 34B) for consideration as agreed therein.
- 34.11 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 34.12 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 of the portions of Surrendered Land bearing Survey No. 19 Hissa No. 34B.
- 34.13 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been

handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 34 was renumbered to Survey No. 19 Hissa No. 34A admeasuring 1 Are held by Agile, Survey No. 19 Hissa No. 34/B admeasuring 10 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 34/C admeasuring 8 Ares held by Agile.

- 34.14 Mutation Entry Nos. 4167 & 4221 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. 4167 & 4221 are in respect of corrections made in computerized 7/12 extract*

35 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 34C [NEW SURVEY NO. 19 HISSA 34(C)] ADMEASURING 800 SQ. MTRS.

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

- 35.1 By an 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 being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 34 admeasuring 2299 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.
- 35.2 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. 34.
- 35.3 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 35.4 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 34C (New Survey No. 19 Hissa 34C) as more particularly described in the Schedule mentioned therein.
- 35.5 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.



35.6 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 34 was renumbered to Survey No. 19 Hissa No. 34A admeasuring 1 Are held by Agile, Survey No. 19 Hissa No. 34/B admeasuring 10 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 34/C admeasuring 8 Ares held by Agile.

35.7 Mutation Entry No. 4218 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. 4218 is in respect of corrections made in computerized 7/12 extract.***

36 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 35 [NEW SURVEY NO. 19 HISSA 35] ADMEASURING 1100 SQ. MTRS.

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

36.1 Mutation Entry No. 893 dated 2nd December 1949 records that Narayan Dharma Bhoir expired on 1st October 1948 and is survived by his five sons namely, (i) Yashwant Narayan, (ii) Ramchandra Narayan, (iii) Raghunath Narayan, (iv) Kisan (minor), (v) Pandurang Narayan Bhoir (minor). Accordingly, the name of Yashwant Narayan Bhoir as guardian, brother and head of family is mutated on the records of lands referred to therein including Old Survey No. 20 Hissa No. 35.

36.2 Mutation Entry No. 1937 dated 15th October 1965 is barely legible. The legible portion seems to record that one Maruti Pundya Patil had claimed that Yashwant Narayan had been wrongly recorded as the holder though the land is owned and occupied by Maruti Pundya Patil and accordingly, it seems that a direction was given to mutate the name of Maruti Pundya Patil on the records of the land bearing Survey No. 20 Hissa No. 35. Albeit the recording of this Mutation Entry, none of the revenue records or any other documents furnished to us evidence any chain of title whereby Maruti Pundya Patil acquired the captioned property or any claims from him qua the captioned property.

36.3 By an 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 and Bayer CropScience Limited, wherein 1) Yeshwant Narayan Bhoir 2) Ramchandra Narayan Bhoir 3) Raghunath Narayan Bhoir 4) Pandurang Narayan Bhoir conveyed land admeasuring 1331 square yards in favour of Bayer, bearing Old Survey No. 20 Hissa 35 for consideration and on the terms and conditions as agreed therein.

- 36.4 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.
- 36.5 Mutation Entry No. 2492 dated 16th April 1978 records the conveyance of land bearing Old Survey No. 20 Hissa No. 35 by Yeshwant Narayan Bhoir, Ramachandra Narayan Bhoir, Raghunath Narayan Bhoir and Pandurang Narayan Bhoir in favour of Bayer (India) Limited
- 36.6 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. 35.
- 36.7 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 36.8 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 35 (New Survey No. 19 Hissa 35) as more particularly described in the Schedule mentioned therein.
- 36.9 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 36.10 Mutation Entry Nos. 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.*

37 **TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 36 [NEW SURVEY NO. 19 HISSA 36]**



ADMEASURING 500 SQ. MTRS.

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

- 37.1 Mutation Entry No. 585 dated 6th February 1937 records that Jagu Ramaji Bhoir expired on 12th December 1936 and is survived by his son, namely Sitaram Jagu Bhoir. Accordingly, the name of Sitaram Jagu Bhoir is mutated on the records of the land referred to therein. Though the 7/12 extract records this mutation entry, the captioned property is not referred to in the mutation entry.
- 37.2 Mutation Entry No. 2088 dated 14th February 1966 records the conveyance of land bearing Old Survey No. 20 Hissa No. 36 by Ganpat in favour of Bayer Steel Works. Though the 7/12 extract records this mutation entry, the captioned property is not referred to in the mutation entry.
- 37.3 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, 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, on the terms and conditions mentioned therein.
- 37.4 Mutation Entry No. 2247 dated 5th August 1968 is wrongly recorded on the 7/12 extract and should be deleted.
- 37.5 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.
- 37.6 Mutation Entry No. 2415 dated 5th November 1976 records the conveyance of the land recorded therein including Old Survey No. 20 Hissa No. 36 by Atmaram Laxman Bhoir, Harishchandra Atmaram Bhoir, Narayan Atmaram Bhoir, Abhimanyu Atmaram and Murlidhar

Atmaram in favour of Bayer (India) Limited under Indenture of Conveyance dated 26th December 1966.

- 37.7 Mutation Entry No. 2636 (undated) it records 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. 36.
- 37.8 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 37.9 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 36 [New Survey No. 19 Hissa 36] for consideration as agreed therein.
- 37.10 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 36 (New Survey No. 19 Hissa 36) for consideration as agreed therein..
- 37.11 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 37.12 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.***

38 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 39 [NEW SURVEY NO. 19 HISSA 39A] ADMEASURING 590 SQ. MTRS.

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

- 38.1 Mutation Entry No. 386 records that Pandu Kamlya Patil expired on 16th February 1930 and name of his heir Mangalaya Pandu Patil is mutated on the records of the land referred to



therein including Old Survey No. 20 Hissa No. 39.

- 38.2 Mutation Entry No. 543 dated 29th February 1936 records the conveyance of land bearing Old Survey No. 20 Hissa No. 39 by Mangalya Pandu Patil and Chango Pandu Patil (minor) through his brother and guardian Mangalya Pandu Patil, in favour of Devji Mangalaya Patil.
- 38.3 Mutation Entry No. 944 records pursuant to Resolution No. 5859-45 passed by the Government of Maharashtra, since the area of the captioned land was lesser than the standard area as set out in the aforesaid Resolution No. 5859-45 passed by the Government of Maharashtra, the remark of Tukda/Fragment was mutated on the records of the captioned property.
- 38.4 Mutation Entry No. 2299 dated 22nd February 1971 records 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) Kusum Ramchandra Savali, (f) 48 Rakhmabai Dattatray, (b) to (f) being minors, thus as their guardian and name of Kankubai Dattatray Patil is mutated on the records of the land recorded therein including Old Survey No. 20 Hissa No. 39.
- 38.5 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.
- 38.6 By an 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 being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 9, Survey No. 20 Hissa No. 39 totally admeasuring 2176 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 38.7 Mutation Entry No. 2421 dated 5th November 1976 records the conveyance of land recorded therein including land bearing Old Survey No. 20 Hissa No. 39 by Kankubai Dattatray Devaji Patil for herself and minor Dnyaneshwar Dattatray and Ganesh Dattatray Rakhma Dattatray

and Naresh in favour of Bayer (India) Limited. The name of Kusum Ramchandra Savali is not recorded in this mutation entry.

- 38.8 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. 39.
- 38.9 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 38.10 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 39 [New Survey No. 19 Hissa 39] for consideration as agreed therein.
- 38.11 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 39 (New Survey No. 19 Hissa 39A) as more particularly described in the Schedule mentioned therein.
- 38.12 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 38.13 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 39 was renumbered to Survey No. 19 Hissa No. 39/A admeasuring 5.90 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 39/B admeasuring 5.10 Ares held by Agile.
- 38.14 Mutation Entry No. 4167 & 4221 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. 4167 & 4221 are in respect of corrections made in computerized 7/12 extract.

39 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 39 [NEW SURVEY NO. 19 HISSA 39B] ADMEASURING 510 SQ. MTRS.

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

- 39.1 Mutation Entry No. 2299 dated 22nd February 1971 records 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) Kusum Ramchandra Savali, (f) Rakhamabai Dattatray, (b) to (f) being minors, thus as their guardian and name of Kankubai Dattatray Patil is mutated on the records of the land recorded therein including Old Survey No. 20 Hissa No. 39.
- 39.2 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.
- 39.3 By an 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 being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 9, Survey No. 20 Hissa No. 39 totally admeasuring 2176 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.
- 39.4 Mutation Entry No. 2421 dated 5th November 1976 records the conveyance of land recorded therein including land bearing Old Survey No. 20 Hissa No. 39 by Kankubai Dattatray Devaji Patil for herself and minor Dnyaneshwar Dattatray and Ganesh Dattatray Rakhma Dattaray and Naresh in favour of Bayer (India) Limited. The name of Kusum Ramchandra Savali is not recorded in this mutation entry.
- 39.5 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. 39.

- 39.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 39.7 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 39 (New Survey No. 19 Hissa 39B) as more particularly described in the Schedule mentioned therein.
- 39.8 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 39.9 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 39 was renumbered to Survey No. 19 Hissa No. 39/A admeasuring 5.90 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 39/B admeasuring 5.10 Ares held by Agile.
- 39.10 Mutation Entry Nos. 4169 & 4218 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. 4169 & 4218 are in respect of corrections made in computerized 7/12 extract.***

40 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 41 [NEW SURVEY NO. 19 HISSA 41A] ADMEASURING 70 SQ. MTRS.

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

- 40.1 Mutation Entry No. 602 dated 12th July 1937 records conveyance of the land recorded therein including land bearing Old Survey No. 20 Hissa No. 41 by Kashibai B. Ganpat Patil in favour of Sukur Kalya Bhagat.



- 40.2 Mutation Entry No. 944 records pursuant to Resolution No. 5859-45 passed by the Government of Maharashtra, since the area of the captioned land was lesser than the standard area as set out in the aforesaid Resolution No. 5859-45 passed by the Government of Maharashtra, the remark of Tukda/Fragment was mutated on the records of the captioned property.
- 40.3 Mutation Entry No. 2051 dated 27th October 1965 records that Sukur Kalya Bhagat expired 6 months prior thereto and the names of his heirs namely i) Ramchandra Sukur (son), ii) Bhimabai Harishchandra (daughter), iii) Devjibai Maruti (daughter), iv) Parvatibai Gajanan (daughter) and v) Baibai Sukur (wife) is mutated on the records of the land recorded therein including Old Survey No. 20 Hissa No. 41.
- 40.4 Mutation Entry No. 2104 dated 25th May 1966 records that pursuant to statement made by Ramchandra Sukur, that his sisters namely, i) Bhimabai Harishchandra, ii) Deokibai Maruti, iii) Parvatibai Gajanan were already married for over 15 years, and are not concerned with the land recorded therein, and him and his mother Baibai Sukur each have 50% right in the land recorded therein including land bearing Old Survey No. 20 Hissa No. 41, the names of Ramchandra Sukur and Baibai Sukur were mutated as joint owners having 50% share each in respect of the land recorded therein.
- 40.5 By an Indenture dated 9th February 1971, registered before the Office of the Sub-Registrar at Thane under serial no. THN/91/1971, (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, being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 40, Survey No. 20 Hissa No. 41 totally admeasuring 1331 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 40.6 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.
- 40.7 Mutation Entry No. 2414 dated 5th November 1976 records the conveyance of the land recorded therein including land bearing Old Survey No. 20 Hissa No. 41 by Baibai Sukur,

Ramchandra Sukur, Deokibai Maruti, Parvati Gajanan and Bhimabai Harishchandra in favour of Bayer (India) Limited.

- 40.8 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. 41.
- 40.9 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 40.10 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 41(part) (New Survey No 19. Hissa 41/A) as more particularly described in the Schedule mentioned therein.
- 40.11 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 40.12 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 of the portions of Surrendered Land bearing Survey No. 19 Hissa No. 41A.
- 40.13 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is 51 affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 41 was renumbered to Survey No. 19 Hissa No. 41/A admeasuring 70 square meters held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 41/B admeasuring 8.30 Ares held by Agile.
- 40.14 Mutation Entry Nos. 4167 & 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 Nos. 4167 & 4204 are in respect of corrections made in computerized 7/12 extract.*

41 **TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 41 [NEW SURVEY NO. 19 HISSA 41B]**



ADMEASURING 830 SQ. MTRS.

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

- 41.1 Mutation Entry No. 602 dated 12th July 1937 records conveyance of the land recorded therein including land bearing Old Survey No. 20 Hissa No. 41 by Kashibai B. Ganpat Patil in favour of Sukur Kalya Bhagat.
- 41.2 Mutation Entry No. 2051 dated 27th October 1965 records that Sukur Kalya Bhagat expired 6 months prior thereto and the names of his heirs namely i) Ramchandra Sukur (son), ii) Bhimabai Harishchandra (daughter), iii) Devjibai Maruti (daughter), iv) Parvatibai Gajanan (daughter) and v) Baibai Sukur (wife) is mutated on the records of the land recorded therein including Old Survey No. 20 Hissa No. 41.
- 41.3 Mutation Entry No. 2104 dated 25th May 1966 records that pursuant to statement made by Ramchandra Sukur, stating that his sisters namely, i) Bhimabai Harishchandra, ii) Deokibai Maruti, iii) Parvatibai Gajanan were already married for over 15 years, and are not concerned with the land recorded therein, and him and his mother Baibai Sukur each have 50% right in the land recorded therein including land bearing Old Survey No. 20 Hissa No. 41 and accordingly, the names of Ramchandra Sukur and Baibai Sukur were mutated as joint owners having 50% share each in respect of the land recorded therein.
- 41.4 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.
- 41.5 By an 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, being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 40, Survey No. 20 Hissa No. 41 totally admeasuring 1331 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein and on the terms and conditions mentioned therein
- 41.6 Mutation Entry No. 2414 dated 5th November 1976 records the conveyance of the land recorded therein including land bearing Old Survey No. 20 Hissa No. 41 by i) Baibai Sukur, ii)

Ramchandra Sukur, iii) Deokibai Maruti, iv) Parvati Gajanan and v) Bhimabai Harishchandra in favour of Bayer (India) Limited.

- 41.7 Mutation Entry No. 2636 (undated) records 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. 41.
- 41.8 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 41.9 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 41(part) (New Survey No. 19 Hissa 41/B) as more particularly described in the Schedule mentioned therein.
- 41.10 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 41.11 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 41 was renumbered to Survey No. 19 Hissa No. 41/A admeasuring 70 square meters held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 41/B admeasuring 8.30 Ares held by Agile.
- 41.12 Mutation Entry No. 4218 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. 4218 is in respect of corrections made in computerized 7/12 extract.***

42 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 44 [NEW SURVEY NO. 19 HISSA 44] ADMEASURING 200 SQ. MTRS.

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

- 42.1 Mutation Entry No. 834 dated 6th March 1936 records the conveyance of the land recorded



therein including land bearing Old Survey No. 20 Hissa No. 44 by Bhikchand Hemangi Rane in favour of Chango Nago Bhoir and Dharmibai Chango Bhoir.

- 42.2 Mutation Entry No. 835 dated 10th March 1946 records that the land referred to therein including land bearing Old Survey No. 20 Hissa No. 44 is conveyed by Chango Nago Bhoir and Dharmibai Chango Bhoir in favour of Ramchandra Nagave Patil under a sale deed.
- 42.3 Mutation Entry No. 934 dated 4th April 1951 records that the land referred to therein was conveyed by Ramchadnra Nago Patil in favour of i) Dharmibai Chango Bhoir and ii) Krishna Chango Bhoir.
- 42.4 Mutation Entry No. 944 records pursuant to Resolution No. 5859-45 passed by the Government of Maharashtra, since the area of the captioned land was lesser than the standard area as set out in the aforesaid Resolution No. 5859-45 passed by the Government of Maharashtra, the remark of Tukda/Fragment was mutated on the records of the captioned property.
- 42.5 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. and Survey No. 20 Hissa No. 44 admeasuring 242 sq. yards totally admeasuring 968 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 42.6 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.
- 42.7 Mutation Entry No. 2950 dated 2nd April 1963 records the conveyance of the land bearing Old Survey No. 20 Hissa No. 44 by i) Dharmibai Chango Bhoir and ii) Krishna Chango Bhoir in favour of Bayer (India) Limited.
- 42.8 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 42.9 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 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 44 (New Survey No. 19 Hissa 44) as more particularly described in the Schedule mentioned therein.

- 42.10 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 42.11 Mutation Entry No. 4165 dated 21st June 2017 records that pursuant to Order dated 5th May 2017 the land referred to therein including the captioned land is affected by road reservation, and in this regard (a) Agile executed Declaration registered with the Office of the Sub-Registrar of Assurances, (b) TMC executed the Possession Receipt with respect to the land that has been handed over to the TMC, and (c) Akar Phod Patrak and 7/12 extracts came to be revised, accordingly, pursuant to Letter dated 10th April 2017 of the Tahsildar, Thane, inter-alia land bearing Survey No. 19 Hissa No. 44 was renumbered to Survey No. 19 Hissa No. 44 admeasuring 2 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 19 Hissa No. 44 admeasuring 38 Ares held by Agile.
- 42.12 Mutation Entry Nos. 4059 & 4221 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 Noss. 4059 & 4221 are in respect of corrections made in computerized 7/12 extract.*

43 TITLE HISTORY OF OLD SURVEY NO. 20 HISSA 46 [NEW SURVEY NO. 19 HISSA 46] ADMEASURING 3800 SQ. MTRS.

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

- 43.1 By an Indenture of Sale dated 11th March 1968, registered before the Office of the Sub-Registrar at Thane under serial no. THN/298/1968, Bamansha Hormasji Taraporewalla, being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 20 Hissa No. 46 admeasuring 4477 sq. yards. to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.
- 43.2 Mutation Entry No. 2271 dated 6th May 1969 records the conveyance of the captioned property by Bamansha Hormasji Taraporewalla in favour of Bayer (India) Limited. The mutation entries do not record how Bamansha Hormasji Taraporewalla acquired the



captioned land

- 43.3 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.
- 43.4 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. 46.
- 43.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 43.6 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 46 (New Survey No. 19 Hissa 46) as more particularly described in the Schedule mentioned therein.
- 43.7 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 43.8 Mutation Entry Nos. 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*

44 TITLE HISTORY OF OLD SURVEY NO. 21 HISSA 1(P.T) [NEW SURVEY NO. 20 HISSA 1] ADMEASURING 4270 SQ. MTRS.

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

- 44.1 Mutation Entry No. 1934 dated 5th October 1964 records that captioned land is the ancestral property of Krishna Ganpat and he is deriving income therefrom and accordingly, the names of the following persons are mutated on the records of Old Survey No. 21 Hissa No. 1(pt.) in the following manner, (a) Hasi Pundalik –34 Gunthas (b) Hasi Pundalik – 3.75 Gunthas (c)

Kirshna Ganpat – 4.50 Gunthas

- 44.2 By an Indenture of Conveyance dated 5th December 1967 bearing no. THN/1139/1967 registered before the Office of the Sub-Registrar at Thane, executed between Krishna Ganpat Patil being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 21 Hissa No. 1 (pt.) admeasuring 544 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 44.3 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.
- 44.4 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 44.5 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. 21 Hissa 1(pt.) (New Survey No. 20 Hissa 1) as more particularly described in the Schedule mentioned therein.
- 44.6 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 44.7 Mutation Entry Nos. 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.***

45 TITLE HISTORY OF OLD SURVEY NO. 21 HISSA 2 [NEW SURVEY NO. 20 HISSA 2] ADMEASURING 430 SQ. MTRS.

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

- 45.1 Mutation Entry No. 730 dated 15th March 1942 records the conveyance of land bearing Old Survey No. 21 Hissa No. 2 by Kashibai Ganpat in favour of Bhikchand Hansaji Sheth. Though



the 7/12 extract of the captioned property records this mutation entry, this mutation entry does not refer to the captioned property.

- 45.2 By an Indenture dated 17th November 1970, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1053/1970, Bhikchand Hansaji, being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 21 Hissa No. 2 admeasuring 429.97 sq. yards, Survey No. 21 Hissa No. 3 admeasuring 556.44 sq yards totally admeasuring 968.41 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.
- 45.3 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.
- 45.4 Mutation Entry No. 2413 dated 5th November 1976 records the conveyance of the land referred to including land bearing Old Survey No. 21 Hissa No. 2 by Bhikchand Hansaji Sheth in favour of Bayer India Limited.
- 45.5 Mutation Entry No. 2636 (undated) records 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. 21 Hissa No. 2.
- 45.6 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 45.7 Mutation Entry No. 3153 dated 21st September 2005 records that the pursuant to Order dated 20th September 2005 passed by the Collector and Competent Authority, Urban Agglomeration Thane, the name of the Government of Maharashtra was mutated for 374.04 square meters of the captioned land since the same was declared as vacant land under Section 10(5) of the Urban Land (Ceiling & Regulation) Act, 1976.
- 45.8 Mutation Entry No. 3629 dated 17th September 2010 records that pursuant to the declaration of the vacant land by the Collector and Competent Authority, Urban Agglomeration, Thane, since the Government did not take possession of the land referred to therein and the possession continued in favour of the land holder, the name of Government of Maharashtra was deleted from the records of the land referred to therein and the name of the original

owner was reinstated pursuant to an Order dated 3rd September 2010 passed by the Collector and Competent Authority, Urban Agglomeration Thane. However, as per Declaration dated 13th October 2022 provided by Agile, Order dated 3rd September 2010 passed by the Additional Collector & C.A. is not available with the Agile.

- 45.9 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. 21 Hissa 2 (New Survey No. 20 Hissa 2) as more particularly described in the Schedule mentioned therein.
- 45.10 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 45.11 Mutation Entry Nos. 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 Noss. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.***

46 TITLE HISTORY OF OLD SURVEY NO. 21 HISSA 3 [NEW SURVEY NO. 20 HISSA 3] ADMEASURING 560 SQ. MTRS.

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

- 46.1 By an Indenture dated 17th November 1970, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/1053/1970, Bhikchand Hansaji, being the Vendor therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 21 Hissa No. 2 admeasuring 429.97 sq. yards, Survey No. 21 Hissa No. 3 admeasuring 556.44 sq. yards totally admeasuring 968.41 sq. yards, to M/s Bayer (India) Limited, being the purchaser therein, on the terms and conditions mentioned therein.
- 46.2 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.
- 46.3 Mutation Entry No. 2413 dated 5th November 1976 records the conveyance of the land



referred to including land bearing Old Survey No. 21 Hissa No. 3 by Bhikchand Hansaji Sheth in favour of Bayer India Limited.

- 46.4 Mutation Entry No. 2636 (undated) records 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. 21 Hissa No. 3.
- 46.5 Mutation Entry No. 3103 dated 1st June 2004 records that the name of Bayer (India) Limited has been changed to Bayer CropScience Limited.
- 46.6 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. 21 Hissa 3 (New Survey No. 20 Hissa 3) as more particularly described in the Schedule mentioned therein.
- 46.7 Mutation Entry No. 3886 dated 2nd April 2014 records that Land bearing Survey Nos. mentioned therein including captioned property purchased by Agile from Bayer.
- 46.8 Mutation Entry Nos. 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 Noss. 4059 & 4204 are in respect of corrections made in computerized 7/12 extract.*

47 TITLE HISTORY OF OLD SURVEY NO. 188 HISSA 2 [NEW SURVEY NO. 80 HISSA 2B] ADMEASURING 1540 SQ. MTRS.

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

- 47.1 Mutation Entry No. 1854 dated 23rd January 1964 records the conveyance of the land recorded therein including land bearing Old Survey No. 188 Hissa No. 2 by Akhadya Hatya Vaity in favour of Hari Kamlya Bhoir in accordance with Section 32G and 43B of the BTAL Act. This mutation entry also records that the consideration payable under the sale deed is to be paid in 5 instalments and to secure the payment of the instalments, a charge on the land in favour of Akhadya Hatya Vaity is recorded. We have not examined any mutation entry that records the payment of the entire consideration and consequent deletion of charge recorded in favour of Akhadya Hatya Vaity.
- 47.2 By an Indenture dated 11th May 1966, registered before the Office of the Sub-Registrar at