Thane, under serial no. THN/563/1966, Hari Kamalya Bhoir being the Vendor therein, sold, conveyed and transferred all his rights, title, share and interest in land bearing Survey No. 188 Hissa No. 2 admeasuring 3327 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.

47.3 Mutation Entry No. 2221 dated 5th August 1968 records the conveyance of the land bearing Old Survey No. 188 Hissa No. 2 in by Hari Kamlya Bhoir in favour of Bayer (India) Limited.

47.4 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.

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

47.6 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 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. 188 Hissa 2 (New Survey No. 80 Hissa 2) as more particularly described in the Schedule mentioned therein.

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

47.8 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. 80 Hissa No. 2.

47.9 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. 80 Hissa No. 2 was renumbered to Survey No. 80 Hissa No. 2A admeasuring

3.70 Ares held by Agile, Survey No. 80 Hissa No. 2/B admeasuring 15.40 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 80 Hissa No. 2/C admeasuring 8.80 Ares held by Agile.

47.10 Mutation Entry Nos. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

48 **TITLE HISTORY OF OLD SURVEY NO. 188 HISSA 2 [NEW SURVEY NO. 80 HISSA 2C] ADMEASURING 880 SQ. MTRS.**

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

48.1 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.

48.2 By an Indenture dated 11th May 1966, registered before the Office of the Sub-Registrar at Thane, under serial no. THN/563/1966, Hari Kamalya Bhoir being the Vendor therein, sold, conveyed and transferred all his rights, title, share and interest in land bearing Survey No. 188 Hissa No. 2 admeasuring 3327 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, for a consideration and on the terms and conditions mentioned therein.

48.3 Mutation Entry No. 2221 dated 5th August 1968 records the conveyance of the land bearing Old Survey No. 188 Hissa No. 2 in by Hari Kamlya Bhoir in favour of Bayer (India) Limited.

48.4 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.

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

has been changed to Bayer CropScience Limited.

48.6 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN - 2 - 2595/2014 made and executed by and between Bayer CropScience Limited and Agile, wherein Bayer CropScience Limited conveyed land admeasuring 67.03 acres along with the buildings/structures standing thereon in favour of Agile, bearing such Survey Nos. and Hissa Nos. including Old Survey No. 188 Hissa 2 (New Survey No. 80 Hissa 2) as more particularly described in the Schedule mentioned therein.

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

48.8 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. 80 Hissa No. 2 was renumbered to Survey No. 80 Hissa No. 2A admeasuring 3.70 Ares held by Agile, Survey No. 80 Hissa No. 2/B admeasuring 15.40 Ares held by Municipal Corporation Thane 30 M Wide Road, and Survey No. 80 Hissa No. 2/C admeasuring 8.80 Ares held by Agile.

48.9 Mutation Entry No. 4193 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. 4193 is in respect of corrections made in computerized 7/12 extract.***

49 <u>TITLE HISTORY OF OLD SURVEY NO. 273B [NEW SURVEY NO. 81] ADMEASURING 5400 SQ. MTRS.</u>

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

49.1 Mutation Entry No. 4321 dated 10th June 2019 records the grant of the portion of said Land in favour of Agile under the provisions of Section 40 of Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue (Disposal of Government Lands) Rules 1971 under the said Order dated 10th April 2019.

49.2 Mutation Entry No. 4339 dated 7th October 2019 records that the other rights column of the 7/12 extract of the captioned land earlier reflected remarks of "No Transfer without prior permission of the Competent Authority – Land allotted under Ceiling Act" and "No Transfer

without prior permission of the Competent Authority – Lands allotted to Housing Society, Industrial Corporation/Educational Institutions". However, pursuant to the Order dated 13th September 2019 bearing No. Revenue/Kaksh-1/Hakkanond-1/T-3/Kavi11061/2019 passed by the Tehsildar, Thane under Section 155 of the Maharashtra Land Revenue Code, 1966, a remark of "Lands allotted/encroached under various schemes of Maharashtra Land Revenue Code, 1966, (Housing Society, Industrial Corporation, Educational Institutions, Special Township Project)" was recorded in the other rights column of the 7/12 extract of the captioned land. In response to our queries, Agile have informed us that this is a generic remark mutated on the other rights column of the lands granted under Section 40 of Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue (Disposal of Government Lands) Rules 1971 and the term 'housing society' in this recording means the land is granted for residential / commercial user.

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

49.4 Mutation Entry Nos. 4122 & 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. 4122 & 4221 are in respect of corrections made in computerized 7/12 extract.***

50 <u>TITLE HISTORY OF OLD SURVEY NO. 189 [NEW SURVEY NO. 82] ADMEASURING 2450 SQ. MTRS.</u>

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

50.1 Mutation Entry No. 955 dated 17th December 1951 records that the name of Savla Shankar Patil is deleted from the records of land bearing Old Survey No. 189 and the name of Bhalchandra Shakar Patil is mutated therein, based on the statement made by Savla Shankar Patil.

50.2 Mutation Entry No. 1165 dated 16th August 1957 records that the name of Shankar Ravaji recorded as protected tenant of land bearing Old Survey No. 189 is deleted, since he is not

actually cultivating the land.

50.3 By an Indenture dated 7th June 1966 registered before the Office of the Sub-Registrar at Thane, under serial no. THN/701/1966, (i) Bhalchandra Shanker Patil; and (ii) Sopan Bhalchandra Patil and (i) Harischandra Shanker Patil; (ii) Savalaram Shanker Patil; (iii) Gangadhar Shanker Patil; (iv) Motibai Shanker Patil; and (v) Vithabai Vithu, being the Vendors therein, sold, conveyed and transferred all their rights, title, share and interest in land bearing Survey No. 189 admeasuring 2934.25 sq. yards to M/s Bayer (India) Limited, being the purchaser therein, and on the terms and conditions mentioned therein.

50.4 Mutation Entry No. 2239 dated 5th August 1969 records the conveyance of the captioned property by Balchandra Shankar Patil in favour of Bayer (India) Limited.

50.5 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.

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

50.7 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. 189 (New Survey No. 82) as more particularly described in the Schedule mentioned therein.

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

50.9 Mutation Entry Nos. 4114 & 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. 4114 & 4204 are in respect of corrections made in computerized 7/12 extract.***

51 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 2P [NEW SURVEY NO. 83 HISSA 2B/2] ADMEASURING 100 SQ. MTRS.</u>

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

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

51.2 Mutation Entry No. 2367 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973, possession of the captioned land was handed over by the Circle Officer. Though the 7/12 extract for the captioned property records this mutation entry, the captioned property is not referred to in the mutation entry.

51.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

51.5 Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593/2014 on 26th March 2014, made and executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

51.6 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

51.7 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. 83 Hissa No. 2B.

51.8 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 61 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. 83 Hissa No. 2B was renumbered to Survey No. 83 Hissa No. 2B/1 admeasuring 16.60 Ares held by Agile, and Survey No. 83 Hissa No. 2B/2 admeasuring 1 Are held by Municipal Corporation Thane 30 M Wide Road. While we have not examined any separate permission from the Govt. of Maharashtra for the transfer of the captioned property to the TMC, we note that Condition No. 12 of the Collector Order for the portion of the said Land dated 28thDecember 2011 requires that in case any land is reserved for public purpose as per the Sanctioned DP of TMC, Agile is required to hand over such portion of land to the TMC or the competent authorities in accordance with law. Therefore, no separate permission was required to be taken for surrender of the captioned land to TMC.

51.9 Mutation Entry Nos. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

52 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 4/1 [NEW SURVEY NO. 83 HISSA 4/1B] ADMEASURING 780 SQ. MTRS.</u>

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

52.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

52.2 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.

52.3 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

52.4 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

52.6 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593 -2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

52.7 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

52.8 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. 83 Hissa No. 4/1B.

52.9 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. 83 Hissa No. 4/1 was renumbered to Survey No. 83 Hissa No. 4/1A admeasuring 1.60 Ares held by Agile, and Survey No. 83 Hissa No. 4/1B admeasuring 7.80 Are held by Municipal Corporation Thane 30 M Wide Road.

52.10 Mutation Entry Nos. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

53 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 4/2 [NEW SURVEY NO. 83 HISSA 4/2A] ADMEASURING 200 SQ. MTRS.</u>

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

53.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

53.2 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.

53.3 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

53.4 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

53.6 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593/2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

53.7 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

53.8 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. 83 Hissa No. 4/2A.

53.9 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. 83 Hissa No. 4/2 was renumbered to Survey No. 83 Hissa No. 4/2/A admeasuring 2 Ares held by Thane Municipal Corporation 30 M Wide Road and Survey No. 83 Hissa No. 4/2/B admeasuring 6.60 Ares held by Agile.

53.10 Mutation Entry Nos. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

54 **TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 4/2 [NEW SURVEY NO 83. HISSA 4/2B] ADMEASURING 660 SQ. MTRS.**

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

54.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

54.2 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.

54.3 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

54.4 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

54.6 By an Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

54.7 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

54.8 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. 83 Hissa No. 4/2 was renumbered to Survey No. 83 Hissa No. 4/2/A admeasuring 2 Ares held by Thane Municipal Corporation 30 M Wide Road and Survey No. 83 Hissa No. 4/2/B admeasuring 6.60 Ares held by Agile.

54.9 Mutation Entry Nos. 4169 & 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. 4169 & 4204 are in respect of corrections made in computerized 7/12 extract.***

55 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 6 [NEW SURVEY NO. 83 HISSA 6/B] ADMEASURING 940 SQ. MTRS.</u>

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

55.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

55.2 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

55.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

55.5 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593 - 2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

55.6 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

55.7 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. 83 Hissa No. 6/B.

55.8 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. 83 Hissa No. 6 was renumbered to Survey No. 83 Hissa No. 6/A admeasuring 2.5 Ares held by Thane Municipal Corporation 30 M Wide Road and Survey No. 83 Hissa No. 6/B admeasuring 9.40 Ares held by Agile.

55.9 Mutation Entry Nos. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

56 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 7 [NEW SURVEY NO. 83 HISSA 7/A] ADMEASURING 250 SQ. MTRS.</u>

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

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

56.2 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

56.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

56.5 Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

56.6 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

56.7 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. 83 Hissa No. 7A.

56.8 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. 83 Hissa No. 7 was renumbered to Survey No. 83 Hissa No. 7/A admeasuring 2.50 Ares held by Thane Municipal Corporation 30 M Wide Road, Survey No. 83 Hissa No. 7/B admeasuring 11.20 Ares held by Agile and Survey No. 83 Hissa No. 7/C admeasuring 20 square meters held by Thane Municipal Corporation 30 M Wide Road.

56.9 Mutation Entry Nos. 4169 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

57 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 7 [NEW SURVEY NO. 83 HISSA 7B] ADMEASURING 1120 SQ. MTRS.</u>

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

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

57.2 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

57.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the

captioned land was handed over to Bayer (India) Limited.

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

57.5 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land area admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

57.6 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

57.7 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. 83 Hissa No. 7B.

57.8 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. 83 Hissa No. 7 was renumbered to Survey No. 83 Hissa No. 7/A admeasuring 2.50 Ares held by Thane Municipal Corporation 30 M Wide Road, Survey No. 83 Hissa No. 7/B admeasuring 11.20 Ares held by Agile and Survey No. 83 Hissa No. 7/C admeasuring 20 square meters held by Thane Municipal Corporation 30 M Wide Road.

57.9 Mutation Entry Nos. 4169 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

58 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 7 [NEW SURVEY NO. 83 HISSA 7/C] ADMEASURING 20 SQ. MTRS.</u>

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

58.1 Mutation Entry No. 2310 dated 6th April 1972 records that in pursuance of the provisions of

the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record (Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

58.2 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

58.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

58.5 By an Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres including captioned property as mentioned above.

58.6 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

58.7 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. 83 Hissa No. 7 was renumbered to Survey No. 83 Hissa No. 7/A admeasuring 2.50 Ares held by Thane Municipal Corporation 30 M Wide Road, Survey No. 83 Hissa No. 7/B admeasuring 11.20 Ares held by Agile and Survey No. 83 Hissa No. 7/C admeasuring 20 square meters held by Thane Municipal Corporation 30 M Wide Road.

58.8 Mutation Entry Nos. 4170 & 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. 4170 & 4204 are in respect of corrections made in***

computerized 7/12 extract.

59 **TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 11 [NEW SURVEY NO. 83 HISSA 11/B] ADMEASURING 10 SQ. MTRS.**

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

59.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

59.2 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.

59.3 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

59.4 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

59.6 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land area admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres as mentioned above.

59.7 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

59.8 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. 83 Hissa No. 11B.

59.9 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. 83 Hissa No. 11 was renumbered to Survey No. 83 Hissa No. 11/A admeasuring 1.20 Ares held by Agile (which is not part of the Land) and Survey No. 83 Hissa No. 11/B admeasuring 10 square meters held by Thane Municipal Corporation for 30 M Wide Road.

59.10 Mutation Entry No. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

60 <u>TITLE HISTORY OF OLD SURVEY NO. 190 HISSA 12 [NEW SURVEY NO. 83 HISSA 12] ADMEASURING 100 SQ. MTRS.</u>

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

60.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

60.2 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.

60.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

60.5 By an Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593 - 2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land

admeasuring 37.70 acres as mentioned above.

60.6 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

60.7 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. 83 Hissa No. 12 was renumbered to Survey No. 83 Hissa No. 12/A admeasuring 100 square meters held by Agile (which does not form part of the Land) and Survey No. 83 Hissa No. 12/B admeasuring 100 square meters held by Thane Municipal Corporation 30 M Wide Road

60.8 Mutation Entry Nos. 4122 & 4228 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. 4122 & 4228 are in respect of corrections made in computerized 7/12 extract.***

61 <u>TITLE HISTORY OF OLD SURVEY NO. 290 [NEW SURVEY NO. 85 HISSA 3] ADMEASURING 3780 SQ. MTRS.</u>

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

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

61.2 Mutation Entry No. 2366 dated 23rd December 1973 records that pursuant to Order dated 23rd April 1973 passed by the Additional Collector, Thane, the captioned property was granted to Bayer India Limited under the provisions of the Maharashtra Land Revenue Code, 1966 read with the provisions of Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971. We have not verified Order dated 23rd April 1973, However, the same has been confirmed by Client.

61.3 Mutation Entry No. 2636 records that the name of Bayer (India) Limited was mutated on the records of the lands recorded therein including land bearing Old Survey No. 290.

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

61.5 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

61.6 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. 85 Hissa No. 3.

61.7 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. 85 was renumbered to Survey No. 85 Hissa No. 1 admeasuring 10 Ares reserved for cattle shed (not part of the Land), Survey No. 85 Hissa No. 2 admeasuring 14.72 Ares held by Agile (not part of the Land), Survey No. 85 Hissa No. 3 admeasuring 37.80 Ares held by Thane Municipal Corporation for 30 M Wide Road (part of the Land), Survey No. 85 Hissa No. 4 admeasuring 6.50 Ares held by Agile (part of the Land), Survey No. 85 Hissa No. 5 admeasuring 4.80 Ares held by Agile (not part of the Land) and Survey No. 85 Hissa No. 6 admeasuring 3.70 Ares held by Agile (not part of the Land).

61.8 Mutation Entry No. 4167 & 4210 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has inter alia stated that ME Nos. 4167 & 4210 are in respect of corrections made in computerized 7/12 extract.***

62 <u>TITLE HISTORY OF OLD SURVEY NO. 290 [NEW SURVEY NO. 85 HISSA 4] ADMEASURING 650 SQ. MTRS.</u>

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

62.1 Mutation Entry No. 2310 dated 6th April 1972, records that in pursuance of the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and as per the order of Special District Inspector of Land Record

(Metrics), a new system of measurement was implemented to record new decimal measurement in all villages of Maharashtra and accordingly effects were given to the revenue records of Village.

62.2 Mutation Entry No. 2366 dated 23rd December 1973 records that pursuant to Order dated 23rd April 1973 passed by the Additional Collector, Thane, the captioned property was granted to Bayer India Limited under the provisions of the Maharashtra Land Revenue Code, 1966 read with the provisions of Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971. We have not verified Order dated 23rd April 1973, However, the same has been confirmed by Client.

62.3 Mutation Entry No. 2636 records that the name of Bayer (India) Limited was mutated on the records of the lands recorded therein including land bearing Survey No. 85 Hissa No. 4

62.4 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres as mentioned above.

62.5 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

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

62.7 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. 85 was renumbered to Survey No. 85 Hissa No. 1 admeasuring 10 Ares reserved for cattle shed (not part of the Land), Survey No. 85 Hissa No. 2 admeasuring 14.72 Ares held by Agile (not part of the Land), Survey No. 85 Hissa No. 3 admeasuring 37.80 Ares held by Thane Municipal Corporation 30 M Wide Road (part of the Land), Survey No. 85 Hissa No. 4 admeasuring 6.50 Ares held by Agile (part of the Land), Survey No. 85 Hissa No. 5 admeasuring 4.80 Ares held by Agile (not part of the Land) and Survey No. 85 Hissa No. 6

admeasuring 3.70 Ares held by Agile (not part of the Land).

62.8 Mutation Entry Nos. 4169 & 4210 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. 4169 & 4210 are in respect of corrections made in computerized 7/12 extract.***

63 <u>TITLE HISTORY OF OLD SURVEY NO. 191 HISSA NO 1 [NEW SURVEY NO. 86 HISSA 1/B] ADMEASURING 30 SQ. MTRS.</u>

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

63.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

63.2 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

63.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

63.4 Mutation Entry No. 2636 (undated) records that the name of Bayer (India) Limited was mutated on the lands bearing such Survey Nos. and Hissa Nos. mentioned therein including land bearing Old Survey No. 191 Hissa No. 1.

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

63.6 By an Agreement dated 29th November 2012 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-9 - 1751/2013 on 5th March 2013, executed by and between the Bayer CropScience Limited and Agile, wherein the Bayer CropScience Limited agreed to sell and convey the balance land area admeasuring 37.70 acres out of the said 104.73 acres of land bearing such Survey and Hissa numbers as more particularly mentioned therein

63.7 By an Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land area admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres as mentioned above.

63.8 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

63.9 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. 86 Hissa No. 1B.

63.10 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. 86 was renumbered and divided into Survey No. 86 Hissa No. 1/A admeasuring 6.70 Ares held by Agile (not part of the Land) and Survey No. 86 Hissa No. 1/B admeasuring 30 square meters held by Thane Municipal Corporation 30 M Wide Road (part of the Land).

63.11 Mutation Entry Nos. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

64 **TITLE HISTORY OF OLD SURVEY NO. 191 HISSA NO. 2 [NEW SURVEY NO. 86 HISSA 2/B] ADMEASURING 660 SQ. MTRS.**

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

64.1 Mutation Entry No. 1582 dated 10th April 1962 records that the name of Roche Products Private Limited was changed to Roche Products Limited.

64.2 Mutation Entry No. 2213 dated 5th August 1968 records that Padya Bama Patil expired over 30 years ago and accordingly, the name of Pandu Pandya, being his legal heir and his son is mutated on the records of the land recorded therein. Though the 7/12 extract for the captioned property records this mutation entry records, the captioned property is not referred to in the Mutation Entry.

64.3 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.

64.4 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

64.5 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

64.7 By an Agreement dated 29th November 2012, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-9 - 1751 /2013 on 5th March 2013, executed by and between the Bayer CropScience Limited and Agile, wherein the Bayer CropScience Limited agreed to sell and convey the balance lands area admeasuring 37.70 acres out of the said 104.73 acres of land bearing such Survey Numbers and Hissa Numbers as more particularly mentioned therein.

64.8 By an Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593/2014 on 26th March 2014, executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land area admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres as mentioned above.

64.9 Mutation Entry No. 3885 dated 29th March 2014 records *inter-alia* the conveyance of the captioned property by Bayer in favour of Agile.

64.10 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. 86 Hissa No. 2B.

64.11 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. 86 Hissa No. 2 was renumbered and divided into Survey No. 86 Hissa No. 2/A admeasuring 6.90 Ares held by Agile (not part of the Land) and Survey No. 86 Hissa No. 2/B admeasuring 6.60 Ares held by Thane Municipal Corporation 30 M Wide Road (part of the Land).

64.12 Mutation Entry Nos. 4171 & 4210 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. 4171 & 4210 are in respect of corrections made in computerized 7/12 extract.***

65 TITLE HISTORY OF OLD SURVEY NO. 191 HISSA NO. 3 [NEW SURVEY NO. 86 HISSA 3/B] ADMEASURING 390 SQ. MTRS.

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

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

65.2 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

65.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

65.5 Indenture of Conveyance dated 26th March 2014, registered before the Sub-Registrar of Assurances at Thane under serial no. TNN-2 -2593/2014 on 26th March 2014, made and executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land area admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres as mentioned above.

65.6 Mutation Entry No. 3885 dated 29th March 2014 records *inter-alia* the conveyance of the captioned property by Bayer in favour of Agile.

65.7 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. 86 Hissa No. 3B.

65.8 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. 86 Hissa No. 3 was renumbered and divided into Survey No. 86 Hissa No. 3/A admeasuring 1.10 Ares held by Agile (not part of the Land) and Survey No. 86 Hissa No. 3/B admeasuring 3.90 Ares held by Thane Municipal Corporation 30 M Wide Road (part of the Land).

65.9 Mutation Entry Nos. 4167 & 4210 have not been furnished to us. ***However, we have been furnished with an undated Certificate whereunder the Talathi, Saza, Balkum has 0inter alia stated that Mutation Entry Nos. 4167 & 4210 are in respect of corrections made in computerized 7/12 extract.***

66 **TITLE HISTORY OF OLD SURVEY NO. 192 HISSA NO. 1 [NEW SURVEY NO. 87 HISSA 1/C] ADMEASURING 350 SQ. MTRS.**

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

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

66.2 Mutation Entry No. 2367 dated 23rd December 1973 records that possession of the land recorded therein was handed over by the Circle Officer.

66.3 Mutation Entry No. 2368 dated 23rd December 1973 records that pursuant to Order dated 20th March 1973 passed by the Government of Maharashtra, Revenue & Forest Department, the captioned land was handed over to Bayer (India) Limited.

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

has been changed to Bayer CropScience Limited.

66.5 By an Indenture of Conveyance dated 26th March 2014 registered before the Sub-Registrar of Assurances at Thane under serial no. TNN 2 -2593 - 2014 on 26th March 2014, made and executed by and between the Bayer CropScience Limited and Agile, wherein the erstwhile Owner sold and conveyed to Agile the land area admeasuring around 35.97 acres out of the aforesaid land admeasuring 37.70 acres as mentioned above.

66.6 Mutation Entry No. 3885 dated 29th March 2014 records inter-alia the conveyance of the captioned property by Bayer in favour of Agile.

66.7 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. 87 Hissa No. 1C.

66.8 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, (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. 87 Hissa No. 1 was renumbered and divided into Survey No. 87 Hissa No. 1/A admeasuring 55.70 Ares held by Agile (not part of the Land), Survey No. 87 Hissa No. 1/B admeasuring 3.72 Ares held by Agile (not part of the Land) and Survey No. 87 Hissa No. 1/C admeasuring 3.50 Ares held by Thane Municipal Corporation 30 M Wide Road (part of the Land).

66.9 Mutation Entry Nos. 4167 & 4210 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 & 4210 are in respect of corrections made in computerized 7/12 extract.***

67 MORTGAGE

67.1 By Indenture of Mortgage dated 20th October 2022 bearing serial no. TNN-9-15752 of 2022 registered before the Sub Registrar of Assurances at Thane, executed between Agile (Mortgagor) and **Vistra ITCL (India) Limited** (Mortgage/Debenture Trustee) and other Transferee companies mentioned therein. Agile mortgaged the said Land in favour of Vistra ITCL (India) Limited ranking first pari passu to the Mortgagee on the terms and conditions mentioned therein.

67.2 By a Unilateral Indenture of Mortgage for Creation of Security dated 30th June 2023 bearing serial no. BDR17-7874 of 2023 registered before the Sub Registrar of Assurances, executed between Kalpataru Limited , Agile and 6 others (hereinafter referred to/collectively referred to as the "Mortgagors") and **Housing Development Finance Corporation Limited** (Lender). Mortgagors created a charge on the receivables/charges relating to the infrastructure and development and accounts arising from the said Land on pari passu basis on the existing facilities mentioned therein in favour of Mortgagee on the terms and conditions mentioned therein.

67.3 By a Unilateral Indenture of Mortgage dated 30th June 2023 bearing serial no. BDR17-7893 of 2023 registered on 3rd July 2023 before the Sub Registrar of Assurances, executed between Kalpataru Limited, Agile and 6 Others (hereinafter referred to/collectively referred to as the "Mortgagors") and **Housing Development Finance Corporation Limited** (Mortgagee). Mortgagors created a charge on the receivables/charges relating to the infrastructure and development and accounts arising from the said Land on pari passu basis on the existing facilities mentioned therein in favour of Mortgagee on the terms and conditions mentioned therein.

68 PERMISSIONS AND APPROVALS

68.1 Declaration issued by Agile on behalf of its authorised person Mr. Bajrang Bararia wherein declared that:

68.1.1 In pursuant to Possession Receipt dated 23rd June 2016 executed by Office of the Assistant Director Town Planning Thane Municipal Corporation wherein recorded receipt of possession by TMC from Agile portion of surrendered land bearing Survey Nos. 19/20(part), 19/25(part), 19/27(part), 19/34(part), 19/41(part), 80/2(part), 83/2B(part), 83/4A, 83/4B, 83/6, 83/7(part), 83/11(part), 83/11(part), 85/2(part), 86/1(Part), 86/2(part), 86/3(part), 87/1(part).

68.1.2 Agile has not executed and registered a similar indenture of transfer in favour of the TMC for the balance surrendered land admeasuring 12,010 square meters for land bearing Survey Nos. 19/20/A, 19/25/A, 19/27/A, 19/34/B, 19/39/A, 19/41/A, 19/44, 80/2/B, 83/2B/2, 83/4/1/B, 83/4/2A, 83/6B, 83/7/A, 83/7/C, 83/11/B, 83/12, 85/3, 86/1/B, 86/2/B, 86/3/B & 87/1/C total area admeasuring 12,670 square meters surrendered to TMC.

68.1.3 Agile is not in possession of Land bearing New Survey Nos. 19/2 area admeasuring 40

square meters, 19/5 area admeasuring 100 square meters, 19/22 area admeasuring 310 square meters, 19/24 area admeasuring 10 square meters, 19/35 area admeasuring 220 sq.mtrs, 19/36 area admeasuring 250 sq.mtrs, 19/41B area admeasuring 360 square meters.

68.1.4 A portion of land admeasuring 10 square meters of New Survey No. 19/6 (part) is not comprised in Land.

68.1.5 Order dated 3rd September 2010 passed by the Additional Collector & C.A. is not available with the Agile.

68.1.6 Apart from HDFC Mortgage 1, 2, 3 & 4 & PNB

68.2 Order dated 6th November 1963 issued by Collector of Thane wherein granted NA permission under Section 65 of Land revenue code to Bayer (India) limited for land bearing Survey Nos. mentioned therein.

68.3 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 Raoji Pandu Patil and Kashinath Pandu Patil were granted permission to transfer the bearing land Survey No. 20 Hissa No. 34B to Bayer (India) Limited under the provisions of Section 63 of the Bombay Tenancy and Agricultural Act, 1948.

68.4 Order dated 20th March 1973 bearing reference no. RE-V-LBP-640-B 3 passed by the Government of Maharashtra, Revenue & Forest Department wherein New Survey No. 83 Hissa No. 7/B, New Survey No. 83 Hissa No. 7/C, New Survey No. 83 Hissa No. 7/B, New Survey No. 83 Hissa No. 12, New Survey No. 86 Hissa No. 1/B, New Survey No. 86 Hissa No. 2/B, New Survey No. 86 Hissa No. 3/B, New Survey No. 83 Hissa No. 2B/2, New Survey No. 83 Hissa No. 4/1B, New Survey No. 83 Hissa No. 4/2/B, New Survey No. 86 Hissa No. 1/B, New Survey No. 83 Hissa No. 6/B, New Survey No. 83 Hissa No. 11/B was handed over to Bayer.

68.5 Letter dated 29th March 2010 bearing no. AuSu&Aa/Erashe/Smivira/2010/622 and Letter dated 27th December 2012 bearing no. AuSu&Aa/Erashe/Smivira/2012/4287-4288 both addressed to TMC, intimated TMC of deletion of Bayer's name as a chemical company in terms of the aforesaid Notification dated 8th November 2012 as a result of which then Green Belt of 100 meters width and the Low Density Belt around land of Bayer, stood automatically deleted and TMC had approved the Building Maps on the land being developed by Agile vide the Development Proposal No. 86/122TMC/TDD/186 dated 9th December 2014.

68.6 Letter dated 26th April 2011 issued by Bayer in the name of Bala Saheb Thorat Hon'ble Minister

for Revenue and Forest for land bearing Survey Nos. mentioned therein.

68.7 Letter dated 27th June 2011 issued by Bayer to Thane Collector office requesting permission to transfer the government land bearing Survey No. 273B and 20/B.

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

68.9 Letter dated 20th September 2012 bearing reference no. TNC/2012/1757/PRA.No.193/L-9 issued by the Revenue Minister of the State of Maharashtra, it was clarified that no prior permission under Sections 43 or 63 of the Maharashtra Tenancy and Agricultural Lands Act, 1948 was required for the sale and conveyance of certain part of said Land mentioned therein.

68.10 Notification dated 8th November 2012 bearing no. TPS-1212/317/Pra.Kra.172/UD-12 issued by the Government of Maharashtra, wherein the Government of Maharashtra had inter-alia taken certain decisions in respect of the proposal for revision regarding chemical zones submitted by TMC.

68.11 Letter dated 10th December 2012 addressed by the Additional Collector & Competent Authority (ULC), Thane Urban Agglomeration, Thane ("Additional Collector & C.A.") to the Urban Development Department of the Govt. of Maharashtra, it was mentioned that Bayer did not hold any surplus vacant land at Old Survey Nos. 187, 188, 193, 194 to 200 of Village Balkum.

68.12 Letter dated 31st December 2012 bearing no. Ja.No.jiuketha/bakrosali/2012/5264 issued by Directorate of Industries Government of Maharashtra in the name of Bayer CropScience Limited.

68.13 Letter dated 4th March 2013 addressed by Additional Collector & Competent Authority (ULC), Thane Urban Agglomeration for land bearing Survey No. 187, 188, 193, 194 & 200. Order dated 5th August 2013 issued by the Development Commissioner, Directorate of Industries in favour of Bayer CropScience Limited wherein it was clarified that no prior permission under Sections 43 or 63 of the Maharashtra Tenancy and Agricultural Lands Act, 1948 was required for the sale and conveyance of the said Land.

68.14 Order dated 6th February 2015 bearing Old Survey No. 20 Hissa 1 (part) New Survey No. 19 Hissa 1B (part).

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

bearing Survey Nos. mentioned therein.

68.16 Letter dated 26th November 2016 bearing no. Mahsul/Kaksh-1/hakkhnondh-1/Te-3/Kavi/2559 issued by Tehsildar Thane in the name of Bayer CropScience for land bearing Survey No. 20/14. whereby the name of Jasa Dungaji B. KG along with the area of 405 square meters was directed to be deleted.

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

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

68.19 Letter dated 28th February 2019 issued by Ministry of Environment Forest and Climate change certified Survey No. 20, 21, 187, 195 & 197 not affected by CRZ.

68.20 By a Government Memorandum dated 27th March 2018 bearing no. Jamin-2717/1185/Pra.Kra167/J-4, issued by the Revenue and Forest Department of Government of Maharashtra, the Government of Maharashtra accorded its approval to grant portion of the said Land in favour of Agile for commercial and residential purposes at the rates as per ready reckoner and without auction, under the provisions of Section 40 of Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971

68.21 Letter dated 11th December 2018 bearing no. ATSL/CO/18-19/6508 issued by Axis trustee in the name of Agile as a Security Trustee for Loan aggregating Rs. 1350 crores sanctioned to Agile Real Estate Private Limited.

68.22 Letter dated 24th December 2018 bearing certificate no. 4023 issued by Thane Municipal Corporation in the name of Agile on land bearing Survey Nos. mentioned therein.

68.23 Letter dated 24th of December 2018 bearing no. 86/122 TMC/TTD/2920/18 Issued by Thane Municipal Corporation.

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

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

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

68.27 Order dated 10th April 2019 issued by the Office of Collectorate & District Magistrate, Thane in favour of Agile Real Estate Private Limited.

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

68.29 Letter dated 17th July 2019 issued by Agile in the name of Thane Municipal Corporation requesting deletion of entries from the other right column of 7/12 extract.

68.30 Demand Letter dated 5th August 2019, issued by the Tahsildar, Thane in exercise of his powers under Sections 42B and 42C of MLRC 1966, the conversion tax and non-agricultural assessment was fixed and demanded for 200 sq.mtrs of Survey No. 19 Hissa No. 13A.

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

68.32 Letter dated 29th March 2020 bearing no. AuSu&Aa/Erasge/Smivira/2010/622 issued by the Deputy Director, Industrial Safety and Health Thane to Bayer CropScience Limited.

68.33 Permission certificate dated 5th October 2021 bearing V.P. No. 86/122A.N.V.P.K.S.05/0093/15, TMC/TDD/3710/21 issued by the Thane Municipal Corporation.

68.34 No part of the said Land falls within the Eco Sensitive Zone of the Thane Creek Flamingo Sanctuary notified by the Ministry of Environment, Forest & Climate Change of the Govt. of India vide its Notification dated 14th October 2021 published on the same date in the Gazette of India.

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

68.36 Technical Due-Diligence of Approvals Reports of Immovable Property (Project) dated 29th March 2022 bearing no. AREPL/SB-NV/AM /03/2022 on the request of HDFC issued by Agile.

68.37 Letter dated 27th July 2022 issued by Agile in the name of Talathi Balkum for land bearing Survey No. 19 Hissa No. 6, 19 Hissa No. 13 & 81.

68.38 Letter dated 29th July 2022 issued by Talathi Balum Thane in the name of Agile for land bearing New Survey Nos. 19 Hissa No. 6, 19 Hissa No. 13 & 81.

68.39 Letter dated 7th September 2022 issued by Agile in the name of Thane Municipal Corporation for land bearing Survey No. 19 Hissa 6.

68.40 Permission Certificate dated 12th September 2022 bearing no. S05/0207/21/TMC/TTD/4191/22 issued by Thane Municipal Corporation in the name of Agile for land bearing Survey Nos. mentioned therein.

68.41 Letter dated 11th July 2022 issued by Atul Gulati Architect in the name of Agile pertaining to the land bearing such Survey Nos. and Hissa Nos. including the said Land.

68.42 Letter dated 21st July 2023 bearing no. Ja.Sl.No.Ba.Po. 448/2023 issued by Talathi Office Balkum in the name of Agile, wherein record of rights recorded Old Survey and New Survey Nos. of the said Land.

69 D.P REMARK & ULC

69.1 By an Order dated 1st January 1987 bearing no. ULC/B-40/MC/DC/GAD/B-31 passed by the Joint Director of Industries and Ex-Officio Deputy Secretary to the Government Housing and Special Assistance Department, Government of Maharashtra ("1987 ULC Order"), out of the lands held by Bayer (India) Limited admeasuring about 3,64,151.97 sq.mtrs , lands bearing Old Survey Nos. 187, 188, 193, 194 to 200 of Village Balkum collectively admeasuring 1,78,275.27 sq.mtrs were exempted under the provisions of Section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") and permitted to be retained by Bayer, on the terms and conditions mentioned therein including that the lands be used for the purpose of industry and a prohibition on transfer or change of user without prior permission. Save and except for the land bearing Survey No. 80 Hissa No. 2/B admeasuring 1,540 sq.mtrs which is surrendered to TMC and forms part of the Surrendered Land, and, the land bearing Survey No. 80 Hissa No. 2/C admeasuring 880 sq.mtrs which is held by Agile and forms part of the Land, no other portion of the Land is comprised in any of the Old Survey Nos. 187, 188, 193, 194 to 200 are subject matter of the 1987 ULC Order.

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

69.3 Letters dated 20th February 2013 and 10th April 2023, Bayer requested the Development Commissioner (Industries), Directorate of Industries of the Govt. of Maharashtra to cancel and revoke the 1987 ULC Order since the land exempted thereunder was fully non-vacant. It

appears that by a Letter dated 10th December 2012 read with another Letter dated 4th March 2013 addressed by the Additional Collector & Competent Authority (ULC), Thane Urban Agglomeration, Thane ("Additional Collector & C.A.") to the Urban Development Department of the Govt. of Maharashtra, it was mentioned that Bayer did not hold any surplus vacant land at Old Survey Nos. 187, 188, 193, 194 to 200 of Village Balkum.

69.4 By an Order dated 5th August 2013 bearing reference no. ULC/B-40/MC/DC/GAD/2013/B12493 ("Revocation Order") issued by the Development Commissioner (Industries), Directorate of Industries of the Govt. of Maharashtra, it was observed that though the Additional Collector & C.A. had mentioned that Bayer did not hold any surplus vacant land, he had not processed Bayer's application under Section 6(1) of the ULC Act and accordingly passed a revised declaratory order under Section 8(4) of the ULC Act. The Revocation Order further records that the Additional Collector & C.A. surveyed Bayer's land through the Land Survey Officer, Thane, and declared that there was NIL surplus vacant land. In this background, the Revocation Order revoked and cancelled the 1987 ULC Order and declared that the provisions of Chapter III of the ULC Act are not applicable.

69.5 On perusal of the D. P. Remark No. TMC/SHVIVI/VIYOANK-1502 dated 9th December 2015 issued by the TMC it appears that the said Land falls in the industrial zone. However, as per Circular dated 19th June 2007, any industrial land can be permitted to be utilised for any of the permissible user in residential and commercial zone subject to provisions of and for public utilities and amenities and further 10% be provided for additional recreational space for land more than 2 ha.

69.6 Urban Land (Ceiling and Regulation) Repeal Act, 1999 ("Repeal Act") was enacted to repeal the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") by the Central Government. The State of Maharashtra adopted the Repeal Act on 29th November 2007 and since then the provisions of ULC Acts are not applicable to the lands across Maharashtra. Based on the documents and revenue records provided, it appears to us that the said Land does not attract the provisions of ULC Act.

70 <u>NA ORDERS:</u>

70.1 Order dated 28th December 2011 bearing no. Revenue / D-1 / T-1 / LBP / SR-13 / 2011, land bearing Survey Nos. as mentioned therein, issued by the Collector, Thane, permission in the name of Bayer to sell and transfer the said Land.

70.2 Order dated 14th May 2016 bearing Ref. No. Revenue/C-1/T-1/Jaminbaab/Kaavi-4440/SR-TH-

21/2016 was issued by the Office of Tahsildar, Thane in favour of Assistant Director Town Planning, City Development Department, Thane Municipal Corporation thereby stating that the land *inter alia* bearing Survey No. 19/1B, Survey Nos. 19/2 to 19/5, Survey No. 19/7, Survey No. 19/9 to 19/12, Survey No. 19/14, Survey No. 19/15, Survey No. 19/16A, Survey No. 19/16B, Survey Nos. 19/17 to 19/22, Survey No. 19/24 to 19/28, Survey No. 19/34 to 19/36, Survey No. 19/39, Survey No. 19/41, Survey No. 19/46, Survey No. 20/1 to 20/3, Survey No. 80/2 and Survey No. 82 in Village Balkum is an Occupant Class - 1 land and is occupied by Agile and further stating that there are no registered charges / encumbrances against the aforesaid land. As per the Maharashtra Land Revenue Code, 1966 (Amendment) Act, 2017 and Maharashtra Land Revenue Code, 1966 (Amendment) Act, 2018; Sections 42 to 44 were amended. As per the recent amendment, if a land held as an Occupants—Class I is included in the final Development Plan; the use of any land comprised in such area shall, if conversion tax, NA assessment and, nazarana or premium and other Government dues are paid, the land is deemed to have been converted to the use shown by way of allocation, reservation or designation in such Development Plan and no separate permission under section 42 or section 44 shall be required for the use of such land permissible under such Development plan.

70.3 Letter dated 14th July 2017 bearing no. Revenue / C-1 / T-1 / No Objection Certificate / SR-11 / 2017 ("N.A. Order 1 (NOC)") issued by the Office of the Collector, Thane in exercise of powers under Section 42A of the Maharashtra Land Revenue Code, 1966 (which stipulates that in case of land of Occupant Class-II tenure, a no-objection certificate from the Collector would be required to use any land for the purpose defined in the sanctioned Development Plan), no-objection was accorded for change of user of portion of the said Land together with various other lands collectively admeasuring 1,16,947 square meters , out of which, 177.43 square meters were for commercial user and balance 1,16,769.57 square meters were for residential user, on the terms and conditions mentioned therein, including that the N.A. Order 1 (NOC) is subject to the outcome of the Writ Petition No. 2387 of 2017. Agile have informed us that they are in compliance of the all the terms and conditions of the N.A. Order 1 (NOC).

70.4 Order dated 20th March 2018 bearing Ref. No. MAHSUL/C-1/T-2/Jaminbaab/Kaavi-01/2018 was issued by the Office of the Tahsildar, Thane in favour of Agile thereby stating that the land bearing Survey No. 19/13 totally admeasuring 2,200 Sq. Meters in Village Balkum is included in the 'commercial zone' and the conversion tax & N.A. tax is payable in respect thereto.

70.5 Order dated 14th August 2018 bearing no. Revenue / D-1 / T-1 / Balkum- Thane / Sanad / SR-36 / 2017 ("N.A. Order 2 (Sanad)") issued by the Office of the Collector, Thane in exercise of

powers under Section 42A of the Maharashtra Land Revenue Code, 1966 (wherein Section 42A(4)(a) stipulates that on obtainment of development permission from the planning authority and on payment of conversion tax, a sanad is to be issued in the prescribed form), sanad was issued in terms of Form 'B' for the said Land and also a portion the said Land admeasuring 2,200 square meters (together with various other lands admeasuring 2,17,479 square meters) on the terms and conditions mentioned therein. The N.A. Order 2 (Sanad) permits usage of the land for the purposes sanctioned under the Development Permissions & Commencement Certificates dated 6th June 2017 and 6th February 2018 and stipulates that the permission of the TMC would be required for any further change of user. The N.A. Order 2 (Sanad) records that land collectively admeasuring 1,290 square meters comprised on portion of Land i.e. 40 square meters bearing New Survey No. 19 Hissa No. 2(part), 100 square meters bearing Survey No. 19 Hissa No. 5(part), 310 square meters bearing Survey No. 19 Hissa No. 22(part), 10 square meters bearing Survey No. 19 Hissa No. 24(part), 220 square meters bearing Survey No. 19 Hissa No. 35(part), 250 square meters bearing Survey No. 19 Hissa No. 36(part) and 360 square meters of Survey No. 19 Hissa No. 41B(part) is not in possession of Agile and are not included in development permissions (hereinafter collectively referred to as "the Encroached Area"). Agile has informed us that the Encroached Area is comprised in the said Land and is not in their physical possession. Agile have informed us that they are in compliance of the all the terms and conditions of the N.A. Order 2 (Sanad).

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

70.7 We have been provided with the Mutation Entry No. 4165 dated 21st June 2017 issued by the Talathi, Balkum wherein by virtue of the Order dated 5th May 2017 bearing Ref. No. Revenue/Kaksh-1/TitleEntry-1/T-3/Kaavi-8121/17 issued by the Tahsildar, Thane, Survey No. 19/20, Survey No. 19/25, Survey No. 19/27, Survey No. 19/34, Survey No. 19/39, Survey No. 19/41, Survey No. 80/2, Survey No. 83/4B, Survey No. 83/7 and Survey No. 85/2 were further sub-divided into Survey No. 19/20/B, Survey No. 19/25/B, Survey No. 19/27/B, Survey No. 19/34/C, Survey No. 19/39/B, Survey No. 19/41/B, Survey No. 80/2/C, Survey No.83/4/2B, Survey No. 83/7/B & Survey No. 85/4 respectively.

70.8 NA orders for the Entire Land is obtained under NA Orders as under: -

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

70.8.2 NA Order dated 14th July 2017, for area 116947 sq. mtrs. (Class II lands) for New Survey Nos. 10/1, 10/2B, 10/4B, 10/5B, 10/5D, 79/7(pt), 79/8(pt), 79/9, 83/1, 83/2A, 83/2B, 83/3, 83/4A, 83/4B, 83/5, 83/6 to 12, 86/1 to 3, 87/1 to 6, 88/1B, 88/2, 88/3C, 88/3D(pt), 88/4, 88/5, 88/6A, 88/6B, 88/9A(pt), 88/9B, 88/10, 88/11(pt), 88/12 to 15, 89/3(pt), 89/5(pt), 89/7(pt), 99/3(pt), 99/6 to12, 99/13A, 99/14, 99/15A, 100/3A, 100/4, 100/5B, 100/6, 100/7(pt), 100/8A, 100/8B, 100/9 to 13, 100/14B, 100/15A, 100/16A, 100/17C, 100/18B, 100/19A, 100/21, 100/22A, 100/22B, 100/23, 101/1, 101/2C, 101/3B and 85/2.

70.8.3 NA Order dated 14th July 2017, for area 116947 sq. mtrs. (Class II lands) for New Survey Nos. mentioned therein.

70.8.4 NA Order dated 14th July 2017 for area 28,600 sq. mtrs. (Class II land land) for New Survey No. 104/16.

70.8.5 NA Order dated 14th August 2018 for area 217479 (Class I Land) for New Survey Nos. 19/1B, 19/2, 19/3, 19/4, 19/5, 19/7, 19/9, 19/10, 19/11, 19/12, 19/13A, 19/13B, 19/14, 19/15, 19/16A, 19/20B, 19/21, 19/22, 19/24, 19/25B, 19/26, 19/27B, 19/28, 19/33, 19/34, 19/35, 19/36, 19/39, 19/40, 19/41B, 19/46, 20/1, 20/2, 20/3, 79/1A, 79/1B, 79/2A, 79/2B, 79/3, 79/4, 79/5, 79/6 to 9, 80/2A, 80/2C, 82, 88/3A, 88/3B, 88/3D, 88/7, 88/8, 88/9A, 88/11, 88/12B, 89/1, 89/3, 89/4, 89/5, 89/6, 89/7B, 89/8, 89/9B, 89/14B, 90/1A, 90/2A, 90/3A, 90/3B, 90/3C, 90/3D, 90/3E, 90/3F, 90/4A, 90/5, 90/6, 90/7, 90/8, 90/9, 90/10A, 90/10B, 90/11 to 13, 91, 92/17A, 92/19A, 92/20, 92/21, 92/22, 93/1 to 4, 94/1, 94/2, 95/1, 95/2, 95/3, 95/5, 95/6, 95/7A, 95/7B, 95/7C, 95/8, 95/9, 95/10, 95/11A, 95/11B, 95/12 to 14, 95/15B, 95/16, 95/17A, 95/17B, 95/19C, 95/18, 95/19A, 95/20B, 95/21A, 95/21B, 95/21C, 95/22, 95/23A/1, 95/23B, 95/24, 95/25, 95/26A, 95/26B, 95/26C, 95/27, 95/28A, 95/31B, 95/32B, 95/33A, 95/38, 95/39A, 96/1, 96/3A/1, 96/3B/1, 96/4, 97/1 to 4, 97/5A, 97/5C, 97/7/1/A, 97/7/2/A, 97/8A, 97/8D, 97/9A, 97/9D, 97/9F, 98/1A, 98/3A, 98/4A, 98/5, 98/8/1/B, 98/8/2/A, 98/9, 99/2A, 99/16.

70.8.6 NA Order dated 5th August 2019 for area 200 sq. mtrs. out of area admeasuring 1200 sq. mtrs. (Class I land) for New Survey No. 20/13.

70.8.7 NA Order dated 9th March 2020 for area 9,600 sq. mtrs. (Class II land) for New Survey

No. 19/6 and 81.

70.9 The NA Assessment in respect the Entire Land for the period 2021-22 is paid amounting to Rs.7,15,972/- (Rupees Seven Lakhs Fifteen Thousand Nine Hundred Seventy Two only) as under:-

70.9.1 NA Assessment plus the Wadhiv Shish (Aakar) bill dated 11th November 2021 for Rs. 12,200/- (Rupees Twelve Thousand Two Hundred only) in respect Survey Nos. 89/13, 15, 95/29, 96/2, has been paid by Cheque No. 025667 dated 8th February 2022.

70.9.2 NA Assessment plus Wadhiv Shish (Aakar) bill dated 11th November 2021 for Rs. 2,04,108/- (Rupees Two Lakhs Four Thousand One Hundred Eight only) in respect Survey Nos. 10/1 and Others 86, has been paid by Cheque No. 025666 dated 8th February 2022.

70.9.3 NA Assessment plus Wadhiv Shish (Aakar) bill dated 11th November 2021 for Rs.95,420/- (Rupees Ninety Five Thousand Four Hundred Twenty only) in respect Survey No. 104/16, has been paid by Cheque No. 025663 dated 8th February 2022.

70.9.4 NA Assessment Tax plus Wadhiv Shish (Aakar) plus land revenue bill dated 11th November 2021 for Rs. 3,86,492/- (Rupees Three Lakhs Eighty Six Thousand Four Hundred Ninety Two only) in respect Survey Nos. 19/1B and Others 167, has been paid by Cheque No. 025664 dated 8th February 2022.

70.9.5 NA Assessment plus Wadhiv Shish (Aakar) bill dated 3rd December 2021 for Rs. 16,706/- (Rupees Sixteen Thousand Seven Hundred Six only) in respect Survey Nos. 19/6 and 81, has been paid by Cheque No. 025668 dated 8th February 2022.

70.9.6 NA Assessment plus Wadhiv Shish (Aakar) bill dated 11th November 2021 for Rs. 1,046/- (Rupees One Thousand Forty Six only) in respect Survey No. 19/13/A, has been paid by Cheque No. 025665 dated 8th February 2022.

70.9.7 NA Assessment dated 22nd December 2023 raised by the Office of Talathi Balkum Thane in the name of Agile for land bearing Survey No. 19/6, 18

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

70.9.9 NA Assessment dated 22nd December 2023 raised by the Office of Talathi Balkum Thane in the name of Agile for land bearing Survey No. 10/1 and other 86.

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

70.9.11 Tax receipt bearing no. 10020931 dated 7th February 2022 issued by Thane Municipal Corporation in the name of Agile.

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

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

71 REVENUE RECORDS IN RESPECT OF SAID LAND:

Sr. No.	Old Survey Nos.	New Survey Nos.	Area (sq. mtrs.)	Holders	Other right column
1.	20/1	19/1B	6300	Agile	The tenure of the land is recorded as Occupant Class-I
2.	20/2	19/2	100	Agile	The tenure of the land is recorded as Occupant Class-I
3.	20/3	19/3	6100	Agile	The tenure of the land is recorded as Occupant Class-I
4.	20/4	19/4	1900	Agile	The tenure of the land is recorded as Occupant Class-I
5.	20/5	19/5	4300	Agile	The tenure of the land is recorded as Occupant Class-I
6.	20/6	19/6(pt)	4,190	Agile	The tenure of the land is recorded as Occupant Class-II
7.	20/7	19/7	600	Agile	The tenure of the land is recorded as Occupant Class-I
8.	20/9	19/9	700	Agile	The tenure of the land is recorded as

					Occupant Class-I
9.	20/10	19/10	400	Agile	The tenure of the land is recorded as Occupant Class-I
10.	20/11	19/11	400	Agile	The tenure of the land is recorded as Occupant Class-I
11.	20/12	19/12	8500	Agile	The tenure of the land is recorded as Occupant Class-I
12.	20/13(pt)	19/13A (pt)	1200	Agile	The tenure of the land is recorded as Occupant Class-I
13.	20/13(pt)	19/13B (pt)	1200	Agile	The tenure of the land is recorded as Occupant Class-I
14.	20/14	19/14	400	Agile	The tenure of the land is recorded as Occupant Class-I
15.	20/15	19/15	900	Agile	The tenure of the land is recorded as Occupant Class-I
16.	20/16 (pt)	19/16A (pt)	1100	Agile	The tenure of the land is recorded as Occupant Class-I
17.	20/16 (pt)	19/16B (pt)	1100	Agile	The tenure of the land is recorded as Occupant Class-I
18.	20/17	19/17	1300	Agile	The tenure of the land is recorded as Occupant Class-I
19.	20/18	19/18	1300	Agile	The tenure of the land is recorded as Occupant Class-I
20.	20/19	19/19	600	Agile	The tenure of the land is recorded as Occupant Class-I

21.	20/20	19/20A	40 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-I
22.	20/20	19/20/B	160	Agile	The tenure of the land is recorded as Occupant Class-I
23.	20/21	19/21	500	Agile	The tenure of the land is recorded as Occupant Class-I
24.	20/22	19/22	700	Agile	The tenure of the land is recorded as Occupant Class-I
25.	20/24	19/24	700	Agile	The tenure of the land is recorded as Occupant Class-I
26.	20/25	19/25/A	300 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-I
27.	20/25	19/25/B	100	Agile	The tenure of the land is recorded as Occupant Class-I
28.	20/26	19/26	500	Agile	The tenure of the land is recorded as Occupant Class-I
29.	20/27	19/27/A	670 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-I
30.	20/27	19/27/B	230	Agile	The tenure of the land is recorded as Occupant Class-I
31.	20/28	19/28	1200	Agile	The tenure of the land is recorded as Occupant Class-I
32.	20/34	19/34/B	1000 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-I

33.	20/34	19/34/C	800	Agile	The tenure of the land is recorded as Occupant Class-I
34.	20/35	19/35	1100	Agile	The tenure of the land is recorded as Occupant Class-I
35.	20/36	19/36	500	Agile	The tenure of the land is recorded as Occupant Class-I
36.	20/39	19/39/A	590 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-I
37.	20/39	19/39/B	510	Agile	The tenure of the land is recorded as Occupant Class-I
38.	20/41	19/41/A	70 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-I
39.	20/41	19/41/B	830	Agile	The tenure of the land is recorded as Occupant Class-I
40.	20/44	19/44	200 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-I
41.	20/46	19/46	3800	Agile	The tenure of the land is recorded as Occupant Class-I
42.	21/1	20/1	4270	Agile	The tenure of the land is recorded as Occupant Class-I
43.	21/2	20/2	430	Agile	The tenure of the land is recorded as Occupant Class-I
44.	21/3	20/3	560	Agile	The tenure of the land is recorded as Occupant Class-I
45.	188/2	80/2/B	1540	Thane Municipal	The tenure of the land is recorded as

			(surrendered land)	Corporation	Occupant Class-I
46.	188/2	80/2/C	880	Agile	The tenure of the land is recorded as Occupant Class-I
47.	273B	81	5400	Agile	The tenure of the land is recorded as Occupant Class-II
48.	189	82	2450	Agile	The tenure of the land is recorded as Occupant Class-I
49.	190/2P	83/2B/2	100 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
50.	190/4/1	83/4/1/B	780 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
51.	190/4/2	83/4/2/A	200 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
52.	190/4/2	83/4/2/B	660	Agile	The tenure of the land is recorded as Occupant Class-II
53.	190/6	83/6/B	940 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
54.	190/7	83/7/A	250 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
55.	190/7	83/7/B	1120	Agile	The tenure of the land is recorded as Occupant Class-II
56.	190/7	83/7/C	20 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
57.	190/11	83/11/B	10	Thane Municipal	The tenure of the land is recorded as

			(surrendered land)	Corporation	Occupant Class-II
58.	190/12	83/12	100 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
59.	290	85/3	3780 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
60.	290	85/4	650	Agile	The tenure of the land is recorded as Occupant Class-II
61.	191/1	86/1/B	30 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
62.	191/2	86/2/B	660 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
63.	191/3	86/3/B	390 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
64.	192/1	87/1/C	350 (surrendered land)	Thane Municipal Corporation	The tenure of the land is recorded as Occupant Class-II
			82,660		

72 PROPERTY TAX

72.1 Property tax assessment bill dated 10th April 2021 raised by TMC for PTN No. 10020931 for the period from 1st April 2021 to 31st March 2022 levying an aggregate sum of Rs. 16,62,749/- (Rupees Sixteen Lakhs Sixty-Two Thousand Seven Hundred and Forty-Nine).

72.2 Property Tax Assessment dated 10th April 2022, for Block No. 107 is issued by Thane Mahanagar Palike (TMP) for the year 2022-23 against Payment ID: TMC222310700317 for the property situated at Kolshet in favour of Agile; Property Tax Assessment dated 10th April 2022, for Block No. 107, House No. 409 is issued by Thane Mahanagar Palike (TMP) for the year 2022-23 against Payment ID: TMC222310705732 for the property situated at Kolshet in favour of Agile.

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

73 SRO SEARCH

73.1 As per your instruction, we have conducted online Search of above-mentioned the said Land at Sub- Registrar Offices of the Thane for the period from 1994 to 2023. We observe that there is an entry of existing Charge all in favour of Agile by Vistra ITCL (India) Private Limited.

74 LITIGATION SEARCH

74.1 Upon conducting an online search in the name of Agile Real Estate Private Limited on the official website of various High Courts and Supreme Court along with various District Courts having jurisdiction over the said Land, we have found multiple pending cases in the name of Agile Real Estate Private Limited however, we have been informed by our Client that the below mentioned cases are not affecting the title of Agile over the said Land:

74.2 We have found the below mentioned cases:

Sr. No	Case No.	Party Name	Court Name	Status
1.	Suit-Short Cause Civil Suit/100388/2020	1) Mr. Tushar Manohar Pawar v/s 1) Agile Real Estate Private Limited, 2) Shri. Anuj Amar Munot, 3) Shri. Narendra Kumar Lodha, 4) Housing Development Finance Corporation Ltd. 5) Ms. Renu Sud Karnad	District Courts - Maharashtra	Pending
2.	WP/1867/2022	Agile Real Estate Private Limited v/s State of Maharashtra Thr. Principal Secretary and Ors		Pre-admission
3.	CC/314/2019	Mr. Kiran Mestry v/s M/s Agile Real Estate Pvt Ltd	Consumer - DCDRC - District Consumer Disputes Redressal Commission	Adjourn