MR. KIRAN BADGUJAR
Advocate High Court

Ref: Balkum-Phase-7

Date: 14.03.2024

To,
MahaRERA,
Bandra Kurla Complex, Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Plots of land bearing New Survey/Hissa Nos' viz. 49/8/A (Pt), 49/6 (Pt), 49/7/A (Pt), 49/4 (Pt), 49/3 (Pt), 50/3/A/1 (Pt) and 17/14 (Pt), admeasuring in aggregating to 2609.5 sq. meters or thereabouts, situated at Village Balkum, Taluka and District Thane and more particularly described below (hereinafter referred to as the "**said Plot**").

1/- I have investigated the title of said Plot at the request of M/s Dosti Enterprises, a Partnership Firm, having its office at Lawrence & Mayo House, First Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, and the summary of the investigation of title undertaken as follows :

1) Description of the Property:

All that piece and parcel of Plot comprising Non-Agricultural lands bearing New Survey/Hissa Nos' viz. 49/8/A (Pt), 49/6 (Pt), 49/7/A (Pt), 49/4 (Pt), 49/3 (Pt), 50/3/A/1 (Pt) and 17/14 (Pt), admeasuring in aggregating to 2609.5 sq. meters or thereabouts, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, having description as more particularly describe in **Annexure "A"** hereto**, ("the said Plot").**

2) The Documents of allotment of said Plot:

The owners have acquired larger property comprising the said Plot by and under various registered documents as more particularly mentioned and describe in the **Annexure "A",** the Flow of Title.

3) Perused the 7/12 extracts for the year 2024 issued by Talathi Saza Balkum, Taluka and District Thane in respect of the said Plot and respective mutation entries in respect thereof.

4) Perused the Search Report for last 33 years from 1990 till 2024 in respect of the said Plot taken from the Sub-Registrar Office.

2/- On perusal of above mentioned documents and all other relevant documents as more particularly set out in the **Annexure "A"**, the Flow of Title, relating to the title of said Plot, I am of the opinion that, the title of M/s Dosti Enterprises, the Owner and Developers, to the said Plot is clear and marketable save and except the mortgage as more particularly described in **Annexure "B".**

Owners/Developers of said Plot: - M/s Dosti Enterprises (Annexure "A").

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Qualifying comments/remarks:

i. **Development Permission:**

The Owner/Promoter desirous to commence the construction on the said Plot in accordance with the Amended Development Permission and Commencement Certificate bearing *V.P. No. S05/0006/08 TMC/TDD/4472/23 dated 26.09.2023* issued by The Thane Municipal Corporation, Thane and as may be amended from time to time.

ii. **No applicability of Revenue and/or Area sharing and no applicability of Land Owner/s as co-promoter/s:**

The Promoter i.e. M/s Dosti Enterprises is the Owner and Developer of the said Plot. The Promoter has acquired rights, title and interest in the said Plot including rights to develop the said Plot and sell the premises to be constructed thereon on what is commonly known as "ownership basis" to the general public. There is no arrangement or agreement for revenue sharing or area sharing with any of the land owners and the Promoter has acquired this land long back and have fully paid and discharged the consideration in respect thereof to all the land owners and therefore, as defined under the relevant provisions of RERA Act and rules made there under, these land owners are not Promoters/co-promoters.

3/- The Title Report reflecting the flow of title of in respect of larger property comprising the said plot is enclosed herewith as **Annexure "A".**

Encl : Annexure "A"
Annexure "B"

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Advocate

ANNEXURE -A

FLOW OF THE TITLE OF LARGER PROPETY COMPRISING THE SAID PLOT :

Description of said Plot as per revenue record as under:

Old Survey No.	New Survey No.	Area acquired (Sq. Mtrs.)	Correspon-ding Revised Survey/ Hissa No. as per developm ent plan.	Area (Sq. Mtrs.)	Names of Owners on 7/12 extract and charge of Developer as per Development Agreement:
46/8(Pt)	49/8/A	4540.00	49/8/A	3220.00	Vanita Arjun Patil, Kashibai Chandraya Mhatre, Ganesh Ramchandra Mhatre, Rajshree Prabhakar Patil, Tulshibai Harishchandra Bhoir, Janabai Kaluram, Shivnath Ramchandra Mhatre, Chandrakant Narayan, Chandribai Vishnu Joshi, Prakash Keshav Mhatre, Laxmibai Keshav Mhatre, Hirachand Keshav Mhatre, Meena Yashwant Gauri, Vithabai Dharma Mhatre, Baliram Dharma Mhatre, Ashok Dharma Mhatre, Arvind Dharma Mhatre, Hirubai Suresh Bhoir, Vaijayanti Harichandra Patil, Sadashiv Chandrya Mhatre – Owners M/s. Dosti Enterprises- Developer
			49/8/B	1320.00	Thane Municipal Corporation
46/6	49/6	1140.00	-	-	M/s. Dosti Enterprises – Owner
46/7	49/7	990.00	49/7/A	960	Savitribai Harishchandra Patil, Yaduraj Harishchandra Patil, Vrunda Sridhar Patil, Darshna Dashrath Mhatre, Gita Rohidas Patil, Priyanka Rohidas Patil, Prachi Rohidas Patil, Rohan

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					Rohidas Patil, Hemlata Ganesh Patil, Vikas Ganesh Patil, Chetan Ganesh Patil, Priti Ganesh Patil, Vastala Narendra Patil, Mahesh Narendra Patil, Sanjay Narendra Patil, Vishal Narendra Patil, Dipak Narendra Patil - Owners M/s. Dosti Enterprises – Developer
			49/7/B	30.00	Thane Municipal Corporation
46/4	49/4	1290.00	-	-	Aruna Madhukar Bhagat, Ankush Ramchandra Patil, Kiran Ramchandra Patil, Gajanan Kashinath Patil, Pradip Shantaram Tandel, Pramod Shantaram Tandel, Manjula Subhash Thakur, Yaduraj Ramchandra Patil, Vinayak Kashinath Patil, Venubai Madhukar Shinge, Venubai Ramchandra Patil, Shubhangi Hemant Mhatre, Sadhana Shantaram Tandel - Owners M/s. Dosti Enterprises – Developer
46/3	49/3	990.00	-	-	Sadanand Motiram Patil, Prakash Motiram Patil, Hausa Narayan Mhatre, Yamunabai Krushna Patil, Bharti Ramakant Patil, Dipak Krushna Patil, Bhupesh Ramakant Patil, Dharmendra Krushna Patil, Yash Ramakant Patil, Kamini Vasant Patil, Shakuntala Gajanan Patil, Bharti Vasant Patil, Manik Dharma Patil, Tulshiram Dharma Patil, Arjun Dharma Patil, Chandribai Ramchandra Patil, Kusum Balaram Patil, Yashawantibai Prabhakar Patil, Bhagesh Prabhakar Patil, Santosh Prabhakar Patil, Hemant Prabhakar Patil, Aasha Lalchand

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					Bhoir – Owners M/s Dosti Enterprises – Developer
47/3Pt	50/3/A	6080.00	50/3/A/1	3070.00	Ashok Keshav, Keshav Pundlik Patil, Moreshwar Gopal Bhoir, Ratnakar Gopal Bhoir – Owners M/s Dosti Enterprises – Developer
			50/3/A/2	1400.00	Thane Municipal Corporation
			50/3/A/3	120.00	Ashok Keshav, Keshav Pundlik Patil, Moreshwar Gopal Bhoir, Ratnakar Gopal Bhoir – Owners M/s Dosti Enterprises – Developer
			50/3/B	1490.00	Thane Municipal Corporation
18/14	17/14	1390.00	-	-	Narayan Mangalya, Ramabai Vasudev, Jagganath Ramdas, Jalindar Ramdas, Ravindra Ramdas, Anil Anant Purnekar, Chandrakant Anant – Owners M/s Dosti Enterprises - Developer

Flow of Title :

New Survey No.	Corresponding Revised Survey/ Hissa No. as per development plan.	Title Flow :
49/8/A	49/8/A 49/8/B	1. The said Land was ancestral property of one Baliram Dharma Mhatre and others, (hereinafter referred to as "said Original Owners"). 2. As per provisions of Bombay Tenancy and Agricultural Land Act, 1948 (for short "TENANCY ACT") on tiller day i.e. 1st April, 1957, one Farihun Sorabji Patel was the holder of the said land and Chandraya Dharma and others, the ancestors of the said Original Owners were the Agricultural Tenant and "Deemed Purchaser" of said Land. As per the Judgments and Orders from time to

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		time from the Agricultural Land Tribunal and Tahasildar, Thane and Revenue Authorities, said ancestors of the said Original Owners became the Kabjedar and owners of the said Land. Thus, at relevant time their heirs i.e. said Baliram Dharma Mhatre and others were holding the said Land as owners. 3. Under its Order dated 29th November, 1984 issued under Section 8(4) of the Urban Land (Ceiling and Regulations) Act, 1976 (for short "ULC ACT")- since repealed w.e.f. 29th November, 2007, the Additional Collector & Competent Authority, Thane has declared the said Land as "Retainable Land". 4. On perusal of 7/12 extract, it appears that the said Land has not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 5. The Sub-Divisional Officer, Thane, being Competent Authority under Section 43 of Tenancy Act, vide its Order dated 29th December, 1984, has granted sale permission in respect of said Land. 6. By and under documents including – i) Agreement for Sale dated 14th March, 1987 read with registered Deed of Declaration cum Confirmation dated 31st January, 2005 and; ii) Power of Attorney dated 20th April, 1987, 4th May, 1988 and 1st June, 2004, -the said Owners had agreed to sale, convey, transfer and assign the said Land bearing original S. No. 49/8/A for consideration to and in favour of one Smt. Manju Narendra Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (NG), ("said RNA") or its nominees or assignees as the said RNA may desire and delivered the possession thereof to the said RNA. 7. By and under further documents including - i) Registered Development Agreement dated 6th February, 2007 read with Substituted Irrevocable Power of Attorney dated 6th February, 2007, -said RNA for itself and Constituted Attorney for said Original Owners have granted the development rights in the said Land bearing original S. No. 49/8/A for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or

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		assignees as the said M/s Dosti Enterprises may desire and put them in possession of said land. 8. By and under further documents including - i. Registered Supplementary Agreement dated 6th April, 2009 read with Authenticated Power of Attorney dated 6th April, 2009, ii. Registered Supplementary Agreement dated 6th October, 2009 read with Authenticated Power of Attorney dated 6th October, 2009, iii. Registered Deed of Confirmation dated 16th November, 2009 read with Authenticated Power of Attorney dated 16th November, 2009, iv. Registered Deed of Confirmation dated 29th April, 2014 read with Authenticated Power of Attorney dated 29th April, 2014, 2009, -executed by the different sets of family membvers of said Original Owners, with said RNA as the Confirming Party, the said Original Owners confirmed for consideration the grant of development rights in the said Land bearing original S. No. 49/8/A and confirmed the delivery of possession of said Land by the said RNA to the said M/s Dosti Enterprises. 9. The said Land bearing original S. No. 49/8/A having total area admeasuring 4540.00 Sq. Mtrs was affected by 20 Mtrs. wide road as per the sanctioned development plan and therefore the affected area 1320.00 Sq. Mtrs out of said total area has been handed over to the Thane Municipal Corporation vide registered Declaration cum Indemnity Bond in lieu of the benefit of TDR. And therefore, the said original S. No. 49/8/A has been split into two parts viz. S. No. 49/8/A area 3220.00 Sq. Mtrs. which is standing in the name of said Original Owners and Developers and S.No. 49/8/B area 1320.00 Sq. Mtrs. wich is standing in the name of Thane Municipal Corporation.
49/6	-	1. The said land was an ancestral property of one Maruti Motiram Madhavi and others, (hereinafter referred to as the "said Original Owners"). 2. As per the provisions of Bombay Tenancy and Agricultural Land Act, 1948 (for short "TENANCY ACT") on tiller day i.e. 1st April, 1957, one Saraswati Gajanan

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		Naik was the holder of the said Land and ancestor of the said Original Owners herein were the Agricultural Tenant and "Deemed Purchaser" thereof. As per the judgments and orders from time to time from the Agricultural Land Tribunal and Tahasildar, Thane and Revenue Authorities, said Original Owners became the Kabjedar and owners of the said land. 3. Under its order dated 17/07/1982 issued under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976, (ULC ACT) – since repealed with effect from 29/11/2007, the Competent Authority, Thane has declared the said Land as "Retainable Land". 4. On perusal of 7/12 extract, it appears that the said Land has not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 5. The Sub-Divisional Officer, Thane, being the Competent Authority under Sec. 43 of Tenancy Act, vide its order dated 14/05/2010 has granted permission for development of said land on the terms and conditions contained therein. 6. By and under registered Agreement for Sale read with Authenticated Power of Attorney both dated 23rd February, 2010, executed by and between M/s Dosti Enterprises as Purchasers of the One Part and Ranjan Shravan Madhavi & others, the Owners of the Other Part, the said Original Owners have agreed to sale, convey, transfer and assign an area adm. 285 Sq. Mtrs. representing their undivided share in the said Land for consideration to and in favour of said M/s. Dosti Enterprises. 7. By and under another registered Agreement for Sale read with Authenticated Power of Attorney both dated 5th March, 2010, executed by and between M/s Dosti Enterprises as Purchasers of the One Part and Shri Maruti Motiram Madhavi & others, the Owners of the Other Part, the said Original Owners have agreed to sale, convey, transfer and assign the said Land to and in favour of said M/s Dosti Enterprises for the consideration on the terms and conditions contained

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		therein. 8. By and under another registered Agreement for Sale read with Authenticated Power of Attorney both dated 12th March, 2010, executed by and between said M/s. Dosti Enterprises as Purchasers of the One Part and Mathurabai Maruti Mhatre & others, the Owners of the Other Part, the said Original Owners have agreed to sale, convey, transfer and assign portion of land adm. 570 Sq. Mtrs representing their undivided share in the said Land to and in favour of said Ms Dosti Enterprises for consideration and as per the terms and conditions contained therein. 9. By and under registered Deed of Conveyance dated 05/10/2018 the said land has been duly sold, conveyed and transferred for consideration to and in favour of M/s Dosti Enterprises, the Owner herein. Accordingly, said M/s Dosti Enterprises become the absolute Owner of said land.
49/7	49/7/A 49/7/B	1. The said Land was an ancestral property of Smt. Savitribai Harishchandra Patil and others, (hereinafter referred to as the "said Original Owners"). 2. Previously some portion of said land was declared under Section 8(4) of the Urban Land (Ceiling and Regulations) Act, 1976 - since repealed as "Surplus Land" of the said Original Owners and further acquisition proceedings under Section 10 (5) of the said Act were initiated. However, as per the observation made in fresh order dated 11/07/2007 passed u/s 15 of said Act, as on date there is no bar for holding, enjoyment, development and transfer of the said Land. 3. On perusal of 7/12 extracts, prima-facie it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 4. By and under documents including – I. Registered Development Agreement read with Authenticated Power of Attorney both dated 3rd May, 2006 and,

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		ii. Registered Deeds of Confirmation dated 17th May, 2006, 25th April, 2007, 29th October, 2009 and 7th November, 2009 read with; iii. Authenticated Power of Attorney dated 17th May, 2006, 25th April, 2007, 29th October, 2009 and 7th November, 2009. -executed by the different sets of family members constituting the entire family of said Original Owners, personally confirmed for consideration the grant of development rights in the said Land to and in favour of M/s Dosti Enterprises or its nominees or assignees as the said M/s Dosti Enterprises may desire and further confirmed the delivery of possession of said Land to the said M/s Dosti Enterprises. 5. In view of sanctioned development plan said land bearing original Survey No. 49/7 has been sub-divided as 49/7/A admeasuring 960.00 sq. mtrs. which stands in the name of said Original Owners and M/s Dosti Enterprises, the Developer and 49/7/B admeasuring 30.00 sq. mtrs. which stands in the name of Thane Municipal Corporation as the same has been handed over to Thane Municipal Corporation as the same was under reservation for 20 Mtrs. wide road.
49/4	-	1. The said Land was an ancestral property of one Vinayak Kashinath Patil and others, (hereinafter referred to as the "said Original Owners"). 2. Under its Order dated 30th December, 1984 issued under Section 8 (4) of the Urban Land Ceiling and Regulations Act, 1976 (**"ULC ACT"**) - since repealed w.e.f. 29th November, 2007, the Additional Collector & Competent Authority, Thane has declared the said Land as "Retainable Land". 3. On perusal of 7/12 extracts, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 4. By and under Agreement for Sale and Power of Attorney both dated 5th October, 1989 read with Power of Attorney dated 23rd November, 2000, read with registered Deed of Declaration cum Confirmation dated 30th June, 2005, the said Original Owners had agreed to sale, convey, transfer and assignee said Land for consideration to and in favour of one Smt. Manju

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		Narendra Gupta, the Proprietress of East-N-Builders, now merged with RNA Builders (NG), ("said RNA") or its nominees or assignees as the said RNA may desire and put the said RNA in possession thereof. 5. By and under registered Development Agreement read with Substituted Power of Attorney both dated 22nd February, 2007, said RNA for itself and C.A. for said Original Owners, granted the development rights in the said land for consideration to and in favour of M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered them the possession thereof. 6. By and under further documents including - i. Regd. Supplementary Agreement read with Authenticated Power of Attorney both dated 29th June, 2009; ii. Regd. Supplementary Agreement read with Authenticated Power of Attorney both dated 25th September, 2009, iii. Regd. Deed of Confirmation read with Authenticated Power of Attorney both dated 7th August, 2009, iv. Regd. Deed of Confirmation cum Supplementary Agreement dated 16th April, 2010 read with Authenticated Power of Attorney dated 17/04/2010, v. Regd. Deed of Confirmation read with Authenticated Power of Attorney both dated 21/04/2010, vi. Regd. Deed of Confirmation read with Authenticated Power of Attorney both dated 07/07/2010. vii. Regd. Deed of Rectification dated 26.10.2010 (two numbers), -executed by the different sets of family members constituting the entire family of said Original Owners with said RNA as the Confirming Party, have confirmed the grant of development rights by the said Original Owners in the said Land along with the possession thereof to and in favour of the said M/s Dosti Enterprises.

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49/3	-	1. As reflects from revenue record, the said land was the ancestral property of Dharma Barkya Patil and others (hereinafter referred to as "said Original Owners"). 2. Under its Order dated 31/07/2007 issued under Section 15 of the Urban Land Ceiling and Regulations Act, 1976 (**"ULC ACT"**) - since repealed w.e.f. 29th November, 2007, the Addl. Collector and Competent Authority, Thane, has declared the said land as "Retainable Land" of the said Original Owners. 3. On perusal of 7/12 extracts, it appears that the said land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 4. By and under registered Development Agreement read with Irrevocable Power of Attorney both dated 25/04/2006, and registered Deed of confirmation read with Irrevocable Power of Attorney both dated 16/06/2006, and registered Deed of confirmation read with Irrevocable Power of Attorney both dated 23/09/2013, the said Owners and their family members respectively have granted the development rights in respect of the said land and delivered the possession thereof for consideration to and in favour of M/s. Dosti Enterprises or its nominees or assignees as the said M/s Dosti Enterprises may desire. 5. One civil suit bearing SCS No. 8/2016 is pending before the C.J.S.D., Thane, filed by one Chandribai Ramchandra Patil against said Original Owners and the Developer for declaration and injunction in respect of said land and for the reliefs as more particularly contended therein. However, in the said suit no order affecting the title of said Original owners and Developers is passed.
50/3/A	50/3/A/1	1. Said land was an ancestral property of one Gopal Ramji Bhoir and others, (hereinafter referred to as the "said Original Owners"). 2. By and under its Order dated 11/09/2007, issued under Section 15 of the Urban Land (Ceiling & Regulations) Act, 1976- since repealed ("ULC Act"), the Additional Collector & Competent Authority, has declared the said Land as "Retainable Land" of the said Owners.
	50/3/A/2	
	50/3/A/3	
	50/3/B	

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		3. On perusal of 7/12 extracts, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 4. By and under documents including – i) Registered Development Agreement 23rd November, 2006 and; ii) Authenticated Power of Attorney dated 23rd November, 2006, -executed by the said Original Owners, the said Original Owners granted development rights in the said Land bearing original S. No. 50/3/A having total area 6080.00 square meters for consideration to and in favour of M/s Dosti Enterprises or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered them the possession thereof. 5. As per the sanctioned Development Plan, said Land bearing original S. No. 50/3/A having total area 6080.00 square meters has been sub-divided and renumbered as S. No. 50/3/A admeasuring 4590.00 square meters which stands in the name of said Original Owners and Developer, and S. No. 50/3/B admeasuring 1490.00 square meters which has been handed over to and stands in the name of Thane Munnicipal Corporation as the same was reserved for 20 meter wide road. Further, S. No. 50/3/A having total area 4590.00 square meteres has been sub-divided and renumbered as S. No. 50/3/A/1 area 3070.00 square meters wich stands in the name of said Original Owners and Developer and S. No. 50/3/A/2 admeasuring 1400.00 square meters which has been handed over to and stands in the name of Thane Munnicipal Corporation as the same was reserved for 30 meter wide road, and S. No. 50/3/A/3 which stands in the name of said Original Owners and Developer. Accordingly, effect of the same has been given in revenue record.

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17/14	-	1. The said land was an ancestral property of Narayan Manglya Patil and others (hereinafter referred to as "said Original Owners"). 2. Under its Order dated 1st September, 1989, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 (**"ULC ACT"**) - since repealed w.e.f. 29th November, 2007, the Addl. Collector and Competent Authority, Thane, has declared said Land as "Retainable Land". 3. On perusal of 7/12 extracts, it appears that the said land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 4. By and under registered Declaration cum Confirmation dated 31.01.2005 in respect of Agreement for Sale dated 08.04.1987 read with Irrevocable Power of Attorneys 12.05.1987 and 29.08.1889, the said Original Owners had agreed to sale, convey, transfer and assign the said land for consideration to and in favour of one Smt. Manju Narendra Gupta, the Proprietress of East-N-West Builders, now merged with RNA Builders (NG), ("said RNA") or its nominees or assignees as the said RNA may desire and delivered them the possession thereof. 5. By and under registered Development Agreement read with substituted Irrevocable Power of Attorney both dated 22.02.2007, the said RNA for itself and C.A. for said Owners, have granted the development rights in the said land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered them the possession thereof. 6. By and under registered Release Deed and Power of Attorney both dated 22nd June, 2016, the co-owner namely Yamuna Maruti Patil alias Yamuna Manglya Patil has released her rights in the larger family property including the said land to and in favour of co-owner i.e. her brother Jagannath Ramdas Patil. However, said Yamuna Maruti Patil alias Yamuna Manglya Patil had no such right to release in favour of

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		said Jagganath Ramdas Patil since she had already alienated her right by way of aforesaid documents. 7. The name of one Anil Anant Purnekar is appearing on 7/12 extract but he has not executed Development Agreement and ancillary documents with M/s Dosti Enterprises. In this respect it is clarified that the mother of said Anil Anant Purnekar namely Gangubai Anant Purnekar has executed Development Agreement and ancillary documents for consideration in favour of M/s Dosti Enterprises in her lifetime which is binding on her heirs. The name of said Anil Anant Purnekar has been recorded on 7/12 extract only technically which does not create any right on him.

ANNEXURE - B

Details of encumbrances:

Vide Mortgage Deed, registered at Sr. No. TNN-2-13050/2020 on 12.10.2020 read with Rectification Deed registered at Sr. No. TNN-5-11285/2020 on 06/11/2020 the said Plot has been mortgaged with Kotak Mahindra Bank Limited on such terms and conditions as more particularly contained therein.

Date :14.03.2024

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