

V. M. KUNDALIYA & ASSOCIATES COMPANY SECRETARIES

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SEARCH REPORT

To,
M/s. NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
DB HOUSE,
GEN. A.K. VAIDYA MARG,
GOREGAON (EAST)
MUMBAI - 400063

Preamble:

An online inspection of documents of "NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED" was carried on 26th July, 2017. This report is based on the information about documents related to Ozone (MBMC), Mira Bhayander, Mahajanwadi, Thane and Ozone (Mumbai), Dahisar Project only that are filed and available for public inspection on Ministry of Corporate Affairs Website www.mca.gov.in and outstanding as on 26th July, 2017.

REPORT

Name of Company	: NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
Corporate Identity Number	: U70100MH2005PTC154506
Date of Incorporation	: 05/07/2005
Search Report	: Annexure - I attached to this report related to Ozone (MBMC), Mira Bhayander, Mahajanwadi, Thane and Ozone (Mumbai), Dahisar project only and Outstanding as on Date.

For V. M. Kundaliya & Associates
Company Secretaries

V. M. Kundaliya

Vicky M. Kundaliya
(Proprietor)
FCS No. 7716
C.P. No. 10989



Place: Mumbai
Date: 26th July, 2017

SEARCH REPORT

(Particulars of Charges registered with Registrar of Companies and Outstanding as on date related to Ozone (MBMC), Mira Bhayander, Mahajanwadi, Thane and Ozone (Mumbai), Dahisar project only))

NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
[CIN - U70100MH2005PTC154506]

Based on Online Inspection on 26th July, 2017

Sr. #	Date & Description of Instrument Creating Charge	Date of Registration of Charge & Charge ID	Amount of Charge (Rs. in Crores)	Particulars Charge Holder	Short particulars of property charged	Date of Registration of Modification of charge	Date & Description of Instrument of modification	Brief Particulars & Nature of Modifications	Satisfaction any, with Registration details
1.	29/09/2016 & Indenture of Mortgage dated 29.09.2016 executed between Company as mortgagee, ECL Finance Limited as lender by creating of mortgage of movable and immovable properties in favour of ECL Finance Limited to secure the facility of Rs.174.50 crores granted to Milan Theatres Pvt. Ltd as Borrower.	21/10/2016 & 100055442	Rs. 1,745,000,000/-	Edelweiss Housing Finance Limited, C.S.T. Road, Kalyan, Mumbai - 400098. Maharashtra-MH.	(i) All the rights and other rights, title and interest of the Mortgagee over all those part and parcel of land together with buildings and structures standing thereon (except such structures agreed to be demolished) and affected by Nallah, Well and various encroachments sit. Industrial Zone - 7358.20 sq. mtrs R.G. (A) 443.10 sq. mtr & (B) 336.50 sq. mtr and Check Nalla Extension 4700 sq. mtr. Or thereabouts, bearing Survey No. 95, 1154A No. 1 & 2 (Part), Survey No. 98 Hissa No. 2, & corresponding C.T.S. No. 3113 (Part), 3107 (Part) and 3114 now amalgamated into single C.T.S. No. 3113D pertaining to the aggregate 12,666.80 sq. mtrs. area and situate lying and being at Village Dahanu, Taluka Borivali, District and Sub-District of Mumbai Suburban				
	ii) The whole of the movable properties of the Mortgagee relating to the project including movable machinery equipment, machinery, book-lets and accessories and other movables both present and future) 3. Details of Second Mortgage Properties The whole of the movable properties of the Mortgagee relating to the Project/ Mortgage Properties including without limitation its movable machinery, equipment, machinery tools, book-lets, tools and accessories and other movables, both present and future whether installed or not and whether now lying, lying, in cases or when are now lying or stored in or about or that hereafter from time to time during the continuance of the premises, warehouses, stockyards and godowns or those of the Mortgagee agents, affiliates, associated or representatives or wherever else the same may								



be transit or delivery, takeover and whereover's in the possession of the Mortgagee with all benefits owed by the Mortgagee whether present or future. (iii) All the rights, title, interest, benefit claims and demands of the Mortgagee in the documents relating to the Project, in the approval the approvals / permissions relating to the Project, in and letter of credit, guarantee and/or in respect of the insurance policies and claims and benefits to all monies receivable thereunder <u>C. Details of Third Mortgages/ Projects:</u> All right, title, interest, entitlements etc whatsoever Mortgagee in the documents relating to projects as may be amended, varied or supplemented from time to time, both present and future all the rights, title interest benefits claims and demand whatsoever of the Mortgagee in the approvals/ permissions relating to the Project, both present and future all the rights, title interest benefits claims and demand whatsoever of the Mortgagee in any letter of credit, guarantee, performance bond provided by any party to the project document both present and future and all the rights, title interest benefits claims and demand whatsoever of the Mortgagee in to under and or interest of the Insurance Policies both Present and future and rights, title interest benefits claims and demand whatsoever of the Mortgagee to all monies receivable title under and all other claims thereunder which description shall include all properties of the above description whether presently in existence or acquired hereafter both present and future. iv All the receivables and all right, title, interest, claims and demands of the Mortgagee in respect of all present and future receivables commissions, revenue <u>D. Details of the Receivables and Income Accounts:</u> 1. All Receivables and the all right, title, interest, benefits, claims, and demands whatsoever Mortgagee into and in respect of all present and future receivable commissions, revenue, claims and chooses in action of whatsoever nature and howsoever and wherever arising due to or owing to or become due or owing to or acquired by the Mortgagee, Intellectual Property Rights, Goodwill and all rights, title, interest, benefits, claims, and demands whatsoever Mortgagee now and in respect of all amount owing to and received	
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				and/or receivable by the Mortgagee, including both debts and receivables both present and future, including but not limited to the rights uncollateral capital, which description shall include all properties of the description whether presently in existence or acquired hereafter. 2. No lien specific purpose bank accounts and Account No. opened by the Mortgagee No.1 with HDEC Bank, Goregaon East, Mumbai Branch for deposit of all the receivables relating to the Project/Mortgaged Properties and all the moneys lying in the Escrow Account from time to time.					
2.	20/06/2015 & Indemnity of Mortgage dated 29.06.2015 between Company and Edelweiss Housing Finance Limited (lender/Mortgagee) for securing the financial assistance of Rs. 44 crores availed by the Company from the lender together with interest and other monies payable thereon more particularly mentioned in the loan agreement dated 23/06/2015 (Loan Agreement)	28/07/2015 & 10581876	Rs. 440,000,000/-	Edelweiss Housing Finance Limited, Edelweiss House, Off C.S.T. Road, Kalina, Mumbai 400098, Maharashtra, India.	1. All those part and parcel of land together with building and structure standing thereon (except such structures agreed to be demolished) and affected by Mutation, Well and various reservation viz. Industrial Zone - 7158-2050, mts. (a) 443.10 sq. mts. & (b) 339.50 sq. mts. and check Naka Extension 4700 sq. mts. Or thereabouts bearing Survey No. 95 Hissa No. 18 (part), survey No. 98 Hissa No. 2, B Corresponding CTS No. 3113 (part), 3157 (part) and 3114 now amalgamated into single CTS No. 31130 admeasuring in the aggregate 11,648.80 sq. mts. area and situated lying and being at Village Dhoter, Taluka Borivali, in the registration district and Sub-District of Mumbai Suburban and shown surrounded on plan thereof together with construction thereon present and future and bounded as follows that is to say: On or Towards the North by: Property of Vendor in village Mhas. Dist. Thane On or Towards the South by: Proposed O.R. Road On or Towards the West by: Land under Industrial Zone & RG Reservation; On or Towards the East by: Land under National Highway & Service Road				
1.					2. All those part and parcel of land together with building and structure standing thereon except such structures agreed to be demolished and affected by Mutation, Well, under reservation of Industrial Zonen bearing Old Survey No. 164/3 new Survey No. 18/3, Old Survey No. 95/1 new Survey No. 21/1 to 9, Old Survey No. 95/13 new Survey No. 20/13, Old Survey No. 95/15 new Survey No. 20/16, Old Survey No. 96/2, 5.6 to 9, 19 (part), 12 to 13 new Survey 19/2, 3.5.6 to 9, 10 (part), 11 to 13, Old Survey No. 97/2 and 31 (part) New Survey No. 21/2 and 1 (part), Old Survey No. 185/4 and 5 New Survey No. 22/4 and 5 (now bearing CTS Nos. 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4700, 4710 to 4721, 4724 to 4733) admeasuring in the				



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				aggregate 38,975.10 sq. mtrs area situated being and being at village Mahangirwad Taluka Thane, in the registration District and Sub district of Mumbai suburban and shown surrounded on plan thereof together with construction thereon present and future and bounded as follows that is to say: On or Towards the North by: Property of Lion Pencil, village Mahangirwad Taluka Thane. On or Towards the South by: Property of Vendor in Village dakhur. On or Towards the East by: Land under Industrial Zone beyond that forest. On or towards the West by: Land under National Highway & Service Road and Land bearing New Survey No.21. 2. Right, title and interest of the Mortgagee under the Joint Venture Agreement dated 2nd May, 2008 read with Deed of Confirmation dated 14th November, 2008, between Lion Pencil Ltd and the Mortgagee in all those piece or parcel of land or grounds situated lying and being at village Mahangirwad in the Registration District and Sub district of Thane on the South and the Western Express Highway bearing Old survey no. 94, Hissa No. 18, 21(part), survey No. 18 Hissa No.1 & 2 and Old survey No. 96, Hissa NO. 1 & 2 and New Survey no. 19, Hissa No. 1 & 4 abutting 10, 169.60 sq. yards equivalent to or thereabouts with 2,00,000 sq. ft. FSI. Forming part of larger property being all thousand part of land or ground situated lying and being the Registration District and Sub district of Thane and bearing New Survey No. 17/ to 25, 18/1 and 2, 19/1, 4, 12 (Part) an old survey No abutting 32,934.23 sq.mtrs and bounded as follows that is to say: On or Towards the North by: 30 mtrs. wide road. On or Towards the South by: Western Express Highway On or Towards the East by: National Park Boundary On or Towards the West by: Golden Chemical factory. 4. Right, title and interest of the Mortgagee under the Single Joint Venture agreement Dated 27th April, 2007 read with deed of Confirmation dated 14th Nov, 2008 and Supplemental Agreement dated 6th Nov, 2008 between 1. Mr. Abdul Wahid Mehtab Ahmed, 2. Mr. Abdul Khalid Mehtab Ahmed 3. Mr. Abdul Shabir Mehtab Ahmed 4. Asadulaj Khan Ahmed			
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				includes both present and future and right, title interest benefits claim and demand whatsoever of the Mortgages to all monies receivables title under and at other clause thereunder which description shall include all properties of the above description whether presently in existence or acquired hereafter both present and future. <u>D. Details of the receivables and payment accounts:</u> 1. All Receivables and the all rights, title, interest, benefits, claims, and demands whatsoever Mortgage into and in respect of all present and future receivable commission, revenue, claims and chooses in action of whatsoever nature and however and wherever arising due to or owing to or become due or owing to or acquired by the Mortgage, Intellectual Property Rights, Goodwill and all rights, title, interest, benefits, claims, and demands whatsoever Mortgage into and in respect of all amount owing to and received and/or receivable by the Mortgage, including both debts and receivables both present and future, including but not limited to the rights unrecalled capital, which description shall include all properties of the description whether presently in existence or acquired hereafter. 2. No lien specific purpose bank accounts and bearing A/c No. 00600350002354, opened by the Mortgage No.1 with HDFC Bank, Goregaon East, Mumbai branch for deposit of all the Receivables relating to the Project/Mortgage Properties and all the monies lying in the Escrow Account from time to time.				
3. 30/12/2014 \$ Indenture of Mortgage dated 30.12.2014 between Company and ECL Finance Limited (Lender/Mortgagee) for securing the financial assistance of Rs. 70 crore availed by the Company from the Lender together with interest and other monies payable thereon more particularly mentioned in the loan agreement dated 29/12/2014 (Loan Agreement).	14/01/2015 Rs. 10541758	Rs. 700,000,000/-	ECL FINANCE LIMITED Edelweiss House, Off. C.S.T Road, Kurla, Mumbai - 400036 Maharashtra-411	Industrial Zone 7/68.2B sq. mtrs. R.G. (a) 443.10 sq. mtrs and (b) 335.50 sq. mtrs and Orch. 7/68.2B Extension 4/700 sq. mtrs. or thereabouts and as per the Indenture of Mortgage. Industrial Zone, bearing C/D Survey No. 54/3 New Survey No. 18/7, C/D Survey No. 55/1 to 9 New Survey No. 20/1 to 9 and as per the Indenture of Mortgage. Development rights and other rights of the mortgagee over the land situated lying and being at Village Mahajamwad, in the Registration District and as per the Indenture of Mortgage. Development rights and other rights of the mortgagee over the land situated lying and being at Village Mahajamwad, in the Registration Dist. 1. All those piece or parcel of land together with building and structure standing thereon except such structures agreed to be demolished and				

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				various reservation viz. Industrial Zone - 7108.2056 mtrs. (a) 443.10 sq. mtrs & (b) 339.50 sq. mtrs and check Mela extension 6700 sq. mtrs. Or thereabouts bearing Survey No. 95 Mhna No. 1A, 2 (part), survey No. 98 Mhna No. 2B Corresponding CTS No. 3113 (part), 3107 (part) and 3114 now amalgamated into single CTS No. 31130 measuring in the aggregate 11,648.80 sq. mtrs area and situate lying and bearing at Village Dalhau, Taluka Borival, in the registration district and Subdistrict of Mumbai Suburban and shanon surrounded on plan thereof together with construction thereon present and future and bounded as follows that is to say: On or Towards the North by: Property of Vendor in village Mhna. Dist. Thane On or Towards the South by: Prapozant D.P. Road On or Towards the West by: Land under Industrial Zone 888 Reservation, On or Towards the East by: Land under National Highway & Service Road. 2. All those piece or parcel of land together with building and structure standing thereon except such structures agreed to be demolished and affected by Mahan, Well, under reservation of Industrial Zone bearing Old Survey No. 94/3 new Survey No. 18/3, Old Survey No. 95/1 new Survey No. 21/1 to 9, Old Survey No. 95/13 new Survey No. 20/13, Old Survey No. 95/15 new Survey No. 20/15, Old Survey No. 96/2,3,5,6 to 9, 10 (part), 11 to 13 new Survey 19/2,3,5,6 to 9, 10 (part), 11 to 13, Old Survey No. 97/2 and 3 (part) New Survey No. 11/2 and 3 (part), Old Survey No. 180/4 and 5 New Survey No. 22/4 and 5 (now bearing CTS Nos. 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4653, 4692, 4702, 4710 to 4721, 4724 to 4731) scheme lying in the aggregate 38,975.10 sq. mtrs area situate lying and bearing at village Mahanjanadi Taluka Thane, in the registration district and Sub district of Mumbai Suburban and shanon surrounded on plan thereof together with construction thereon present and future and bounded as follows that is to say: On or Towards the North by: Property of Lion Pencil, village Mahanjanadi Taluka Thane On or Towards the South by: Property of Vendor in Village dahisar On or Towards the East by: Land under Industrial Zone 888 Reservation that is to say: On or Towards the West by: Land under National Highway & Service Road and Land bearing New			
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Survey No. 21

3. Right, title and interest of the Mortgagee under the Joint Venture Agreement dated 2nd May, 2008 read with Deed of Confirmation dated 24th November, 2008, between Lion Ponds Ltd and the Mortgagee in all those piece or parcels of land or grounds situated lying and being at village Mahabaramb in the Registration District and Sub district of Thane on the South and the Western Express Highway bearing Old survey no. 54, Hissa No. 1A, 21part, Survey No. 1B Hissa No. 1 & 2 and Old Survey No. 56, Hissa NO. 1 & 2 and New Survey No. 31, Hissa No. 1 & 4 measuring 10, 269.80 sq. yards equivalent to or thereabouts with 2,00,000 sq. ft. 55%.

Forming part of larger property being all those part of land or ground situated lying and being the Registration district and Sub district of Thane and bearing New Survey No. 31/ to 25, 1B/1 and 2, 15/1,4, 12 (part) and old Survey No. measuring 32,934.23 sq.mts and bounded as follows that is to say:

On or Towards the North by: 30.mtrs. wide road;
On or Towards the South by: Western Express Highway
On or Towards the East by: National Park Boundary
On or towards the West by: Golden Chemical Factory.

4. Right, title and interest of the Mortgagee under the Single Joint Venture agreement dated 2nd April, 2007 read with deed of Confirmation dated 24th nov, 2008 and Supplemental Agreement dated 6th Nov, 2004 between 1. Mr. Abdul Wahid Mr. Abdul Sharid Nasir & Asadulhaziz Nasir Ahmed & Mr. Abdul Khalid Nasir Ahmed & Mr. Abdul Sharid Nasir & Asadulhaziz Nasir Ahmed and the mortgagee in all those piece or parcels of lands or ground situated lying and being at village Mahabaramb, in the Registration District of Thane bearing Old Survey No. 56/24, 11, 12, 13, 15 and 97/3, 637/5 (part) & CS no. 21/20, 11, 12, 14, 15 and 21/24(part) measuring 3580 sq. mtrs. 368438.00 or thereabouts available on the south side abutting the Western Express Highway available for development for commercial purposes as shown in the plan as follows that is to say:

On or Towards the North by: Golden Chemical and Himmata Mandir Trust
On or Towrds the South by: Golden Chemical
On or Towards the East by: Property of Golden

Chemicals and On or towards the West by Western Export Highway.

2. Details of Second Mortgaged Properties.

The whole of the movable properties of the Mortgagees relating to the Project/ Mortgaged Properties including without limitation its spares, book debts, tools and accessories and other movable, both present and future whether installed or not and whether now lying loose, or in trucks or which are now lying or stored in or about or shall hereafter from time to time during the continuance of the premises, warehouses, stockpiles and godowns or those of the Mortgagees agents, affiliates, associates or representatives or wherever else the same may be stored or delivery, however, and wherever's in the possession of the Mortgagees with all benefits owed by the Mortgagees whether present or future.

3. Details of Third Mortgaged Properties.

All rights, title, interest, entitlements etc whatsoever Mortgagee in the documents relating to projects as may be amended, varied or supplemented from time to time, both present and future all the rights, title interest benefits and future of the Mortgagees in the claim and demand whatsoever of the Mortgagees in the repayment/ permissions relating to the Project, both present and future all the rights, title interest benefits claims and all the rights, title interest benefits claims and demand whatsoever of the Mortgagees in any letter of credit, guarantee, performance bond provided by any party to the project document both present and future and all the rights, title interest benefits claims and demand whatsoever of the Mortgagees in to under and or interest of the insurance policies both present and future and all the rights, title interest benefits claims and demand whatsoever of the Mortgagees to all monies receivable title under and all other claims thereunder which description shall include all properties of the above description whatever presently in existence or acquired hereafter both present and future.

4. Details of the receivables and accounts receivable.

1. All receivables and due all rights, title, interest benefits, claims, and demands whatsoever Mortgagee into and in respect of all present and

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For V. M. Kundaliya & Associates
Company Secretaries

Vicky M. Kundaliya
(Proprietor)
FCS No. 7716
C.P. No. 10589



Search Report is based on Online Inspection on MCA Portal on 26th July, 2017.