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4th Floor, Northpoint,
Hiranandani Estate, Near Commissioner Bungalow,
Ghod Bunder Road, Patlipada,
Thane (W) – 400 607.
☎ 9820141204

S.M. KARNIK

B. A., LL.B

ADVOCATE

(Enrollment No. MAH/1569/1985)

To,
Maha RERA,
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra-Kurla Complex,
Bandra(East), Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title clearance report with respect of land bearing Plot No. RZ-02, New Gat No. 24/1/2 (Old Survey/Hissa Nos. 58/1A, 58/1B, 59, 60/1, 60/2, 60/3, 60/4, 61/2+3A, 61/3A and 62/0 (New Nos. 62/1 and 62/2) collectively) situated at Revenue Village – Bhokarpada, Taluka Panvel, District – Raigad, lying, being and situate at Registration and Sub-Registration District – Panvel (hereinafter referred to as the said “Property”)

I have investigated the title of the said property on request of **Persipina Developers Pvt. Ltd.**, a company incorporated under the Companies Act, 1956 having its office at: 514 Dalamal Towers, Nariman Point, Mumbai 400 021(hereinafter referred to as the said “Developer”) and following documents i.e. :-

- 1) Description of the Land: As per Mutation No. 619 dated 31st October 2023, Land bearing New Gat No. 24/1/2, area admeasuring 47145.67 Sq. Mtr., (post clubbing of all Survey Nos. mentioned herein i.e. 58/1A, 58/1B, 59/0, 60/1., 60/2., 60/3, 60/4, 61/2+3A (New No. 61/2), 61/3A (Old No. 61/2+3B1), 62/0 (New No. 62/1, and 62/2 collectively), situate at Revenue Village Bhokarpada, Taluka Panvel, District Raigad and in the Registration District and Sub-District of Panvel.



2) The Documents in respect of the said Property:

I. Survey/Hissa No. 58/1A :

- a) Agreement for Sale dated 23.10.2007 executed by Vishnu Laxman Shinde through Constituted Attorney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake confirmed by 1) M/s Maxpro Associate and 2) M/s. Juniper Farms Pvt. Ltd.
- b) Sale Deed dated 10.03.2008 executed by Vishnu Laxman Shinde through Constituted Attorney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake and confirmed by 1) M/s Maxpro Associate through partner Rajesh Ramchandra Dake and 2) M/s. Juniper Farms Pvt. Ltd. through Shri. Sanjay Harkishor Parekh.
- c) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- d) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

II. Survey/Hissa No. 58/1B :

- a) Agreement For Sale dated 24.10.2007 executed by 1) Shri. Devidas Govind Sawant and others through Constituted Attorney Shri. Pravin Laxman Patil in favour of in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake, confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and confirmed by 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parekh.
- b) Sale Deed dated 10.03.2008 executed by Shri. Devidas Govind Sawant and others



- through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake, confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parekh.
- c) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- d) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

III. Survey/Hissa No. 59/0 :

- a) Sale Deed dated 18.10.2006 executed by Laxman Krishna Jangam and another through Constituted Attorney Shri. Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for an area adm. 1H-09R-5P out of total area 2H-19R-0P.
- b) Sale Deed dated 03.03.2007 executed by Laxman Krishana Jangam and Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for an area adm. 1H-09R-5P out of total area 2H-19R-0P.
- c) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- d) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

IV. Survey/Hissa Nos. 60/1 and 60/2 :

- a) Power of Attorney dated 26.03.2019 executed by Kalpana Yashavant Sakpal alias



Chanda Dattatrey Chalake and another in favour of Bharat Dattatrey Chalake and others 2.

- b) Agreement For Sale dated 02.05.2019 executed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh.
- c) Supplementary Agreement dated 21.01.2020 executed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh, confirmed by Ruturaj Bharat Chalake and others.
- d) Confirmation Deed dated 03.02.2020 executed by Indumati Sitaram More deceased through Legal heirs Bebi Vaman Shinde and Sangita Krushna Shinde in favour of Bharat Dattatrey Chalake and 2 others.
- e) Sale Deed dated 01.09.2020 executed by Bharat Dattatrey Chalake in respect of S/H. No. 60/1 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh and confirmed by Jayavant Dattatrey Chalake and others.
- f) Sale Deed dated 01.09.2020 executed by Jayavant Dattatrey Chalake in respect of S/H. No. 60/2 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh, confirmed by Bharat Dattatrey Chalake and others
- g) Deed of Confirmation dated 09.02.2021 executed by Smt. Parvati alias Sindhubai Baliram Chavhan and others in respect of S/H. No. 60/2 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh.
- h) Deed of Confirmation dated 09.02.2021 executed by Smt. Parvati alias Sindhubai Baliram Chavhan and others in respect of S/H. No. 60/1 in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh.

V. Survey/Hissa Nos. 60/3 and 60/4:

- a) Sale Deed dated 17.02.2007 executed by Vishnu Laxman Shinde through Constituted Attorney Sachin Ramchandra Thakur in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Shri. Rajesh Ramchandra Dake.
- b) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi



Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

VI. Survey/Hissa No. 61/2+3A (new no. 61/2) :

- a) Sale Deed dated 18.10.2006 executed by Amruta Vithu Sawant through constituted attorney Hemant Ramchandra Dake in respect of S/H. No. 61/2+3A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.
- b) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorized Signatory Santosh Ukhalkar.

VII. Survey/Hissa No. 61/3A (old no. 61/2+3B/1) :

- a) Sale Deed dated 18.02.2008 executed by Dattatrey Krishna Chalke through constituted attorney Hemant Ramchandra Dake in respect of S/H. No. 61/2+3B1(new no. 61/3A) in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake, confirmed by Maxpro Associates Pvt. Ltd. through it's Partner Rajesh Ramchandra Dake.
- b) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.



- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

VIII. Survey/Hissa Nos. 62/0 (New Nos. 62/1 and 62/2) :

- a) Sale Deed dated 17.05.2007 executed by Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake and confirmed by 1) M/s. Maxpro Associate through Partner Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.
- b) Mortgage Deed dated 02.02.2010 by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorized Signatory Santosh Ukhalkar.

Permissions/Sanctions/Orders :

- 1) Permission granted by the Collector Raigad, Alibuag vide Tenancy/KT-3/2006 Collector Office, Raigad dated 03.05.2006 to M/s. Caviana Construction Pvt. Ltd. of Mumbai to purchase agricultural land subject to terms and conditions mention therein, description of the land of Villages Bhokarpada and Barvai of Taluka Panvel and Village Ris of Taluka Khalapur, which is given in the Annexure annexed therewith, including the land of the said property.
- 2) Order passed by the Development Commissioner (Industries), office of the Directorate of Industries Mumbai bearing No. DI/ Land / Permission/330/2006/A-31947 dated 17.10.2006 under Sec. 63(1) A - (ii) of Mumbai Tenancy &



Agricultural Land Act 1948, amended as per Maharashtra Tenancy & Agricultural Land Laws Act, 1994 and 2005 permit M/s. Sunny Vista Realtors Pvt. Ltd., 514, Dalamal Towers, Nariman Point, Mumbai – 400 021, to purchase land admeasuring 104.11 hectors for Multi Services (IT & ITES) SEZ of Village-Bhokarpada, Taluka - Pangel, as per details of land shown in the Annexure annexed thereto including the land of Village –Bhokarpada with the subject matter land, subject to compliance of the terms and conditions mention in the permission.

- 3) Order passed by the Hon'ble High Court Bombay on 14th March 2008 in the matter of the Companies Act, 1956 and in the matter of Petition under Sec. 391 to 394 of the Companies Act, 1956, and in the matter of Amalgamation of Caviana Constructions Pvt. Ltd. and Fiona Constructions Pvt. Ltd. with Sunny Vista Pvt. Ltd., together annexing therewith 'Scheme of Amalgamation' of Caviana Constructions Pvt. Ltd. and Fiona Constructions Pvt. Ltd. (collectively the 'Transferor Companies' WITH Sunny Vista Realtors Pvt. Ltd. (the Transferee Company). Description of the land belong and owned by Caviana Constructions Pvt. Ltd. and Fiona Constructions Pvt. Ltd. given in Schedule annexed to the said 'Scheme of Amalgamation including the subject matter land.
- 4) Non-agricultural permission issued by the Collector, Raigad bearing No. M.S/L1NA1(B)/SR145/2011 office of the Collector Raigad Alibaug dated 15.09.2012 to Sunny Vista Realtors Pvt. Ltd., Caviana Constructions Pvt. Ltd., Fiona Constructions Pvt. Ltd. in respect of the Survey Hissa Nos. 58/1A, 58/1B. 59/0, 61/2+3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property, for which permission is being sought for construction of building/structures on non-processing area, subject to compliance of terms and conditions more particularly set out therein.
- 5) Sale Certificate dated 30.10.2014 for immovable property, including the land



bearing Survey/Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A, 61/2+3B/1, 60/3, 60/4 and 62 out of the said property issued by Punjab National Bank, having office at – Maker Tower ‘E’, Ground floor, Cuff Parade, Mumbai – 400005, being secured creditor, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the Punjab National Bank, LCB Mumbai, the leader of consortium consisting of LIC Housing Finance Ltd. Andhra Bank JM Financial Asset Reconstruction Company Pvt. Ltd. (which has been taken over the loan from UCO Bank) (Consortium shall be hereinafter referred to as “PNB Consortium” in favour of M/s Persipina Developers Private Limited having its Regd. Office at 514 Dalamal Towers, FPJ Marg, Nariman Point, Mumbai (Purchaser) together with all the rights, title and interest in respect of the Immovable Property on “as is where is basis” alongwith the balance recoverable from the customers, shown in the schedule there under written, secured in favour of the Punjab National Bank, being the leader of the PNB Consortium, having granted limits to M/s Sunny Vista Realtors Pvt. Ltd. (the name of the borrower) towards the Term Loan of Rs. 650.00 crores offered availed from PNB Consortium, the undersigned (officer of the PNB) acknowledges the receipt of the sale price of Rs. 551 crore i.e. Rupees Five Hundred fifty one crore only (including the amount of Rs. 5.51 crore i.e. Rupees Five Crore Fifty-One Lakh only deducted as TDS by the Purchaser) in full and hands over the delivery and possession of the Scheduled property. The property which was put-up for ‘E’ auction and being sold in one lot on ‘As is where is basis’ and ‘As is what is basis’ together with encumbrances and litigations as more particularly mentioned therein.

- 6) Govt. Letter issued by U.D. Dept. bearing its decision No.TPS-1815/UOR/78/15 UD-13 dated 17.02.2016 to publish in Govt. Gazette Notification to the subject



matter of to appoint Maharashtra State Road Development Corporation Limited 'MSRDC' as Spl. Planning authority for the area between Mumbai-Pune Express Way and Mumbai Pune Old High Way(NH4) and for the land within 2 k.m. South-West from Mumbai Pune Express Way excluding the area of Pune District (Mawal Taluka), area covered under IDP-1 project of NAINA and local authority if any.

- 7) Letter issued by the Sec. Officer, UD Dept. Govt. of Maharashtra to publish in Govt. Gazette 'Notification' of its decision bearing No. TPS-1717/240/case No.73/17/NV-12 dated 30.12.2017, the draft for publication annexed thereto, the subject matter grant of Location Clearance for to implement Integrated Township Project (ITP) on the land description of which annexed thereto including the land bearing Survey/Hissa Nos. 58/1A, 58/1B, 59/0, 61/2+3A (new no. 61/2), 61/2+3B1 (new no. 61/3A) and 62/0 (New Nos. 62/1 and 62/2) out of the said property by the Developers M/s. Persipina Developers Pvt. Ltd., subject to compliance of the terms and conditions more particularly mentioned in the order/sanction of the said Locational Clearance .
- 8) Letter dated 26.11.2018, bearing Javak No/V/20/Land/3690/2018-19, Alibaug 402201, issued by the office of the Deputy Conservator of Forest, Alibaug, to M/s Persipina Developers Pvt. Ltd. in respect of the land mentioned therein including the land bearing Survey/Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A (new no. 61/2), 61/2+3B1 (new no. 61/3A) and 62/0 (New Nos. 62/1 and 62/2) out of the said property, subject matter of grant of permission to implement ITP (Integrated Township Project), stating therein that in respect of the land mention in the letter, the provisions of Forest Preservation (संवर्धन) Act 1980, Indian Forest Act 1927 and Wildlife Protection Act 1972, are not applicable, also the land mentioned therein not listed in the forest land also the land not covered in "Eco Sensitive Zone" also the said land not covered under the reserve Private forest land.



- 9) By Notification dated 17.01.2019 published by Ministry of Commerce and Industry (Department of Commerce), stating therein that M/s. Persipina Developers Pvt. Ltd. (former M/s. Sunny Vista Realtors Pvt. Ltd.) had proposed to set up a Sector Specific Special Economic Zone for IT/ITES (former service sector) interalia including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property, total de-notification area of 134.79 hectares from the SEZ. Considering the facts, and in exercise of the powers conferred under concern Sec. of the Special Economic Zones Act, 2005 and the rules framed thereunder the Central Govt. de-notified an area of 134.79 hectares land including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/1, 61/2+3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property.
- 10) Notification bearing No. TPS-1816/CR-368/(PartI)15/37(1KK)(G)/TP-ITP/UD 13 dated 08.03.2019 issued by Urban Development Department, Govt. of Maharashtra for implementation of the rules and regulation of Special Regulation of Development of Integrated Township Project as mentioned in the Annexure 'A' annexed therewith.
- 11) Letter dated 27.08.2019, bearing Javak No/B/20/Land/2445/2019-20, Alibaug 402201, issued by the office of the Deputy Conservator of the Forest, Alibaug, to M/s Persipina Developers Pvt. Ltd. in the respect interalia including the land bearing Survey/Hissa Nos. 60/1, 60/2, 60/3 and 60/4 out of the said property, subject matter of grant of permission to implement ITP (Integrated Township Project), stating therein that in respect of the land mention in the letter, the provisions of Forest Preservation (संवर्धन) Act 1980, Indian Forest Act 1927 and Wildlife Protection Act 1972, are not applicable, also the land above referred to not listed in the forest land also the land not covered in "Eco Sensitive Zone" also the said land not covered under the reserve Private forest land.



- 12) Letter Of Intent (LOI) issued by the Collector, Raigad – Alibaug, bearing No. M.S./LNA1(A)/ITP/Barvai and 3/Persipina/2019 dated 20.01.2020 to the Locational Clearance (ITP Project) granted to M/s. Persipina Developer Pvt. Ltd. vide Govt. Notification No. TPS/1717/240/CR 73/17 UD 12 dated 30.12.2017 subject to comply the terms and conditions more particularly mentioned therein, including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/0, 61/2, 61/3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property, .
- 13) Order u/s 63-1(A) of Maharashtra Tenancy And Agricultural Land Act, 1948 bearing no. Tenancy/Kat-2/Case- Change of Use/Persipina Developers Pvt. Ltd. /Application No. 42/2020 passed by Addl. Collector Raigad, Alibaug, dated 16.01.2020, including the land bearing Survey Hissa Nos. 58/1A, 58/1B, 59/0, 61/2, 61/3A and 62/0 (New Nos. 62/1 and 62/2) out of the said property, change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A), the land shall be used for 15 years from the date of first Sale-Deed on certain terms and conditions mentioned therein.
- 14) Notification dated 16.12.2020 issued by Town Planning and Valuation Dept. Maharashtra State, Pune under provisions of MRTP Act, 1966 No. MSRDC/Village-Bhokarpada and others/ITP/CR-65/19/TPV-3/3819, to add the land of 'Schedule-A' of the said Notification to the original Locational Clearance granted by the Govt. vide bearing No. TPS1717/240/CR73/17/UD12 dated 30.12.2017, interalia the land bearing Survey Hissa Nos. 60/1, 60/2, 60/3 and 60/4 out of the said property.
- 15) Zone Confirmation Certificate dated 13.01.2021 issued by MSRDC to Persipina Developers Pvt. Ltd. interalia in respect of Survey Hissa Nos. 58, 59, 61 and 62, as the Zone details mentioned in Annexure 'A' attached therewith.



- 16) Order u/s 63-1A of Maharashtra Tenancy And Agricultural Land Act, 1948 bearing no. Tenancy/Kat-2/Case- Change of Use/Persipina Developers Pvt. Ltd. /Application No. 89/2021 passed by Collector Raigad, Alibaug, dated 17.06.2021 including the land bearing Survey Hissa Nos. 60/3 and 60/4 out of the said property, change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A), the land shall be used for 15 years from the date of First Sale-Deed on certain terms and conditions mentioned therein.
- 17) Letter Of Intent (LOI) issued by the Collector, Raigad – Alibaug, bearing No. Mah. Govt./LNA1(B)/Integrated Township/Bhokarpada/Part2/Persipina/2020 dated 18.08.2021 to the Locational Clearance (ITP Project) granted to M/s. Persipina Developer Pvt. Ltd. subject to comply the terms and conditions more particularly mentioned therein, for interalia land bearing Survey Hissa Nos. 60/1, 60/2, 60/3 and 60/4 out of the said property.
- 18) Letter dated 04.03.2022 issued by MSRDC under Letter No. MSRDC/SPA/ITP-1/Master Layout Approval/2022/336 to Persipina Developers Pvt. Ltd. interalia cover the land of the said property.
- 3) 7/12 extract of GAT No. 24/1/2 (Earlier Known as Survey/Hissa Nos. 58/1A, 58/1B, 59/0, 60/1, 60/2, 60/3, 60/4, 61/2+3A, 61/3A and 62/0 (New Nos. 62/1 and 62/2)) issued by Talathi of Poyanje –Panvel dated 31.10.2023 and mutation entries bearing nos.:
- a. **S/H. No. 58/1A: 509**, 278, 798, 1129, 1194, 283, 381, 471 and 580.
 - b. **S/H. No. 58/1B: 802**, 974, 134, 247, 284, 381, 471, 580.
 - c. **S/H. No. 59/0: 509**, 837, 205, 263, 381, 477, 580.
 - d. **S/H. Nos. 60/1 and 60/2: 509**, 563, 1190, 1191, 1208, 100, 478, 493, 499, 502, 527, 528, 531, 532, 543, 554, 564, 584.
 - e. **S/H. No. 60/3 and 60/4: 509**, 806, 875, 1111, 1129, 1194, 100, 217 and 580.
 - f. **S/H. No. 61/2+3A: 509**, 802, 974, 50, 100, 204, 381, 412, 471 and 580.



g. **S/H. No. 61/3A: 509**, 100, 840, 1190, 1191, 1197, 167, 280, 412, 481 and 580.

h. **S/H. No. 62/0 (New Nos. 62/1 and 62/2):** 509, 100, 235, 264, 381, 471, 514, 563 and 580.

i. Sarch Report for 31 years from 1993 till 16.11.2023.

4. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Persipina Developers Pvt. Ltd.** is clear, marketable save and except the encumbrance mentioned hereinabove and pending litigation for final disposal as mentioned hereinbelow and encumbrances mentioned in the Annexure B.

Owners of the said property above referred to:

GAT No. 24/1/2 : Persipina Developers Pvt. Ltd.

(Old Survey Nos. **58/1A, 58/1B, 59/0, 60/1 and 60/2, 60/3 and 60/4, 61/2+3, 61/3A, 62/0 (New Nos. 62/1 and 62/2))**)

5. The report reflecting the flow of the title of the Persipina Developers Pvt. Ltd. (the Developers) on the said Property/Land is enclosed herewith as Annexure A.

6. Litigation:

Sr. No. VII- In respect of old S/H. No. 61/3A (Part of Gat No. 24/1/2) in the court of CJ(JD), Panvel R.C.S. No. 333/15 Persipina Developers Pvt. Ltd. has filed a civil suit against Vasant Chalake and another for encroachment of pipe lines. No adverse order passed against the Developers herein. Necessary Certificate dated 08.02.2023 issued by Adv. R. D. Godbole on record to that effect.

Encl: Annexure.

Place: Thane.

Date: 20.11.2023


S.M. KARNIK
ADVOCATE

ANNEXURE 'A'
FLOW OF THE TITLE OF THE PROPERTY

The piece and parcel of land of revenue Village Bhokarpada bearing New Gat No. 24/1/2 (Earlier known as Survey/Hissa Nos. 58/1A, 58/1B, 59, 60/1, 60/2, 60/3, 60/4, 61/2+3A, 61/3A and 62/0 (New Nos. 62/1 and 62/2) are owned by **Persipina Developers Pvt. Ltd.** a Company incorporated under the provisions of Companies Act, 1956, having its office at: 541, Dalamal Towers, Nariman Point, Mumbai- 400 021 (hereinafter referred to as the "Developer").

1. a. Survey/Hissa No. 58/1A

I. The land bearing Survey/Hissa No. 58/1A out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 17800 sq. mtrs., (M.E. No. 471)

II. Mutation Entry 278, as per Tenancy Act subject to u/s 3A Shri. Laxman Bhau Shinda as Protected Tenant.

III. As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

IV. Mutation Entry No. 798, as per BTAL Act. order no. 32G 226 ALT No. 5& Addl. Mamletdar, Panvel, by Tenant Shri. Laxman Bhau Shinde purchased the land mentioned herein on condition to pay Rs. 860=00 in 5 installment annually.

V. Mutation Entry No. 1194 dated 04.01.1980, written vardi dated 02.01.1980 given by Shri. Laxman Bhau Shinde recorded the name of his son Vishnu Laxman Shinde per vardi.

VI. As per Mutation Entry No. 283 dated 24.04.2008 Sale Deed dated 13.03.2008 executed by Vishnu Laxman Shinde through Constituted Attorney Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for consideration of Rs. 2,25,28,259/=.

VII. As per Mutation Entry No. 381 dated 22.06.2011, interalia in respect of S/H. No.



- 58/1A, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose. Gut. No. 57/2 area 0-77-0 out of excluded area 0-20-0 as per order passed by Collector Raigad, Alibaug bearing order No. Mah. Shasan/LN A - 1(B)/SR-111/2009 dated 11.11.2010.
- VIII. As per Mutation Entry No. 471 dated 25.05.2017, Sunny Vista Realtors Pvt. Ltd. (Khata No. 130) interalia in respect of Survey/Hissa No. 58/1A area 1.7800 H.R. Sq. mtrs. through Punjab national Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. remarks in other rights column non-agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016.
- IX. Mutation Entry No. 580 dated 15.06.2022 (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.
- (b) (i) By and under the Agreement for Sale dated 23.10.2007 duly registered in the office of the Sub-Registrar of Assurances- Panvel below document No.PVL3-11392-2007 dated 26.11.2007 executed by Vishnu Laxman Shinde through Constituted Attorney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake and confirmed by 1) M/s Maxpro Associate through partner Rajesh Ramchandra Dake and 2) M/s. Juniper Farms Pvt. Ltd. through Shri. Sanjay Harkishor Parekh for the consideration of Rs. 2,09,33,750/-.
- (ii) Sale Deed dated 10.03.2008 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL3-3128/2008 dated 13.03.2008 executed by Vishnu Laxman Shinde through Constituted Attroney Shri. Hemant Ramchandra Dake in respect of Survey/Hissa No. 58/1A in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri.Rajesh Ramchandra Dake and confirmed by 1) M/s Maxpro Associate through partner Rajesh Ramchandra Dake and 2) M/s. Juniper Farms Pvt. Ltd.



through Shri. Sanjay Harkishor Parekh for the consideration of Rs.2,25,28,259/-(M.E.283)
(iii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 interalia in respect of Survey/Hissa No. 58/1A executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iv) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No. 4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 58/1A executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorized Signatory Santosh Ukhalkar. "Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel, Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hector) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017."

2. (a) Survey/Hissa No. 58/1B

(i) The land bearing Survey/Hissa No. 58/1B out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 8200 sq. mtrs., (M.E. No. 471)

(ii) As per Mutation Entry No. 802 dated 20.12.1964, interalia in respect of S/H. No. 58/1B, 32G boja of Rs. 970=00 fully paid by kul Shri. Govind Vithu Sawant and boja of owner Shri. Uddhav Vinayak Tilak deleted from other rights column.

(iii) As per Mutation Entry No. 974 dated 20.04.1970, in respect of S/H. No. 58/1B, as per BTAL Act subject to u/s 32G amount of Rs. 1199=75 paid by Kul Govind Vithu Sawant thus, deleted boja of land owner Shri. Udhav Vinayak Tilak from other right column,



issue 32M Certificate No. 32G dated 23.01.1970 Barwai231.

(iv) As per Mutation Entry No. 134 dated 5.03.2002, by heirship Shri. Govind Vithu Sawant expired on 24.03.2000, leaving behind him legal heirs wife- Parwati Govind Sawant, son – Devidas Govind Sawant, daughters- Niramala Laxman Yadav, Meena Shankar Kadav, Kamal Suresh Ghadge and Vanita Kailas Barskar.

(v) As per Mutation Entry No. 247 dated 10.09.2007, by heirship Parvatibai Govind Sawant expired on 19.04.2007, leaving behind her legal heirs son – Devidas Govind Sawant, daughter- Niramala Laxman Yadav, Meena Shankar Kadav, Kamal Suresh Ghadge and Vanita Kailas Barskar.

(vi) As per Mutation Entry No. 284 dated 24.04.2008, as per Sale Deed dated 13.03.2008 executed by 1) Devidas Govind Sawant, 2) Shri. Niramala Laxman Yadav, 3) Meena Shankar kadav, 4) Kamal Suresh Ghadge and 5) Vanita Kailas Barskar through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for the consideration of Rs. 94,21,821/-.

(vii) As per Mutation Entry No. 381 dated 22.06.2011, interalia in respect of S/H. No. 58/1B, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose. Gut. No. 57/2 area 0-77-0 out of excluded area 0-20-0 as per order passed by Collector Raigad, Alibaug bearing order No. Mah. Shasan/LN A - 1(B)/SR-111/2009 dated 11.11.2010.

(viii) As per Mutation Entry No. 471 dated 25.05.2017, executed by Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake (Khata No. 163) interalia in respect of Survey/Hissa No. 58/1B area 0.8200 H.R. Sq. mtrs. Out of N.A. area 0.8200 H.R. sq. mtrs. and Pot Kharaba area 0.0000 H.R. sq. mtrs., through Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. Remarks in other rights column as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 1.01.2016.

(ix) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project



of Persipina Developers Pvt. Ltd. interalia in respect of above referred land.

- (b) (i) Agreement For Sale dated 24.10.2007 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL3-11393/2007 on 26.11.2007 executed by 1) Shri. Devidas Govind Sawant, 2) Shri. Nirmala Laxman Yadav, 3) Meena Shankar Kadav, 4) Kamal Suresh Ghadge and 5) Vanita Kailas Baraskar through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake and confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and confirmed by 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parekh
- (ii) Sale Deed dated 10.03.2008 duly registered in the office of the Sub-Registrar of Assurances- Panvel below document No. PVL3-3127/2008 on 13.03.2008 executed by 1)Shri. Devidas Govind Sawant, 2) Shri. Nirmala Laxman Yadav, 3) Meena Shankar Kadav, 4)Kamal Suresh Ghadge and 5) Vanita Kailas Baraskar through Constituted Attorney Shri. Pravin Laxman Patil in favour of M/s Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake and confirmed by 1) M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake and confirmed by 2) M/s Juniper Farms Pvt. Ltd. through Sanjay Harkishor Parekh.
- (iii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- (iv) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect Survey/Hissa No. 58/1B executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of



Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

“Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel

And Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hector) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017.”

3. (a) Survey/Hissa No. 59/0

(i) The land bearing Survey/Hissa No. 59/0 out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 21900 sq. mtrs., (M.E. No. 477)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

(iii) As per Mutation Entry No. 837 dated 10.01.1965 (Barvai), as per order no. 32G by ALT & Addl. Mamledar, Panvel, purchase price of Rs. 150=00 paid by Tenant Shri. Laxman Krishna Jangam and Nanu Nagu Jangam, thus deleted the name of owner Shri. Raghunath Chindu Jangam and as per 32 M Certificate tenants names are recorded in Kabjedar column and owner name was deleted.

(iv) As per Mutation Entry No. 205 dated 20.03.2007, in respect of Survey/Hissa No. 59/0 for an area adm. 1H-09R-5P out of total area 2-19-0, Sale Deed executed by Laxman Krishna Jangam and Nanu Nagu Jangam through constituted attorney Rajesh Dake in favour of M/s Sunny Vista Realtors Pvt. Ltd. through it's Director Rajesh Ramchandra Dake, Recorded as per Reg. Book No. 7679/2006 dated 20.10.2006 and Taluka



Hakkanond Kat-4/Apatrak/925/2006 dated 17.11.2006.

(v) As per Mutation Entry No. 263 dated 28.01.2008, in respect of Survey/Hissa No. 59/0 for an area adm. 1H-09R-5P out of total area 2-19-0, Sale Deed dated 18.05.2007 executed by Laxman Krishna Jangam and Nanu Nagu Jangam through constituted attorney Hemant Dake in favour of M/s Sunny Vista Realtors Pvt. Ltd. through it's Director Rajesh Ramchandra Dake, Recorded as per Reg. Book No. 5344/2007 and Taluka Hakkanond Kat-4/Apatrak/736/2007 dated 07.07.2007.

(vi) As per Mutation Entry No. 381 dated 22.06.2011 , interalia in respect of Survey/Hissa No. 59/0, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose. Gut. No. 57/2 area 0-77-0 out of excluded area 0-20-0 as per an order passed by the Collector Raigad, Alibaug bearing order No. Mah. Shasan/LN A - 1(B)/SR-111/2009 dated 11.11.2010.

(vii) As per Mutation Entry No. 477 dated 01.09.2017, executed by Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake (Khata No. 73) interalia in respect of Survey/Hissa No. 59/0 area 2.1900 H.R. Sq. mtrs. Out of N.A. area 2.1900 H.R. sq. mtrs. and Pot Kharaba area 0.0000 H.R. sq. mtrs., in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed with Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. The land mention herein is a Non Agricultural.

(viii) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

- (b) (i) Sale Deed dated 18.10.2006 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL3-7679-2006 dated 20.10.2006 executed by Laxman Krishan Jangam and Nanu Nagu Jangam through Constituted Atttroney Shri. Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake, for an area adm. 1H-09R-5P out of total area 2-19-0 for the consideration of Rs. 8,21,500/-.



- (ii) Sale Deed dated 03.03.2007 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL-5344-2007 dated 18.05.2007 executed by Laxman Krishan Jangam and Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for an area adm. 1H-09R-5P out of total area 2-19-0 for the consideration of Rs. 61,35,500/-.
- (iii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL-1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- (iv) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect Survey/Hissa No. 59/0, executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.
- “Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hector) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017.”

4. (a) Survey/Hissa No. 60/1 and 60/2

- (i) The land bearing Survey/Hissa No. 60/1 and 60/2 out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt.



Ltd. for an area admeasuring 46310 sq. mtrs., (M.E. No. 531, 532)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

(iii) As per Mutation Entry No. 563 (Village-Barvai), dated 20.02.1964, interalia in respect of the land mentioned herein, under the provisions of Sec. 32G of BTAL Act. 1948, Purchase Price of Rs. 1000/- paid by Kul Shri. Krishna Ragho Chalake to the land owner Shri. Yashwant Vinayak Tilak, thus Tenancy Mamletdar, Panvel issued 32M Certificate bearing no. 588 dated 27.08.1963 and the name of Krishna Ragho Chalake recorded as a owner and deleted the name of Shri. Yashwant Vinayak Tilak.

(iv) As per Mutation entry No. 1190, dated 2.12.1979 (Barvai), interalia in respect of the land mention herein, by heirship Krishna Ragho Chalake expired on 25.07.1971, leaving behind him legal heirs sons- 1) Dattatrey Krishana Chalake, 2) Mukund Krishna Chalake, daughters- 3) Indumati Sitaram More, 4) Sindhubai Baliram Chavhan. Wife- 5) Parvatibai Krishna Chalake, recorded as per varas reg.

(v) As per Mutation entry No. 1191, dated 5.12.1979 (Barvai), interalia in respect of the land bearing Surveey/Hissa Nos. 123/1, 123/2 (new nos. 60/1 and 60/2) mention herein, as per written vardi given by 1) Indumati Sitaram More and 2) Sindhubai Baliram Chavhan their names deleted from revenue record.

(vi) As per Mutation Entry 1208 dated 16.08.1980, Mukund Krishna Chalke and Dattatray Krishna Chalke gave vardi on 20.07.1980 the land mentioned in S/H. No. 123/1 for area 2-67-6 possession (vahivat) in the name of Bharat Dattatray Chalke and S/H. No. 123/2 for area 1-24-0 possession (vahivat) in the name of Jaywant Dattatray Chalke.

(vii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai – Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai – Pune Express Way the entries recorded



in other right column deleted as per Tahasildar – Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(viii) As per Mutation Entry No. 478, as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. रा.भु.अ./प्र.क्र. १८०/ल-१, दि. ०७.०५.२०१६ for exactly match hand written and computerize 7/12 extract under E-Mutation project. (E-Module)

Sr. No.	S./H. No.	Column for Changes	Current position on 7/12 extract	Changes as per this mutation
23.	60/1	-	Class II (subject to u/s 43)	

(ix) As per Mutation Entry No. 493, dated 19.06.2018, interalia in respect of the land mention herein, as per MLRC Act 1966 u/s 247 Appeal filed by Santosh Chalake in the court of SDO Panvel, against mutation no. 1208 of Village- Bhokarpada under MLRC Act 1966 u/s 247, wherein ‘Stay Order’ passed by SDO Panvel, for not creating third party interest in respect of the land bearing.

(x) As per Mutation Entry No. 499, dated 15.01.2019, interalia in respect of the land bearing Survey Hissa Nos. 60/1 and 60/2, RTS Appeal 121/2017 order dated 02.01.2019, filed by Kalpana Yashwant Sakpal against Bharat Dattatrey Chalake before the SDO Panvel, application given by the applicant for the Appeal withdraw which is for the mutation no. 1208.

(xi) As per Mutation Entry No. 502, dated 15.04.2019, RTS Appeal No. 20/2019 in the court of SDO Panvel between Sindhubai Baliram Chavhan (Applicant) V/s Bharat Dattatrey Chalake and others (Respondent), order passed dated 05.04.2019 as follows:

- 1) Appeal is being granted.
- 2) M.E. No. 1991 in the Village of Bhokarpada should be cancelled and Applicant name recorded in the suit property together with Respondents.
- 3) No order for expenses.
- 4) The decision should be communicated to all concern.

Recorded as per order no. 20/2019 dated 05.04.2019 by SDO Panvel, in the Land Records as per order passed by Dy. Superintendent, Panvel, bearing order no. 20/19 dated



05.04.2019. In other rights column order passed by Collector, Raigad in the Hakknond/Appeal No. 48/2019 dated 15.04.019, re-record carry out after the decision of Collector hence record cancelled.

(xii) As per Mutation Entry No. 527 dated 20.05.2020, in respect of Survey Hissa No. 60/2 out of the said property, Shri. Jaywant Dattatreya Chalake full fill all the requirement of Govt. Gazette dated 07.05.2014. as per Tenancy Act subject to u/s 43 'Niyantrit Satta Prakar' 40 times Nazarana amount of Rs. 300/- paid dated 16.03.2020 thus the land mention herein converted into Class I and remove from Class II. Recorded as per Tahsildar, Panvel order bearing no. Hakkanond/S.R.36/3023/2020 dated 20.03.2020.

(xiii) As per Mutation Entry No. 528 dated 20.05.2020, in respect of Survey Hissa No. 60/1 out of the said property, Shri. Bharat Dattatreya Chalake full fill all the requirement of Govt. Gazette dated 07.05.2014. as per Tenancy Act subject to u/s 43 'Niyantrit Satta Prakar' 40 times Nazarana amount of Rs. 575/- paid dated 16.03.2020 thus the land mention herein converted into Class I and remove from Class II. Recorded as per Tahsildar, Panvel order bearing no. Hakkanond/S.R.37/3024/2020 dated 20.03.2020.

(xiv) As per Mutation Entry No. 531 dated 21.09.2020, in respect of Survey/Hissa No. 60/1 out of the said property, Sale Deed dated 01.09.2020 executed by Bharat Dattatreya Chalake (Khat No. 47) Survey/Hissa No. 60/1 area 3.3110 H.R. Sq. mtrs. out of cultivating area 2.6760 H.R. sq. mtrs. and Pot Kharaba area 0.6350 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khat No. 227) and confirmed by Jayavant Dattatreya Chalake and others for the consideration of Rs. 28,73,00,000/-. Recorded as per Doc. No. 5221 dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances- Panvel 5, Remarks in other rights column as non agricultural use compulsory before 5 years as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

(xv) As per Mutation Entry No. 532 dated 21.09.2020, in respect of Survey/Hissa No. 60/2 out of the said property, Sale Deed dated 01.09.2020 executed by Jayvant Dattatreya Chalake (Khat No. 21) Survey/Hissa No. 60/2 area 1.3200 H.R. Sq. mtrs. out of cultivating area 1.2400 H.R. sq. mtrs. and Pot Kharaba area 0.0800 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khat No. 227) and confirmed by Bharat Dattatreya Chalake and others for the consideration of Rs. 28,73,00,000/-. Recorded as per Doc. No.



5222 dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances- Panvel 5, Remarks in other rights column as non agricultural use compulsory before 5 years as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

(xvi) As per Mutation Entry No. 543, dated 07.11.2020, in respect of land bearing Survey/Hissa Nos. 60/1 and 60/2, Authority- Revenue and Forest Department, Order No. Hon'ble Revenue Minister (State of Maharashtra), order dated 02.12.2020, order passed by Hon'ble Revenue Minister (State of Maharashtra) as follows:

- 1) Order passed by Upper Commissioner Konkan Division bearing order no. Appeal/Desk/RTS/Revision/86/2020 dated 07.10.2020 remarks in the record of rights of 7/12 extract "as is where is basis" up to the final decision of the said property.
- 2) The decision should be communicated to all concern.
- 3) The case should be submitted to get the date and time of hearing.

In other rights column of the 7/12 extract remarks as per order by the Revenue Minister "as is where is basis" (जैसे थे);

(xvii) As per Mutation Entry No. 554, dated 04.08.2021, Authority- Maharashtra Revenue Tribunal, Order No. RTS-2820/Case No. 304/J-4A, order dated 06.07.2021, interalia in respect of the land bearing Survey/Hissa Nos. 60/1 and 60/2, order passed by Hon'ble Revenue Minister as follows:

- a) Allowing review application preferred by an Applicant
- b) Order passed by Upper Commissioner Konkan Division bearing order no. Appeal/Desk/RTS/Revision/86/2020 dated 07.10.2020 cancelled.
- c) as per order discussed in point no. 6.4 the name of applicant recorded by heirship
- d) There are no order for expenses.

(xviii) As per Mutation Entry No. 564 dated 24.11.2021, in respect of the land mention herein, in the mutation entry no. 543 reflected 'Stay' passed by Hon'ble Minister (Revenue) dated 02.12.2020 to the Order by Upper (Addl) Commissioner Konkan Division bearing order no. Appeal/Desk/RTS/Revision/86/2020 dated 07.10.2020 remarks in the record of rights of 7/12 extract to keep position "as is where is basis". And the final decision of the said Appeal No. 2820/Case No. 304/J-4A submitted before Hon'ble Minister (Revenue), passed an order on 06.07.2021, by allowing review application



preferred by an Applicant Sindhubai Chavhan. Thus, the Persipina Developers Pvt. Ltd. and applicant amicably settled the dispute out of the court, and the land mentioned herein omitted from the Application/Appeal mentioned in point no. 6.4 of this order. Thus, the letter issued by Hon'ble Tahasildar bearing No. Hakkanond/Kat-4/10800/2021 dated 22.11.2021 deleted the remark of 'Jaise the' (जैसे थे) from the other rights columns of 7/12 extract in respect of the land bearing Survey/Hissa Nos. 60/1 and 60/2.

(xix) Mutation Entry No. 584 dated 07.07.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. in respect of S/H. Nos. 60/1 and 60/2).

(xx) On 07/07/2022 Maharashtra Excise Tribunal passed an order bearing no. अधिसुचना क्र. /वियो मरारविमं/मौ. भोकरपाडा व इतर / ए.न.व.प्र/प्र. क्र.६५/१९/टिपीव्ही -३/३८१९ दि. १६/१२/२०२० included additional area in pre-approved Integrated Township Project (ITP) of Persipina Developers Pvt. Ltd situated at Village Bhokarpada under Rule No. 4.5 of Maharashtra Regional and Town Planning Act, 1966. Accordingly, mutation was recorded in other rights column as "Integrated Township Project" of 7/12 extract of S. No. 60/1 and 60/2 under schedule A. under Mutation No. 584

(c) (i) Irrevocable Power of Attorney dated 26.03.2019 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL3-5092/2019 dated 26.03.2019 executed by Kalpana Yashavant Sakpal alias Chanda Dattatrey Chalake and another in favour of Bharat Dattatrey Chalake and others 2 for the consideration of Rs. 2,50,00,000/-.

(ii) Agreement For Sale dated 02.05.2019 duly registered in the office of the Sub-Registrar of Assurances - Panvel below document No. PVL3-7524/2019 dated 02.05.2019 executed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 28,10,00,000/=.

(iii) Supplementary Agreement dated 21.01.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-952/2020 dated 21.01.2020 executed by Bharat Dattatrey Chalake and others and confirmed by Ruturaj



- Bharat Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 63,00,000/=.
- (iv) Confirmation Deed dated 03.02.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL4-1353/2020 dated 03.02.2020 executed by Indumati Sitaram More deceased through Legal heirs Bebi Vaman Shinde and Sangita Krushna Shinde in favour of Bharat Dattatrey Chalake and 2 others for the consideration of Rs. 60,00,000/=.
- (v) Sale Deed dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-5221/2020 dated 01.09.2020 executed by Bharat Dattatrey Chalake and confirmed by Jayavant Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 28,73,00,000/- by obtaining appropriate 'Sale Permission' u/s 43 BTAL Act 1948, bearing No. Rev. branch: No. Record of Rights/SR 37/3024/2020 dated 20.03.2020 issued by Competent Authority and the Tahasildar, Panvel converting Class –II entry into Class- I. (Survey/Hissa No. 60/1)
- (vi) Sale Deed dated 01.09.2020 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-5222/2020 dated 01.09.2020 executed by Jayavant Dattatrey Chalake and confirmed by Bharat Dattatrey Chalake and others in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 28,73,00,000/- by obtaining appropriate 'Sale Permission' u/s 43 BTAL Act 1948, bearing No. Rev. branch: No. Record of Rights/SR 36/3023/2020 dated 20.03.2020 issued by Competent Authority and the Tahasildar, Panvel converting Class –II entry into Class- I. (Survey/Hissa No. 60/2)
- (vii) Deed of Confirmation dated 09.02.2021 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL5-2250/2021 dated 09.02.2021 executed by 1) Smt. Parvati alias Sindhubai Baliram Chavhan, 2) Bharati Kashinath Sangale, 3) Bebi Kashinath More, 4) Shaila Prakash Shinde, 5) Sunita Ashok Jadhav, 6) Kashinath Baliram Chavhan, 7) Ganesh Baliram Chavhan, 8) Jayashri Milind Utekar in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 1,71,58,980/-. (Survey/Hissa No. 60/1)



- (viii) Deed of Confirmation dated 09.02.2021 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL5-2249/2021 dated 09.02.2021 executed by 1) Smt. Parvati alias Sindhubai Baliram Chavhan, 2) Bharati Kashinath Sangale, 3) Bebi Kashinath More, 4) Shaila Prakash Shinde, 5) Sunita Ashok Jadhav, 6) Kashinath Baliram Chavhan, 7) Ganesh Baliram Chavhan, 8) Jayashri Milind Utekar in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh for the consideration of Rs. 68,40,697/-. (Survey/Hissa No. 60/2)
- (ix) On 07/07/2022 Maharashtra Excise Tribunal has passed an order bearing no. अधिसूचना क्र. /वियो मरारविमं/मौ. भोकरपाडा व इतर / ए.न.व.प्र/प्र. क्र.६५/१९/टिपीव्ही -३/३८१९ दि. १६/१२/२०२० included additional area in pre-approved Integrated Township Project (ITP) of Persipina Developers Pvt. Ltd situated at Village Bhokarpada under Rule No. 4.5 of Maharashtra Regional and Town Planning Act, 1966. Accordingly, mutation was recorded in other rights column as “Integrated Township Project” of 7/12 extract of S. No. 60/1 and 60/2 under schedule A. under Mutation No. 584

5. a. Survey/Hissa Nos. 60/3 and 60/4

- (i) The land bearing Survey/Hissa Nos. 60/3 and 60/4 out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 1240 sq. mtrs., (M.E. No. 471)
- (ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.
- (iii) As per Mutation Entry No. 806 dated 27.12.1964, in respect of S/H. No. 60/3 and 60/4 (old nos. 123/3 and 123/4), subject to u/s 43 BTAL Act as per order no. 32G 227 the Agricultural Tribunal & Addl. Mamledar, Panvel, Tenant (kul) Shri. Laxman Bhau Shinde purchase the said land on condition to pay Rs. 125=00 in 5 installment annually.
- (iv) As per Mutation Entry No. 875 dated 04.12.1967, 32G boja fully paid by kul Shri.



Laxman Bhau Shinde of Rs. 131=3 and owner Shri. Yashwant Vinayak Tilak's boja deleted from other rights column as per Hukum No. 32G Barwai 227.

(v) As per Mutation Entry No. 1111 dated 02.08.1975, in respect of the land mention herein, 32G boja of Rs. 125=00 paid with interest by kul Shri. Laxman Bhau Shinde and owner's boja deleted from other rights column as per 32M Certificate.

(vi) As per Mutation Entry No. 1194 dated 04.01.1980, interalia in respect of the land mention herein, written vardi dated 02.01.1980 given by Shri. Laxman Bhau Shinde recorded the name of his son Vishnu Laxman Shinde.

(vii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of S.No. 60/3 out of the land mention herein, certain portion of the lands kept reserved for Mumbai – Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai – Pune Express Way the entries recorded in other right column deleted as per Tahasildar – Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(viii) As per Mutation Entry No. 217 dated 03.05.2007 Sale Deed dated 23.02.2007 executed by Vishnu Laxman Sinde through Constituted Attorney Sachin Ramchandra Thakur in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for consideration of Rs. 2,48,000/= . Recorded as per no. Hakkanond Kat-4/Apatrak/R.No.325/07 dated 07.04.2007. As per order of Hon'ble Commissioner, Development Dept. (Industrial) No.DI/Land/Permission330/2006/A-31947 dated 17.10.2006 recorded as per u/s. 63 (1)(A) sale permission for Multi-Services (IT and ITES) SEZ.

(ix) As per Mutation Entry No. 471 dated 25.05.2017, Sunny Vista Realtors Pvt. Ltd. interalia in respect of Survey/Hissa No. 60/3 area 0.0580 H.R. Sq. mtrs. Out of N.A. area 0.0580 H.R. sq. mtrs. and Pot Kharaba area 0.0000 sq. mtrs. and Survey/Hissa No. 60/4 area 0.0660 H.R. Sq. mtrs. Out of N.A. area 0.0300 H.R. sq. mtrs. and Pot Kharaba area 0.0360 sq. mtrs.through Punjab national Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs.



551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. remarks in other rights column non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016.

(x) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of said property.

- (b) (i) Sale Deed dated 17.02.2007 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL3-2039-2007 dated 23.02.2007 executed by Vishnu Laxman Shinde through Constituted Attorney Sachin Ramchandra Thakur in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.
- (ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- (iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect Survey/Hissa Nos. 60/3 and 60/4 executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

“Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hector) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017.”



6. (a) Survey/Hissa No. 61/2+3A (New No. 61/2)

(i) The land bearing Survey/Hissa No. 61/2+3A (New No. 61/2) out of the said property to presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 7100 sq. mtrs., (M.E. No. 471)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

(iii) As per Mutation Entry No. 802 dated 20.12.1964, ALT No. 5 and Addl.Mamletdar Panvel as per order no. 32G 231 Tenant Shri. Govind Vithu Sawant purchase the land on condition to pay Rs. 970=00 in 10 installment annually and subject to u/s 43 BTAL Act. Accordingly the name of land owner Shri. Uddhav Vinayak Tilak recorded in other right column.

(iv) As per Mutation Entry No. 974 dated 20.04.1970, as per BTAL Act subject to u/s 32G amount of Rs. 1199=75 paid by Kul Govind Vithu Savant thus, deleted boja of land owner Shri. Udhav VInayak Tilak from others rights column as per issue 32M Certificate No. 32G dated 23.01.1970Barwai231.

(v) As per Mutation Entry No. 50 dated 01.07.1992, Govind Vishnu Sawant handed over the land to his brother Amruta Vishnu Sawant due to partition hence Govind Vishnu Sawant's name was deleted from kabjedar and Amruta Vishnu Sawant's name is recorded as per R.No.Hakkanond/1992/303/4 dated 10.06.1992.

(vi) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai – Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai – Pune Express Way the entries recorded in other right column deleted as per Tahasildar – Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(vii) As per Mutation Entry No. 204 dated 20.03.2007 Sale Deed dated 20.10.2006 executed by Amruta Vithu Sawant through Constituted Attorney Hemant Dake in favour



of M/s. Sunny Vista Realtors Pvt. Ltd. through it's Director Shri. Rajesh Ramchandra Dake for the consideration of Rs. 5,32,500/-. Recorded as per A Patrak no. 7678/2006 and Taluka Hukum no. Hakkanond Kat-4/Apatrak Reg. No. 925/2006 dated 17.11.2006. and order by Hon'ble Commissioner, Development Dept.(Industrial) No.DI/Land/Permission 330/2006/A-31947 dated 17.10.2006 recorded as per sale permission under 63 1(A).

(viii) As per Mutation Entry No. 381 dated 22.06.2011, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purpose under conditions 1 to 33 order passed by Collector Raigad-Alibaug. Gut. No. 57/2 area 0-77-0 out of excluded area 0-20-0, Alibaug bearing order No. Mah. Shasan/LNA - 1(B)/SR-111/2009 dated 11.11.2010.

(ix) As per Mutation Entry No. 412 dated 11.10.2012, as revision appeal no. 3/2012 preferred under Sec. 257 of MTAL Act 1966, the rectification carried out as per the table mention therein :

Old S.H.No.	New S.H. No.	Area	Assessment
61/2+3A	61/2	0-71-0	3=19
61/2+3B1	61/3A	0-66-4	3=19
61/2+3B2	61/3B	0-66-4	3=18

(x) As per Mutation Entry No. 471 dated 25.05.2017, executed by Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 61/2 area 0.7100 H.R. Sq. mtrs. Out of N.A. area 0.7100 H.R. sq. mtrs. and Pot Kharaba area 0.0000 H.R. sq. mtrs., through Punjab National Bant through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. Remarks in other rights column as non agricultural use compulsory as per Maharashtra Govt. Gazzet dated 01.01.2016.

(xi) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.



(b) (i) Sale Deed dated 18.10.2006 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL3-7678-2006 dated 20.10.2006 executed by Amruta Vithu Sawant through constituted attorney Hemant Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake. (S.No. 61/2+3A).

(ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No. 4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 61/2+3A (New No. 61/2), executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

“Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur.

Total area 588.01 acre (SEZ notified area 139.83 Hector) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017.”

7. (a) Survey/Hissa No. 61/3A (old no. 61/2+3B1)

(i) The land bearing Survey/Hissa No. 61/3A (old no. 61/2+3B1) out of the said property presently is recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 6640 sq. mtrs., (M.E. No. 481)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the



Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.

(iii) As per Mutation Entry No. 840 dated 10.01.1965 (Barvai), ALT No. 5 and Addl. Mamletdar Panvel as per hukum no. 32G purchase price of Rs. 950/- paid in cash by tenant Krishna Ragho Chalake to the owner Uddhav Vinayak Tilak. Accordingly, tenant was recorded in Kabjedar column and Owners' name was deleted as per 32 M Certificate.

(iv) As per Mutation Entry No. 1190 dated 02.12.1979, by heirship Shri. Krishna Ragho Chalke expired on 25.07.1979, leaving behind to him legal heirs son - 1) Dattatray Krushna Chalke, 2) Mukund Krushna Chalke, married daughters - 3) Indumati Sitaram More, 4) Sindhubai Baliram Chavan, wife - 5) Parvatibai Krushna Chalake recorded as per varas panchanama and varas register.

(v) As per Mutation Entry No. 1191 dated 05.12.1979 in respect of land mentioned herein, Smt. Indumati Sitaram More and Sindhubai Balirma More gave in writing to delete their names as legal heirs hence deleted accordingly.

(vi) As per Mutation Entry no. 1197 dated 04.01.1980, Shri. Ramchandra Tatya Chalke given vardi on 02.01.1980, the land mentioned in the said Mutation including the land bearing old number having in possession of his brother i.e. for by partition land recorded in his name.

(vii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai - Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai - Pune Express Way the entries recorded in other right column deleted as per Tahasildar - Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(viii) As per Mutation Entry no. 167 dated 22.12.2005, Mukund Krishnaji Chalke died unmarried on 10.10.2004, leaving behind him heir - Brother Dattatray Krishnaji Chalke, registered as per Waras Register no. 25.

(ix) As per Mutation Entry No. 280 dated 17.03.2008 Sale Deed dated 18.02.2008



executed by Dattatrey Krishna Chalake through Constituted Attorney Hemant Ramchandra Dake as Seller in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake as the Purchaser for the consideration of Rs. 95,45,000/=. Recorded as per Index II Reg. Book No. 2119/2008 and Hakkanond Kat-4/Apatrak/R.No. 1376/2008 dated 14.03.2008. As per order of Hon'ble Commissioner, Development Dept. (Industrial) No.DI/Land/Permission/330/2006/A-31947 dated 17.10.2006 recorded u/s. 63 (1)(A) sale permission for Multi-Services (IT and ITES) SEZ.

(x) As per Mutation Entry No. 412 dated 11.10.2012, as revision appeal no. 3/2012 preferred under Sec. 257 of MTAL Act 1966, the rectification carried out as per the table mention therein :

Old S.H.No.	New S.H. No.	Area	Assessment
61/2+3A	61/2	0-71-0	3=19
61/2+3B1	61/3A	0-66-4	3=19
61/2+3B2	61/3B	0-66-4	3=18

(xi) As per Mutation Entry No. 481 dated 30.10.2017, Order No. Bhokarpada 471/2017, mutation entry no. 471 dated 25.05.2017 recorded as per Confirmation Deed with Sale Certificate in the office of Sub-Reg. Panvel-2 bearing Doc. No. 4437/2017 dated 11.05.2017, as this mutation entry has not been implemented, it has been re recorded as per this mutation, order by Mandal Authority Poyanje, Remarks in other rights column Index II, Security Interest (Enforcement) year 2002. non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016.

(xii) Mutation Entry No. 580 dated 15.06.2022, (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

- (b) (i) Sale Deed dated 18.02.2008 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No. PVL-2119-2008 dated 18.02.2008 executed by Dattatrey Krishna Chalake through constituted attorney Hemant Ramchandra Dake confirmed by Maxpro Associates Pvt. Ltd. through it's Partner Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh



Ramchandra Dake. (S.No. 61/2+3B1)

(ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL-1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.

(iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 61/3A (old no. 61/2+3B1), executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

“Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel and Village Pansil, Ris and Talegaon Tal. Khalapur

Total area 588.01 acre (SEZ notified area 139.83 Hector) with constructed area

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017.”

8. (a) **Survey/Hissa No. 62/0** (new nos. 62/1 and 62/2)

(i) The land bearing Survey/Hissa No. 62/0 (new nos. 62/1 and 62/2) was recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd. for an area admeasuring 11360 sq. mtrs., (M.E. No. 553)

(ii) As per Mutation Entry No. 509, dated 25.09.1957, published in Govt. Gazette by the Hon'ble Settlement Commissioner and Director of Land Record as per part page No. 160 dated 12.01.1956, as per Consolidation Scheme sanctioned by Assist. Consolidation Officer, Panvel for Hissa amalgamation possession given on 29.01.1957, published on 02.01.1956 by recording the names of khatedar and other right holder.



(iii) As per the Mutation Entry No. 100 dated 20.01.1998, interalia in respect of land mention herein certain portion of the lands kept reserved for Mumbai – Pune Express way and accordingly remark kept on revenue record, however an order bearing No. 1332/97 passed by Spl. Land acquisition officer, Mumbai – Pune Express Way the entries recorded in other right column deleted as per Tahasildar – Panvel Letter bearing ref No. 25997/2937/97 dated 5/01/1998 recorded.

(iv) As per Mutation Entry No. 264 dated 28.01.2008, Sale Deed dated 18.05.2007 executed by Nanu Nagu Jangam through constituted attorney Hemant Dake in favour of M/s Sunny Vista Realtors Pvt. Ltd. through it's Director Rajesh Ramchandra Dake, Recorded as per Reg. Book No. 5345/2007 and Taluka Hakkanond Kat-4/Apatrak/736/07 dated 07.07.2007. and As per order of Hon'ble Commissioner, Development Dept. (Industrial) No.DI/Land/Permission 330/2006/A-31947 dated 17.10.2006 recorded u/s. 63 (1)(A) sale permission for Multi-Services (IT and ITES) SEZ.

(v) As per Mutation Entry No. 381 dated 22.06.2011, N.A. Permission taken by Sunny Vista Realtors Pvt. Ltd. for residential, commercial and industrial purposes. Gut. No. 57/2 area 0-77-0 out of excluded area 0-20-0 as per Hon'ble Collector Raigad, Alibaug bearing order No. Mah. Shasan/LN A - 1(B)/SR-111/2009 dated 11.11.2010.

(vi) As per Mutation Entry No. 471 dated 25.05.2017, executed by Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 62/0 area 0.7479 H.R. Sq. mtrs. Out of area 0.5739 H.R. sq. mtrs. and Pot Kharaba area 0.1740 sq. mtrs. through Punjab National Bant through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. (Khata No. 215) Recorded as per Regd. Confirmation Deed, Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 Rs. 551,00,00,000/- and Index II, Security Interest (Enforcement) year 2002. Recorded in the other rights column non agricutral use compulsory as per Maharashtra Govt. Gazzet dated 1.01.2016.

(vii) As per Mutation Entry No. 514 dated 19.11.2019, order no. Hakkanond/Kat4/no. 155/online Mutation/2019 Rectification, order dated 14.06.2019, order by Tahasildar Panvel as per MLRC 1966 u/s 155 area rectification/classification/rectification of Class I/decimal rectification for require rectification in computerize 7/12 extract



(viii) As per Mutation Entry No. 553 dated 02.08.2021, (computerized) revised numbers of 7/12 extract as per Hakkanond/Kat4/4045/2021 dated 14.07.2021.

62/0 – revised S/H Nos. 62/1 and 62/2.

(ix) Mutation Entry No. 580 dated 05.06.2022 (Sanction of Integrated Township Project of Persipina Developers Pvt. Ltd. interalia in respect of the said property.

- (b) (i) Sale Deed dated 17.05.2007 duly registered in the office of the Sub-Registrar of Assurances-Panvel below document No.PVL3-5345-2007 dated 18.05.2007 executed by Nanu Nagu Jangam through Constituted Attorney Shri. Hemant Ramchandra Dake and confirmed by 1) M/s. Maxpro Associate through Partner Rajesh Ramchandra Dake in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake for the consideration of Rs. 67,27,500/-.
- (ii) Mortgage Deed dated 02.02.2010 duly registered in the office of the Sub-Registrar of Assurances Panvel below document No. PVL -1359/2010 on 02.02.2010 executed by Sunny Vista Realtors Pvt. Ltd. through Rumi Karasji Kanga in favour of Punjab National Bank through Senior Manager Meena V. Kaliya.
- (iii) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, duly registered in the office of the Sub-Registrar of Assurances-Panvel-2 below Document Sr. No.4437/2017, on 26.04.2017 interalia in respect of Survey/Hissa No. 62/0 (new nos. 62/1 and 62/2), executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.
- “Sale Certificate dated 30.10.2014 of Village Barvai, Bhokarpada Tal. Panvel of Village Pansil, Ris and Talegaon Tal. Khalapur

Total area 588.01 acre (SEZ notified area 139.83 Hector) with constructed area.

The said Sale Certificate dated 30.10.2014 executed by Adjudicated Case No. ADJ-1300900/264/14 dated 27.11.14 as per application dated 27.11.14 total stamp duty of Rs. 465172500/- paid as per Challan No. GRN-MH004806359201516E dated 9.11.2015 of Rs. 282126500/- and Challan No. GRN-MH009769672201617E dated 23.03.2017 of Rs. 183046000/- and stamp by JDR Raigad dated 30.03.2017.”



On 31st October 2023 Deputy Superintendent of Land Records Panvel has issued Ka. Ja. Pa No. 219/2023 and letter no. Surveying/KJP/ Village Bhokarpada/ D.R No. 219.2023/1949 dated 29.04.2023 alongwith letter Hakkanond/ KT-4/1165/9163/2023 dated 19th June 2023 from Tahasildar Panvel, earlier Survey nos. 58/1A, 58/1B, 59 , 60/1, 60/2, 60/3, 60/4, 61/2+3A , 61/3A and 62/0 have been closed and post clubbing of old survey nos. new Gat No. 24/1/2 is mutated in revenue records under Mutation No 619.

Sr. No.

1. 7/12 extracts as on date of application for registration
2. Mutation Entry : 47, 50, 100, 123, 134, 167, 204, 205, 217, 235, 247, 263, 264, 276, 278, 280, 283, 284, 381, 412, 471, 477, 478, 481, 492, 493, 502, 509, 514, 517, 527, 528, 531, 532, 534, 543, 554, 563, 564, 578, 580, 584, 619, 794, 798, 801, 802, 806, 837, 840, 846, 875, 967, 974, 1111, 1127, 1129, 1190, 1191, 1194, 1197, 1208

2. Search Report for 31 years from 1993 taken from Sub-Registrar office at 16.11.2023.

3. Litigation :

In respect of S/H. No. 61/3A In the court of CJ(JD), Panvel R.C.S. No. 333/15 Persipina Developers Pvt. Ltd. has filed a civil suit against Vasant Chalake and another for encroachment of pipe-lines. No adverse order passed against the Developers herein. Necessary Certificate dated 08.02.2023 issued by Adv. R. D. Godbole on record to that effect. Therefore, the title of Persipina Developers Pvt. Ltd. appears good, clear and marketable subject to compliance and removal of encumbrances and litigation mentioned herein, the entries and remarks wherever necessary from the other rights column, and to comply the terms and conditions mentioned in Master layout bearing vide Letter No. MSRDC/SAP/ITP-1/Master Layout Approval/2022/336 dated 4th March 2022 approved by The Maharashtra State Road Development Corporation (MSRDC).

Thane
Date: 20.11.2023


S.M. KARNIK
ADVOCATE

ANNEXURE B
ENCUMBRANCES

Persipina developer Pvt. Ltd. has mortgaged and obtained Project finance on the Entire Larger Land, save and except survey no 60/1 and 60/2 at Village Bhokarpada (Taluka Panvel), District Raigad on terms and conditions of the loan availed from SBI, PNB HFL and Axis Bank vide Loan Agreements dated 17.07.2017, 28.04.2017 and 05.10.2016 and the Deeds of Modification dated 23rd August 2019 vide documents bearing Serial No 9239 of 2019 and Serial No. 9240 of 2019 at Panvel 5. The Lenders (SBI, Axis Bank and PNB HFL) have appointed Axis Trustee Services Limited to act on their behalf. Therefore, entire movable Fixed and Current assets (including Cash Flows / future receivables, book debts corresponding to area sold / unsold) of project (Present and Future) in the said Project stand hypothecated / charged to Axis Trustee Services Limited”.


S.M. KARNIK
ADVOCATE