

Office:

Kelkar Compound,
Near Town Hall,
Court Naka, Thane,
Thane (W) - 400 601.
☎ 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: THAT piece or parcel of plot of land lying, being and situate at Revenue Villages - Talegaon and Pansil Taluka - Khalapur, District - Raigad, Registration and Sub-Registration District - Khalapur bearing

ITP Plot No. RZ 05 of

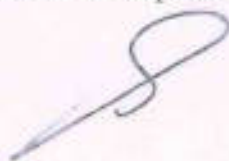
Village- Talegaon

Gut/Hissa No.	Area in Sq. mtrs.	Assessment Rs.=Ps.	Portion of earlier Survey/Hissa Nos.
41/1	8605.77	860.00	37/1A 43/5 41/1B 41/1C 41/2 43/2

Village- Pansil

Gut/Hissa No.	Area in Sq. mtrs.	Assessment Rs.=Ps.	Portion of earlier Survey/Hissa Nos.
6/1	57331.71	5733.00	6/0 10/2 16/0 17/1 17/2

aggregating area 65937.48 sq. mtrs. (The said property)



1. I have investigated the title of the said property on request of M/s Persipina Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its Regd. office at: 1st Floor, Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400 076 (hereinafter referred to as the said "Developer") and following documents i.e. :-

1) Description of the Land : Land bearing Plot No. RZ 05 Survey/Hissa No. 41/1 area admeasuring 8605.77 sq. mtrs. situate at Revenue Village Talegaon, Taluka Khalapur, District Raigad and Gut/Hissa No. 6/1 area admeasuring 57331.71 sq. mtrs. situate at Revenue Village Pansil, Taluka Khalapur, District Raigad in the Registration District and Sub-District of Khalapur.

2. Flow of the Documents in respect of the said Property:

Village: Talegaon

1. Survey/Hissa No. 37/1A and 43/5 :

(a) Sale Deed dated 16.12.2005 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 3500/2005 dated 16.12.2005 executed by 1) Smt. Vijaya Vitthal Shitole, 2) Manik Bhagvant Khaire, 3) Nitin Madhukar Mande, 4) Sanjay Madhukar Mande, 5) Amit Madhukar Mande, 6) Kanchand Madhukar Mande, 7) Sushila Madhukar Mande, 8) Arvind Damodar Gole, 9) Avinash Damodar Gole, 10) Sulabha Baliram Deshmukh, 11) Vivek Dattatrey Lad, 12) Mahesh Dattatrey Lad, 13) Asha Eknath Deshmukh, no. 1 to 13 through their constituted attorney Shri. Rohit Sitaram Patil, 14) Suresh Narayan Shinde, 15) Ashok Narayan Shinde, 16) Vijay Narayan Shinde, 17) Rajesh Ramesh Shinde, 18) Vinit Ramesh Shinde, 19) Aruna Ramesh Shinde, 20) Sunanda Shankarao Khopade nos. 14 to 20 through their constituted attorney Vijay Narayan Shinde for their 1/3 undivided share of the interalia land mention herein in favour of Shri. Pravin Laxman Patil and Ram Gosavi Thakur.



(b) Sale Deed dated 30.10.2006 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 4184/2006 dated 30.10.2006 executed by Shri. Pravin Laxman Patil and Shri. Ram Gosavi Thakur for their 1/3 undivided share of interalia land mention in the Sale Deed in favour of M/s. Fiona Construction Pvt. Ltd. Through It's Director Rajesh Ramchandra Dake.

(c) Sale Deed dated 3.10.2006 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 4185/2006 dated 3.10.2006 executed by - 1) Shivaji Mahadeo Mande, 2) Tanaji Mahadeo Mande, 3) Pramila Shankarrao Paigude, 4) Sujata Jaysingh Deshmukh, 5) Padma Dipak Zunjarrao, 6) Jayvanti Narhari Deshmukh, 7) Laxmibai Mahadeo Mande, 8) Anubai Daji Deshmukh, 9) Vithabai Bapuji Deshmukh, 10) Dwarkabai Vinayak Chaudhari, 11) Najubai Parshuram Suryarao, 12) Ashok Shriram Deshmukh, 13) Balu Shriram Deshmukh, 14) Gulab Shriram Deshmukh, 15) Ramesh Shriram Deshmukh, 16) Bhagwan Shriram Deshmukh, 17) Mangala Sambhaji Deshmukh, 18) Shriram Govind Deshmukh nos. 1 to 18 through constituted attorney Shri. Rajesh R. Dake, 19) Surekha Kantilal Yashwantrao, and 20) Raghunath Anant Mande for their 1/3 undivided share of the interalia land mention herein in favour of M/s. Fiona Construction Pvt. Ltd. Through It's Director Rajesh Ramchandra Dake.

(d) Sale Deed dated 13.09.2006 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 4917/2006 dated 13.11.2006 executed by Smt. Sunita Shriram Mande for her 1/3 undivided share of the interalia land



mention herein in favour of M/s. Fiona Construction Pvt. Ltd. Through It's Director Rajesh Ramchandra Dake.

II. Survey/Hissa Nos. 41/1B, 41/1C and 41/2 :

(a) Sale Deed dated 19.04.1990 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 274/128/246 on 19.04.1990 executed by Smt. Jankibai Rambhau Patil in favour of Shri Anant Prakash Chandulal Arya in respect of Survey/Hissa no. 41/1/2 (41/1B) out of the land mention herein.

(b) Sale Deed dated 22.06.1990 duly registered in the office of the Sub-Registrar of Assurances - Karjat below document No. KJR- 2175/138/182 on 22.06.1990 executed by 1) Smt. Janakibai Rambhau Patil, 2) and others in favour of Shri Anant Prakash Chandulal Arya in respect of Survey/Hissa nos. 41/1/3 (popularly 41/1C) and 41/2 out of the land mention herein.

(c) Sale Deed dated 03.07.2006 in respect of the land mention herein, duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No.KJR- 2595/2006 on 03.07.2006 executed by Shri. Anant Prakash Chandulal Arya in favour of M/s. Caviana Construction Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.

III. Survey/Hissa No. 43/2 :

Conveyance Deed dated 02.09.2016 duly registered in the office of the Sub-Registrar of Assurances-Khalapur below document No. KLR-3176-2016 on 02.09.2016 executed by Waman Buvaji Agiwale and 8 others and confirmed by Prakash Waman Agiwale and 22 others in favour of Persipina Developers Pvt. Ltd through Authorised Signatory Shri. Sanjay Harikishore Parekh.



Village: Pansil

IV. Survey/Hissa No. 6/0 :

- a) Sale Deed dated 18.07.1990 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 2620/143/142 on 18.07.1990 executed by Shri. Gangaram Mahadeo Patil in favour of Shri. Anant Prakash Chandulal Arya.
- b) Deed of Conveyance dated 22.03.2007 (in Index II executing date 07.05.2007)duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 3492/2007 on 07.05.2007 executed by Anant Prakash Chandulal Arya through his Constituted Attorney Hemant Ramchandra Dake and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake.

V. Survey/Hissa No. 10/2 :

- a) 32 M Certificate (Purchase Certificate) dated 08.06.1992 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.1818/295/155 on 08.06.1992 executed by Agricultural Land Tribunal and Upper Tahsildar in favour of Smt. Amruta Ganpat Wankhale. (S.H.No. 10/2)
- b) Agreement for Sale dated 25.10.2007 (in Index II executing date wrongly mention as 07/02/2008) duly registered in the office of the Sub-Registrar of Assurances-Khalapur below document No. 81/2008 on 07.02.2008 executed by Smt. Amruta Ganpat Wankhale through POA holder Mr. Hemant Ramchandra Dake, and confirmed by Maxpro Associate through Partner Rajesh Ramchandra Dake and M/s. Florence Farms Pvt. Ltd. through Sanjay Harkishor Parekh in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Rajesh
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Ramchandra Dake. (manual /Index II date of execution written as 25.03.2008 and Registration date is 07.02.2008)

c) Sale Deed dated 29.03.2008 duly registered in the office of the Sub-Registrar of Assurances-Khalapur below document No. 2716/2008 on 31.07.2008 executed by Smt. Amruta Ganpat Wankhale through POA holder Mr. Hemant Ramchandra Dake, and confirmed by Maxpro Associate through Partner Rajesh Ramchandra Dake and M/s. Florence Farms Pvt. Ltd. through Sanjay Harkishor Parekh in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Rajesh Ramchandra Dake.

VI. Survey/Hissa No. 16/0 :

a) Conveyance Deed dated 23.10.1991 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 4232/240/110 on 23.10.1991 executed by Shri. Raghunath Damodar Gaikar for self and constituted attorney of 1. Shri. Baliram Damodar Gaikar, 2. Shri. Kishor Anant Gaikar, 3. Shri. Pandurang Damodar Gaikar, 4. Shri. Chandrakant Damodar Gaikar, 5. Shri. Atmaram Damodar Gaikar and 6. Shri. Sudam Damodar Gaikar in favour of Shri. Motiram Narayan Patil.

b) Conveyance Deed dated 09.01.2006 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.76/2006 on 09.01.2006 executed by Shri. Motiram Narayan Patil through Shri. Ramchandra Motiram Patil, R/at Talegaon in favour of Shri. Ramniwas Banarsidas Agarwal.

c) Conveyance Deed dated 05.04.2007 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.2504/2007 on 05.04.2007 executed by Shri.



Ramnivas Banarusidas Agarwal through his Constituted attorney Shri. Ram Gosavi Thakur in favour of Shri. Shankar Maruti Mali.

d) Conveyance Deed dated 18.05.2007 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.3809/2007 on 18.05.2007 executed by Shri. Shankar Maruti Mali and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake.

VII. Survey/Hissa No. 17/1 :

a) Sale Deed dated 25.05.1990 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 587/134/114 on 25.05.1990 executed by Shri. Manjibai Maya Tandel in favour of Shri. Anant Prakash Chandulal Arya.

b) Sale Deed dated 27.06.2007 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.4963/2007 on 27.06.2007 in respect of Survey/Hissa No.17/1 executed by Anant Prakash Chandulal Arya through his Constituted Attorney Hemant Ramchandra Dake and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of M/s. Fiona Construction Pvt. Ltd. through Rajesh Ramchandra Dake.



VIII. Survey/Hissa No. 17/2 :

a) Sale Deed dated 25.05.1990 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 586/134/113 on 25.05.1990 executed by Smt. Sonubai Gopal Tandel, Smt. Janabai Baliram Mundhe, Smt. Manjibai Maya Tandel, Smt. Sajubai Janu Mate and Smt. Bhagubai Dattu Gatade in favour of Shri. Anant Prakash Chandulal Arya.

b) Sale Deed dated 03.07.2006 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.2596/2006 on 03.07.2006 executed by Anant Prakash Chandulal Arya in favour of M/s. Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake.

Common Documents executed in respect of earlier Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2 and 43/5 of Village- Talegaon and earlier Survey/Hissa Nos. 6/0, 10/2, 16/0, 17/1 and 17/2 of Village Pansil, Taluka -Khalapur, District-Raigad, except Survey/Hissa No. 43/2 of Village Talegaon and Survey/Hissa No. 10/2 of Village – Pansil, Taluka Khalapur, District Raigad which is not reflected in Lease Deed dated 26.06.2007.

a) Lease Deed dated 26.06.2007 interalia in respect of of the land mention herein, duly registered in the office of the Sub-Registrar of Assurances- Karjat below document KJR-4903/2007 on 26.06.2007 executed by M/s. Caviana Construction Pvt. Ltd. through Sanjay Harkishor Parekh in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Rajesh Ramchandra Dake .



b) Mortgage Deed dated 02.02.2010 registered in the office of the Sub-Registrar of Assurances Panvel below Document No. PVL-1359/2010 dated 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.

c) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, dully registered in the office of the Sub-Registrar of Assurances Panvel below Document No. PVL-4437/2017 dated 26.04.2017 executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through authorised signatory Santosh Ukhalkar.

d) The Indenture of Mortgage dated 24th January, 2025 duly registered vide document sr. no. 585/2025 on 24.01.2025 in the office of Sub-Registrar of Assurances, Panvel-1. In terms Facility Agreement together with Credit Agreement Letter dated 22 November 2024 issued by ICICI Bank to Mr. Niranjan Hiranandani of Persipina Developers Pvt. Ltd. and sanction Letter dated 02.12.2024 issued by Aditya Birla Finance Ltd. to Persipina Developers Pvt. Ltd., the Indenture of Mortgage dated 24 January 2025 executed by Persipina developers Pvt. Ltd. (Borrower) in favour of Beacon Trusteeship Limited (Security Trustee), acting as security trustee for benefit of the Lenders i.e. ICICI Bank Limited and Aditya Birla Finance Limited (collectively Lenders, including their transferees, novates, successors and assigns) in relation to creation of mortgage on the Larger Land, including the said property as identified therein, loan availed by Borrower from Lenders, subject to terms and conditions mentioned therein. Therefore, entire movable Fixed and Current assests of project (Present and Future) in the Project stand hypothecated /charged to Beacon Trusteeship Limited (Security Trustee) including intealia Part -B property being RZ-05 as per Maser Layout Plan dated 04th March, 2022 bearing No. MSRDC/SPA/ITP-1/Master Layout Approval/2022/336 approved by the Maharashtra State Road Developemnt Corporation Limited, comprising of



that piece or parcel of land admeasuring in aggregate 65,937.483 square meters and bearing Gut No. 41/1 of Village Talegaon and Gut No. 6/1 of Village Pansil as per Architech Certificate dated 19th December 2024 issued by Arch. Gunisha Sethi Saniyal (enrollment no. CA/2014/63903) and forming part of Larger Township as notified vide locational clearance dated 30.12.2017 bearing no. TPS 1717/240/C.R. 73/17/UD-12 issued by the Government of Maharashtra, Urban Development Department interalia to the land and building etc. including the said property, situate lying and being at village Talegaon and Panshil, Taluka Khapalpur and District Raigad alongwith the present and future FSI to be loaded thereon, in the Locality famously known as Hiranandani Fortune City.

Litigation: In the Court of the CJSD Panvel bearing Spl C.S. No. 163/2017 filed by Smt. Rajubai Lad against Persipina Developers Pvt. Ltd. (pending for hearing) in respect of interalia Survey/Hissa No. 43/2 of Village Talegaon, Taluka Khalapur, District Raigad.

3. 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. Fiona Construction Pvt. Ltd. of Mumbai to purchase agricultural lands subject to terms and conditions mention therein, description of the land of Villages Talegaon and Ris, Taluka Khalapur, and Village Barvai, Taluka Panvel, which is given in the Annexure annexed therewith.

2) Order passed by the Development Commissioner (Industries), office of the Directorate of Industries Mumbai bearing No. DI/Land/Permission/397/2007/B-2902 dated 19.10.2007 under Sec. 63(I) 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 199.50 hectares for Multi Services SEZ of Village- Pansil, Ris and Talegaon Taluka - Khalapur, as per details of land shown in the Annexure annexed thereto including the land bearing earlier Survey/Hissa No. 10/2 of Village- Pansil, Taluka- Khalapur, on compliance of the terms and conditions more particularly 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 earlier Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2, 43/5 of the Village Talegaon and earlier Survey/Hissa Nos. 6/0, 16/0, 17/1 and 17/2 of Village Pansil, Taluka- Khalapur and District-Raigad.

4) By Notification dated 19.02.2009 published by Ministry of Commerce and Industry (Department of Commerce), stating therein that M/s. Sunny Vista Realtors Pvt. Ltd. a private organization in the State of Maharashtra, had proposed to set up a Sector Specific Special Economic Zone for IT/ITES (former service sector) interalia including the land out of earlier Survey Hissa Nos. 37/1A, 41/1B, 41/C, 41/2, 43/5 of Village -Talegao, and the land out of earlier Survey/Hissa Nos. 6, 16, 17/1 and 17/2 of



Village- Pansil, Taluka Khalapur, District Raigad, total notification area of 139.83 hectares for 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. has granted letter of approval under the provisions of the Special Economic Zones Act, 2005 for the Villages mention therein including villages Talegaon and Pansil.

5) Notification dated 02.09.2009 by U.D. Dept. bearing its decision No.TPS-1709/797/CR- 329/09 UD-12 dated 02.09.2009 under Government Resolution Urban Development Department No. TPB 4308/465/CR-64/2008/UD-11 dated 2nd May 2008, Government with a view to achieve planned and orderly development of Special Economic Zone (SEZ) coming up from Rural Areas of the State, has taken a policy decision under Sec. 40 of the Maharashtra Regional and Town Planning Act. 1966 to appoint Maharashtra Industrial Development Corporation (MIDC) as Special Planning Authority (SPA) for a Non-Multi Product SEZ for areas the jurisdiction of the planning authorities including earlier Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2, 43/5 of the Village Talegaon and earlier Survey/Hissa Nos. 6/0, 16/0, 17/1 and 17/2 of Village Pansil, Taluka- Khalapur and District-Raigad.

6) Sale Certificate dated 30.10.2014 for immovable property, interalia the land bearing out of earlier Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2, 43/5 of Village Talegaon, Taluka Khapalur, and the land bearing earlier Survey/Hissa Nos. 6/0, 10/2, 16/0, 17/1 and 17/2 of Village Pansil, Taluka Khalapur, 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, FPI 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 crs. 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.

7) 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, which cover the said property.

8) By Notification dated 06.04.2016 published by Ministry of Commerce and Industry (Department of Commerce), in the Notification bearing number S.O.514(A), dated 19.09.2009 of Sector Specific SEZ for services sector at Villages Talegaon and Pansil, Taluka Khalapur and Village- Bhokarpada, Taluka Panvel in the District Raigad in the state of Maharashtra by M/s Sunny Vista Realtors Pvt. Ltd. the name of the developer read as "M/s Persipina Developers Pvt. Ltd. instead of "M/s Sunny Vista Realtors Pvt. Ltd."

9) Notification bearing No. TPS-1816/CR-368/15/20(4)/UD 13 dated 26.12.2016 issued by Urban Development Department, Govt. of Maharashtra mentioning name of sanctioned Regional Plan including Raigad Region for implementation of the rules and regulation of Special Regulation of Development of Integrated Township Project as mentioned in the Annexure 'B' annexed therewith.

10) 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 land including the earlier Survey/Hissa Nos. of the said property for grant of Location Clearance for to implement Integrated Township Project (ITP) by



the Developer 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 .

11) Letter dated 26.11.2018, bearing Javak No/V/20/Land/3690/2018-19, Alibaug 402201, issued by the office of the Deputy Conservative of Forest, Alibaug, to M/s Persipina Developers Pvt. Ltd. in respect of the land mentioned therein including the land bearing earlier Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2, 43/2, 43/5 of Village- Talegaon and land bearing survey/Hissa Nos. 6, 10/2, 16, 17/1 and 17/2 of Village- Pansil, Taluka Khalapur, District Raigad., 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 (संरक्षण) 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.

12) 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. 37/1A, 41/1B, 41/1C, 41/2, 43/5 of Village- Talegaon and land bearing survey/Hissa Nos. 6/0, 16/0, 17/1 and 17/2 of Village- Pansil, Taluka Khalapur, District Raigad, total de-notification area of 134.79 hectors 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. 37/1A, 41/1B, 41/1/C, 41/2, 43/5 of Village- Talegaon and land bearing survey/Hissa Nos. 6/0, 16/0, 17/1 and 17/2 of Village- Pansil, Taluka Khalapur, District Raigad, out of the said property.

13) 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.

14) Corrigendum dated 24.05.2019 published by Ministry of Commerce and Industry (Department of Commerce), in the Notification bearing number S.O.356 (E), dated 17.01.2019 of Sector Specific SEZ for services sector at Villages Talegaon and Pansil, Taluka Khalapur and Village- Bhokarpada, Taluka Panvel in the District Raigad in the state of Maharashtra, in the table for De-notification area for Sr. No. From 4 to 15 name of Village Talegaon read as Bhokarpada, not affecting the earlier Survey/Hissa Nos. of the said property.

15) 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. 37/1A, 41/1B, 41/C, 41/2, 43/2 and 43/5 of Village- Talegaon and land bearing survey/Hissa Nos. 6/0, 10/2,



16/0, 17/1 and 17/2 of Village- Pansil, Taluka Khalapur, District Raigad 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 within 15 years from the date of first Sale-Deed on certain terms and conditions mentioned therein.

16) Letter Of Intent (LOI) issued by the Collector, Raigad – Alibaug, bearing No. M.S./LNA1(A)/TTP/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. 37/1A, 41/1B, 41/C, 41/2, 43/2 and 43/5 of Village- Talegaon and land bearing survey/Hissa Nos. 6/0, 10/2, 16/0, 17/1 and 17/2 of Village- Pansil, Taluka Khalapur, District Raigad.

17) Zone Confirmation Certificate dated 13.01.2021 issued by MSRDC to Persipina Developers Pvt. Ltd. interalia in respect of Survey Hissa Nos. 37, 41, 43 of Village- Talegaon and land bearing survey/Hissa Nos. 6, 10, 16 and 17 of Village- Pansil, Taluka Khalapur, District Raigad, as the Zone details mentioned in Annexure 'A' attached therewith, which indicate zone as per modified draft Development Plan of MSRDC, 2016-2041 the land mentioned hereunder falls under majorly in Residential Zone (with proposed 60m wide DP Road)

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 Survey/Hissa Nos. 37/1A, 41/1B, 41/C, 41/2, 43/2 and 43/5 of Village- Talegaon



and land bearing survey/Hissa Nos. 6/0, 10/2, 16/0, 17/1 and 17/2 of Village- Pansil, Taluka Khalapur, District Raigad.

19) As per क.जा.प. issued by TILR, Khalapur bearing no. अतितातडी बिनशेती मो.र.नं. ४०९/०५.०४.२०२३, एस्.आर्.नं. १०६/२०२३ दु.र.नं. १७१/२०२३, क.जा.प.नं.०२/२०२३ Survey nos. 6, 10/2, 16, 17/1 and 17/2 of Village- Pansil, Taluka- Khalapur have been closed and converted old survey nos. as new Gut No. 6/1.

20) As per क.जा.प. issued by TILR, Khalapur bearing no. अतितातडी बिनशेती मो.र.नं. ४१०/२७.०२.२०२३, एस्.आर्.नं. १०७/२०२३ दु.र.नं. १७१/२०२३, क.जा.प.नं.०३/२०२३ Survey nos. 37/1A, 41/1B, 41/1C, 41/2, 43/2 and 43/5 of Village-Talegaon, Taluka- Khalapur have been closed and converted old survey nos. as new Gut No. 41/1.

3. a. 7/12 extract of Gut/Hissa No. 41/1 of Village: Talegaon (earlier known full/portion of Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2, 43/2 and 43/5) issued by Talathi of Vasambe - Khalapur dated 01.02.2025.

b. Mutation Entries Nos.: 5, 7, 9, 19, 20, 23, 28, 32, 40, 46, 51, 65, 68, 81, 88, 107, 133, 153, 154, 155, 162, 181, 208, 274, 318, 401, 477, 518, 520, 528, 542, 543, 558, 571, 586, 675, 738, 770, 771, 798, 799, 831, 878, 888, 931, 933, 937, 938, 939, 944, 953, 958, 962, 967, 986, 987, 991, 1007, 1021, 1026, 1036, 1050, 1074, 1127, 1185, 1203, 1245, 1263, 1268, 1284, 1285, 1298, 1319, 1339, 1365, 1378, 1383, 1408, 1475.

c. 7/12 extract of Gut/Hissa No. 6/1 of Village: Pansil (earlier known full/portion of Survey/Hissa Nos. 6/0, 10/2, 16/0, 17/1 and 17/2) issued by Talathi of Vasambe - Khalapur dated 28.01.2025.



d. Mutation Entries Nos. :- 260, 280, 301, 412, 416, 442, 564, 573, 612, 619, 639, 705, 706, 717, 751, 793, 794, 795, 796, 809, 843, 844, 848, 858, 914, 1046, 1053, 1066, 1067, 1068, 1069, 1133, 1156.

e. Search Report for 30 years from 1996 till 28.03.2025.

4. In view of the facts and circumstances discussed as aforesaid in respect of the said property, I am in opinion that Persipina Developers Pvt. Ltd. being bonafide Purchasers for value and possession holder to the land/property referred above to, the title of Persipina Developers Pvt. Ltd. appears good, clear and marketable subject to compliance, and to comply the terms and conditions mentioned in the Notification for granting of Locational Clearance bearing No. TPS-1717/240/Case no.73/17/UD-12 dated 30.12.2017 and Mah. Govt.LNA1(B)/Integrated Township/Bhokurpada/part2/Persipina/2020 dated 18.08.2021 for Integrated Township Project together with the approvals obtained for Master Layout vide reference bearing No. MSRDC/SPA/ITP-1/Master Layout Approval/2022/336 dated 14.03.2022 from the competent authorities for Integrated Township Project(ITP).

Owner of the said Gut/Hissa No. 41/1 of Village- Talegaon, Taluka- Khalapur and District- Raigad:- Persipina Developers Pvt. Ltd.

(earlier known full/portion of Survey/Hissa Nos. 37/1A, 43/5, 41/1B, 41/1C, 41/2 and 43/2)

Owner of the said Gut/Hissa No. 6/1 of Village- Pansil, Taluka- Khalapur and District- Raigad:- Persipina Developers Pvt. Ltd.

(earlier known full/portion of Survey/Hissa Nos. 6/0, 10/2, 16/0, 17/1 and 17/2)

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

Litigation:-

That a letter/certificate dated 15.03.2025 issued by Adv Rajendra Godbole of the Developer, in respect of earlier Survey/Hissa No. 43/2 of Village- Talegaon, Taluka-Khalapur, out of the said property stating therein that Spl. Civil Suit No. 163/2017 filed in the court of Hon'ble Civil Judge (Senior Division) at Panvel by Smt. Rajubai Lad as plaintiff against Persipina Developers Pvt. Ltd. and others, however as on to-day no interim or final



order/ Judgment passed by Hon'ble Court against the Defendants including Persipina Developers Pvt. Ltd. and suit is pending for further hearing.

In the aforesaid facts and circumstances the title of Persipina Developers Pvt. Ltd. (the Purchaser) appears good, clear and marketable, subject to creation of mortgage intealia in respect of the land above referred to, created by the Persipina Developers Pvt. Ltd. in favour of Beacon Trushteeship Ltd. vide Deed of Mortgage dated 24.01.2025 which is registered below Sr. No. 585/2025 on 24.01.2025 in the office of Sub-Registrar of Assurances Panvel-1, and further subject to correct Schedule I, Part -B, i.e. Details of the Second Mortgaged Properties of Indenture of Mortgage dated 24th January 2025, the name of the Taluka Khalapur instead of Taluka Panvel.

Encl: Annexure.

Thane.
Date: 28th March, 2025.



S.M. KARNIK
ADVOCATE

ANNEXURE 'A'
FLOW OF THE TITLE OF THE PROPERTY

The piece and parcel of land of revenue Village Talegaon bearing Gut/Hissa No. 41/1 (earlier known portion/full of Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2, 43/2 and 43/5) and Village Pansil bearing Gut/Hissa No. 6/1 (earlier known portion/full of Survey/Hissa Nos. 6/0, 10/2, 16/0, 17/1 and 17/2) are owned by **Persipina Developers Pvt. Ltd.** a Company incorporated under the provisions of Companies Act, 2013, having its office at: 514, Dalamai Towers, Nariman Point, Mumbai- 400 021 (hereinafter referred to as the "Developer").

1. (a) (i) The land bearing Survey/Hissa Nos. 37/1A and 43/5 of Village Talegaon, Taluka Khalapur, District Raigad recorded on 7/12 extract in the kabjedar column the name of Persipina Developers Pvt. Ltd.

i) As per Mutation Entry No. 5 dated 01.07.57 interalia in respect of the land mention herein, as per taluka Hukum No. R.T.S/WS III 723/4.57 Village Talegaon recorded as Inam Gaon Hakkanond recorded as below:

kabjedar – Anant Pandurang Mande, Narayan Mukundrao Mande and Baijabai Sundarrao Mande - rights came by old kabjedar.

ii) As per Mutation Entry No. 154 dated 10.12.1962, interalia in respect of the land mention herein, by heirship Shri. Anant Pandurang Mande expired on 12.10.1962, leaving behind to him heirs sons – 1) Mahadeo Anant Mande 2) Raghunath Anant Mande and daughters – 1) Vithabai Bapuji Deshmukh, 2) Janabai Shriram Deshmukh, 3) Anubai Daji Deshmukh, 4) Dwarkabai Vinayak Chaudhari, 5) Anubai Parshuram Suryarao, HUF Mahadeo Anant. Recorded as per Varas Reg. No. 2



iii) As per Mutation Entry No. 155 dated 01.08.1963, by heirship Shri. Narayan Mukundrao Mande expired on 21.09.1962, and wife Smt. Saraswatibai Narayan Mande also expired on 22.12.1962 leaving behind them heirs daughters – 1) Anusaya Narayan Shinde, 2) Vastalabai Damodar Gole, 3) Vijayadevi Vitthal Shitole, 4) Mankibai Bhagavantrao Khare, and brother Purushottam Mukundrao Mande. Jointly their names recorded as per varas reg. no. 3

iv) As per Mutation Entry No. 477 dated 12.07.1980, interalia in respect of the land mention herein, by heirship Shri. Purushottam Mukundrao Mande expired on 12.07.1979, leaving behind him heirs son – 1) Madhukar Purushottam Mande, daughter - 2) Asha Eknath Deshmukh and wife - 3) Manjulabai Purushottam Mande.

v) As per Mutation Entry No. 518 dated 3.12.1986, interalia in respect of the land mention herein, by heirship Shri. Madhukar Purushottam Mande expired on 28.02.1986, leaving behind him heirs son – 1) Nitin Madhukar Mande, 2) Sanjay Madhukar Mande, 3) Amit Madhukar Mande, daughter - 4) Kanchan Madhukar Mande and wife - 5) Sushila Madhukar Mande, as per order passed by Tahasildar Saheb Khalapur order bearing No. RTS/Kat/4/1757/1986 dated 7.11.86 and as per varas Reg. No. 6.

vi) As per Mutation Entry No. 520 dated 24.04.1987, interalia in respect of the land mention herein, by heirship Smt. Manjulabai Purushottam Mande expired on 29.09.1986, leaving behind her heirs daughter - 1) Asha Eknath Deshmukh son – 2) Madhukar Purushottam Mande (deceased) and his heirs (Grandson of Manjulabai) -



1) Nitin Madhukar Mande, 2) Sanjay Madhukar Mande, 3) Amit Madhukar Mande, daughter - 4) Kanchan Madhukar Mande. Recorded as per Varas Reg. No. 7

vii) As per Mutation Entry No. 528 dated 3.03.1988, in respect of the land mention herein, register "Will" dated 30.09.1979 by Smt. Baijabai Sundararao Mande, the beneficiary is Smt. Sunita Shriram Mande for her undivided share in the land mention herein and the said Smt. Baijabai expired on 28.02.1988, her khudd and having undivided share in the land recorded in the name of her niece Smt. Sunita Shriram Mande, recorded as per copy of Reg. "Will" and death certificate from Group Grampanchayat Vasmbe.

viii) Mutation Entry No. 586 Irrelevant.

ix) Mutation Entry No. 637 dated 08.10.90 interalia in respect of Survey/Hissa No. 37/1A out of the land mention herein, an application given to the Tahasildar Khalapur by Smt. Sonubai Gopal Tandel and others in Village Record mentioned in respect of S/H. No. 37/1A for area 20-09-8 and Potkharaba 0-33-4 and S/H. No. 37/1B for area 2-88-0 and Potkharaba Nil. As per Taluka Hukum No. Hakknond/Kat-4/10792/89 dated 06.10.1990. Rights with original owner.

x) As per Mutation Entry No. 938 dated 22.04.2003, interalia in respect of the land mention herein, by heirship Smt. Anusaya Narayan Shinde expired on 18.01.2000, leaving behind her heirs sons - 1) Suresh Narayan Shinde, 2) Ashok Narayan Shinde, 3) Vijay Narayan Shinde, 4) Ramesh Narayan Shinde (expired on 21.04.2003) and his heirs - 1) Rajesh Ramesh Shinde, 2) Vinit Ramesh Shinde, wife- 3) Aruna



Ramesh Shinde daughter – 4) Sunanda Shankarrao Khopade. Recorded as per Varas Reg. No. 58.

xi) As per Mutation Entry No. 939 dated 22.04.2003, interalia in respect of the land mention herein, by heirship Smt. Vastalabai Damodar Gole expired on 2.04.1997, leaving behind her heirs sons - 1) Arvind Damodar Gole, 2) Avinash Damodar Gole, 3) Sulbha Barikrao Deshmukh, 4) Vijaya Dattatreya Lad (expired on 21.08.2002) and her heirs - 1) Vivek Dattatreya Lad, 2) Mahesh Dattatreya Lad, her husband - 3) Dattatreya Mahadeo Lad. Recorded as per Varas Reg. No. 59.

xii) As per Mutation Entry No. 967 dated 23.02.2005, interalia in respect of the land mention herein, by heirship Shri. Mahadeo Anant Mande expired on 11.02.2005, leaving behind him heirs - 1) Shivaji Mahadeo Mande, 2) Tanaji Mahadeo Mande, daughter – 3) Pramila Shankarrao Paigude, 4) Jayvanti Narhari Deshmukh, 5) Sujata Jaysingh Deshmukh, 6) Surekha Kantilal Yashwantrao, 7) Padma Dipak Zunjarrao, 8) Laxmibai Mahadeo Mande, Recorded as per Varas Reg. No. 63.

xiii) As per Mutation Entry No. 991 dated 16.05.2006, interalia in respect of the land mention herein, by heirship Shri. Dattatreya Mahadeo Lad expired on 21.03.2005, leaving behind his heirs - 1) Vivek Dattatreya Lad, 2) Mahesh Dattatreya Lad. Recorded as per Varas Reg. No. 72.

xiv) As per Mutation Entry No. 1007 dated 13.07.2006, interalia in respect of the land mention herein out of 1/3rd undivided share, Sale Deed dated 16.12.2005 executed by 1) Smt. Vijaya Vitthal Shitole, 2) Manik Bhagvant Khaire, 3) Nitin Madhukar



Mande, 4) Sanjay Madhukar Mande, 5) Amit Madhukar Mande, 6) Kanchand Madhukar Mande, 7) Sushila Madhukar Mande, 8) Arvind Damodar Gole, 9) Avinash Damodar Gole, 10) Sulabha Baliram Deshmukh, 11) Vivek Dattatrey Lad, 12) Mahesh Dattatrey Lad, 13) Asha Eknath Deshmukh, 14) Suresh Narayan Shinde, 15) Ashok Narayan Shinde, 16) Vijay Narayan Shinde, 17) Rajesh Ramesh Shinde, 18) Vinit Ramesh Shinde, 19) Aruna Ramesh Shinde, 20) Sunanda Shankarao Khopade through constituted attorney Shri. Rohit Sitaram Patil in favour of Pravin Laxman Patil and Ram Gosavi Thakur for the consideration of Rs. 48,00,000/-. Recorded as per 'A' Patrak and Taluka Hukum No./Hakkanond/Kat/4/430/2006 dated 1.03.2006.

xv) As per Mutation Entry No. 1036 dated 31.01.2007, interalia in respect of the land mention herein out of the 1/3rd undivided share, as per Sale Deed dated 03.10.2006 executed by Shri. Shivaji Mahadeo Mande and others through constituted attorney Shri. Rajesh Ramchandra Dake in favour of M/s Fiona Construction Pvt. Ltd. through it's Director Rajesh Ramchandra Dake for the consideration of Rs. 56,15,625/-. Recorded as per copy of Apatrak and Taluka Hukum/kat/4/789/2007 dated 31.01.2007, order given by Hon'ble Collector bearing no. Kulvahivat Kat- 3/2006 dated 03.05.2006. Permission for Township Project.

xvi) As per the Mutation Entry No. 1050 dated 25.03.2007, interalia in respect of the land mention herein for 1/3rd undivided share, Sale Deed dated 3.10.2006 executed by Shri. Pravin Laxman Patil and Ram Gosavi Thakur in favour of M/s Fiona Construction Pvt. Ltd. through it's Director Rajesh Ramchandra Dake for the consideration of Rs. 48,00,000/-. Recorded as per copy of Index II and order given by

Collector Raigad Alibaug bearing no. Kulvahivat Kat- 3/2006 dated 03.05.2006.
Permission for Township Project.

xvii) As per Mutation Entry No. 1298 dated 24.05.2017, Sale executed by Fiona Constructions Pvt. Ltd. through Director Rajesh Ramchandra Dake and interalia in respect of Survey/Hissa No. 37/1A area 2.4320 H.R. Sq. mtrs. Out of cultivating area 2.0980 H.R. sq. mtrs. and Pot Kharaba area 0.3340 H.R. sq. mtrs. and Survey/Hissa No. 43/5 area 0.1300 H.R. Sq. mtrs. Out of cultivating area 0.1300 H.R. sq. mtrs. and Pot Kharaba area 0.000 H.R. sq. mtrs. in favour of Persipina Developers Pvt. Ltd.

Recorded in other rights column copy of Index II of Confirmation Deed/Sale Deed Doc. No. PVL2-4437/2017 dated 26.04.2017 and in the court of Jr. Recovery Tribunal III Mumbai bearing order no.S.A.No. 251/2014,322/2014 to 325/2014 & 330/2014 to 356/2014 dated 31.07.2014.and also remarks as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

xviii) As per Mutation Entry No. 1292, as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. स.पु.अ./प्र.अ. १८०/ख-२, 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
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4.	43/5			
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xix) As per Mutation Entry No. 1319, as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. स.पु.अ./प्र.क्र. १८०/प्र-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
99	37/1A	Persipina Dev. Pvt. Ltd.	Newly added	
		Area 2.0980	Sunita Shriram Mande	
		PK 0.3340	area 0.5245 PK 0.0835 (M.E. 528)	
128	43/5	Sunita Shriram Mande	Sunita Shriram Mande	
		Persipina Dev. Pvt. Ltd.	area 0.0300	
		Area 1300	Persipina Dev.Pvt.Ltd.	
			area 0.1000	

xx) As per Mutation Entry No. 1378 dated 22.01.2021, Type of Register- Sale, executed by Sunita Shriram Mande interalia in respect of Survey/Hissa No. 37/1A area 0.6080 H.R. Sq. mtrs. Out of cultivating area 0.5245 H.R. sq. mtrs. and Pot Kharaba area 0.0835 H.R. sq. mtrs. and Survey/Hissa No. 43/5 area 0.0300 H.R. Sq. mtrs. Out of cultivating area 0.0300 H.R. sq. mtrs. and Pot Kharaba area 0.000 H.R. sq. mtrs. in favour of Fiona Constructions Pvt. Ltd. through Director Rajesh Ramchandra Dake Recorded as per Reg. Sale Deed Doc. No. 4917 dated 13.11.2006 for the consideration of Rs. 5,32,500/- thus the name of purchaser Fiona Constructions Pvt. Ltd. recorded in 7/12 extract. Application by Fiona Constructions Pvt. Ltd., Letter by Khalapur Tahasildar bearing no. Kra.Ma.Sha./Hakkanond/Kat 1215/2016 dated 21.07.2016 also order by Tahasildar Khalapur approved Mutation Entry No. 1049 of Complaint Reg. No. 8/2017.



xxi) As per Mutation Entry No. 1383 dated 04.03.2021, Type of Register- Sale, executed by Fiona Constructions Pvt. Ltd. through Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 37/1A area 0.6080 H.R. Sq. mtrs. Out of cultivating area 0.5245 H.R. sq. mtrs. and Pot Kharaba area 0.0835 H.R. sq. mtrs. and Survey/Hissa No. 43/5 cultivating area 0.0300 H.R. sq. mtrs. and Pot Kharaba area 0.000 H.R. sq. mtrs. in favour of Persipina Developers Pvt. Ltd. Recorded as per Confirmation cum Sale Certificate Doc. No. 4437/2017 dated 26.04.2017 of Rs. 551,00,00,000/- thus the purchasers name recorded in 7/12 extract. and order by Jr. Recovery Tribunal 3 and Govt. Gazette dated 1.01.2016.

xxii) Mutation entry No. 1408 dated 15.07.2022, the order of Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No. 89/2021 dated 16th January, 2020 (change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 37/1A, 41/1B, 41/C, 41/2, 43/2 and 43/5).

xxiii) As per Mutation Entry No. 1475 dated 17.09.2023 order passed by competent authority Tehsildar, Khalapur bearing order no. Land/Kat-1/941/6347/Village- Talegaon/ क.जा.प. /2023/4611/2023 dated 18.08.2023 interalia Survey/Hissa nos. 37/1A, 41/1B, 41/1C, 41/2, 43/2 and 43/5 have been closed and converted old survey nos. as new Gut No. 41/1(N.A) area admeasuring 8605.77 sq. mtrs. in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry. (Due to over sight Survey/Hissa No. 43/5 not reflected in this mutation)



(b) (i) Sale Deed dated 16.12.2005 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 3500/2005 dated 16.12.2005 executed by 1) Smt. Vijaya Vitthal Shitole, 2) Manik Bhagvant Khaire, 3) Nitin Madhukar Mande, 4) Sanjay Madhukar Mande, 5) Amit Madhukar Mande, 6) Kanchand Madhukar Mande, 7) Sushila Madhukar Mande, 8) Arvind Damodar Gole, 9) Avinash Damodar Gole, 10) Sulabha Baliram Deshmukh, 11) Vivek Dattatrey Lad, 12) Mahesh Dattatrey Lad, 13) Asha Eknath Deshmukh, no. 1 to 13 through their constituted attorney Shri. Rohit Sitaram Patil, 14) Suresh Narayan Shinde, 15) Ashok Narayan Shinde, 16) Vijay Narayan Shinde, 17) Rajesh Ramesh Shinde, 18) Vinit Ramesh Shinde, 19) Aruna Ramesh Shinde, 20) Sunanda Shankarao Khopade nos. 14 to 20 through their constituted attorney Vijay Narayan Shinde for their 1/3 undivided share of the interalia land mention herein in favour of Shri. Pravin Laxman Patil and Ram Gosavi Thakur.

(ii) Sale Deed dated 30.10.2006 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 4184/2006 dated 30.10.2006 executed by Shri. Pravin Laxman Patil and Shri. Ram Gosavi Thakur for their 1/3 undivided share of the interalia land mention herein in favour of M/s. Fiona Construction Pvt. Ltd. Through It's Director Rajesh Ramchandra Dake.

(iii) Sale Deed dated 3.10.2006 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 4185/2006 dated 3.10.2006 executed by - 1) Shivaji Mahadeo Mande, 2) Tanaji Mahadeo Mande, 3) Pramila Shankarrao Paigude, 4) Sujata Jaysingh Deshmukh, 5) Padma Dipak Zunjarrao, 6) Jayvanti Narhari Deshmukh, 7) Laxmibai Mahadeo Mande, 8) Anubai Daji Deshmukh,



9) Vithabai Bapuji Deshmukh, 10) Dwarkabai Vinayak Chaudhari, 11) Najubai Parshuram Suryarao, 12) Ashok Shriram Deshmukh, 13) Balu Shriram Deshmukh, 14) Gulab Shriram Deshmukh, 15) Ramesh Shriram Deshmukh, 16) Bhagwan Shriram Deshmukh, 17) Mangala Sambhaji Deshmukh, 18) Shriram Govind Deshmukh nos. 1 to 18 through constituted attorney Shri. Rajesh R. Dake, 19) Surekha Kantilal Yashwantrao, and 20) Raghunath Anant Mande for their 1/3 undivided share of the interalia land mention herein in favour of M/s. Fiona Construction Pvt. Ltd. Through It's Director Rajesh Ramchandra Dake.

(iv) Sale Deed dated 13.09.2006 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 4917/2006 dated 13.11.2006 executed by Smt. Sunita Shriram Mande for her 1/3 undivided share of the interalia land mention herein in favour of M/s. Fiona Construction Pvt. Ltd. Through It's Director Rajesh Ramchandra Dake.

2. (a) (i) The land bearing Survey/Hissa Nos. 41/1B, 41/1C and 41/2 recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd.

i) Mutation Entry No. 16 dated 01.07.57 interalia in respect of S/H. No. 41/2 out of the land mention herein, as per Taluka Hukum No. R.T.S/WS III 723/4.57 Village Talegaon recorded as Inam Gaon Hakkanond recorded as below:
kabjedar Jankibai Rambhau Patil 41/2- rights came by partition.

ii) Mutation Entry No. 17 dated 01.07.57 interalia in respect of S/H. No. 41/1 out of the land mention herein, as per Taluka Hukum No. R.T.S/WS III 723/4.57 Village Talegaon recorded as Inam Gaon Hakkanond recorded as below:



kabjedar 1) Jankibai Rambhau Patil 0-04-0

2) Anandibai Narayan Patil 0-04-0

3) Gangaram Mahadu Patil 0-04-0

4) Gangabai Namdeo Patil 0-04-0

iii) As per Mutation Entry No. 274 to give effect in revenue record under Indian Coinage Act., 1955.,

iv) As per Mutation Entry No. 485 dated 01.11.80, interalia in respect S/H. No. 41/1/3 (41/1C), out of the land mention herein, by heirship Smt. Anandibai Narayan Patil expired 2 years back leaving behind to her heirs Son and daughter - 1) Shri. Motiram Narayan Patil, 2) Smt. Madhura Sitaram Patil.

v) As per Mutation Entry No. 525 dated 01.10.87, in respect S/H. Nos. 41/2 and 41/1/3, out of the above referred land, by heirship Smt. Gangabai Namdeo Patil expired 3 years back leaving behind to her heirs daughters - 1) Sonubai Gopal Tandel, 2) Janabai Baliram Gunde, 3) Manjibai Maya Tandel, 4) Ramubai Janu Mane, 5) Bhagubai Dattu Gatade.

vi) As per the Mutation Entry No. 762 dated 25.08.93, in respect of S/H. Nos. 41/1/3 and 41/2 out of the land mention herein, as per Sale Deed dated 22.06.1990 executed by 1) Jankibai Rambhau Patil, 2) Gangaram Mahadev Patil, 3) Motiram Narayan Patil, 4) Mathura Sitaram Patil in favour of Shri Anantprakash Chandulal Arya for the consideration of Rs. 43500/-. Recorded as per copy of Apatrak.

(Remark - required Farmer certificate for mutation record, thus mutation cancelled.)



vii) As per the Mutation Entry No. 767 dated 25.08.93 in respect of S/H. No. 41/1/2 (41/1B) out of the land mention herein, as per Sale Deed dated 19.04.1990 executed by Jankibai Rambhau Patil in favour of Shri Anantprakash Chandulal Arya for the consideration of Rs. 17250/-. Recorded as per copy of Apatrak.

(Remark – required Farmer certificate for mutation record, thus record cancelled.)

viii) As per the Mutation Entry No. 790 dated 02.1.95, in respect of S/H. No. 41/1/3 (41/1C) and 41/2 out of the land mention herein, as per Sale Deed dated 22.06.1990 executed by 1) Jankibai Rambhau Patil, 2) Gangaram Mahadev Patil, 3) Motiram Narayan Patil, 4) Mathura Sitaram Patil in favour of Shri Anantprakash Chandulal Arya for the consideration of Rs. 43500/- Recorded as per copy of Apatrak.

ix) As per the Mutation Entry No. 797 dated 02.01.95, in respect of S/H. No. 41/1/2 out of the land mention herein, as per Sale Deed dated 19.04.1990 executed by Jankibai Rambhau Patil in favour of Shri Anantprakash Chandulal Arya for the consideration of Rs.17250/-. Recorded as per copy of Apatrak.

(Remarks- mutated upon produce farmer certificate dated 18.05.1994 from Rajasthan.)

x) Mutation Entry No. 940 irrelevant.

xi) Mutation Entry No. 943 dated 25.08.2003 interalia in respect of S/H. Nos. 41/1/2 and 41/1/3 out of the land mention herein, Letter issued by Deputy Secretary Revenue and Forest Department bearing No. CLLR/2021/Case No. 4/Part-1/L-1/sale/dated

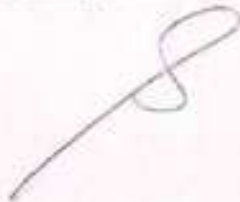


13.11.2002, as per this letter instruction followed by Tahsildar Khalapur, and issued Remarks Letter bearing no. Letter No./Land/Kat-4/1032/2003 dated 01.02.2003 for changing Survey and Hissa Nos. by applying alfa numerical method interalia for Survey/Hissa Nos. 41/1/2, and 41/1/3 as 41/1B and 41/1C.

xii) As per the Mutation Entry No. 1021 dated 12.10.2006, in respect the land mention herein, as per Sale Deed dated 03.07.2006 executed by Shri. Anantprakash Chandulal Arya in favour of M/s. Cavianna Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake for the consideration of Rs. 50,95,750/-. Recorded as per copy of Apatrak and Hakkanond Kat-4/745/2006 dated 13.09.2006.

xiii) As per Mutation Entry No. 1298 dated 24.05.2017, by sale executed by Cavianna Constructions Pvt. Ltd. through Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 41/1B area 0.2300 H.R. Sq. mtrs. Out of cultivating area 0.2300 H.R. sq. mtrs. And Pot Kharaba area 000 sq. mtrs. Survey/Hissa No. 41/1C area 0.2900 H.R. Sq. mtrs. Out of cultivating area 0.2900 H.R. sq. mtrs. And Pot Kharaba area 000 sq. mtrs. Survey/Hissa No. 41/2 area 0.2900 H.R. Sq. mtrs. Out of cultivating area 0.2900 H.R. sq. mtrs. And Pot Kharaba area 000 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. Recorded as per A Patrak of Doc. No. 4437/2017 dated 30.03.2017 Rs. 551,00,00,000/-

xiv) Mutation entry No. 1408 dated 15.07.2022, the order of Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No. 89/2021 dated 16th January, 2020 (change of use from bonafide industrial use to



Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 37/1A, 41/1B, 41/C, 41/2, 43/2 and 43/5).

xv) As per Mutation Entry No. 1475 dated 17.09.2023 order passed by competent authority Tehsildar, Khalapur bearing order no. Land/Kat-1/941/6347/Village-Talegaon/ क.ज.प. /2023/4611/2023 dated 18.08.2023 interalia Survey/Hissa nos. 37/1A, 41/1B, 41/1C, 41/2, 43/2 and 43/5 have been closed and converted old survey nos. as new Gut No. 41/1(N.A) area admeasuring 8605.77 sq. mtrs. in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry. (Due to over sight Survey/Hissa No. 43/5 not reflected in this mutation)

(b) (a) Sale Deed dated 19.04.1990 duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No. KJR- 274/128/246 on 19.04.1990 executed by Smt. Jankibai Rambhau Patil in favour of Shri Anant Prakash Chandulal Arya in respect of Survey/Hissa no. 41/1/2 (41/1B) out of the land mention herein.

b) Sale Deed dated 22.06.1990 duly registered in the office of the Sub-Registrar of Assurances - Karjat below document No. KJR- 2175/138/182 on 22.06.1990 executed by 1) Smt. Janakibai Rambhau Patil, 2) and others in favour of Shri Anant Prakash Chandulal Arya in respect of Survey/Hissa nos. 41/1/3 and 41/2 out of the land mention herein.

c) Sale Deed dated 03.07.2006 in respect of the land mention herein, duly registered in the office of the Sub-Registrar of Assurances- Karjat below document No.KJR- 2595/2006 on 03.07.2006 executed by Shri. Anant Prakash Chandulal Arya in favour



of M/s. Caviana Construction Pvt. Ltd. through Director Shri. Rajesh Ramchandra Dake.

3. (a) (i) The land bearing Survey/Hissa Nos. 43/2 reflected on 7/12 extract in the kabjedar column the name of Persipina Developers Pvt. Ltd.

i) As per Mutation Entry No. 28, dated 1.07.1957 interalia in respect of the land mention herein, the name of Shri. Narayan Mukundrao Mande recorded as old kabjedar.

ii) As per Mutation Entry No. 155 dated 01.08.1963, interalia in respect of the land mention herein, by heirship Shri. Narayan Mukundrao Mande expired on 21.09.1962 and wife Saraswati narayan Mande expired on 22.12.1962 leaving behind legal heirs daughters-1) Anusaya Narayan Shinde, 2) Vachalabai Damodar Gole, 3) Vijayadevi Vitthalrao Shitole, 4) Mankibai Bhagvantrao and the said Narayan brother-5) Purshottam Mukundrao Mande as par varas registered no. 3.

iii) As per Mutation Entry No. 273, dated 10.02.1970 in respect of the land mention herein, as per jabab given by Purshottam Mukundrao Mande and others the land owned by Yadav Ramchandra Mande thus as per Taluka Hukum No. Tenancy RTS/SR70 dated 29.11.69 the name of Yadav Ramchandra Mande mentioned as kabjedar by deleting the names of Purshottam Mukundrao Mande & Others.

iv) As per Mutation Entry No. 274 dated 21.04.1970 to give effect in revenue record under Indian Coinage Act., 1958. (Common Entry).



v) As per Mutation Entry No. 309, dated 18.07.70, interalia in respect of the land mention herein, boja kept of Talegaon Vikri Vikas Soc. Ltd. for loan amount of Rs. 1500/-. As per Maharashtra Sahakari Sanstha Adhiniyam 1960 sec. 48(A) & 48 (B).

vi) As per Mutation Entry No. 342, dated 18.04.72, interalia in respect of the land mention herein, deleted boja of Talegaon Vikri Vikas Soc. Loan amount of Rs. 1500/-.

vii) As per Mutation Entry No. 476, dated 04.05.80, interalia in respect of the land mention herein, Sale Deed dated 07.04.1973 executed by Yadav Ramchandra Mande in favour of Namdeo Buvaji Agiwale for the consideration of Rs. 2000/-

viii) As per Mutation Entry No. 982 dated 14.01.2006, interalia in respect of the land mention herein, by heirship Khatedar Shri. Buvaji Bandu Agiwale expired on 11.12.1996 leaving behind legal heirs sons-1) Waman Buvaji Agiwale, 2) Dattatray Buvaji Agiwale, 3) Chintaman Buvaji Agiwale, Namdeo Buvaji Agiwale expired leaving behind him legal heirs wife 1) Bhagirathi Namdeo Agiwale sons 2) Kashinath Namdeo Agiwale, 3) Gajanan Namdeo Agiwale and daughters – 4) Indubai Namdeo Patil, 5) Rajubai Tukaram Lad, 6) Sagunabai Ramchandra Berle, recorded as per mutation entry no.1456 of village Barvai and mutation entry no.95 village Bhokarpada varas reg. no. 10 and 68. 3.

ix) As per Mutation Entry No. 1268 dated 20.09.2016, by sale executed by 1) Indubai Namdeo Patil, 2) Kashinath Namdeo Agiwale, 3) Gajanan Namdeo Agiwale, 4) Chintaman Buvaji Agiwale, 5) Dattatrey Buvaji Agiwale, 6) Bhagirathi Namdeo Agiwale, 7) Rajubai Tukaram Lad, 8) Waman Buvaji Agiwale, and 9) Sagunabai



Ramchandra Borle in respect of Survey/Hissa No. 43/2 area 0.5000 H.R. Sq. mtrs. And Pot Kharaba area 000 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. through authorized signatory Sanjay H. Parekh. Recorded as per Doc. No. 3176/2016 dated 02.09.2016 Rs. 2,00,00,000/-

x) Mutation entry No. 1408 dated 15.07.2022, the order of Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No. 89/2021 dated 16th January, 2020 (change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 37/1A, 41/1B, 41/C, 41/2, 43/2 and 43/5).

xi) As per Mutation Entry No. 1475 dated 17.09.2023 order passed by competent authority Tehsildar, Khalapur bearing order no. Land/Kat-1/941/6347/Village-Talegaon/ क.जा.प. /2023/4611/2023 dated 18.08.2023 interalia Survey/Hissa nos. 37/1A, 41/1B, 41/1C, 41/2, 43/2 and 43/5 have been closed and converted old survey nos. as new Gut No. 41/1(N.A) area admeasuring 8605.77 sq. mtrs. in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry. (Due to over sight Survey/Hissa No. 43/5 not reflected in this mutation)

(b) Conveyance Deed dated 02.09.2016 duly registered in the office of the Sub-Registrar of Assurances-Khalapur below document No. KLR-3176-2016 on 02.09.2016 executed by Waman Buvaji Agiwale and 8 others and confirmed by Prakash Waman Agiwale and 22 others in favour of Persipina Developers Pvt. Ltd through Authorised Signatory Shri. Sanjay Harikishore Parekh.



Note: Mutation Entry Nos. 7, 9, 19, 20, 23, 40, 46, 51, 65, 68, 81, 88, 107, 133, 153, 162, 181, 318, 401, 542, 543, 558, 571, 675, 738, 770, 771, 798, 799, 831, 878, 888, 931, 933, 937, 944, 953, 958, 962, 986, 987, 1026, 1074, 1127, 1185, 1203, 1263, 1284, 1285, 1365 are reflected in 7/12 extract of new Survey/Hissa No. 41/1 of Village Talegaon, Taluka Khalapur however not tally or relevance to the said property.

Village: Pansil

4. (a) (i) The land bearing Survey/Hissa No. 6/0 recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd.

i) As per Mutation Entry No. 619, dated 19.08.1992, Branch Manager, Bank of India, Wasambe Mohopada Branch, issued a letter bearing no. NSM/OSLI/48 dated 18.07.1992 about the boja of Rs. 800/- to be recorded on the land of Shri. Gangaram Mahadeo Patil alongwith letter bearing no. Hakkanond/1/92/Karz 886 dated. 27.07.92 issued by Tahsildar, Khalapur.

ii) As per Mutation Entry No. 706 dated 04.09.1997, in respect of the land mention herein, Conveyance Deed dated 04.09.1997 of Rs. 65,790/- executed by Gangaram Mahadeo Patil in favour of Anant Prakash Chandulal Arya, was recorded as per Index II and Order of Tahsildar, Khalapur bearing order no. Hakkanond/1/327/1997 dated 21.08.1997.

iii) As per Mutation Entry No. 751, dated 31.10.2002, by heirship Gangaram Mahadeo Patil expired on 23.03.2002 leaving behind legal heirs son. 1. Narayan Gangaram Patil, daughter- 2. Vanita Narayan Dhurav, 3. Milan Kisan Bhoir, grand sons- 4. Shobha Pandharinath Mali, 5. Nitin Janardan Dhurav, 6. Jagdish Janardan Dhurav, grand daughter- 7. Manisha Janardan Dhurav recorded as per varas registered no. 55.



iv) As per Mutation Entry No. 793, dated 02.01.2005, in respect of the land mention herein, encumbrance of Bank of India, Rasayni Branch was recorded in the other right column. Entire amount of the said encumbrance/boja was paid by Narayan Gangaram Patil on behalf of Gangaram Mahadeo Patil, therefore the encumbrance was deleted as per the vardi and information received on 02.01.2005.

v) As per Mutation Entry No.796, dated 20.01.2006, in respect of the land mention herein, as per the vardi notice, entry of Conveyance deed dated 18.07.1990 of Rs. 65,790/- was executed by Gangaram Mahadeo Patil, since deceased through heirs, Narayan Gangaram Patil, Vanita Narayan Dhurav, Milan Kisan Bhoir, Shobha Pandharinath Mali, Nitin Janardan Dhurav, Jagdish Janardan Dhurav and Manisha Janardan Dhurav in favour of Anant Prakash Chandulal Arya.

vi) As per Mutation Entry no. 844 dated 16.05.2007, vardi on 16.05.2007, Conveyance Deed dated 07.05.2007 of Rs.43,86,000/- was executed by Anant Prakash Chandulal Arya through Constituted Attorney Hemant Ramchandra Dake and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake, and was recorded as per Index II and Taluka Hukum no. Hakkanond/Kat/4/206/2007 dated 16.05.2007 and as per the copy of the Conveyance Deed.

vii) As per Mutation Entry No. 1053, dated 30.05.2017, information received on 10.05.2017, by Sale (word as mentioned in the ferfar) M/s. Caviana Construction Pvt. Ltd. through its Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 6/0 area 1.9200 H.R. Sq. mtrs. Out of cultivating area 1.9200 H.R. sq. mtrs. and Pot Kharaba area 0.000 sq.



mtrs. in favour of Persipina Developers Pvt. Ltd. (Khata No. 175) 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 other rights column copy of Index II of Confirmation Deed/Sale Deed Doc. No. 4437/2017 dated 26.04.2017 and in the court of Jr. Recovery Tribunal III Mumbai bearing order no.S.A.No. 251/2014,322/2014 to 325/2014 & 330/2014 to 356/2014 dated 31.07.2014, and also remarks as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

viii) As per Mutation Entry No. 1066, as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. व.पु.अ./प्र.अ. १८०/र-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
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67.	6	-		M.E. No. 706 newly added
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ix) Mutation Entry No. 1133 dated 07.06.2022, the order passed by Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No. 42/2020 dated 16th January, 2020 (change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 6, 10/2, 16, 17/1 and 17/2).

x) As per Mutation Entry No. 1156 dated 17.09.2023 order issued by competent authority and Tahsildar bearing order no. Land/Kat-1/940/6348/Village – Pansil/ क.आ.प./2023/4610/2023 dated 18.08.2023 interalia Survey nos. 6, 10/2, 16, 17/1 and 17/2 have been closed and



converted old survey nos. as new Gut No. 6/1(N.A.) area admeasuring 57331.71 sq. mtrs, in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry.

(b) (i) Sale Deed dated 18.07.1990 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 2620/143/142 on 18.07.1990 executed by Shri. Gangaram Mahadeo Patil in favour of Shri. Anant Prakash Chandulal Arya.

(ii) Deed of Conveyance dated 22.03.2007 (in Index II executing date 07.05.2007) duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 3492/2007 on 07.05.2007 executed by Anant Prakash Chandulal Arya through his Constituted Attorney Hemant Ramchandra Dake and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake.

5. (a) (i) The land bearing Survey/Hissa No. 10/2 recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd.

i) As per Mutation Entry No. 260 dated 01.04.1957, Amruta Ganpat Wankhale was cultivating the land mentioned in the adjoining column of mutation entry, therefore her name was recorded as "Simple Tenant". (Survey no. not mentioned in the M.E.)

ii) As per Mutation Entry No.412, dated 27.02.1968, in respect of the Survey/Hissa No. 10/2 out of the land mention herein, was not cultivated by Shri. Hadkya Ganpat Wankhale and accordingly he gave statement before Mamledar Khalapur, therefore his name was deleted.



iii) As per Mutation Entry No. 416, dated 20.05.1969, Amruta Ganpat Wankhale vide an 32 G Order purchased Survey/Hissa No. 10/2 and therefore his name was recorded in Kabjedar column and previous kabjedar Shri. Ramchandra Shridhar Soman's boja of Rs. 88=70 was recorded in other right column and his name was deleted from Kabjedar Column.

iv) As per Mutation Entry No. 442 dated 12.04.1970, the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1959 were implemented and accordingly District Inspector of Land Record (decimal) Kolaba has done the Aakar Band Conversion for the Village.

v) As per Mutation Entry No. 639, dated 07.05.1993, in respect of the Survey/Hissa No. 10/2 out of the land mention herein, Amruta Ganpat Wankhale paid the purchase price of Rs. 88=80, as per 32M Certificate and therefore boja of Ramchandra Shridhar Soman was deleted from other right column.

vi) As per Mutation Entry No. 914, dated 01.08.2009, Conveyance deed dated 31.07.2008, executed by Amruta Ganpat Wankhale through Constituted Attorney Hemant Ramchandra Dake and in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Director Rajesh Ramchandra Dake, for the consideration of Rs. 23,84,712/- was recorded as per Index II and copy of Conveyance Deed.

vii) As per Mutation Entry No. 1046, as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. य.पु.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
1.	10/2	-	-	Sunny Vista Realtors Pvt. Ltd.

viii) As per Mutation Entry No. 1053, dated 30.05.2017, information received on 10.05.2017, by Sale (word as mentioned in the ferfar) M/s. Sunny Vista Realtors Pvt. Ltd. through its Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 10/2 area 0.470 H.R. Sq. mtrs. Out of cultivating area 0.0430 H.R. sq. mtrs. and Pot Kharaba area 0.0040 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khata No. 175) 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 other rights column copy of Index II of Confirmation Deed/Sale Deed Doc. No. 4437/2017 dated 26.04.2017 and in the court of Jr. Recovery Tribunal III Mumbai bearing order no.S.A.No. 251/2014,322/2014 to 325/2014 & 330/2014 to 356/2014 dated 31.07.2014.and also remarks as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

ix) As per Mutation Entry No. 1067 as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. रा.पु.अ./प्र.क्र. १८०/स-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
1.	10/2	-	-	Class I

x) Mutation Entry No. 1133 dated 07.06.2022, the order passed by Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No. 42/2020 dated 16th January, 2020 (change of use from bonafide industrial use to Integrated Township



Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 6, 10/2, 16, 17/1 and 17/2).

xi) As per Mutation Entry No. 1156 dated 17.09.2023 order issued by competent authority and Tahsildar bearing order no. Land/Kat-1/940/6348/Village - Pansil/ क.आ.प. /2023/4610/2023 dated 18.08.2023 interalia Survey nos. 6, 10/2, 16, 17/1 and 17/2 have been closed and converted old survey nos. as new Gut No. 6/1(N.A.) area admeasuring 57331.71 sq. mtrs. in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry.

(b) (i) 32 M Certificate (Purchase Certificate) dated 08.06.1992 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.1818/295/155 on 08.06.1992 executed by Agricultural Land Tribunal and Upper Tahsildar in favour of Smt. Amruta Ganpat Wankhale. (S.H.No. 10/2)

(ii) Agreement for Sale dated 25.10.2007 (in Index II executing date wrongly mention as 07/02/2008) duly registered in the office of the Sub-Registrar of Assurances-Khalapur below document No. 81/2008 on 07.02.2008 executed by Smt. Amruta Ganpat Wankhale through POA holder Mr. Hemant Ramchandra Dake, and confirmed by Maxpro Associate through Partner Rajesh Ramchandra Dake and M/s. Florence Farms Pvt. Ltd. through Sanjay Harkishor Parekh in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Rajesh Ramchandra Dake. (manual /Index II date of execution written as 25.03.2008 and Registration date is 07.02.2008)

(iii) Conveyance Deed dated 29.03.2008 duly registered in the office of the Sub-Registrar of Assurances-Khalapur below document No. 2716/2008 on 31.07.2008 executed by Smt. Amruta Ganpat Wankhale through POA holder Mr. Hemant Ramchandra Dake, and



confirmed by Maxpro Associate through Partner Rajesh Ramchandra Dake and M/s. Florence Farms Pvt. Ltd. through Sanjay Harkishor Parckh in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Rajesh Ramchandra Dake.

6. (a) (i) The land bearing Survey/Hissa No. 16/0 recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd.

i) As per Mutation Entry No. 301, dated 07.06.1960, Damodar Ragho Gaikar died approx 4 years back, having heirs 1. Raghunath , 2. Waman (20), 3. Balkrishna (Balaram) (18), 4. Chandrakant (14), 5. Anant (10), 6. Pandurang (8), 7. Atmaram (6), 8. Sudam (4) and 3 daughters – 1. Tai Pandurang, 2. Janabai Gopal, 3. Shantabai Kusha Parange, said daughters moved in to their in-laws and wives – 1. Chandrabhagabai and 2. Bhimabai. Raghunath Damodar Gaikar was recorded as head of the joint family for the land bearing survey numbers mentioned in the adjoining column.

ii) As per Mutation Entry No. 612, dated 07.02.1998, in respect of the land mention herein, Conveyance deed dated 23.10.1991 amounting to Rs.1,49,000/- was executed by 1. Raghunath Damodar Gaikar for self and Power of Attorney of 1. Balaram Damodar Gaikar, 2. Arun Waman Gaikar, 3. Kishor Anant Gaikar, 4. Pandurang Damodar Gaikar, 5. Chandrakant Damodar Gaikar, 6. Atmaram Damodar Gaikar, 7. Sudam Damodar Gaikar in favour of Motiram Narayan Patil was recorded as per A-Statement (Apatrak).

iii) As per Mutation Entry No. 717, dated 01.12.1998, in respect of the land mention herein, is owned by Shri. Motiram Narayan Patil, the land was mortgage by his son Shri. Ramchandra Motiram Patil with Maharashtra Rajya Khadi Gramudyog Mandal Alibaug for



loan of Rs.30,892/-. Said encumbrance/boja was recorded as per "Ja. K. Karz Boja 98/4127" dated 30.11.98 in the other right column.

iv) As per Mutation Entry no. 794 dated 20.01.2006, vardi on 20.01.2006, boja of Rs.34,325/- as loan from Maharashtra Rajya Khadi Gramudyog Mandal Alibaug for the business of "poultry" was recorded in the other right column in respect of the land mention herein. Shri. Motiram Narayan Patil repaid the entire amount of the said loan. Mandal issued the statement about the repayment of the loan amount "Boja Radd रद्द Raigad 3400" dated 20.01.2006, referring which the encumbrance / boja was deleted.

v) As per Mutation Entry No. 809, dated 15.07.2006, entry of Conveyance deed dated 09.01.2006 amounting to Rs. 3,00,000/- was executed by Motiram Narayan Patil through his Constituted Attorney Ramchandra Motiram Patil in favour of Ram Niwas Banwaridas Agarwal, residing at A Wing 604, Shikharkunj Upper Govind Nagar, Malad (East) Mumbai. Mutation was recorded as per A-Statement (Apatrak) and Taluka Hukum no. Hakkanond/Kat/4/475/2006.

vi) As per Mutation Entry No. 843, dated 16.05.2007, in respect of the land mention herein, Conveyance Deed dated 05.04.2007 amounting to Rs.46,49,500/- executed by Ramniwas Banwaridas Agarwal through his Constituted Attorney Ram Gosavi Thakur in favour of Shankar Maruti Mali, was recorded as per Index II and Taluka Hukum no. Hakkanond/200/2007 dated 16.05.2007.

vii) As per Mutation Entry No. 858, dated 18.08.2007, Conveyance deed dated 18.05.2007 amounting to Rs. 82,67,000/- executed by Shankar Maruti Mali and confirmed by M/s.



Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake, was recorded as per Index II and Taluka Hukum no. Hakkanond/Kat/4/257/2007 dated 24.05.2007.

viii) As per Mutation Entry No. 1046, as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. ३३३३/३३३ ३६०/३३-३, दि. ०३.०५.२०१६ 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
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13.	16	-		
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Spelling correction in the Name of Caviana Constructions

ix) As per Mutation Entry No. 1053, dated 30.05.2017, information received on 10.05.2017, by Sale (word as mentioned in the ferfar) M/s. Caviana Construction Pvt. Ltd. through its Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 16/0 area 2.0690 H.R. Sq. mtrs. Out of cultivating area 2.0690 H.R. sq. mtrs. and Pot Kharaba area 0.000 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khata No. 175) 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 other rights column copy of Index II of Confirmation Deed/Sale Deed Doc. No. 4437/2017 dated 26.04.2017 and in the court of Jr. Recovery Tribunal III Mumbai bearing order no.S.A.No. 251/2014, 322/2014 to 325/2014 & 330/2014 to 356/2014 dated 31.07.2014.and also remarks as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

x) Mutation Entry No. 1133 dated 07.06.2022, the order passed by Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No.

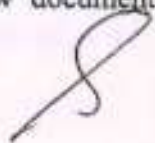
42/2020 dated 16th January, 2020 (change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 6, 10/2, 16, 17/1 and 17/2).

xi) As per Mutation Entry No. 1156 dated 17.09.2023 order issued by competent authority and Tahsildar bearing order no. Land/Kat-1/940/6348/Village – Pansil/ क.आ.प. /2023/4610/2023 dated 18.08.2023 interalia Survey nos. 6, 10/2, 16, 17/1 and 17/2 have been closed and converted old survey nos. as new Gut No. 6/1(N.A.) area admeasuring 57331.71 sq. mtrs. in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry.

(b) (i) Conveyance Deed dated 23.10.1991 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 4232/240/110 on 23.10.1991 executed by Shri. Raghunath Damodar Gaikar for self and constituted attorney of 1. Shri. Baliram Damodar Gaikar, 2. Shri. Kishor Anant Gaikar, 3. Shri. Pandurang Damodar Gaikar, 4. Shri. Chandrakant Damodar Gaikar, 5. Shri. Atmaram Damodar Gaikar and 6. Shri. Sudam Damodar Gaikar in favour of Shri. Motiram Narayan Patil.

(ii) Conveyance Deed dated 09.01.2006 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.76/2006 on 09.01.2006 executed by Shri. Motiram Narayan Patil through Shri. Ramchandra Motiram Patil, R/at Talegaon in favour of Shri. Ramniwas Banarsidas Agarwal.

(iii) Conveyance Deed dated 05.04.2007 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.2504/2007 on 05.04.2007 executed by Shri.



Ramnivas Banarasidas Agarwal through his Constituted attorney Shri. Ram Gosavi Thakur in favour of Shri. Shankar Maruti Mali.

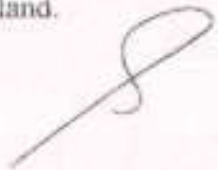
(iv) Conveyance Deed dated 18.05.2007 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.3809/2007 on 18.05.2007 executed by Shri. Shankar Maruti Mali and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake.

7. (a) (i) The land bearing Survey/Hissa No. 17/1 recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd.

i) Mutation Entry No. 280, Irrelevant

ii) As per Mutation Entry No. 442 dated 12.04.1970, the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1959 were implemented and accordingly District Inspector of Land Record (decimal) Kolaba has done the Aakar Band Conversion for the Village.

iii) As per Mutation Entry No.564 dated 30.06.1986, Smt. Sonabai Gopal Tandel, Janabai Baliram Mundhe, Manjibai Maya Tandel had undivided share in the aforesaid land. Besides that, they applied in writing for adding the names of their step sisters Rajubai Janu Mate and Bhagubai Dattatray Gatade in Kabjedar column because they were also having undivided share in the aforesaid land. Therefore their names were added and each of them hold 1/5th share in the aforesaid land.



iv) As per Mutation Entry No.573, dated 31.10.1987 for the aforesaid land, as legal heirs, names of daughters 1.Smt. Sonabai Gopal Tandel, 2. Janabai Baliram Mundhe, 3. Manjibai Maya Tandel, 4. Rajubai Janu Mate and 5. Bhagubai Dattatray Gatade are recorded, but as per vardi given by 1 to 5, actual physical possession is of Manjibai Maya Tandel for the aforesaid land.

v) As per Mutation Entry No.705, dated 04.09.1997, Conveyance deed dated 25.05.1990 executed by Manjibai Maya Tandel in favour of Anant Prakash Chandulal Aarya, for the consideration of Rs. 24,000/- was recorded as per Index II and Tahsildar, Khalapur's Hukum no. Hakkanond/Kat-1/327/1997 dated 21.08.1997. (As per Remarks by Circle Office Chowk, Potkharaba area does not tally, thus the entry got cancelled)

vi) As per Mutation Entry No.795, dated 20.01.2006, as per the vardi notice, Conveyance deed dated 20.01.2006 amounting to Rs.24,000/- was executed by Manjibai Maya Tandel in favour of Anant Prakash Chandulal Aarya, was recorded as per Index II and Tahsildar, Khalapur's Hukum no. Hakkanond/Kat-1/327/1997 dated 21.08.1997. (Complaint registered in Taluka)

vii) As per Mutation Entry no. 848 dated 09.07.2007, Conveyance Deed dated 27.06.2007 of Rs.18,00,000/- was executed by Anant Prakash Chandulal Arya through this Constituted Attorney Hemant Ramchandra Dake and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of M/s. Fiona Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake, and was recorded as per Index II and Taluka Hukum no. Hakkanond/Kat/4/2007 dated 07.07.2007.



viii) As per Mutation Entry No. 1053, dated 30.05.2017, information received on 10.05.2017, by Sale (word as mentioned in the ferfar) M/s. Fiona Constructions Pvt. Ltd. through its Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 17/1 area 0.8000 H.R. Sq. mtrs. Out of cultivating area 0.8000 H.R. sq. mtrs. and Pot Kharaba area 0.0000 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khata No. 175) 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 other rights column copy of Index II of Confirmation Deed/Sale Deed Doc. No. 4437/2017 dated 26.04.2017 and in the court of Jr. Recovery Tribunal III Mumbai bearing order no.S.A.No. 251/2014,322/2014 to 325/2014 & 330/2014 to 356/2014 dated 31.07.2014.and also remarks as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

ix) As per Mutation Entry No. 1068 as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. व.पु.अ./प्र.क्र. २८०/अ-२, 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
1.	17/1	-	-	Khata No. 115

x) Mutation Entry No. 1133 dated 07.06.2022, the order passed by Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No. 42/2020 dated 16th January, 2020 (change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 6, 10/2, 16, 17/1 and 17/2).



xi) As per Mutation Entry No. 1156 dated 17.09.2023 order issued by competent authority and Tahsildar bearing order no. Land/Kat-1/940/6348/Village – Pansil/ क.जा.प. /2023/4610/2023 dated 18.08.2023 interalia Survey nos. 6, 10/2, 16, 17/1 and 17/2 have been closed and converted old survey nos. as new Gut No. 6/1(N.A.) area admeasuring 57331.71 sq. mtrs. in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry.

(b) (i) Sale Deed dated 25.05.1990 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 587/134/114 on 25.05.1990 executed by Shri. Manjibai Maya Tandel in favour of Shri. Anant Prakash Chandulal Arya.

(ii) Conveyance Deed dated 27.06.2007 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.4963/2007 on 27.06.2007 in respect of Survey/Hissa No.17/1 executed by Anant Prakash Chandulal Arya through his Constituted Attorney Hemant Ramchandra Dake and confirmed by M/s. Maxpro Associates through Partner Rajesh Ramchandra Dake in favour of M/s. Fiona Construction Pvt. Ltd. through Rajesh Ramchandra Dake.

8. (a) (i) The land bearing Survey/Hissa No. 17/2 recorded on 7/12 extract in the kabjedar column in the name of Persipina Developers Pvt. Ltd.

i) As per Mutation Entry No.573, dated 31.10.1987 in respect of the land mention herein, by heirship, names of daughters 1.Smt. Sonabai Gopal Tandel, 2. Janabai Baliram Mundhe, 3. Manjibai Maya Tandel, 4. Rajubai Janu Mate and 5. Bhagubai Dattatray Gatade are recorded for the land mentioned herein, as per vardi given by Sonabai and others, actual physical possession is of all of them.



ii) As per Mutation Entry No. 732, dated 16.12.2000, Sonubai Gopal Tandel died on 06.08.2000 leaving behind 4 legal heirs – 1. Ramdas Gopal Tandel – Son – 37, 2. Tanubai Sudam Kadpe – Daughter – 42, 3. Ranjana Pradeep Shirke – Daughter – 32 and 4. Gopal Hasu Tandel – Husband – 72. Entry was recorded as per Waras Register no.51.

iii) As per Mutation Entry No. 736, dated 02.02.2001, Gopal Hasu Tandel died on 21.01.2001 leaving behind 3 legal heirs – 1. Ramdas Gopal Tandel – Son, 2. Tanubai Sudam Kadpe – Daughter and 3. Ranjana Pradeep Shirke – Daughter. Entry was recorded as per Waras Register no.52.

iv) As per Mutation Entry No.797, dated 20.01.2006, Conveyance deed dated 25.05.1990 of Rs.29,000/- to bring on record, mentioned in the entry as executed by Ramdas Gopal Tandel, Tanubai Sudam Kadpe, Ranjana Pradeep Shirke, Janabai Baliram Mundhe, Manjibai Maya Tandel, Rajubai Janu Mate, Bhagubai Dattu Gatade in favour of Anant Prakash Chandulal Aarya, was recorded as per Index II and Taluka Hukum. (Name of Ramadas Gopal Tandel reflected in M.E. No. 797, however in Sale Deed Dated 25.05.1990 being seller his name and signature not reflected therein and also in the Index II)

v) As per Mutation Entry No. 832 dated 27.02.2007, Conveyance Deed dated 03.07.2006 of Rs.13,05,275/- was executed by Anant Prakash Chandulal Arya in favour of M/s. Caviana Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake, and was recorded as per Index II and Taluka Hukum no. Hakkanond/Kat-1/93/2007 dated 21.02.2007.

vi) As per Mutation Entry No. 1053, dated 30.05.2017, information received on 10.05.2017,



by Sale (word as mentioned in the ferfar) M/s. Caviana Construction Pvt. Ltd. through its Director Rajesh Ramchandra Dake interalia in respect of Survey/Hissa No. 17/2 area 0.7350 H.R. Sq. mtrs. Out of cultivating area 0.7350 H.R. sq. mtrs. and Pot Kharaba area 0.0000 sq. mtrs. in favour of Persipina Developers Pvt. Ltd. (Khata No. 175) 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 other rights column copy of Index II of Confirmation Deed/Sale Deed Doc. No. 4437/2017 dated 26.04.2017 and in the court of Jr. Recovery Tribunal III Mumbai bearing order no.S.A.No. 251/2014,322/2014 to 325/2014 & 330/2014 to 356/2014 dated 31.07.2014.and also remarks as non agricultural use compulsory as per Maharashtra Govt. Gazette dated 01.01.2016 subject to conditions.

vii) As per Mutation Entry No. 1069 as per directions of Tahasildar Dist Raigad dated 07.05.2016 published Govt. Gazette No. रा.प्र.अ./प्र.क्र. १८०/र-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
1.	17/2	-	-	Khata No. 109 Caviana Constructios Pvt. Ltd.

ix) Mutation Entry No. 1133 dated 07.06.2022, the order passed by Collector, Raigad bearing No. Tenancy/KT-2/Case- Change/Persipina Developers Pvt. Ltd./Application No. 42/2020 dated 16th January, 2020 (change of use from bonafide industrial use to Integrated Township Project and permission is granted as per the provisions of Sec. 63/1(A) interalia in respect of S/H. Nos. 6, 10/2, 16, 17/1 and 17/2).



x) As per Mutation Entry No. 1156 dated 17.09.2023 order issued by competent authority and Tahsildar bearing order no. Land/Kat-1/940/6348/Village – Pansil/ ३३३३/2023/4610/2023 dated 18.08.2023 interalia Survey nos. 6, 10/2, 16, 17/1 and 17/2 have been closed and converted old survey nos. as new Gut No. 6/1(N.A.) area admeasuring 57331.71 sq. mtrs. in the name of M/s Persipina Developers Pvt. Ltd. is mutated under this Mutation entry.

(b) (i) Sale Deed dated 25.05.1990 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No. 586/134/113 on 25.05.1990 executed by Smt. Sonubai Gopal Tandel, Smt. Janabai Baliram Mundhe, Smt. Manjibai Maya Tandel, Smt. Sajubai Janu Mate and Smt. Bhagubai Dattu Gatade in favour of Shri. Anant Prakash Chandulal Arya.

(ii) Conveyance Deed dated 03.07.2006 duly registered in the office of the Sub-Registrar of Assurances-Karjat below document No.2596/2006 on 03.07.2006 executed by Anant Prakash Chandulal Arya in favour of M/s. Cavianna Construction Pvt. Ltd. through Director Rajesh Ramchandra Dake.

Common Documents executed in respect of earlier Survey/Hissa Nos. 37/1A, 41/1B, 41/1C, 41/2 and 43/5 of Village- Talegaon and Survey/Hissa Nos. 6/0, 16/0, 17/1 and 17/2 of Village Pansil, Taluka -Khalapur, District-Raigad, except Survey/Hissa No. 43/2 of Village Talegaon and earlier Survey/Hissa No. 10/2 of Village – Pansil, Taluka Khalapur, District Raigad.

a) Lease Deed dated 22.06.2007 interalia in respect of the land mention herein, duly registered in the office of the Sub-Registrar of Assurances- Karjat below document KJR-4902/2007 on 26.06.2007 executed by M/s. Fiona Construction Pvt. Ltd. through Sanjay

Harkishor Parekh in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Rajesh Ramchandra Dake .

b) Lease Deed dated 26.06.2007 interalia in respect of the land mention herein, duly registered in the office of the Sub-Registrar of Assurances- Karjat below document KJR-4903/2007 on 26.06.2007 executed by M/s. Caviana Construction Pvt. Ltd. through Sanjay Harkishor Parekh in favour of M/s. Sunny Vista Realtors Pvt. Ltd. through Rajesh Ramchandra Dake .

c) Mortgage Deed dated 02.02.2010 registered in the in the office of the Sub-Registrar of Assurances Panvel below Document No. PVL-1359/2010 dated 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.

d) Confirmation Deed dated 30.03.2017 together with Sale Certificate dated 30.10.2014, dully registered in the the office of the Sub-Registrar of Assurances Panvel below Document No. PVL-4437/2017 dated 26.04.2017 executed by Punjab National Bank through AGM Rajesh Kumar Gupta in favour of Persipina Developers Pvt. Ltd. through Authorised Signatory Santosh Ukhalkar.

e) The Indenture of Mortgage dated 24th January, 2025 duly registered vide document sr. no. 585/2025 on 24.01.2025 in the office of Sub-Registrar of Assurances, Panvel-1. In terms Facility Agreement together with Credit Agreement Letter dated 22 November 2024 issued by ICICI Bank to Mr. Niranjan Hiranandani of Persipina Developers Pvt. Ltd. and sanction Letter dated 02.12.2024 issued by Aditya Birla Finance Ltd. to Persipina Developers Pvt. Ltd., the Indenture of Mortgage dated 24 January 2025 executed by Persipina developers Pvt. Ltd. (Borrower) in favour of Beacon Trusteeship Limited (Security Trustee), acting as security trustee for benefit of the Lenders i.e. ICICI Bank Limited and Aditya Birla Finance



Limited (collectively Lenders, including their transferees, novates, successors and assigns) in relation to creation of mortgage on the Larger Land, including the said property as identified therein, loan availed by Borrower from Lenders, subject to terms and conditions mentioned therein. Therefore, entire movable Fixed and Current assests of project (Present and Future) in the Project stand hypothecated /charged to Beacon Trusteeship Limited (Security Trustee) including intealia Part -B property being RZ-05 as per Maser Layout Plan dated 04th March,2022 bearing No. MSRDC/SPA/ITP-1/Master Layout Approval/2022/336 approved by the Maharashtra State Road Developemnt Corporation Limited, comprising of that piece or parcel of land admeasuring in aggregate 65,937.483 square meters and bearing Gut No. 41/1 of Village Talegaon and Gut No. 6/1 of Village Pansil as per Architech Certificate dated 19th December 2024 issued by Arch. Gunisha Sethi Saniyal (enrollment no. CA/2014/63903) and forming part of Larger Township as notified vide locational clearance dated 30.12.2017 bearing no. TPS 1717/240/C.R. 73/17/UD-12 issued by the Government of Maharashtra, Urban Development Department interalia to the land and building etc. including the said property, situate lying and being at village Talegaon and Panshil, Taluka Khapalpur and District Raigad alongwith the present and future FSI to be loaded thereon, in the Locality famously known as Hiranandani Fortune City.

Sr. No.

1. 7/12 extracts as on date of application for registration

a) Survey/Hissa No. 41/1 of Village - Talegaon, Taluka - Khalapur, Dist.- Raigad.

Mutation Entries: 5, 7, 9, 19, 20, 23, 28, 32, 40, 46, 51, 65, 68, 81, 88, 107, 133, 153, 154, 155, 162, 181, 208, 274, 318, 401, 477, 518, 520, 528, 542, 543, 558, 571, 586, 675, 738, 770, 771, 798, 799, 831, 878, 888, 931, 933, 937, 938, 939, 944, 953, 958, 962, 967, 986, 987, 991, 1007, 1021, 1026, 1036, 1050, 1074, 1127, 1185, 1203, 1245, 1263, 1268, 1284, 1285, 1298, 1319, 1339, 1365, 1378, 1383, 1408, 1475.



b) Survey/Hissa No. 6/1 of Village - Pansil, Taluka - Khalapur, Dist.- Raigad.

Mutation Entries: 260, 280, 301, 412, 416, 442, 564, 573, 612, 619, 639, 705, 706, 717, 751, 793, 794, 795, 796, 809, 843, 844, 848, 858, 914, 1046, 1053, 1066, 1067, 1068, 1069, 1133, 1156.

2. Search Report for 30 years from 1996 taken from Sub-Registrar office at Khalapur dated 28.03.2025.

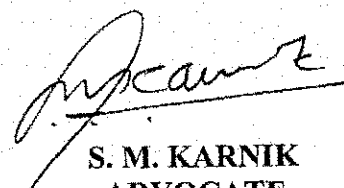
Litigation

That a letter/certificate dated 15.03.2025 issued by Adv. Rajendra Godbole of the Developer, in respect of earlier Survey/Hissa No. 43/2 of Village- Talegaon, Taluka- Khalapur, out of the said property stating therein that Spl. Civil Suit No. 163/2017 filed in the court of Hon'ble Civil Judge (Senior Division) at Panvel by Smt. Rajubai Lad as plaintiff against Persipina Developers Pvt. Ltd. and others, however as on to-day no interim or final order/ Judgment passed by Hon'ble Court against the Defendants including Persipina Developers Pvt. Ltd. and suit is pending for further hearing.

In the aforesaid facts and circumstances the title of Persipina Developers Pvt. Ltd. (the Purchaser) appears good, clear and marketable, subject to creation of mortgage intealia in respect of the land above referred to, created by the Persipina Developers Pvt. Ltd. in favour of Beacon Trushteeship Ltd. vide Deed of Mortgage dated 24.01.2025 which is registered below Sr. No. 585/2025 on 24.01.2025 in the office of Sub-Registrar of Assurances Panvel-1, and further subject to correct Schedule I, Part -B, i.e. Details of the Second Mortgaged Properties of Indenture of Mortgage dated 24th January 2025, the name of the Taluka Khalapur instead of Taluka Panvel.

Thane.

Date: 28th March, 2025.


S. M. KARNIK
ADVOCATE