

MRS. DEEPALI NINAD WAVEKAR

Advocate High Court

G - 56, Eternity Commercial Premises, Teen Hath Naka, L. B. S. Marg, Thane (W) 400604

Mobile No.: - 91 - 98213 70721

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PNB/iRAM/230-0097

Annexure - IV
Date :10.02.2023

SPECIAL REPORT ON TITLE

Reg : All that Piece and Parcel of Office/Unit No. 104, on the 1st floor, admeasuring 238.70 sq. ft. Carpet area (22.18 Sq.mtrs Carpet i.e. 26.62 Sq.ft. Built up area) with loft area 60 Sq.ft Carpet area (6.69 Sq.mtrs Built up area), in the B building, known as "**Master Mind-I**" and now society known as "**Master Mind-I Premises Co-operative Society Ltd**"., in Royal Palms, , constructed on a land bearing CTS No. 1627 Survey No. 169 (Part), Unit No. 26, Aarey Milk Colony, Goregaon (E), Mumbai-400065 at Village Marol (Maroshi), Taluka Borivali and Dist. Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Mumbai Suburban and Sub-District Borivali.


Belonging to:- Mr. Uday Chandrakant Padwal and Mrs. Poonam Uday Padwal

Sr. No.	Aspects to be considered	Counsel's Statement
A.	<u>PARTICULARS</u>	
	1. Name of the borrower with the Address:-	Mr. Uday Chandrakant Padwal Mrs. Poonam Uday Padwal Address :- Room No. 13, Building No. 5-B, Shirish CHSL, Gen A.K. Vaidya Marg, Near IT Park, NNP, Goregaon (E), Mumbai-400065.
	2. Name of the Person offering Mortgage with Parentage/ constitution and address	Mr. Uday Chandrakant Padwal Mrs. Poonam Uday Padwal Address :- Room No. 13, Building No. 5-B, Shirish CHSL, Gen A.K. Vaidya Marg, Near IT Park, NNP, Goregaon (E), Mumbai-400065.
	3. Details of property to be Mortgage As per title Deeds As per present position	All that Piece and Parcel of Office/Unit No. 104, on the 1 st floor, admeasuring 238.70 sq. ft. Carpet area (22.18 Sq.mtrs Carpet i.e. 26.62 Sq.ft. Built up area) with loft area 60 Sq.ft Carpet area (6.69 Sq.mtrs Built up area), in the B building, known as " Master Mind-I " and now society known as " Master Mind-I Premises Co-operative Society Ltd "., in Royal Palms, , constructed on a land bearing CTS No. 1627 Survey No. 169 (Part), Unit No. 26, Aarey Milk Colony, Goregaon (E), Mumbai-400065 at Village

		Marol (Maroshi), Taluka Borivali and Dist. Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Mumbai Suburban and Sub-District Borivali
B.	<u>INVESTIGATION :-</u> 1.Details of the title deeds / documents (including Link Deeds / Parent deeds) to be deposited for creation of the mortgage	
	<ol style="list-style-type: none"> 1. Copy of Registered Sale Deed dated 10.07.2020 executed between M/s. Purshottam R. Patel HUF through its Karta Mr. Purshottam R. Patel therein referred to as the 'Transferors' of the One Part with Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal therein referred to as the 'Transferees' of the Second Part along with stamp duty paid receipt. 2. Copy of Registration Receipt dated 10.07.2020 registering the said agreement under document no. BRL-6-4526-2020 under receipt no. 4959. 3. Copy of Index II in respect of the said Sale Deed dated 10.07.2020. 4. Copy of Registered Deed of Transfer dated 15.09.2008 executed between Balakrishna Nambiar Proprietor of M/s. Fibro Industrial Insulation as the Transferor of the One Part and Mr. Purshottam R. Patel , a Hindu Undivided Family (HUF) through their karta and Manager Shri. Purshottam R. Patel as the Transferees of the Other Part. 5. Copy of Registration Receipt dated 15.09.2008 registering the said agreement under document no. BRL-1-06815-2008 under receipt no. 6856. 6. Copy of Index II in respect of the said Deed of Transfer dated 15.09.2008. 7. Copy of Registered Agreement for sale dated 15.06.2005 executed between Royal Palms (India) Pvt ltd formerly known as Amir Parks and Amusement Pvt ltd as the Owners of the One Part and Mr. Balakrishna Nambiar partner of M/s. Fibro Industrial Insulation as the Purchaser of the Other Part. 8. Copy of Registration Receipt dated 15.06.2005 registering the said agreement under document no. BRL-4-03281-2005 under receipt no. 3292. 9. Copy of Index II in respect of the said Agreement for sale dated 15.06.2005. 10. Copy of Title certificate dated 03.03.2000 issued by Consulta Juris. 11. Copy of commencement certificate dated 23.10.2003 issued by Municipal Corporation Greater Mumbai under outward no. CHE /8108/BP(WS) / AP. 12. Copy of Share Certificate issued by Master Mind-I Premises Co-op. Society ltd 13. Copy of Occupancy Certificate dated 28.07.2006 under ref. No. CHE/8108/BP/BP/(WS)AP issued by Municipal Corporation of Greater Mumbai. 	
	2.Whether certified copies have been obtained from the Registrar's office.	Certified copy is awaited.
	3. Whether the documents in hand are compared with the certified copies and Whether the documents given raise any doubt or suspicion?	Certified copy is awaited. As and when received I will issue Supplementary report Documents not raise doubts
	4.Whether particulars of registration as number & date and page particulars as given in the title deed shown to the	Yes, particulars of registration as number & date and page particulars as given in the title deed tally with particulars as stated in the records of

	counsel tally with particulars as stated in the records of the registrar's office.	the registrar's office
	5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Certified copy is awaited. As and when received I will issue Supplementary report
	6. Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Certified copy is awaited. As and when received I will issue Supplementary report
	7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variation be specified, what is its effect?	Certified copy is awaited. As and when received I will issue Supplementary report
	8. Whether the property has been mutated in the name of the person offering the mortgage.	Index II have been issued in favour of present owner.
	9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated.	YES (Equitable mortgage shall be created at notified area)
	10. Whether there is any bar under local law for creation of the mortgage of the property to be mortgaged.	No.
	11. Whether there is any restriction regarding sale of property to be mortgaged.	No
	12. Whether all the approvals, clearance / sanctions required for creation of the mortgaged have been obtained.	Yes, occupation certificate issued by Municipal Corporation of Greater Mumbai
	13. Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Under Joint ownership / no minors interest involved
	14. Whether the property to be mortgage has been acquired under Land Acquisition Act, 1894?	No
	15. Whether Urban Land Ceiling Act is applicable in the state where the property is located?	Permissions have been taken
	16. In case of leasehold property, whether permission / NOC from the lesser is required for creation of mortgage? Whether permission of the lesser / NOC is obtained?	Not applicable
	17. What is the rate of sharing of unearned income with lesser, the event of sale of the property?	Not Applicable

	18. Whether copy of title deed favoring lesser (other than Govt.) is made available to examine the validity of the lease?	Not Applicable
	19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable
	20. Whether any permission of Income Tax Authorities / Assessing officer is required under the provision of Income Tax Act for creation of mortgage or any certificate is to be submitted to the bank to show that no dues are outstanding to the Income tax Department?	No
	21. In respect of agriculture land, whether land is declared surplus or under consolidation of holding?	Land is converted for non agricultural purpose
	22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor?	Not Applicable
	23. Whether the mortgaged property is enforceable under SARFAESI Act-2002	Yes


Mrs. Deepali N. Wavekar
 Advocate



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ANNEXURE – V

Date :10.02.2023

CERTIFICATE

To,
The Chief Manager,
Punjab National Bank,
IRAM, BKC, Mumbai

Reg : All that Piece and Parcel of Office/Unit No. 104, on the 1st floor, admeasuring 238.70 sq. ft. Carpet area (22.18 Sq.mtrs Carpet i.e. 26.62 Sq.ft. Built up area) with loft area 60 Sq.ft Carpet area (6.69 Sq.mtrs Built up area), in the B building, known as “**Master Mind-I**” and now society known as “**Master Mind-I Premises Co-operative Society Ltd**”, in Royal Palms, , constructed on a land bearing CTS No. 1627 Survey No. 169 (Part), Unit No. 26, Aarey Milk Colony, Goregaon (E), Mumbai-400065 at Village Marol (Maroshi), Taluka Borivali and Dist. Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Mumbai Suburban and Sub-District Borivali
As requested, I have conducted the legal investigation of the title and made a Search of records in the registration office and other offices as required in the matter.

Belonging to :- Mr. Uday Chandrakant Padwal and Mrs. Poonam Uday Padwal

I have answered all the queries in the Special Report which is enclosed. I hereby certify that, the registration particulars – numbers, date and page particulars, etc. as shown in the original title deed and contents thereof tally with the information. As stated in the record of office of sub-Registrar/Registrar of Assurances as well as with certified copy of the title deed, which was obtained by me, is enclosed with this Certificate. (Certified Copy awaited I will issue supplementary Certificate as and when receive the certified copy)

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed. (I have applied for Certified Copy. A separate Certificate shall be issued by me as and when I receive the certified copy)

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 2010 to 2023 does not disclose any encumbrances/disclose encumbrances as stated therein.

I have not given opinion earlier on investigation of title relating to the same property.

I find No defects in the title of the person offering mortgage

I hereby certify that Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal have clear, valid and marketable title over the above said property and they are competent to create the equitable mortgage.

The valid mortgage can be created by deposit of the following original title deeds.

1. Original Registered Sale Deed dated 10.07.2020 executed between M/s. Purshottam R. Patel HUF through its Karta Mr. Purshottam R. Patel therein referred to as the 'Transferors' of the One Part with Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal therein referred to as the 'Transferees' of the Second Part along with stamp duty paid receipt.
2. Original Registration Receipt dated 10.07.2020 registering the said agreement under document no. BRL-6-4526-2020 under receipt no. 4959.
3. Original Index II in respect of the said Sale Deed dated 10.07.2020.
4. Original Registered Deed of Transfer dated 15.09.2008 executed between Balakrishna Nambiar the Proprietor of M/s. Fibro Industrial Insulation as the Transferor of the One Part and Mr. Purshottam R. Patel , a Hindu Undivided Family (HUF) through their karta and Manager Shri. Purshottam R. Patel as the Transferees of the Other Part.
5. Original Registration Receipt dated 15.09.2008 registering the said agreement under document no. BRL-1-06815-2008 under receipt no. 6856.
6. Original Index II in respect of the said Deed of Transfer dated 15.09.2008.
7. Original Registered Agreement for sale dated 15.06.2005 executed between Royal Palms (India) Pvt ltd formerly known as Amir Parks ad Amusement Pvt ltd as the Owners of the One Part and Mr. Balakrishna Nambiar partner of M/s. Fibro Industrial Insulation as the Purchaser of the Other Part.
8. Original Registration Receipt dated 15.06.2005 registering the said agreement under document no. BRL-4-03281-2005 under receipt no. 3292.
9. Original Index II in respect of the said Agreement for sale dated 15.06.2005.
10. Original Share Certificate issued by Master Mind-I Premises Co-op. Society Ltd in favour of Balakrishna Nambiar bearing Share certificate no.SC – 006 having shares from nos.0031 to 0035.
11. Copy of Occupancy Certificate dated 28.07.2006 under ref. No. CHE / 8108 / BP / BP / (WS) AP issued by Municipal Corporation of Greater Mumbai.
12. Latest maintenance bill and electricity bill in respect of the said office
13. Copy of latest Property Tax bill issued in respect of the said office / Building.
14. Original NOC from Society to mortgage the said flat in favour of Punjab National Bank.

Encl: 1. Special Report, 2. Chain of Title 3. Certified Copy (awaited) 4. Search Report


Mrs. Deepali N. Wavkar
Advocate



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Date :10.02.2023

CHAIN OF TITLE

Reg : All that Piece and Parcel of Office/Unit No. 104, on the 1st floor, admeasuring 238.70 sq. ft. Carpet area (22.18 Sq.mtrs Carpet i.e. 26.62 Sq.ft. Built up area) with loft area 60 Sq.ft Carpet area (6.69 Sq.mtrs Built up area), in the B building, known as **"Master Mind-I" and now society known as "Master Mind-I Premises Co-operative Society Ltd".**, in Royal Palms, , constructed on a land bearing CTS No. 1627 Survey No. 169 (Part), Unit No. 26, Aarey Milk Colony, Goregaon (E), Mumbai-400065 at Village Marol (Maroshi), Taluka Borivali and Dist. Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Mumbai Suburban and Sub-District Borivali.

- a) From perusal of agreements and documents placed before me it reveals me that Prior to June 1990, the Trustees of A. H. Wadia Charity Trust, were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of agricultural land bearing Survey No. 169 (Part), CTS No. 1627 admeasuring area 240 Acres equivalent to 975272.50 Sq.mtrs., at Village Marol (Maroshi), Taluka Borivali and Dist. Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Mumbai Suburban and Sub-District Borivali (hereinafter referred to as the said larger property).
- b) One Amir Ahmed Nensey offered to purchase the above property to the Trustee of the said trust and the trustees of the said Trust by their letter dated 08.11.1981 of the said trust and the Trustee of the said Trust by their letter dated 08.11.1981 accepted the said offer of the said Amir ahmed nensey for the purchase of the above property.
- c) The trustees of the said trust by their letter dated 08.11.1981 addressed to the said Amir Ahmed Nensey recorded that they have handed over to him the possession of the said property for protecting from the same from encroachment and or otherwise.
- d) The charity commissioner, Maharashtra State by his order dated 11.01.1982 sanctioned the sale of the above property under Section 36 of Bombay public Trust act, 1950. The disputes and differences arose between the said Amir Ahmed Nensey filed a suit in the High Court of Judicature at Bombay being Suit no.1745 of 1983 against the Trustees of the said trust inter alia for the specific performance of the said Agreement for sale of the above property
- e) The said disputes and differences between the said Amir Ahmed Nansey and the trustees of the said trust were settled and Amir parks and Amusement Pvt. Ltd. were joined therein as party to the said suit as Plaintiff no.3 and parties to the said suit have filed the consent terms dated 14.06.1990. and consent decree to operate as a conveyance was passed in favour of Amir Parks and Amusements Pvt. Ltd.
- f) By and under a Consent decree dated 14.06.1990 as common decree in suit No. 1745 of 1983 and suit No. 1657 of 1987 passed by the Hon'ble Court of Mumbai, the said Trust sold, transferred and conveyed the said larger property to the Amir Parks and Amusement Pvt. Ltd. (hereinafter referred to as the Owners).
- g) In the premises aforesaid, the owners are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said larger property as owners thereof.

- h) The Appropriate Authority appointed under Chapter X-C of the Income Tax Act by its order dated 14.08.1990 granted its permission and no objection under section 269 – UC (3) for the sale of the above property.
- i) The said larger property falls under “No Development Zone” under the sanctioned Development Plan for Greater Bombay and consequently a) Construction of structures on the said larger property or any part thereof is regulated as provided under regulation 60 of the Development Control Regulation, 1991 and b) No sub-division of the said larger land is permissible and the said larger property is to vest in one owner as stipulated in the Government of Maharashtra guidelines for development under such zones by their letter Nos. DCR/2218/UD/11 dated 10.10.1994.
- j) Under the aforesaid regulation 60 of the Development Control regulation as modified by a notification dated 17.02.2000 issued by the Government of Maharashtra, Development of information Technology Establishment (pertaining to software only) with residential development is allowed, subject to certain conditions set out in the said notification dated 17.02.2000 and as such the owners are desirous of developing a part of the said larger property for construction of Information Technology Establishment in the form of a building to be known as “Master Mind – I” by utilization of FSI available for such development under the aforesaid Development Control Regulation, 1991.
- k) Pursuant to the application of the said owners, the Municipal Corporation of Greater Mumbai has granted its Intimation of Disapproval (IOD) on bearing No. CHE/8108/BP(WS)/AP dated 25.09.2003 and its Commencement Certificate dated 23.10.2003.
- l) Director of Industries vide their letter dated 12.04.2004 issued letter of intent to private information Technology Park for Master Mind (Bldg. B, E and F).
- m) The certificate of title dated 03.03.2000 issued by Advocates firm Consulta Juris.
- n) The developer obtained all the necessary permissions from the competent authority and constructed Complex by name Master Mind-I.
- o) By an Agreement for sale dated 15.06.2005, Royal Palms (India) Pvt Ltd formerly known as Amir Parks and Amusement Pvt Ltd have agreed to sale of Office/Unit No. 104, on the 1st floor, admeasuring 238.70 sq. ft. Carpet area (22.18 Sq.mtrs Carpet i.e. 26.62 Sq.ft. Built up area) with loft area 60 Sq.ft Carpet area (6.69 Sq.mtrs Built up area), in the B building, known as “**Master Mind-I**” in Royal Palms, , constructed on a land bearing CTS No. 1627 Survey No. 169 (Part), Unit No. 26, Aarey Milk Colony, Goregaon (E), Mumbai-400065 at Village Marol (Maroshi), Taluka Borivali and Dist. Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Mumbai Suburban and Sub-District Borivali to Mr. Balkrishna Nambiar partners of M/s. Fibro Industrial Insulation on the terms and conditions mention therein. said agreement is registered at under Sr. No. BRL-4/03281/2005 dated 15.06.2005.
- p) After completion of construction of I. T. E. Bldg. B”, Municipal Corporation of Greater Mumbai issued Occupancy Certificate dated 28.07.2006 under No. CHE / 8108 / BP / BP (WS) AP comprising Ground + 5 upper floors. subject office is on 1st floor.
- q) Flat Purchasers have formed society by name Master Mind-I Premises Co-operative Housing Society Ltd. Said society registered under the provision of Maharashtra Co-operative Societies Act 1960 bearing Registration No. MUM/W-P/GNL (O)/1689/ of 2007-2008 dated 03.10.2007 said society admitted Balakrishna Nambiar as a member and issued share certificate to that effect bearing Share certificate no. SC-006 having shares from nos. 0031 to 0035 on 26.12.2007.
- r) From perusal of agreement dated 15.06.2005 it seems that Mr. Balkrishna Nambiar have mortgaged the said Office in favour of Bank of Maharashtra.
- s) By an Deed of Transfer dated 15.09.2008, Balakrishna Nambiar the Proprietor of M/s. Fibro Industrial Insulation have agreed to transfer and sold of Office/Unit No. 104, on the

1st floor, admeasuring 238.70 sq. ft. Carpet area (22.18 Sq.mtrs Carpet i.e. 26.62 Sq.ft. Built up area) with loft area 60 Sq.ft Carpet area (6.69 Sq.mtrs Built up area), in the B building, known as **"Master Mind-I"** and now society known as **"Master Mind-I Premises Co-operative Society ltd"**., in Royal Palms, , constructed on a land bearing CTS No. 1627 Survey No. 169 (Part), Unit No. 26, Aarey Milk Colony, Goregaon (E), Mumbai-400065 at Village Marol (Maroshi), Taluka Borivali and Dist. Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Mumbai Suburban and Sub-District Borivali (**hereinafter referred to as the said office**) to Purshottam R. Patel, a Hindu Undivided Family (HUF) through their Karta and Manager Shri. Purshottam R. Patel on the terms and conditions mention therein. said deed of transfer is registered at Sr. No. BRL-1/6815/2008.

- t) By virtue of Sale deed dated 10.07.2020, M/s. Purshottam R. Patel HUF through its Karta Mr. Purshottam R. Patel sold, transferred and conveyed their right title and interest in respect of (**hereinafter referred to as the said office**) to Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal for the total consideration of Rs. 24,41,000/- and upon the terms and conditions mentioned therein in the said agreement. Stamp duty of Rs. 1,62,000/- and registration charges of Rs.30,000/- duly paid on the said agreement. said agreement is registered at under Sr. No. BRL-6/4526/2020 dated 10.07.2020.
- u) Said society admitted Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal as a member and transferred the share certificate in their faovur

Mrs. Deepali N. Wavkar
Advocate



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Annexure V-B

Date :10.02.2023

SEARCH REPORT

Account : Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal

Bo: Punjab National Bank, iRAM, BKC, Bandra, Mumbai.

Search reports relates to searches made in :-

a) Sub-Registrar office –**Yes, I have taken online search from the Sub registrar office at Borivali and other relevant offices**

b) Registrar of companies –**Not Applicable.**

c) Courts –**Not Applicable**

d) Other offices-

a. Offices of Co-op Society- **Yes.**

b. Development Authority-**yes**

e) Any other Documents

1. Receipt for payment of Municipal Taxes etc.

a. **The office of Sub-Registrar / Registrar of Assurance.**

i. **There is no system of issue of encumbrance certificate in the office of Sub registrar**

2. I have taken search in the Sub-Registrar office vide Challan bearing No. MH01471108202223E dated 02.02.2023 and personal search was carried out by me for the purpose. Inspection was made for the period from February 2010 to 01.02.2023 at sub registrar / offices at Borivali and other relevant offices.

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: **NOT APPLICABLE**

4. **Inspection of court records disclosed:- NOT APPLICABLE**

5. **Searches made /inspection carried out in the Registration offices following disclosed:-**



YEAR	TRANSACTION
2010	Available Index II are checked
2011	Available Index II are checked
2012	Available Index II are checked
2013	Available Index II are checked

2014	Available Index II are checked
2015	Available Index II are checked
2016	Available Index II are checked
2017	Available Index II are checked
2018	Available Index II are checked
2019	Available Index II are checked
2020	Registered Sale Deed dated 10.07.2020 executed between M/s. Purshottam R. Patel HUF through its Karta Mr. Purshottam R. Patel of the One Part with Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal of the Second Part. Said agreement is registered at Sr. No. BRL-6/4526/2020 dated 10.07.2020
2021	Available Index II are checked
2022	Available Index II are checked
2023	Available Index II are checked

6. A study of the following documents disclosed :

Details of documents perused	Information
Registered Sale Deed dated 10.07.2020 executed between M/s. Purshottam R. Patel HUF through its Karta Mr. Purshottam R. Patel of the One Part with Mr. Uday Chandrakant Padwal & Mrs. Poonam Uday Padwal of the Second Part	Said agreement is registered at Sr. No. BRL-6/4526/2020 dated 10.07.2020
Registered Deed of Transfer dated 15.09.2008 executed between Balakrishna Nambiar the Proprietor of M/s. Fibro Industrial Insulation of the One Part and Mr. Purshottam R. Patel , a Hindu Undivided Family (HUF) through their karta and Manager Shri. Purshottam R. Patel of the Other Part.	Said agreement is registered at Sr. No. BRL-1/06815/2008 dated 15.09.2008
Registered Agreement for sale dated 15.06.2005 executed between Royal Palms (India) Pvt ltd formerly known as Amir Parks and Amusement Pvt ltd of the One Part and Mr. Balakrishna Nambiar partner of M/s. Fibro Industrial Insulation of the Other Part.	Said agreement is registered at Sr. No. BRL-4-03281-2005 dated 15.06.2005

Defects noticed are indicated in the Certificate given by me: - None



Mrs. Deepali N. Wavkar
 Advocate