

Maharashtra Regional &
Town Planning Act, 1966.
Appointment of Mumbai
Metropolitan Regional Development
Authority as Special Planning
Authority for Development of
Recreation and Tourism
Development Zone in lands from
villages Manori & Gorai (Municipal
Corporation of Gr. Mumbai) and
Uttan, Pali, Chowk, Tarodi, Dongari
(Mira Bhayander Municipal
Corporation).

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated : 24th August, 2004.

NOTIFICATION

No. TPB 4304/CR-234/04/UD-11:

Whereas Development Plan of R - Ward of Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said plan No.1") has been sanctioned by Government vide Urban Development Department's Notification No. TPB 4392/6279/93/UD-11(RDP) dated 4/5/1993 which inter alia includes proposals from village Gorai under Sub-section (1) section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

Whereas Development Plan of P/South Ward of Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said plan No.2") has been sanctioned by Government vide Urban Development Department's Notification No. TPB 4392/66176/UD-11(RDP) dated 15/3/1993 which inter alia includes proposals from village Manori under Sub-section (1) section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas, the Municipal Corporation of Gr. Mumbai is the Planning Authority for said Plan No.1 & 2 in terms of section 2(19) of the said Act;

And whereas, Development Plan of Mira Bhayander Municipal Corporation (hereinafter referred to as the said Plan No.3) has been sanctioned by Government vide Urban Development Department's Notification No. TPS 1298/9411/CR-89/98/UD-12 dated 25/8/2000 under sub section (1) of section 31 of the said Act, which inter alia includes proposals from revenue villages Uttan, Pali, Chowk, Tarodi, Dongari;

And whereas, Mira Bhayander Municipal Council is the planning Authority for the said plan No.3 in the terms of section 2(19) of the said Act;



And whereas, the Mumbai Metropolitan Regional Development Authority (hereinafter referred to as "the said Authority") has been established under the Bombay Metropolitan Region Development Authority Act, 1974 (Maharashtra Act IV of 1975) for the purpose of planning, coordinating and supervising the proper, orderly and rapid development of the areas in the Bombay Metropolitan Region and for executing plans, projects and schemes for such development in the areas within its jurisdiction;

And whereas, the revised regional plan for the area within jurisdiction of said authority (hereinafter referred to as "the said regional plan") has been sanctioned by Government vide Urban Development Department Notification No. "PS 1297/1094/CR-116/97/UD-12 dated 23/9/99 (hereinafter referred to as "the said notification");

And whereas, in view of the strategic location of lands from villages Manori and Gorai forming part of the said plan No.1 and lands from village Uttan, Pali, Chowk, Tarodi, Dongri Dist. Thane forming part of the said Plan No.3, and necessity to plan the area from these villages for bearing developed as Recreation and Tourism Development Zone, Government while sanctioning the said regional plan has notified this area as the area to be developed as "Recreation and Tourism Development Zone" (hereinafter referred to as "the said Area") vide para 38(4) of the report of the said plan;

And whereas, the proposals of the said Regional Plan also lays down that the said authority shall function as Special Planning Authority vide para 39 of the report of the said plan;

Now therefore, in exercise of powers vested in it, under clause of sub-section (1) of section 40 of the said Act and all the powers enabling in it in this behalf Govt. hereby appoints the said authority as the "Special Planning Authority" for said area comprising of villages as aforesaid for development of said area as "Recreation and Tourism Development Zone" and also provide necessary amenities and take up infrastructural work connected therewith within the said area more specifically defined in the schedule herein below:

SCHEDULE

All that areas bounded on -

North: Northern boundary of village Chowk of Thane District upto Vasai creek and extending upto Northern boundary of village Tarodi of Thane district upto Vasai creek.

East: Eastern Boundary of village Tarodi of Thane district upto creek extending upto Eastern boundary of village Dongari Thane district upto creek, thereafter eastern boundary of village Dongari, Thane District upto creek, thereafter eastern boundary of village Uttan of Thane district. Eastern boundary of Gorai village of district Borivali thereafter extending upto eastern boundary of Manori village upto Manori creek.

South: Southern boundary of village Manori along Manori creek.

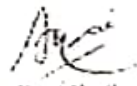


West: Western boundary of village Chavli district Thane along Arabian Sea
West: Western boundary of village Pal of Thane district along Arabian Sea then after
Western boundaries of village Gorai district Borivli along the Arabian Sea
hereafter western boundaries of village Kinson of district Borivli along Arabian
Sea

A copy of the plan showing the boundaries by pink colour of the area
within the limits of villages is kept open for inspection of the public at the office
of the -

- 1) Metropolitan Commissioner, Mumbai Metropolitan Regional
Development Authority, Bandra Kurla Complex, Bandra (E),
Mumbai 400 051.
- 2) The Divisional Commissioner, Mumbai Division, Mumbai.
- 3) The Municipal Commissioner, Municipal Corporation of Gr.
Mumbai, Mumbai.
- 4) The Collector, Mumbai Suburban District, Mumbai.
- 5) The Additional Collector, Mumbai Suburban District, Mumbai.
- 6) The Chief Engineer (DP) Municipal Corporation of Gr. Mumbai,
Mumbai.
- 7) The Municipal Commissioner, Mira Bhayander Municipal
Corporation.
- 8) The Director of Town Planning, Maharashtra State, Pune.
- 9) The Dy. Director of Town Planning, Brihanmumbai.

By order and in the name of the Governor of Maharashtra,

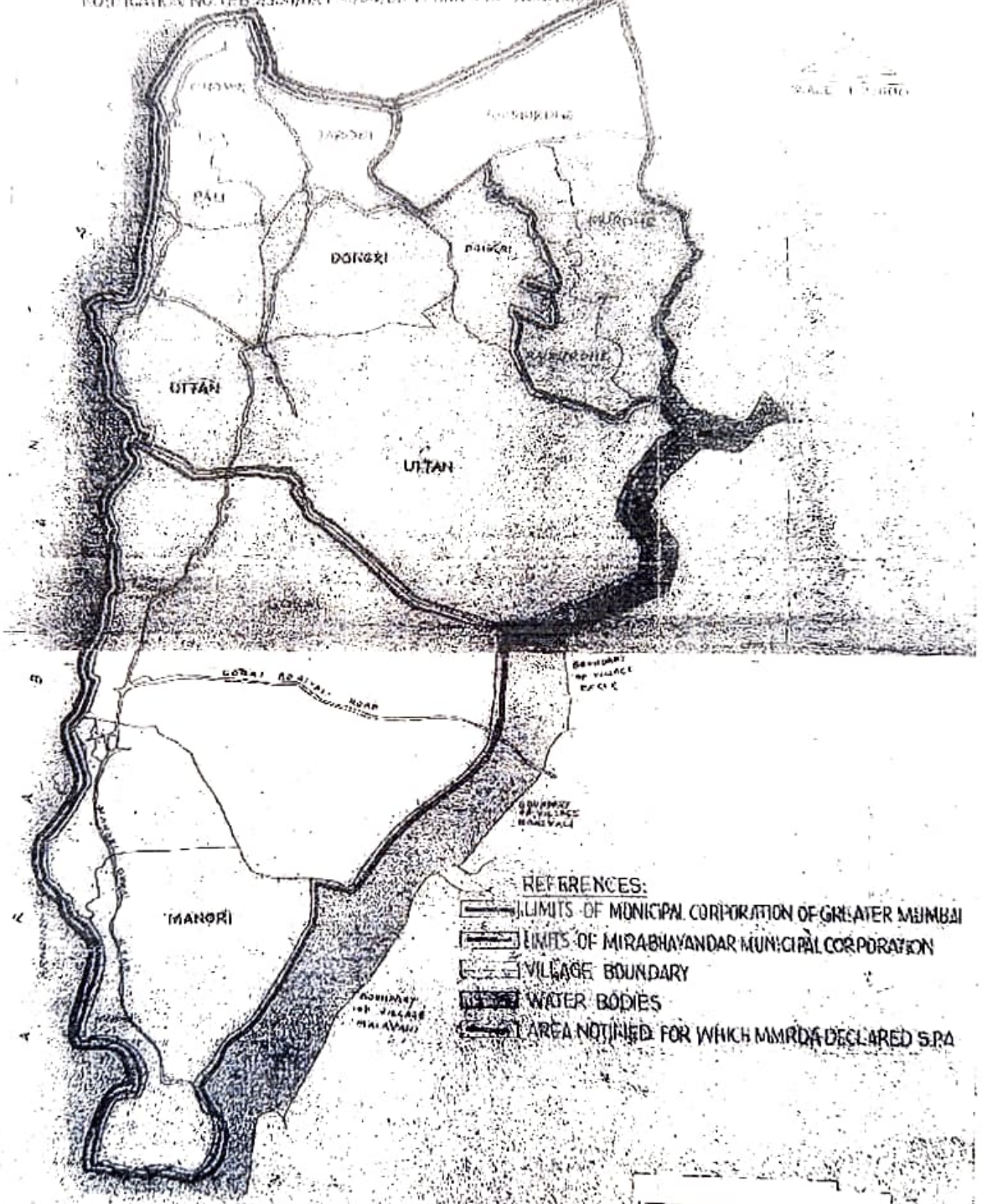

(S.R. Kini)

Under Secretary to Government.



PLAN SHOWING THE BOUNDARIES OF VILLAGES DEFINED IN THE SCHEDULES UNDER NOTIFICATION NO. TPE 4304/GR 2/M/04/D/11 DATED 24/8/2004.

AS SPECIAL PLANNING AUTHORITY UNDER THE MUMBAI ACT, 1966 UNDER URBAN DEVELOPMENT DEPARTMENT'S NOTIFICATION NO. TPE 4304/GR 2/M/04/D/11 DATED 24/8/2004.



- REFERENCES:**
- LIMITS OF MUNICIPAL CORPORATION OF GREATER MUMBAI
 - LIMITS OF MIRABHAYANDAR MUNICIPAL CORPORATION
 - - - VILLAGE BOUNDARY
 - WATER BODIES
 - AREA NOTIFIED FOR WHICH MMRDA DECLARED SPA

PLAN SHOWING THE BOUNDARIES OF VILLAGES DEFINED IN THE SCHEDULES UNDER NOTIFICATION NO. TPE 4304/GR 2/M/04/D/11 DATED 24/8/2004.

(Signature)

(S.V. DESHPANDE)
OFFICER ON SPECIAL DUTY
URBAN DEVELOPMENT DEPARTMENT





D. P. MEHTA
F. J. SIDHWA
J. P. KAPADIA
M. KHATLAWALA
MORRIS
RAJNI DINKAR
RAJAS KASBEKAR
SHREYAS PATEL
DAMODAR G. DESAI

LITTLE & CO.

(REGISTERED)

ADVOCATES & SOLICITORS
CENTRAL BANK BUILDING, 3RD FLOOR,
M. G. ROAD, FORT, MUMBAI 400 001.
INDIA

TEL. : +91-22 2265 2719
2270 3219
2270 3224
FAX. : +91-22 2265 9918
2267 0563

email : mumbai@littlecompany.com

YOUR REF. :

OUR REF. :

AM/ESJ/

TITLE CERTIFICATE

Dated: 5th June, 2014

LIFE INSURANCE CORPORATION OF INDIA
Central Office, "Yogakshema", Jeevan Bima Marg,
Nariman Point, Mumbai - 400 021.

Kind Attn: Mr. P. Sridhara Rao,
Chief (Investment- Operations)

Re: Essel Infraprojects Ltd.

A. SCHEDULE OF THE PROPERTY:

All that piece and parcel of land situated at Village - Gorai, Taluka - Borivali and in the Registration Sub-District of Bandra, Mumbai, bearing Survey No. 269 admeasuring 450.39 acres.

B. DISCLAIMER FOR THE TITLE CERTIFICATE:

We have been instructed by Life Insurance Corporation of India ("LIC") to carry out a legal due diligence with respect to the Property owned by Essel Infraprojects Limited (the "Company").

1. The principal part of our title due diligence exercise has been the review of the documents made available to us. These disclosed documents that we have reviewed are highlighted in the accompanying title certificate, (hereinafter referred to as "this Certificate").

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2. In connection with this Certificate you should note that:
- a. The accuracy of this Certificate necessarily depends on the documents made available to us, which we reasonably believe to be true, complete, accurate and not misleading;
 - b. We also believe that all documents, responses and other information provided to us, whether oral or written, are accurate and complete. Further, we have not verified the original documents which are in the custody of the **Bank of Maharashtra**; but have relied upon the photocopies of documents provided to us by the Company and believe that these photocopies conform to the original underlying documents. In the course of this due-diligence, we have obtained clarifications and answers to our queries from Mr. Anand Chalwade, Executive Vice President (Corporate Strategy, Planning & Business Development); Mr. Dinesh S. Kanodia, Asst. Vice President (Corporate Finance & Strategy) and Mr. Shubham Shree, Asst. Vice President (Corporate Finance) of the Company;
 - c. In the course of due-diligence, we have been provided with a Search Report dated 28th May, 2014, issued by Mr. Siraj Patel (Search Clerk) Mumbai for the Property and believe the same to be true, accurate and not misleading. We also believe that the search conducted at the Office of the Sub-Registrar of Assurances is subject to the availability of records and also to records being torn and mutilated. We therefore disclaim any

Dgt



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responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated;

- d. Further, we have relied on a copy of the ROC Search Report dated 4th April, 2014 of the records of the Company available with the Registrar of Companies, Mumbai, issued by M/s. Mayekar and Associates, Company Secretaries, provided to us by the Company and have not verified the contents thereof by carrying out independent searches, either at the office of the concerned Registrar of Companies or on the Website of the Ministry of Company Affairs, which search is subject to the availability of records with the concerned Registrar of Companies or the Ministry of Company Affairs on the date of inspection. We therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records either at the office of the concerned Registrar of Companies or on the Website of the Ministry of Company Affairs on the date of inspection;
- e. We have not undertaken searches of any other public registers in the course of our enquiries;
- f. We have not issued or caused the issue of public notice in the newspapers while investigating the title of the said Property;
- g. We have limited our review to a factual analysis of existing arrangements. We have not attempted to comment on the permits and sanctions obtained or to be obtained, business, commercial, financial, planning, insurance, tax or accounting

Dgt



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implications of the disclosed information and no view or opinion is expressed on provisions in the disclosed documents relating to such matters; and

- h. We have not made any attempts to authenticate any of the signatures on the documents provided to/obtained by us and assume the same to be true and genuine.
3. This Certificate should not be regarded as a substitute for reading the disclosed documents and should be read in full.
4. The scope of our assignment does not extend to updating this Certificate for events and circumstances occurring after the dates on which this Certificate is made.
5. The reader of this Certificate agrees that Little & Co., its partners, associates, employees and agents, neither owe nor accept any duty or responsibility to it, whether in contract or in tort (including without limitation, negligence and breach of statutory duty) and shall not be liable in respect of any loss, damage or expense of whatsoever nature which is caused by any use the reader may choose to make of this Certificate of which is otherwise consequent upon gaining access to this Certificate by the reader.

Dgd



A handwritten signature in black ink is written over a red circular stamp. The stamp contains the text "LITTLE & CO. CHARTERED ACCOUNTANTS" around the perimeter. The signature is a stylized, cursive script.

TITLE CERTIFICATE

Re: All that piece and parcel of land situated at Village - Gorai, Taluka - Borivali and in the Registration Sub-District of Bandra, Mumbai, bearing Survey No. 269 admeasuring 450.39 acres, hereinafter referred to as the "said Property".

Pursuant to instructions received from **Life Insurance Corporation of India ("LIC")**, we have carried out a legal due diligence of the said Property owned by Essel Infraprojects Limited (the "Company") and have accordingly issued this certificate in favour of LIC.

I. LIST OF DOCUMENTS

In course of the said investigation, we have examined the following:

- (i) A copy of the Mutation Entry No. 213 dated 19th April, 1932 as certified on 19th July, 1998;
- (ii) A copy of the Mutation Entry No. 376 dated 3rd October, 1940 as certified on 19th July, 1998;
- (iii) A copy of the Order dated 26th June, 1981 passed by the Hon'ble Bombay High Court in the Suit No. 42 of 1972 ;
- (iv) A copy of the Certificate of Sale dated 26th June, 1981, issued by the Prothonotary and Senior Master, Bombay High Court;
- (v) A copy of the Order dated 13th July, 1989 passed by the Hon'ble Bombay High Court in the Company Petition No. 23 of 1989 connected with Company Application No. 309 of 1988 sanctioning the scheme of amalgamation;
- (vi) A copy of the fresh Certificate of Incorporation dated 20th April, 1992, consequent upon change of name in the matter of Essel Amusement Parks (India) Limited;

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- (vii) A copy of the Mutation Entry No. 1535 dated 31st May, 1997 as certified on 15th May, 2012;
- (viii) A copy of the Notification dated 24th August, 2004, bearing No. TPB 4304/CR-234/04/UD-11 issued by the Urban Development Department of the Government of Maharashtra;
- (ix) A copy of the Deed of Reconveyance dated 5th December, 2006 registered under Serial No. BDR-11/9148/2006 on 5th December, 2006, executed by Oriental Bank of Commerce in favour of Pan India Paryatan Limited;
- (x) A copy of the fresh Certificate of Incorporation dated 20th February, 2007 consequent upon change of name in the matter of Pan India Paryatan Limited;
- (xi) A copy of the Mutation Entry No. 1753 dated 12th December, 2005 as certified on 18th May, 2012;
- (xii) A copy of the Memorandum of Record of Equitable Mortgage dated 26th April, 2012;
- (xiii) The original Search Report dated 28th May 2014 of the records available at the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Goregaon and Borivali - 2,3,5 & 7, issued by Mr. Siraj Patel (Search Clerk), Mumbai ("Search Report"), a copy of which is annexed hereto and marked as "ANNEXURE - I"; and
- (xiv) A copy of the ROC Search Report dated 4th April, 2014 issued by M/s. Mayekar and Associates, Company Secretaries, which is annexed hereto and marked as "ANNEXURE - II".

The Company has provided us the photocopies of all the abovementioned documents i.e. from (i) to (xiii) for our reference and verification. We have not verified the original documents, save and except (xii), but have relied upon the said photocopies. We have assumed that all documents executed by the parties therein are within the capacity and powers of and have been validly

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authorised and executed and are binding on the parties thereto in accordance with the applicable laws of India.

We have also perused the original Declaration dated 5th June, 2014, made by the Company, a copy of which is annexed hereto and marked as "ANNEXURE - III".

II. TITLE CHAIN OF THE SAID PROPERTY

The Title chain of the said Property derived by us is as follows:

- (i) From a copy of the Mutation Entry No. 213 dated 19th April, 1932 as certified on 19th July, 1998, it appears that one Wamanrao Shamrao was the Owner/Kabzedar of various properties including the said Property. Upon the death of Wamanrao Shamrao on 16th July, 1932, the names of his heirs Sunderlal Shamrao, Moreshwar Wamanrao and Pandurang Wamanrao were taken on record.
- (ii) From a copy of the Mutation Entry No. 376 dated 3rd October, 1940 as certified on 19th July, 1998, it appears that pursuant to a Release Deed dated 29th February, 1940, Sunderlal Shamrao released his rights and interest in respect of various properties including the said Property in favour of the said Pandurang Wamanrao and Moreshwar Wamanrao.
- (iii) Thereafter, it appears that certain disputes arose amongst the heirs of Pandurang Wamanrao and Moreshwar Wamanrao in respect of certain lands including the said Property, pursuant to which a Suit bearing No. 42 of 1972 was filed in the High Court of Judicature at Bombay (OOC) by one Shreepad Moreshwar Velkar as the "Plaintiff" therein against Sarala S. Zaoba (executrix of the Will of one Sulochana P. Velkar), Jaiwant Pandurang Velkar, Anant Pandurang Velkar, Sushila Moreshwar Velkar and 5 (five) others as the "Defendants" therein. Pursuant to the Order passed in the said suit, various properties including the said Property were sold by the

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Commissioner for Taking Accounts to one M/s. Skipper Village Resorts on 24th May, 1981 which subsequently nominated Spot Builders Private Limited as the "Purchaser". By an Order dated 26th June, 1981 made by the Hon'ble Bombay High Court the sale of all the said properties including the said Property in favour of Spot Builders Private Limited was confirmed.

- (iv) Pursuant to the aforesaid Bombay High Court Order dated 26th June, 1981, a Certificate of Sale dated 26th June, 1981 was issued by the Prothonotary and Senior Master, Bombay High Court, in favour of Spot Builders Private Limited as the nominee of M/s. Skipper Village Resorts. Thus, Spot Builders Private Limited became the owner of the said Property.
- (v) Thereafter, by an Order dated 13th July, 1989 passed by the Hon'ble Bombay High Court in Company Petition No. 23 of 1989 connected with Company Application No. 309 of 1988 filed before the High Court of Judicature at Bombay (OOC), Spot Builders Private Limited was amalgamated with Essel Amusement Parks (India) Limited with effect from 1st July, 1988, and thereby, *inter alia*, all the properties of Spot Builders Private Limited (including the said Property) were transferred to and made to vest in Essel Amusement Parks (India) Limited, without any further act or deed, subject to charges affecting the same. Essel Amusement Parks (India) Limited, thus, became the owner of the said Property.
- (vi) Thereafter, as recorded in the fresh Certificate of Incorporation dated 20th April, 1992 issued by the Additional Registrar of Companies, Maharashtra, Bombay, Essel Amusement Parks (India) Limited changed its name to Pan India Paryatan Limited.
- (vii) From a copy of the Mutation Entry No. 1535 dated 31st May, 1997 as certified on 15th May, 2012, it appears, *inter alia*, that by an Order bearing Ref. No. RTS-2796/Case No.347/M-6 dated 17th May, 1997

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issued by the Revenue Minister of Maharashtra, the name of Pan India Paryatan Limited has been mutated in respect of *inter alia*, the said Property.

- (viii) As per the Notification dated 24th August, 2004, bearing No. TPB 4304/CR-234/04/UD-11 issued by the Urban Development Department of the Government of Maharashtra, the said Property falls in the "Recreation and Tourism Development Zone" and the Mumbai Metropolitan Region Development Authority has been appointed as the Special Planning Authority in respect of the area falling within the said "Recreation and Tourism Development Zone".
- (ix) Thereafter, as recorded in the fresh Certificate of Incorporation dated 20th February, 2007 issued by the Deputy Registrar of Companies, Maharashtra, Mumbai Pan India Paryatan Limited (which was previously incorporated on 7th July, 1987 as Essel Amusement Parks (India) Limited) changed its name to Essel Infraprojects Limited i.e. the Company herein.
- (x) It appears from a copy of the Mutation Entry No. 1753 dated 12th December, 2005 as certified on 18th May, 2012, that the name of the Company has been mutated on record with respect to, *inter alia*, the said Property.
- (xi) By way of a Memorandum of Record of Equitable Mortgage dated 26th April, 2012 which was franked on 23rd April, 2012 for a value of Rs.20,00,000/- (Rupees Twenty Lakhs only), the Company has created a first charge and security on the said Property by way of equitable mortgage by deposit of title deeds in order to secure the payment of a working capital term loan of Rs.100,00,00,000/- (Rupees One Hundred Crores only) granted to Pan India Infrastructures Private Limited by Bank of Maharashtra.
- (xii) We further observe that in certain records/documents, the Survey Number of the said Property is mentioned as 269/0 or 269 and in

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certain other records/documents; the Survey Number is mentioned as 269/1. However, there appears no discrepancy in the area of the said Property, which remains the same i.e. 450.39 acres.

III. SEARCH IN THE PUBLIC RECORDS FROM 1974-2014

We have been provided with a Search Report dated 28th May 2014 issued by Mr. Siraj Patel (Search Clerk), Mumbai, who has carried out a search of the records available at the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Goregaon and Borivali - 2, 3, 5 & 7, for a period of 40 (Forty) years; and find that this Search Report corroborates our findings with respect to the title of the said Property. We further observe as follows:

- (i) By way of a Mortgage Deed registered under Serial No. BDR-5/7426/2003 on 11th September 2003, a charge was created on, *inter alia*, the said Property by Pan India Paryatan Limited in favour of Global Trust Bank Limited.
- (ii) Pursuant to a Reconveyance Deed registered under Serial No. BDR-11/9148/2006 on 5th December, 2006, the said Property and other properties were reconveyed by Oriental Bank of Commerce to Pan India Paryatan Limited. The Company has provided us with a copy of this Reconveyance Deed and we observe that Global Trust Bank Limited was merged with the Oriental Bank of Commerce with effect from 14th August, 2004.

IV. SEARCH IN THE RECORDS OF THE MINISTRY OF CORPORATE AFFAIRS

We have reviewed a copy of the ROC Search Report dated 4th April, 2014 of the records of the Company available with the office of the concerned Registrar of Companies and on the Website of the Ministry of Company Affairs and observe that, as on the date of this ROC Search Report, other than the first charge created in favour of the Bank of Maharashtra by way of

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equitable mortgage in order to secure the payment of loans aggregating to Rs.300,00,00,000/- (Rupees Three Hundred Crores only) granted to the Company and to Pan India Infrastructures Private Limited, no other charge is subsisting upon the said Property.

V. DECLARATION BY THE COMPANY

The Company has provided us with a declaration dated 5th June, 2014 stating that as on the date of the declaration; the Company has a clear and marketable title to and is in possession of the said Property. The Company further declares that it has created no encumbrances on the said Property, save and except a first charge in favour of Bank of Maharashtra by way of equitable mortgage and that consequently, all the title deeds pertaining to the said Property have been deposited by the Company with the Bank of Maharashtra on 26th April, 2012 and there are no other title deeds of the said Property, other than those so deposited with the Bank of Maharashtra. The Company has also declared that although, in certain records/documents, the Survey Number of the said Property is mentioned as 269/0 or 269 and in certain other records/documents; the Survey Number is mentioned as 269/1, there is no discrepancy in the area i.e. 450.39 acres, which remains the same under both Survey Numbers and both these Survey Numbers refer to the same parcel of land i.e. the said Property.

Conclusion:

From our perusal of the documents provided for our review, we certify that the title of the Company i.e. Essel Infraprojects Limited to the said Property is clear, marketable and free from all encumbrances, save and except the first charge created in favour of the Bank of Maharashtra by way of equitable mortgage in order to secure the payment of loans aggregating to Rs.300,00,00,000/- (Rupees Three Hundred Crores only) granted to the Company and to Pan India Infrastructures Private Limited.

ANNEXURE - I

Siraj Patel
(Search Clerk)
Mumbai.

Date : 28.05.2014

To,

Little & Co.
Advocates & Solicitors,
Central Bank Bldg.,
3rd floor, M. G. Road,
Fort, Mumbai 400 001.

SEARCH REPORT

Sir,

Re.: Land bearing Survey No. 269 adm. 450.39 Acres
situate lying and being at Village Gorai, Taluka
Borivali, Mumbai.

In the above matter as per your instructions, I have taken search of the Index No. II register available in the Offices of the concerned Sub-Registrar vide Receipt No. 0502238 dtd. 22.04.2014. The search note is reproduced as under ;

S.R.O. at Mumbai, Bandra, Goregaon and Borivali from 1974 to 2014 (40 years) :

Record Books at Mumbai (Manual Records)

1974	:	Record Books are torn
1975	:	Record Books are not available
1976 to 1981	:	Record Books are torn
1982	:	Nil
1983 to 1986	:	Record Books are torn
1987 to 1994	:	Nil (Some pages of Record Books are torn)
1995 to 1997	:	Nil
1998	:	Nil (Some pages of Record Books are torn)
1999 to 2000	:	Nil
2001 to 2003	:	Nil (Some pages of Record Books are torn)
2004 to 2006	:	Nil
2007 to 2008	:	Record Books not available.
2009	:	Record Books send for Binding
2010 to 2011	:	Nil
2012 to 2014	:	Record Books not ready.

Record Books at Bandra (Manual Records)

1983 to 1989	:	Record Books are torn
1990 to 1994	:	Nil
1995	:	Nil (Some pages of Record Books are torn)
1996 to 1998	:	Nil
1999	:	Nil (Some pages of Record Books are torn)
2000 to 2002	:	Record Books are torn
2003	:	Nil

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2004 : Record Books are torn
2005 to 2013 : Nil
2014 : Record Books are not ready

Record Books at Goregaon (Manual)

1995 : Nil (Some pages of Record Books are torn)
1996 to 1997 : Nil
1998 : Record Books are torn
1999 to 2013 : Nil
2014 : Record Books are not ready

Record Books at Borivali-2, 3, 5 & 7 (Computer)

2002 : Nil
2003 : ENTRY

Mortgage Deed dtd. 8th September, 2003 Registered under SL. No. BDR-5/7426/2003 on 11.09.2003 with Sub-Registrar, Borivali-2 executed by M/S. PAN INDIA PARYATAN LTD. through its General Manager Shamsunder Goyal through his authorized signatory A. Subramaniam in favour of M/S. GLOBAL TRUST BANK LTD. through its authorized signatory Ashok Chugh (in respect of land and construction bearing (1) Survey No. 219, 220, 222, 225, 268 to 270, 270A, admeasuring. 753.05 Acre, (2) Survey No. 219, 220, 222, 225, 268 to 270, 270A, A-B-1)

2004 : Nil
2005 : Nil
2006 : ENTRY

Recoveyance of Mortgage dtd. 2nd December, 2006 Registered under SL. No. BDR-11/9148/2006 on 05.12.2006 with Sub-Registrar, Borivali-5 executed by ORIENTAL BANK OF COMMERCE through its authorized signatory Raghavji Tiwari in favour of M/S. PAN INDIA PARYATAN LTD. through its authorized signatory Dinesh Kanodia (Mortgage Deed dtd. 8th September, 2003 Registered under SL. No. BDR-5/7426/2003 on 11.09.2003 with Sub-Registrar, Borivali-2) in respect of Survey No. 219, 220, 220/1, 222, 225, 225/1, 268, 269, 270/A-1, 270 B-1, admeasuring. 753.05 Acre.

2007 : Nil
2008 : Nil
2009 : Nil
2010 : Nil
2011 : Nil

2012 : Nil
2013 : Nil
2014 : Record Books are not ready

Record Books at Borivali-1, 4 & 6 (Computer)

2005 : Nil
2006 : Nil
2007 : Nil
2008 : Nil
2009 : Nil
2010 : Nil
2011 : Nil
2012 : Nil
2013 : Nil
2014 : Record Books are not ready

SCHEDULE

Land bearing Survey No. 269 adm. 450.39 Acres situate lying and being at Village Gorai,
Taluka Borivali, Mumbai.

NOTE : NIL IS SUBJECT TO MUTILATED RECORD AND TORN PAGES.

Yours faithfully,


Siraj Patel
Search Clerk

पा. न. नं. ७, ७-अ व १२

स. नं. २५९ हि. नं. ०

गांव मोरई

क्षेत्र लावणी लायक	ए	मुं
पोट खराबा	१०	२१
एकूण	२१०	३९
आकार	३९९-३	-
जुडी अधवा		
ज्यादा आकार		
याणी		

कवजेदार (२१३) (३०४) (०१०)
 (१५३५) (१०३३)
 (१४१६) (१२५०) (१६६०)
 इतर-इक्क
 (१४१६) (१२५०)
 मा. वि. वि. वि. मी. मी. मी.
 मा. मा. मा. मा. मा. मा.
 का. का. का. का. का. का.
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तालुका: जालंधर
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वर्ष	कूळ घ खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
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तयार तारीख ३१/१२/१९९३
 असाला बरहूकूम प्रवकल रुजू शरी.

तलाठी
 तलाठी रुझा मोरई
 तहसिल बोरीवली



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Search By Survey No Location

Select	उपविभाग	शुद्धी क्रमांक	नियमावली नदरिक्ता	ऑफिस दर	इकॉनॉमिक	ऑनलाइन	एकक (RS.)
<u>SurveyNo</u>	82/360A-भुभाग: गोराई गावातील गावठाणामधील खालील दर्शविलेल्या मिळकती.	20600	41500	47900	56700	41500	चौरस मीटर
<u>SurveyNo</u>	82/360B-भुभाग: गोराई गावातील एस्सेल वर्ल्ड मधील मिळकती.	21100	46600	51300	57800	46600	चौरस मीटर
<u>SurveyNo</u>	82/360-भुभाग: गोराई गावातील सर्व मिळकती.	22600	40200	44500	55600	40200	चौरस मीटर