

Sachin

SBE-form. Alt ①

|  |   |
|--|---|
| <b>BUILDER</b>                               | <b>M/S. GODREJ PROPERTIES LIMITED</b>   |
| <b>PROJECT</b>                               | <b>"GODREJ ASCEND PHASE III"</b>  |
| <b>RERA NUMBER</b>                           | <b>P51700049514</b>   |
| <b>PROJECT ADDRESS</b>                       | <b>"GODREJ ASCEND PHASE III"</b><br>Plot no 234/1,2 Part 41/1 part 39<br>Dhokali Thane -400607  |
| <b>BUILDER CONTACT PERSON &amp; EMAIL ID</b> | Norbert Mendes – 9821422860<br>NMENDES@godrejproperties.com   |
| <b>PROJECT TIE UP SOURCED BY</b>             | <b>SPBB MUMBAI</b><br><b>MR. SUNIL BHOSALE-9004074579</b><br><b><u>SBI.04205@SBI.CO.IN</u></b><br><br><b>AMOL SATARDEKAR : 9594428642</b><br><b>SBI SSL</b><br><i>Email ID:- amolsatardekar@gmail.com</i> |



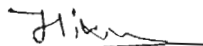
**CHECKLIST (Documents required for approving projects under BTU)**

Name of the Project: **GODREJ ASCEND PHASE - III**

| Sr. No. | Details   | N.A. | Date of receipt |
|---------|---|------|-----------------|
| 1       | Application on Builder's letter head signed by authorised signatory.  |      | ✓               |
| 2       | If 1st project of the firm, then detailed experience of Proprietors/ Partners/ Directors. Builder's letter head signed by authorised signatory.                                       |      |                 |
| 3       | Request Letter from builder for Project Tie Up arrangement on Builder's letter head signed by authorised signatory.   |      | ✓               |
| 4       | Certificate of Completion on Builder's letter head signed by authorised signatory. Along with copy of completion or occupancy certificate of these projects as well.                  |      | ✓               |
| 5       | Certificate of Conveyance done for past project (If applicable) on Builder's letter head signed by authorised signatory.  |      |                 |
| 6       | Authorised Signatory letter Builder's letter head signed by all authorised signatories with Specimen signature of all authorized signatory with mode of operation.                    |      |                 |
| 7       | CREDAI/ ISO certification copy if member else declaration stating not member on Builder's letter head signed by authorised signatory.   |      |                 |
| 8       | Land and Building Insurance copy else declaration stating not availed on Builder's letter head signed by authorised signatory.  |      |                 |
| 9       | Information About Project on Builder's letter head signed by authorised signatory.  |      | ✓               |
| 10      | Builder stake in project-Minimum 15% ( <b>Certificate issued by Chartered Accountant in original</b> ).   |      |                 |
| 11      | Affidavit cum declaration should be notarized.  |      |                 |
| 12      | Copy of N.A. Order with MTR Challan.  |      |                 |
| 13      | Copy of Commencement Certificate to construct.  |      | ✓               |
| 14      | Copy of Environmental Clearance Certificate wherever applicable.  |      | ✓               |
| 15      | Copy of Aviation NOC if applicable. Else declaration stating zone of aviation with height of the structure on Builder's letter head signed by authorised signatory.                   |      |                 |
| 16      | Copy of Water NOC.  |      |                 |
| 17      | Copy of Pollution NOC.  |      |                 |
| 18      | Copy of Fire NOC.   |      | ✓               |
| 19      | RERA Certificate with Details   |      | ✓               |
| 20      | If project loan availed, Copy of List of Original Documents duly signed by competent authority on Financers Letter Head.  |      | ✓               |
| 21      | If project loan availed, Copy of Indenture of Mortgage / Mortgage Deed.   |      |                 |
| 22      | If Previous/ Existing Litigation, Any Court Orders, Decree, Judgements regarding disputes related to the project. Revenue Court Order regarding Tahsildar, Divisional Collector, etc. |      |                 |
| 23      | Blue Print of approved Plan (Architect True/Certified Copy).  |      | ✓               |
| 24      | KYC of individual partners / directors / proprietor (Id and Address proof).   |      | ✓               |



| Sr. No. | Details   | N.A. | Date of receipt |
|---------|---|------|-----------------|
| 25      | KYC of POA holders/ Authorised Signatory (Id and Address proof).  |      | ✓               |
| 26      | PAN card of Firm / Co.  |      | ✓               |
| 27      | If Proprietor/ Partnership, Shop Act License.   |      | ✓               |
| 28      | Registered office Address Proof.  |      | ✓               |
| 29      | If Partnership/ LLP, copy of partnership deed with certificate of registration. POA for appointment of designated person to sign allotment letter/ NOC, demand letter / agreement to sale at registrar office.    |      | 4 ✓             |
| 30      | If Ltd./ Pvt. Ltd. Company, copies of Memorandum and Article of Association & board resolution appointing designated person to sign allotment letter/ NOC, demand letter / agreement to sale at registrar office. |      | ✓               |
| 31      | If Association of Persons/ Joint Venture, registered agreement,   |      |                 |
| 32      | Builder's three years Income Tax Returns including Balance sheet & Profit & Loss A/c.   |      |                 |
| 33      | Builder title search report from builders advocate for last 30 years.   |      | ✓               |
| 34      | Draft Agreement – RERA compliant.   |      | ✓               |
| 35      | Brochure of the project   |      | ✓               |
| 36      | Chain of Property Documents for last 30 years   |      | ✓               |



Signature:

Name of Sourcing Entity: MIRAMAN. B. JADHAV

Date :

Mobile No.: 8655364955

**Note:** List of documents above is only indicative. A standard Checklist of documents to be prepared by each centre in consultation with Law Department of the respective LHO and empanelled Advocates / Valuers taking into account the local / State building byelaws / other legal enactments for project approval.





भारतीय स्टेट बैंक  
भारतीय स्टेट बैंक  
State Bank of India

The Assistant General Manager HLST,  
State Bank of India,  
REH BU, LHO,  
Bandra Kurla Complex,  
Mumbai

SPBB/01/2023-24

06.06.2024

Respected Sir,

**BUILDER TIE UP: M/S. GODREJ PROPERTIES LIMITED**  
**PROJECT: GODREJ ACEND PHASE III**

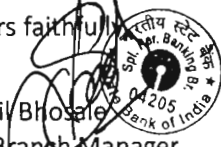
With respect to above, please find enclosed the following documents of the captioned developer for the project tie up of the captioned project.

1. Builder tie up letter along with Profile.
2. MAHA RERA Certificate
3. Minutes of Board of Directors
4. Memorandum of Association
5. Artical of Association
6. Chain Agreement
7. Plan Copy
8. Draft Agreement for Sale
9. 7/12
10. Deed
11. Certificate of Incorporation
12. Enviorment Certificate

Thanking you,

Yours faithfully,

Sunil Bhosale  
Dy.Branch Manager  
SPBB 04205



bank.sbi

+91 22 2267 9541 / 2267 1584

+91 22 2269 1623 / 2270 2847

+91 22 2266 2069 / 2267 9540

sbi.04205@sbi.co.in

Br. Code No. 04205

विशिष्ट वैयक्तिक बैंकिंग शाखा,  
मुंबई मुख्य शाखा भवन,  
गेट नं.1, हॉर्निमन सर्कल,  
मुंबई समाचारा मार्ग,  
फोर्ट, मुंबई - 400 023

विशिष्ट वैयक्तिक बैंकिंग शाखा,  
मुंबई मुख्य शाखा भवन,  
गेट नं.1, हॉर्निमन सर्कल,  
मुंबई समाचारा मार्ग,  
फोर्ट, मुंबई - 400 023

Sp. Personal Banking Branch.  
Mumbai Main Branch Bldg.,  
Gate No.1, Horniman Circle.  
Mumbai Samachar Marg,  
Fort, Mumbai - 400 023.

Godrej Properties Ltd.  
Regd. Office : Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai - 400 079. India  
Tel. : +91-22-6169 8500  
Fax : +91-22-6169 8888  
Website : www.godrejproperties.com  
CIN . L74120MH1985PLC035308

The Assistant General Manager  
State Bank of India,  
Home Loan Sales  
Local Head Office, Mumbai

Dear Sir,

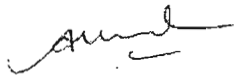
**REQUEST FOR TIE-UP ARRANGEMENT FOR Godrej Ascend Phase 2, Phase 3 and Phase 4**

**RERA Number: P51700046541, P51700049514 and P51700053668**

We M/s, **GODREJ PROPERTIES LIMITED** a Company, having its registered office at **Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikroli (East), Mumbai- 400079** are willing to enter into a Tie arrangement with your Bank for our Project **Godrej Ascend** situated at **Kolshet, Dist.at Thane (M Corp), Thane, PIN 400607.**

Yours faithfully,

**GODREJ PROPERTIES LIMITED**



**Authorized Signatory**







Godrej Properties Ltd.  
 Regd. Office : Godrej One,  
 5th Floor, Pirojshahagar,  
 Eastern Express Highway,  
 Vikhroli (E), Mumbai - 400 079. India  
 Tel. : +91-22-6169 8500  
 Fax : +91-22-6169 8888  
 Website : www.godrejproperties.com  
 CIN : L74120MH1985PLC035308

| Sr. No. | Parameter   | Particulars  |                               |   |
|---------|---|--|-------------------------------|---|
| 1       | Name of the Builder   | <b>GODREJ PROPERTIES LIMITED</b>   |                               |   |
| 2       | Registered Address  | 5th Floor, Godrej One,<br>Pirojshahagar, Vikhroli (East),<br>Mumbai – 400079 |                               |   |
| 3       | Address for correspondence  | 5th Floor, Godrej One,<br>Pirojshahagar, Vikhroli (East),<br>Mumbai – 400079 |                               |   |
| 4       | E-mail Id   | nmendes@godrejproperties.com   |                               |   |
| 5       | Website url, if any   | <a href="http://www.godrejproperties.com">www.godrejproperties.com</a>       |                               |   |
| 6       | Contact Person Name, Contact No., Email Id  | Norbert Mendes – 9821422860<br>nmendes@godrejproperties.com                  |                               |   |
| 7       | Date of establishment   | 2nd June 2016  |                               |   |
| 8       | Constitution  | Private Limited  |                               |   |
| 9       | If members of an Industry Body like Builder's Association etc. names of such bodies.  | No   |                               |   |
| 10      | Ratings from CRISIL/ICRA etc.   | No   |                               |   |
| 11      | Profile of the partners/directors   |  |                               |   |
|         | Sr. No  | Name   | Age                           | Qualifications  |
|         | 1   | Pirojsha Godrej  | 42                            | graduated from the Wharton School of Business in 2002, and completed his Masters in International Affairs from Columbia University in 2004. |
| 12      | <b>Details of last 2-3 residential projects executed by the same firm/company/promoters-<br/>Below Projects executed and developed by Godrej Properties Ltd. through its various subsidiaries</b> |  |                               |   |
|         | Project Name  |  | Godrej<br>Riverside           | Planet Godrej<br>Godrej Pine,<br>Edenwoods Complex  |
|         | Location  |  | Kalyan –<br>Mumbai            | Mahalaxmi –<br>Mumbai<br>Thane<br>Mumbai  |
|         | Whether approved by SBI?  |  | Yes                           | Yes   |
|         | If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks   |  | HDFC, ICICI, Axis, SBI        | HDFC, ICICI, Standard Chartred, Kotak, HSBC   |
|         | Month & Year of Commencement of Construction  |  | June 2007                     | Sept 2003<br>2008   |
|         | Present Status (Completed/Partially completed)  |  | Project Completed on May 2011 | Project Completed on June 2010<br>Project Completed in Feb 2010   |
|         | Total built up area of the project, in Sq.Mtr   |  | Approx 2,25,000 sq ft         | Approx 6,51,000 sq ft<br>Approx 24360 sq ft   |
|         | Number of floors  |  | 2 Bldgs.                      | 5 towers<br>13 towers   |

*Godrej*



|  |  |   |          |
|--|--|---|----------|
| No. of Dwelling Units in the project   | 15 Floors  | 46 Floors                               | 7 Floors |
| No. of units sold in the project   | 188  | 372                                     | 14       |
| Date of Occupancy Certificate  | May 2011   | June 2010                               | Feb 2010 |
| Date of conveyance   | 1 Feb 2013   | -                                       | -        |
| <b>13</b>  | <b>Details of the Present Project</b>  |   |          |
| Project Name   | <b>Godrej Ascend Phase 3</b>   |   |          |
| Location   | Survey Nos. 39, 40 & 41/1 situated at Mauje Dhokali, Taluka and District Thane<br>Survey Nos. 234/1, 234/2, 235 situated at Village Balkum, Taluka and District Thane  |   |          |
| Details of construction finance / loan, if any, availed by the builder for this project.   | NA   |   |          |
| Status of encumbrance of the project land  | No Encumbrances  |   |          |
| If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks   | Phase 1 Approved by all major Banks. APF in process with Banks and HFC's for Phase 3   |   |          |
| Month & Year of Commencement of Construction   | February,2024 (tentative)  |   |          |
| Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.) | Phases : 4<br>Phase-I- Tower 2 & 4 + MLCP + Retail.(G+1)+ Gr. Club house<br>Phase-II – Tower 3<br>Phase-III- Tower 5<br>Phase IV – Tower 1<br><br>No of Buildings: 5 Residential Towers + 1 MLCP Tower<br>No of Floors: 42/41<br>No of flats per building:<br>Tower 2 – 245 units (6 units per typical floor),<br>Tower 3 – 198 units (5 units per typical floor),<br>Tower 4 – 413 units (10 units per typical floor),<br>Tower 5 – 497 units (12 units per typical floor)<br>Possession Date:<br>Phase 1 – Apr -2028<br>Phase 2 – Dec-2028<br>Phase 3 – Oct-2029 |   |          |
| Total Carpet and Exclusive area of all flats in the project in Phase 3, in Sq. Mt.   | <b>Total Carpet and Exclusive Area of PH 3 :- Total RCA – 21965.3 smt</b><br><b>Total App. Area- 868.51 smt. approx. (Excluding Free of FSI areas)</b>   |   |          |
| No. of Dwelling Units in the project   | <b>Total no of flats – 497 approx. in Phase 3 (Tower 5)</b>  |   |          |
| No. of units sold in the Project   | 749  |   |          |
| Details of Development Agreement and POA if any  | Conveyance Deed dated 19 <sup>th</sup> March, 2020<br>Power of Attorney dated 19 <sup>th</sup> March, 2020   |   |          |
| Status of receipt of approvals from Local Bodies/ Urban Development Authority  | Development Permission , CC and RERA Certificate received  |   |          |
| <b>14 Project Value –Phase 3</b>   |  |   |          |
| Type of Flat/House   | No. of Flats   | RERA Carpet Area + Exclusive Area (SFT) | Pricing  |

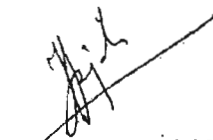
*Godrej*



|  |                |  |                |
|--|----------------|--|----------------|
| 1 BHK Onyx   | 42             | 16804/1682   | 86 - 90 Lacs   |
| 1 BHK Scenic   | 126            | 49354/1913   | 80 - 85 Lacs   |
| 2 BHK Exotic   | 42             | 25163/1958   | 129 - 135 Lacs |
| 2 BHK Luxe   | 42             | 24733/678  | 117 - 120 Lacs |
| 2 BHK Omega  | 245            | 114149   | 88 - 92 Lacs   |
| 15 Anticipated Business  |                |  |                |
| 16 Any litigation pending against the property (If Yes, Give details)  |                | No   |                |
| 17 Whether Builder / His Nominee is proposed to be engaged as Marketing Associate  |                | No   |                |
| 18 Disbursement In favour of   | Account Name   | GODREJ KOLSHET PHASE 3 COLLECTION ACCOUNT  |                |
|  | Account Number | 922030062431604  |                |
|  | Bank           | Axis Bank  |                |
|  | Branch         | Fort<br>Jeevan Prakash Building, Ground Floor, Sir Phirozshah Mehta Rd, Fort, Mumbai, Maharashtra 400001   |                |
|  | IFSC Code      | UTIB0000004  |                |
| 19. Whether credit facility enjoyed With any bank<br>Account Name:<br>Account Number :<br>Bank :<br>Branch :<br>IFSC Code: |                | No   |                |
| 20. Contact Person on Project Site (Name, Contact No. & Email Id)  |                | Sachin Shewale – 9324555766<br>Anusha Vadhariya - 8657526891<br><a href="mailto:sachin.shewale@godrejproperties.com">sachin.shewale@godrejproperties.com</a><br><a href="mailto:anusha.vadhariya@godrejproperties.com">anusha.vadhariya@godrejproperties.com</a> |                |

Thanking you,

Yours faithfully



Name – Ms. Tejal Punjabi  
Designation – Senior Manager  
Place – Mumbai  
Date – 17<sup>th</sup> April, 2023

**For Godrej Properties Limited**

  
**Authorised Signatory**






The Law Point (TLP)  
801-804, Tulsiani Chambers, Free Press Journal  
Marg, Nariman Point, Mumbai - 400 021, India  
T (022) 6747 8488 / 99  
E registrar@thelawpoint.com  
W www.thelawpoint.com

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Date: 25/09/2020

To,  
Cecar Lifespaces Private Limited  
Godrej One, 5<sup>th</sup> floor,  
Pirojshanagar, Eastern Express Highway,  
Vikhroli (E), Mumbai- 400079.

**Subject:** Properties bearing Survey Nos. 234/1, 234/2 & 235 situated at Mauje Balkum,  
Taluka and District Thane

**1. Property Description:**

(1) All that piece and parcel of land bearing Survey No. 234/1 admeasuring 2,450 square metres or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane (“**Property IA**”).

(2) All that piece and parcel of land bearing Survey No. 234/2 admeasuring 3,050 square metres or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane (“**Property IB**”).

(3) All that piece and parcel of land bearing Survey No. 235 admeasuring 1,300 square metres or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane (“**Property IC**”).

Property IA, Property IB and Property IC are hereinafter referred to as “the said **Property**”.

**2. Instructions:**

The Company has requested us to issue Title Certificate of the said Property. This report has been specifically issued in your favour upon instructions received from you and on perusal of the documents referred herein only and considering the specific purpose for issuance of the same and our scope of work.

### 3. Search:

We have perused and relied on the search report, dated 19/08/2019, issued by Property Title Investigator Mr. Vishwas Daware who has caused physical search of the properties in the office of the Sub Registrar at Thane.

### 4. Documents:

For the purpose of Search, we have perused the photocopies of the documents mentioned in Annexure-A.

### 5. Incidents

i) It appears from latest 7/12 Extract of Survey Nos. 234/1, 234/2 and 235 following are the areas of the properties:

Survey No. 234/1            2,450 sq. mtrs,

Survey No.234/2           3,050 sq. mtrs,

Survey No.235              1,300 sq. mtrs

The said Property is Non-agricultural land. The said Property was owned by Wellman (India) Private Limited [herein after referred to as “Wellman”] prior to 1990. It appears that the said Property must have been purchased by Wellman from the Government as the nature of the said Property is ‘Occupation Class II’ and there is a remark of “Prohibition on Transfer of the land without prior permission of Competent Authority as the land is granted under Tenancy Laws” mentioned in Other Rights column of 7/12 extracts of the said Property.

### 6. Name change of Wellman (India) Private Limited

i) The name of Wellman Hindustan Limited was recorded as the Holder / owner of the said Property vide Mutation Entry No. 421.

ii) Thereafter the name of the company was changed to Wellman Hindustan Private Limited. A Fresh Certificate of Incorporation dated 31/03/2015 issued by the ROC consequent upon change of name from Wellman Hindustan Limited to Wellman Hindustan Private Limited.

## **7. Development Rights to Ceeer Lifespaces**

- iii) By Development Agreement dated 15/05/2018, Wellman granted irrevocable and absolute development rights in respect of the said Property unto Ceeer Lifespaces Private Limited [herein after referred to as **Ceeer Lifespaces**] for consideration of Rs.112 Crores out of which only Rs.50,000/- has been paid by Ceeer Lifespace. The Development Agreement dated 15/05/2018 was duly registered before Sub-registrar of assurance under serial no. TNN-5-7062 of 2018.
- iv) By Power of Attorney dated 15/05/2018 Wellman nominated and appointed Ceeer Lifespaces (through its authorized signatories / directors) jointly and severally to be its true and lawful attorneys to execute, perform all the deeds and things in respect of development of the said Property. The Power of Attorney dated 15/05/2018 was duly registered at serial no. TNN-5-7064 of 2018.

## **8. Merger of Wellman with Imperial Consultants and Securities Limited**

- v) By an Order dated 16/12/2016, the Gujarat High Court at Ahmedabad in Company Petition No. 413 of 2016 in Company Application No. 334 of 2016 with Company Petition No. 414 of 2016 in Company Application No. 333 of 2016 allowed the Scheme of Amalgamation the matter *inter alia* of Golsil Exim Private Limited and Shining Star Traders Private Limited with Imperial Consultants and Securities Private Limited.
- vi) By order dated 13/04/2017, the National Company Law Tribunal ("NCLT") in Transferred Company Scheme Petition Nos. 329 to 324 of 2017 and High Court Company Scheme Petition Nos. 854 to 859 of 2016 connected with Miscellaneous Application Nos. 101 to 106 of 2017 ("**Mumbai NCLT Order**") allowed the Scheme of Amalgamation of Wellman Hindustan Private Limited with Imperial Consultants and Securities Private Limited.



- vii) On 26/10/2017 a fresh Certification of Incorporation was issued by the ROC in the name of “Imperial Consultants and Securities Limited” (“**Imperial**”) consequent upon its conversion from private to public company.
- viii) By order dated 03/05/2019, NCLT, Division Bench, Chennai sanctioned the Scheme of Amalgamation between 8 transferee companies (including Wellman Hindustan Private Limited) with Imperial Consultants and Securities Private Limited in CP/154/CAA/2019 in TCP/176/CAA/2017 under Sections 391 to 394 of the Companies Act, 1956 and the corresponding provisions of the Companies Act, 2013 (herein after referred to as “**Chennai NCLT Order**”).
- ix) The Company Petition was filed under sections 391 to 394 read with sections 100 to 104 of the Companies Act, 1956. The same was transferred from the High Court of Madras to the NCLT, Division Bench, Chennai and renumbered as CP/154/CAA/2019 in TCP/176/CAA/2017 under sections 230 to 232 and other applicable provisions of the Companies Act, 2013.
- x) NCLT, Chennai vide its Common Order dated 17/04/2018 in TCP/176/CAA/2017 dispensed with requirement of holding the meeting of the equity shareholders, secured and unsecured creditors. Imperial complied with all the orders passed by NCLT, Chennai. Accordingly, by order dated 03/05/2019 the Scheme of Amalgamation was sanctioned by NCLT. Thereby transferring the properties and liabilities of Wellman Hindustan Private Limited to Imperial Consultants and Securities Private Limited.
- xi) The Chennai NCLT Order, Mumbai NCLT Order and Gujarat High Court Order have been collectively registered with the office of Sub-Registrar of Assurances at Thane-5 under serial No. TNN-5-177 of 2020.

**9. Transfer from Imperial to Ceear Lifespaces**

- xii) By Deed of Conveyance dated 19/03/2020 Imperial Consultants and Securities Limited sold, transferred and conveyed all its right, title and interest in the properties bearing Survey Nos. 234/1, 234/2 and 235 totally admeasuring 6,800 sq. mtrs. situated at village Balkum, Thane to Ceear Lifespaces Private Limited. The Deed of Conveyance dated 19/03/2020 is duly registered before Sub-registrar of Assurance under serial no. TNN-1/2015/2020. As such Ceear Lifespaces Pvt. Ltd. became sole and absolute owner of the said Property.

**10. Government Orders**

- xiii) By an Order bearing ref. No. NaJK-2013/Pra-Kra.211-NaJKdha/2 dated 24/05/2018 issued by the Government of Maharashtra, Town Planning Department to the Additional Collector and Competent Authority, ULC, Thane Urban Agglomeration, the Urban Development Department it has been informed that
- (a) After deducting the area of Class II land from the total land i.e. 33,586 - 6797 = 26,789 sq. mtrs.; the Ready Reckoner value of area admeasuring 3,750.15 square meters (being the unutilized land from and out of the balance land admeasuring 26,789 square meter) be collected from Wellman as per provision of GO 23/11/2007
- (b) Upon payment of such amount the remark of "Exemption under Section 20 of the ULC Act and transfer prohibited" will be deleted from the 7/12 extracts of the Exempted Land which included the said Property.
- xiv) By an Order bearing ref. ULC/TA/ATP/Ind Exemp/Wellman Hindustan/239/20 dated 17/03/2020 passed by the Collector and Competent Authority, Thane Town Planning, Thane it has been noted that as per the letter dated 11/10/2018 issued by Collector of Stamps, Thane, the ready reckoner value of the area admeasuring 3,750 sq. mtrs in the year 2018-2019 was Rs.14,06,31,000/-. It was also noted by the Collector that the same value has been finalized for the Year 2019-2020. It was further noted by the Collector that Wellman Hindustan Private Limited has been amalgamated with Imperial Consultants and Securities Ltd. Imperial Consultants and Securities Ltd. has

paid the said amount of Rs.14,06,31,000/- vide Demand Draft bearing no. 551177 dated 11/03/2020. Hence, the Collector directed to remove the remark of "*Exemption under Section 20 of the ULC Act and transfer prohibited*" from 7/12 extract and of the other government documents in respect of Survey Nos. 39,40, 41/1 of Mauje Dhokli and Survey Nos. 234/1, 234/2 and 235 of Mauje Balkum.

- xv) By an Order bearing Ref: Mahasul/Ka-1/Te-1/Bhogawata Varg-1/SR-09/2020 dated 23/09/2020 passed by the Collector, Thane, it has been noted that M/s Ceear Lifespaces Private Limited through its authorized signatory had applied for conversion of Survey Nos. 234/1, 234/2 & 235 from Occupation Class II land to Occupation Class I land. It has been further noted that Imperial Consultants and Securities Private Limited has paid to the Government requisite amount of difference towards unearned income plus interest with regard to transfer of the said Property to Ceear Lifespaces. Pursuant to payment of aforementioned amount, the name of Ceear Lifespaces Private Limited has been mutated as Holder of the said Property vide Mutation entry No.4397 dated 02/07/2020. It is further noted that Ceear Lifespaces Private Limited has deposited requisite amount for permission for conversion of land use with the Tehsildar, Thane on 17/09/2020. In view thereof, the Collector, Thane has granted permission for conversion of area admeasuring 6,800 sq. mtrs bearing Survey Nos. 234/1, 234/2 and 235 from Occupation Class II to Occupation Class I on the terms and conditions mentioned in the said Order.

#### **11. Public Notice:**

- xvi) Public notice dated 4th March, 2020 in the Times of India and Maharashtra Times on 5th March, 2020 calling for third party claims, if any, to the said Property was issued. Pursuant to the public notice, a notice dated 9th March, 2020 has been received from G. R. Naik & Co. on behalf of their client viz. Tulsiram T. Patil, power of attorney holder of 338 ex-employees of Wellman Hindustan Private Limited thereby stating that the management of Wellman Hindustan Private Limited has not paid the dues of the ex-employees and has filed various litigations in respect of the same. Vide the said notice/letter, our clients have been instructed and called upon to not sell or

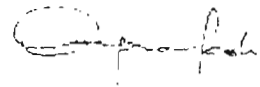
transfer the subject property. The said notice dated 9th March, 2020 has been responded to by Advocate P. C. Pawaskar on behalf of Wellman Hindustan Private Limited (now known as Imperial Consultants and Securities Limited) vide a notice dated 11th March, 2020.

**12. Remarks:**

On the basis of the perusal of the documents referred to above and the information collected by us as has been mentioned above, so also incidents pointed out as above, and subject to observations mentioned hereinabove, it appears that:

1. The total area of survey Nos. 234/1, 234/2 & 235 is 6,800 sq. mtrs.
2. Ceear Lifespaces Pvt. Ltd. is solely and absolutely entitled to the said Property by virtue of Deed of Conveyance dated 19/03/2020.
3. There are no Government restrictions or reservations on the said Property and the said Property is free from all encumbrances, marketable and transferable.

Hence, this Report accordingly.



Omprakash Jha  
Advocate

## ANNEXURE-A

### Revenue Documents

- 7/12 Extract of Survey No. 234/1 for the period 2019-2020
- 7/12 Extract of Survey No. 234/2 for the period 2019-2020
- 7/12 Extract of Survey No. 235 for the period 2019-2020

### Title Documents

- Development Agreement dated 15/05/2018 executed between Wellman Hindustan Private Limited and Ceear Lifespaces Private Limited registered at serial no. TNN-5-7062 of 2018
- Power of Attorney dated 15/05/2018 executed between Wellman Hindustan Private Limited and Ceear Lifespaces Private Limited registered at serial no. TNN-5-7064 of 2018
- Deed of Conveyance dated 19/03/2020 executed between Imperial Consultants and Securities Limited and Ceear Lifespaces Private Limited registered at serial no. TNN-1/2014/2020

### Government Orders

- Order dated 27/10/1993 granting permission U/s 27 of ULC to transfer exempted land by way of mortgage;
- Order dated 24/05/2018 passed by the Collector
- Order dated 17/03/2020 passed by the Collector
- Order dated 23/09/2020 passed by the Collector

### Relevant Court Orders

- Order dated 16/12/2016, the Gujarat High Court at Ahmedabad in Company Petition No. 413 of 2016 in Company Application No. 334 of 2016 with Company Petition No. 414 of 2016 in Company Application No. 333 of 2016 allowed the Scheme of Amalgamation in the matter interalia of Golsil Exim Private Limited and Shining Star Traders Private Limited with Imperial Consultants and Securities Private Limited.
- Order dated 13/04/2017 passed by NCLT, Mumbai in the scheme of merger between 8 Companies which include Wellman Hindustan Pvt. Ltd. & Imperial Consultants & Securities Pvt. Ltd.
- Order dated 03/05/2019 passed by NCLT, Chennai in the scheme of merger between 8 Companies which include Wellman Hindustan Pvt. Ltd. & Imperial Consultants & Securities Pvt. Ltd.

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन - 2019-20

1. दस्ताचा प्रकार :- खरेदीखत अनुच्छेद क्रमांक : 25(बी).
2. तालुका :- ठाणे
3. गावाचे नाव :- ढोकाळी, नगरभूमापन क्रमांक : जमीन सर्व्हे नं. 39, 40 व 41/1
4. मुल्यदरविभाग : 8/34-3 ई/2
5. मिळकतीचा प्रकार :- जमीन प्रति चौ. मी. दर : 37,500/- चौ. मी.  
सदनिका प्रति चौ. मी. दर : 94,100/- चौ. मी.  
दुकान प्रति चौ. मी. दर : 1,20,000/- चौ. मी.
6. दस्तात दर्शविलेला मोबदला :- रोख रक्कम रुपये 4,00,00,000/- + Residential RERA carpet area 6250 sq.ft. + 6 car parking spaces + Retail RERA carpet area 12,500 sq. ft.  
i) Residential area = 6250 / 10.76 = 580.86 sq. mtrs. RERA carpet  
ii) Retail area = 12,500 / 10.76 = 1161.71 sq. mtrs. RERA carpet
7. निर्धारित केलेले मोबदला/ बाजारमूल्य :-  
i) रोख रक्कम रुपये = 4,00,00,000/-  
ii) 580.86 (area) x 1.1 (built-up factor) x 94100 (Resi. Rate) x 1.05 (Floor rise) x 1.05 (Big Project factor) = 6,62,87,613/-  
iii) 1161.71 (area) x 1.1 (built-up factor) x 1,20,200 (Shop Rate) x 1.05 (Big Project factor) = 16,12,81,361/-  
iv) Car Parking = 13.75 x 6 x 94100 x 1.05 x 1.05 x 25% = 21,39,746/-  
Total ( i + ii + iii + iv ) = 4,00,00,000 + 6,62,87,613 + 16,12,81,361 + 21,39,746  
= 26,97,08,720/- i.e. = 26,97,09,000/-
8. एकूण बाजारमूल्य :- रुपये. 26,97,09,000/-
9. देय मुद्रांक शुल्क :- रुपये 1,88,80,000/- भरलेले मुद्रांक शुल्क :- रुपये 1,88,80,000/-
10. देय नोंदणी फी. = रुपये. 30,000/-

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सह दुय्यम निबंधक



CHALLAN  
MTR Form Number-6



|  |                                      |  |  |                           |                                       |   |         |      |
|--|--------------------------------------|--|--|---------------------------|---------------------------------------|---|---------|------|
| GRN  | MH013486059201920M                   | BARCODE  |  |                           | Date                                  | 17/03/2020-08:59:54                       | Form ID | 25.1 |
| Department   | Inspector General Of Registration    |  |  | Payer Details             |                                       |   |         |      |
| Stamp Duty   | Type of Payment Registration Fee     |  |  | TAX ID / TAN (If Any)     |                                       |   |         |      |
|  |                                      |  |  | PAN No.(If Applicable)    | AAHCC0359E                            |   |         |      |
| Office Name  | THN1_HQR SUB REGISTRAR THANE URBAN 1 |  |  | Full Name                 | CEEAR LIFESPACES PRIVATE LIMITED      |   |         |      |
| Location   | THANE                                |  |  |                           |                                       |   |         |      |
| Year   | 2019-2020 One Time                   |  |  | Flat/Block No.            | Survey No 39, 40 and 41/1             |   |         |      |
| Account Head Details   |                                      | Amount In Rs.                                      |  | Premises/Building         |                                       |   |         |      |
| 0030046401   | Stamp Duty                           | 18880000.00  |  | Road/Street               | Village Dhokali, Tal. and Dist. Thane |   |         |      |
| 0030063301   | Registration Fee                     | 30000.00   |  | Area/Locality             | Thane                                 |   |         |      |
|  |                                      |  |  | Town/City/District        |                                       |   |         |      |
|  |                                      |  |  | PIN                       | 4 0 0 6 0 8                           |   |         |      |
| Remarks (If Any)   |                                      |  |  |                           |                                       |   |         |      |
| PAN2=AAACG4413G-SecondPartyName=IMPERIAL CONSULTANTS AND SECURITIES LIMITED-   |                                      |  |  |                           |                                       |   |         |      |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 24px; margin: 0;">ट न न - ९</p> <p style="margin: 0;">दस्त क्र. २०१४ / २०२०</p> <p style="margin: 0;">२ / ६८</p> </div> |                                      |  |  |                           |                                       |   |         |      |
| Amount In  |                                      | One Crore Eighty Nine Lakh Ten Thousand Rupees Onl |  |                           |                                       |   |         |      |
| Words  |                                      | y  |  |                           |                                       |   |         |      |
| Total  |                                      | 1,89,10,000.00                                     |  |                           |                                       |   |         |      |
| Payment Details  |                                      |  |  | FOR USE IN RECEIVING BANK |                                       |   |         |      |
| PUNJAB NATIONAL BANK   |                                      |  |  | Bank CIN                  | Ref. No.                              | 03006172020031700131 200320M517711        |         |      |
| Cheque/DD Details  |                                      |  |  | Bank Date                 | RBI Date                              | 20/03/2020-12:56:32 Not Verified with RBI |         |      |
| Cheque/DD No.  |                                      |  |  | Name of Bank              |                                       |   |         |      |
|  |                                      |  |  | PUNJAB NATIONAL BANK      |                                       |   |         |      |
| Name of Branch   |                                      |  |  | Scroll No. . Date         |                                       |   |         |      |
|  |                                      |  |  | Not Verified with Scroll  |                                       |   |         |      |



Department ID: \_\_\_\_\_ Mobile No. : 9321191145  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचि चालाना नोदो दूरसम निवृत्तक कार्यालयत नोदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोदणी वा कार्यालयाच्या दस्त्यासाठी सदर चालान लागू नाही।

*Wony*

*A M Purandare*

Challan Defaced Details

| Sr. No.                 | Remarks      | Defacement No.   | Defacement Date     | UserId | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1                       | (iS)-73-2014 | 0007014139201920 | 20/03/2020-17:56:55 | IGR113 | 30000.00          |
| 2                       | (iS)-73-2014 | 0007014139201920 | 20/03/2020-17:56:55 | IGR113 | 18880000.00       |
| Total Defacement Amount |              |                  |                     |        | 1,89,10,000.00    |



Print Date 20-03-2020 06:57:09



CHALLAN  
MTR Form Number-6



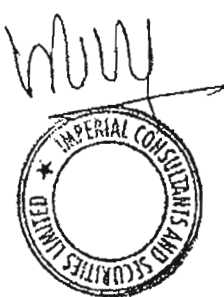
|                      |                                      |                        |  |   |                          |                      |                       |
|----------------------|--------------------------------------|------------------------|--|---|--------------------------|----------------------|-----------------------|
| GRN                  | MH013486059201920M                   | BARCODE                | AT 11:00:00 AM 17/03/2020  | Date  | 17/03/2020-08:59:54      | Form ID              | 25.1                  |
| Department           | Inspector General Of Registration    |                        |  | Payer Details                                       |                          |                      |                       |
| Type of Payment      | Stamp Duty<br>Registration Fee       | TAX ID / TAN (If Any)  |  |   |                          |                      |                       |
|                      |                                      | PAN No.(If Applicable) | AAHCC0359E   |   |                          |                      |                       |
| Office Name          | THN1_HQR SUB REGISTRAR THANE URBAN 1 | Full Name              | CEEAR LIFESPACES PRIVATE LIMITED   |   |                          |                      |                       |
| Location             | THANE                                | Flat/Block No.         | Survey No 39, 40 and 41/1  |   |                          |                      |                       |
| Year                 | 2019-2020 One Time                   | Premises/Bullding      |  |   |                          |                      |                       |
| Account Head Details |                                      | Amount In Rs.          |  |   |                          |                      |                       |
| 0030046401           | Stamp Duty                           | 18880000.00            | Road/Street  | Village Dhokali, Tal and Dist. Thane                |                          |                      |                       |
| 0030063301           | Registration Fee                     | 30000.00               | Area/Locality  | Thane   |                          |                      |                       |
|                      |                                      |                        | Town/City/District   |   |                          |                      |                       |
|                      |                                      |                        | PIN  | 4   | 0                        | 0                    | 6                     |
|                      |                                      |                        | Remarks (If Any)   |   |                          |                      |                       |
|                      |                                      |                        | PAN2=AAACG4413G-SecondPartyName=IMPERIAL CONSULTANTS AND SECURITIES LIMITED- |   |                          |                      |                       |
|                      |                                      |                        | दस्तावेज क्र. २०१४/२०२०  |   |                          |                      |                       |
|                      |                                      |                        | ३/०८   |   |                          |                      |                       |
| Total                |                                      | 1,89,10,000.00         | Amount In Words  | One Crore Eighty Nine Lakh Ten Thousand Rupees Only |                          |                      |                       |
| Payment Details      | PUNJAB NATIONAL BANK                 |                        |  | FOR USE IN RECEIVING BANK                           |                          |                      |                       |
| Cheque/DD Details    | Cheque/DD No.                        |                        |  | Bank CIN  | Ref. No.                 | 03006172020031700131 | 200320M517711         |
|                      | Name of Bank                         |                        |  | Bank Date   | RBI Date                 | 20/03/2020-12:56:32  | Not Verified with RBI |
|                      | Name of Branch                       |                        |  | Bank-Branch   | PUNJAB NATIONAL BANK     |                      |                       |
|                      |                                      |                        |  | Scroll No. , Date                                   | Not Verified with Scroll |                      |                       |

Department ID :

Mobile No. : 9321191145

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुर्यम निबंधक कार्यालय में दर्ज करवाया जाना आवश्यक है। नोटिफिकेशन न करावयाख्या दस्तावेजाती लागू आहे. नोटिफिकेशन न करावयाख्या दस्तावेजाती सदर चालन लागू नाही.



A-M-Parandave



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| दस्तक्र. 2098 / 2020 |
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DEED OF CONVEYANCE



This Deed of Conveyance ("Deed") is made and executed at Thane, on this 19<sup>th</sup> day of March, 2020 by and between:



**IMPERIAL CONSULTANTS AND SECURITIES LIMITED**, a company registered under the Companies Act, 1956, having its registered office at Manickam Complex, Ground Floor, 1/3, General Patters road, Chennai, 600002 (CIN: U65993TN1993PTC024724 and PAN: AAACG4413G), through its authorized representative Mr. N.B. Vyas, duly authorized *vide* a board resolution dated 3<sup>rd</sup> December, 2019 (hereinafter referred to as the "Seller", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest) of the **FIRST PART**;

AND

**CEEAR LIFESPACES PRIVATE LIMITED**, a company registered under the Companies Act, 2013, having its registered office at 801, Crystal Tower CHS. Ltd. 48, Maruti Lane, Fort Mumbai, 400001 (CIN: U45200MH2017PTC295706 and PAN: AAHCC0359E), through its authorized representative Mr. Anukool Purandare, duly authorized *vide* a board resolution dated 5<sup>th</sup> December, 2019 (hereinafter referred to as the "Buyer", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns) of the **SECOND PART**.

(The "Seller" and the "Buyer" are hereinafter individually referred to as a "Party" and collectively as the "Parties")

WHEREAS

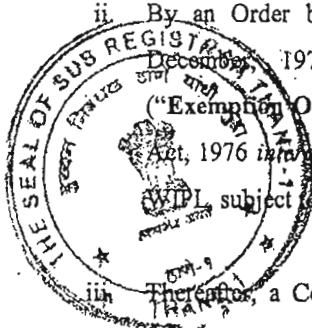
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| दस्त क्र. २०१४ | /२०२०                                      |
| A.             | THE SELLER HAS REPRESENTED TO THE BUYER AS |
| ५ / ६८         | UNDER:                                     |

- i. In the year 1961, Wellman (India) Private Limited (hereinafter referred to as "WIPL") vide (i) Agreement dated 6<sup>th</sup> October, 1961 read with an Indenture dated 10<sup>th</sup> October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 641 of 1961; (ii) Agreement dated 6<sup>th</sup> October, 1961 read with an Indenture dated 10<sup>th</sup> October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 637 of 1961; (iii) Agreement dated 6<sup>th</sup> October, 1961 read with an Indenture dated 10<sup>th</sup> October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 639 of 1961; and (iv) Agreement dated 6<sup>th</sup> October, 1961 read with an Indenture dated 13<sup>th</sup> October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 653 of 1961 became the absolute owner of all those pieces or parcels of land bearing Survey No. 140 admeasuring 1 Acre 4 Gunthas or thereabouts; (ii) Survey No. 141 admeasuring 22 Gunthas or thereabouts; and (iii) New Survey No. 142/1 admeasuring 4 Acres 38 Gunthas or thereabouts situated at Mouje Balkum, Petha Thane, Registration District and District Thana, along with all right, title, interests, easements, benefits, appurtenances thereto (hereinafter collectively referred to as "the said Old Property").

- ii. By an Order bearing ref. No. ULC/W-20/IC/GAD/5247 dated 1<sup>st</sup> December, 1977 passed by the Government of Maharashtra ("Exemption Order"), an exemption under Section 20(1) of the ULC Act, 1976 in *totalia*, in respect of the said Old Property was granted to WIPL subject to the terms and conditions contained therein.



- iii. Thereafter, a Company Application No. 238 of 1978 and Company Petition No. 779 of 1978 was filed before the High Court of Bombay for amalgamation of WIPL with one Indosil Limited and pursuant to an order, WIPL amalgamated with Indosil Limited.

- iv. Vide a fresh Certificate of Incorporation consequent upon change of name dated 13<sup>th</sup> January, 1979 issued by the Registrar of Companies the name of Indosil Limited was changed to Indosil Private Limited.

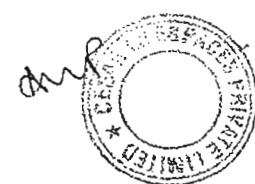
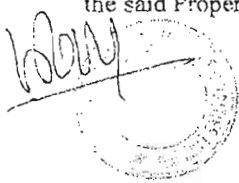
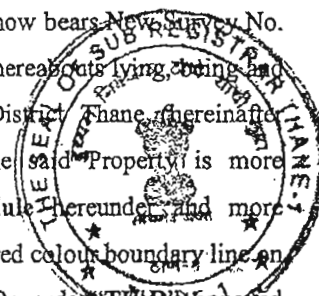


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- v. Subsequently, vide a fresh Certificate of Incorporation consequent upon change of name dated 28<sup>th</sup> September, 1979, the name of Indosil Private Limited was changed to Wellman Hindustan Private Limited.

पुस्तक संख्या: 2098 / 2020  
E / 66

- vi. Thereafter, Wellman Hindustan Private Limited was converted into a public limited company and vide a fresh Certificate of Incorporation consequent upon conversion change of name dated 21<sup>st</sup> August, 1989 the name of the company was changed to Wellman Hindustan Limited.
- vii. The said Old Property, viz., (i) Old Survey No. 140 admeasuring 1 acre 4 gunthas (equivalent to 4,451.58 square metres) or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane now bears New Survey No. 39 admeasuring 4,450 square metres or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane; (ii) Old Survey No. 141 admeasuring 22 gunthas (equivalent to 2,225.95 square metres) or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane now bears New Survey No. 40 admeasuring 2,230 square metres or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane; and (iii) Old Survey No. 142/1 admeasuring 4 acre 38 gunthas (equivalent to 20,032.88 square metres) or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane now bears New Survey No. 41/1 admeasuring 20,100 square metres or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane (hereinafter referred to as "the said Property"). The said Property is more particularly described in the First Schedule hereunder and more specifically demarcated and delineated by a red colour boundary line on the plan issued by Taluka Inspector of Land Records (TILR) indexed and marked hereto as Annexure "A". The description of said Property as provided in First Schedule and the demarcation as provided in Annexure A is true and accurate.
- viii. Vide a Fresh Certificate of Incorporation dated 31<sup>st</sup> March, 2015 issued by the ROC consequent upon change of name from Wellman Hindustan Limited to Wellman Hindustan Private Limited (hereinafter referred to as "Wellman"). As such Wellman was the sole and absolute owner of the said Property.

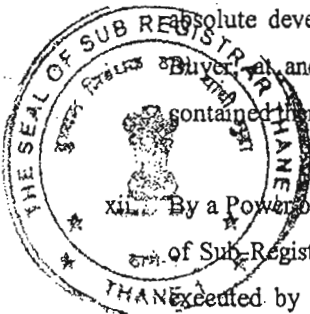


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 6 / 65

ix. Wellman along with certain other companies was in the process of merging / amalgamating with the Seller, then known as Imperial Consultants and Securities Private Limited and accordingly a scheme for amalgamation was filed before the Gujarat High Court, the Bombay High Court and Madras High Court and the same was pending as on date. The scheme of amalgamation for the aforementioned amalgamation was sanctioned by the Gujarat High Court vide Order dated 16<sup>th</sup> December, 2016 and by the National Company Law Tribunal ("NCLT") at Mumbai vide Order dated 13<sup>th</sup> April, 2017. However, the final order sanctioning the scheme of amalgamation was pronounced by NCLT Chennai vide its Order dated 3<sup>rd</sup> May, 2019.

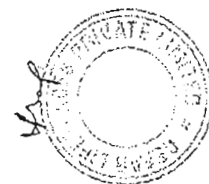
x. Susequently, the Seller was converted into a public limited company and the name was changed to "Imperial Consultants and Securities Limited" as per Fresh Certificate of Incorporation consequent on conversion of company from private company to public company dated 26<sup>th</sup> October 2017.

xi. Meantime, by and under a Development Agreement dated 15<sup>th</sup> May, 2018 registered with the office of Sub-Registrar of Assurances under serial no. TNN-5-7062 of 2018 and executed between Wellman (therein referred to as Owner) of the One Part and the Buyer (therein referred to as the Developer) of the Other Part (hereinafter referred to "the Development Agreement"), Wellman has granted irrevocable and absolute development rights in respect of the said Property unto the Buyer, and for a consideration and on the terms and conditions contained therein.



xii. By a Power of Attorney dated 15<sup>th</sup> May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7064 of 2018 executed by Wellman in favour of the Buyer, Wellman nominated, constituted and appointed the Buyer (through its directors/authorized signatories) jointly and or severally to be its true and lawful attorneys to execute, perform all or any of the acts, deeds, matters and things in respect and to carry out development/redevelopment of the said Property as contemplated under the Development Agreement.

*[Handwritten signature]*



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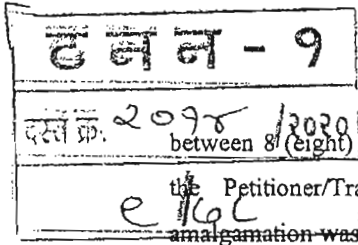
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xiii. By a letter dated 24<sup>th</sup> May, 2018 read with letters dated 24<sup>th</sup> October, 2018 and 9<sup>th</sup> March, 2020, the Collector and Competent Authority, Thane Urban Agglomeration, raised a demand of Rs.14,06,31,000/- (Rupees Fourteen Crore Six Lakh Thirty One Thousand only) to be paid as premium for grant of consent to sell and transfer the lands exempted vide the Exemption Order. The letter dated 24<sup>th</sup> May, 2018 inter alia stated that upon payment of such amount the remark of 'Exemption under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") and transfer prohibited' will be deleted from the revenue records of the exempted lands which includes the said Property. In furtherance thereto, the aforesaid premium was paid by the Seller on 17<sup>th</sup> May, 2020 and vide an order dated 17<sup>th</sup> March, 2020 bearing reference No. J.K.7 VLL/TA/ATP/HuSul/Wellman/Hindustan/239/20 (hereinafter referred to as "ULC Order") passed by Collector and Competent Authority, Thane the sale and transfer of *inter alia*, the said Property has been permitted and it has been directed that the remark of 'the exemption under Section 20 of the ULC Act and transfer prohibited' be deleted from all the records, including revenue records. In view of the above, the provisions of the ULC Act including the exemptions stated therein are not applicable to the said Property. A copy of the ULC Order is annexed hereto as Annexure "B".

xiv. By and under various Deeds of Mortgage and Deeds of Hypothecation executed by the Seller herein in favour of Indiabulls Housing Finance Limited & Ors. and IDBI Trusteeship Services Limited ("Mortgages") as per the list marked and annexed hereto as Annexure "C", the Seller mortgaged inter-alia the said Property alongwith the receivables arising therefrom in favour of Indiabulls Housing Finance Limited & Ors. and IDBI Trusteeship Services Limited, on terms and conditions ~~therein~~.

xv. In the premises aforesaid, the Seller is vested with absolute ownership and clear and marketable title of the said Property, free from any Encumbrances (*defined hereinafter*), with absolute, exclusive and unhindered possessory rights.

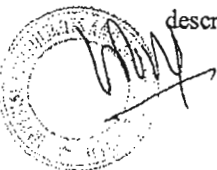
xvi. Subsequently, NCLT, Division Bench, Chennai passed an order dated 3<sup>rd</sup> May, 2019 in CP/154/CAA/2019 in TCP/176/CAA/2017 under Sections 391 to 394 of the Companies Act, 1956 and the corresponding provisions of the Companies Act, 2013 in the matter of Scheme of Amalgamation



between 8 (eight) transferor companies which included Wellman with the Petitioner/Transferor Company viz. Seller, the scheme of amalgamation was sanctioned. The aforesaid order dated 3<sup>rd</sup> May, 2019 passed by the NCLT, Chennai alongwith the aforesaid orders dated 16<sup>th</sup> December, 2016 and 13th April, 2017 have been registered by the Seller with the concerned office of the Sub Registrar of Assurances at Thane No. 5 under Serial No. TNN-5/177 of 2020 and relevant stamp duty has been paid thereon by the Seller.

xvii. A No Objection Certificate dated 6<sup>th</sup> March, 2020 from Indiabulls Housing Finance Limited & Ors. ("NOC 1") and a No Objection Certificate dated 6<sup>th</sup> March, 2020 from IDBI Trusteeship Services Limited ("NOC 2") (NOC 1 and NOC 2 shall hereinafter collectively be referred to as "NOCs") in respect of Mortgages that have been obtained thereby stating that Indiabulls Housing Finance Limited & Ors. and IDBI Trusteeship Services Limited have no objection to the sale and transfer of the said Property by the Seller in favour of the Buyer subject to the terms and conditions thereof. The NOCs further states that within 15 (fifteen) days from the receipt of the amount(s) mentioned in the NOCs, necessary Deed(s) of Release shall be executed and registered and simultaneously, the original title deeds in the possession of Indiabulls (as listed in the Annexure "D" hereunder written) ("Original Title Deeds") shall be handed over to the Buyer.

B. The Parties are simultaneously with execution hereof also executing a Deed of Conveyance (hereinafter referred to as the "Deed of Adjacent Parcel") of all those pieces or parcels of adjacent land to the said Property (being Occupant Class 2 lands) held by the Seller, bearing (i) New Survey No. 234/1 admeasuring 2927 square yards equivalent to 2225.95 sq. metres or thereabouts; (ii) New Survey No. 234/1 admeasuring 3728 square yards equivalent to 2447.34 sq. metres or thereabouts; and (iii) New Survey No. 235 admeasuring 1573 square yards equivalent to 1315.22 sq. metres or thereabouts thus admeasuring in aggregate 5988.51 sq. metres or thereabouts situated at Village Balkum, Thane ("Adjacent Parcel"). This land is more specifically demarcated and delineated by a blue colour boundary line on the plan issued by TILR annexed and marked hereto as Annexure "A", the description of which is true and accurate.



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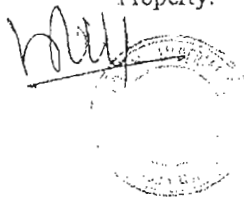
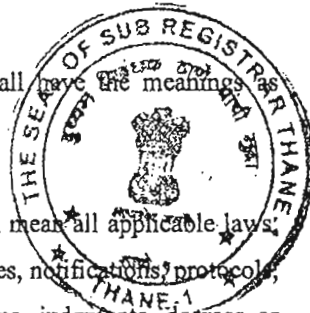
- C. The Seller is desirous of selling, transferring, conveying and assigning unto the Buyer all their right, title, interest in the said Property and the Buyer relying on the representations, assurances and warranties of the Seller as contained in this Deed and the Buyer is desirous of purchasing and acquiring right, title and interest in the said Property along with all benefits, appurtenances incidental and/or ancillary to and/or associated with the said Property, for the consideration, in the manner and on the terms and conditions mentioned herein.
- D. The Seller has prior to execution of this Deed provided to the Buyer, a certificate issued by the Income Tax Authority under Section 281 of the Income Tax Act, 1961.
- E. In supersession to the Development Agreement, the Seller and the Buyer are entering into this Deed to effect immediate, absolute, unconditional and irrevocable, sale, transfer and conveyance of the said Property from Seller to the Buyer on the terms and conditions hereinafter contained.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED  
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. DEFINITIONS

In this Sale Deed, the following words shall have the meanings assigned to them herein below:

- 1.1. "Applicable Law"/"Applicable Laws" shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/or of any other statutory authority in India in existence on the date of execution hereof.
- 1.2. "Encumbrances" means any of the following relating to the said Property:



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| दस्त क्र. २०१५/२०२० | a) encroachment, easement rights, acquisition, attachment (in the decree of   |
| ११/०८               | the court or of the Income Tax Department or any other departments of any Governmental Authority or of any other person or entity), lien, |

claims, impediment, will, lease, license, sub-license, exchange, partition, tenancy, sub-tenancy, gift, inheritance, trust, guarantee for recovery of loan etc. to any person or persons/banks/financial institutions or any other third party whereby the right of the Seller to sell the said Property is affected; or

- b) memorandum of understanding, development agreement, joint venture agreement, title retention agreement, power of attorney, conducting agreement, plot allotment or sale documents or any other similar agreement/document of any nature whatsoever; or
- c) litigation, disputes, default notice / claim by any person/ Governmental Authority mortgage, pledge, guarantee, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, security interest, interest, option, charge, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security) and includes any other security interest or encumbrances of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.



1.3. "Governmental Authority" shall mean any national, state, provincial, government or governmental department, any regulatory or administrative authority, branch, agency or instrumentality of any Government, any statutory body or commission or any non-governmental regulatory or administrative authority including Real Estate Regulatory Authority, local and municipal authorities, or any other body or organization in India or any court, tribunal, arbitral, judicial or quasi-judicial body, income-tax authorities, direct and indirect tax authorities, custom/ excise authorities to the extent that the rules, regulations and standards, requirements, procedures or orders of such authority, body or other organization having the force of law;

1.4. "RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules framed thereunder.





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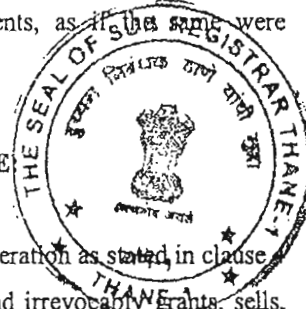
1.5. "RERA Carpet Area " shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment for exclusive use of the Seller or verandah area and exclusive open terrace area appurtenant to the said apartment for exclusive use of the Seller, but includes the area covered by the internal partition walls of the apartment in accordance with the approvals.

1.6. "RERA Exclusive Area " shall mean exclusive balcony appurtenant to the said apartment for exclusive use of the Seller or verandah area and exclusive open terrace area appurtenant to the said apartment for exclusive use of the Seller and other areas appurtenant to the said apartment for exclusive use of the Seller in accordance with the approvals.

2. The Parties hereby agree, declare and confirm that the recitals contained hereinabove and the Schedules and Annexure/s hereto shall form an integral and operative part of these presents, as if the same were reproduced herein verbatim.

3. **CONVEYANCE, TRANSFER AND SALE**

3.1 On execution hereof and for the Sale Consideration as stated in clause below, the Seller doth hereby absolutely and irrevocably grants, sells, conveys, transfers, assures and assigns unto the Buyer, free from all Encumbrances, all its right, title, interest in the said Property i.e. 26,780 sq. mtrs. or thereabouts **TOGETHER WITH** all and singular the structures, house, outhouses, fencing, compound walls, edifices, buildings, courtyards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, waters, water courses, lights, liberties, privileges, benefits, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Property or any part thereof **AND** all the estate, right, title, interest, claim, floor space index (present and future), entire development potential by whatever name called **AND TO HAVE AND TO HOLD** all and singular the said Property hereby granted, released, sold, transferred, conveyed and assured or intended or expressed so to be



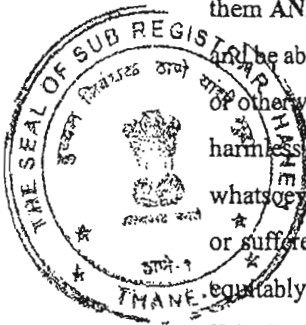
*Handwritten signature and stamp*



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with their all rights, members and appurtenances UNTO AND TO THE USE and benefit of the Buyer, its successors or assigns absolutely forever

AND the Seller doth hereby covenants with the Buyer THAT notwithstanding any act, deed, matter or thing whatsoever by the Seller or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Seller made, done, committed, omitted, to be done or executed or knowingly or willingly suffered to the contrary THE SELLER doth now have in itself good right, full power and absolute authority to grant, release, convey, transfer and assure all their right, title, interest in the said Property hereby granted, released, conveyed, transferred and assured and/or confirm the same in the manner stated herein or intended so to be unto and to the use of the Buyer in the manner aforesaid AND THAT it shall be lawful for the Buyer from time to time and at all times hereafter to peacefully and quietly hold, enter upon, use, occupy, possess the said Property and to solely and absolutely own and enjoy all the right, title, interest in the said Property hereby granted released, conveyed, transferred and assured in the manner stated herein, with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Seller and/or its successors or from or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND THAT the Buyer shall free and clear and freely and clearly be absolutely acquitted, exonerated released and forever discharged of otherwise by the Seller and well and sufficiently saved, defended, kept harmless and indemnified of from and against all Encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Seller or by any other person or persons lawfully or equitably claiming by from under or in trust for them AND FURTHER THAT THE Seller and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the right, title, interest in the said Property hereby granted, released, conveyed, transferred and assured or any part thereof by, from, under or in trust for them or any of them shall and will from time to time and at all times hereafter at the request and costs of the Buyer do and execute or cause to be done and executed all such further and other lawful and reasonable acts, matters, assurances, deeds, things in law whatsoever for better and more perfectly and absolutely granting and assuring the right, title,



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interest in the said Property hereby granted unto and to the use of the Buyer in the manner aforesaid as shall or may be reasonably required by

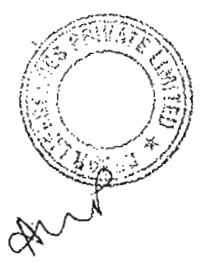
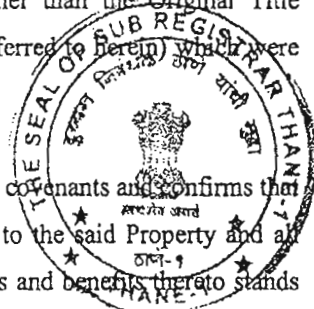
the Buyer AND the Seller hereby covenant with the Buyer that the Seller is not prevented from granting, selling and conveying its right, title, interest in the said Property in manner aforesaid and that the Seller has not done or omitted to do any act, deed matter or thing whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

3.2 AND FURTHER THAT prior to execution hereof, the Seller has put the Buyer in quiet, vacant and peaceful possession of the said Property as the owner thereof. Henceforth, the Buyer shall be entitled to be in peaceful possession and enjoyment of the said Property as absolute owner and it shall be lawful for the Buyer at all times to possess, own, occupy and enjoy the said Property hereby conveyed and sold, with all its appurtenances together with all the rights for its benefit without any interference from the Seller and its predecessor-in-title or anybody whomsoever claiming through or under the Seller.

3.3 AND FURTHER THAT simultaneously with the execution and registration of this Deed, the Seller has handed over and Buyer has received the original documents more particularly listed in Annexure "E" in respect to the said Property (other than the Original Title Documents as listed out in Annexure D referred herein) which were available with the Seller.

3.4 AND FURTHER THAT the Seller hereby covenants and confirms that on execution hereof, the title / ownership to the said Property and all rights, easements, privileges, appurtenances and benefits thereto stands conveyed/ transferred to the Buyer absolutely, irrevocably and forever, free from all Encumbrances on the terms and conditions herein.

3.5 AND FURTHER THAT the Seller hereby agrees and confirms that the Seller has paid all outgoings related to the said Property including property taxes and municipal dues pertaining to period upto date of execution of this Deed based on bills received by the Seller. The Seller covenants that all outgoings, taxes, direct and indirect, payable in respect

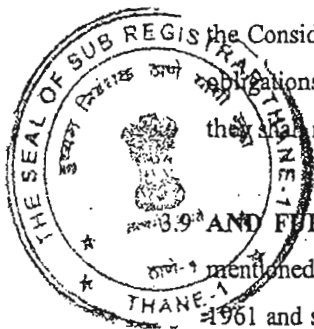


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| संक्र. 2095/2020<br>of the said Property prior to the execution hereof shall be paid by the |
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3.6 AND FURTHER THAT the Seller shall at the costs and expenses of the Buyer, whenever required by the Buyer to do so, from time to time and at all times hereafter, do, execute and sign and/or cause to be done, executed and signed, all such acts, letters, forms, applications, deeds, writings, affidavits and documents as may be required under the applicable laws for more effectually transferring the said Property unto and to the use of the Buyer forever. However the Seller shall not claim and/or demand any additional payments in respect of the aforesaid.

3.7 AND FURTHER THAT the Seller hereby agrees to sign all documents and writings as may be required for transferring the said Property in the Buyer's name in the records of Government or Grampanchayat / Municipal Authorities and other Public Authorities / competent authorities and shall do all other acts in connection therewith, at the sole costs and expenses of the Buyer. The Buyer shall, at its own cost and expense update its name in the revenue records pursuant to the execution and registration hereof.

3.8 AND FURTHER THAT the Parties to this Deed, hereby confirm that the Consideration as mentioned in this Deed is adequate for their acts, obligations and representations, the sufficiency and validity of which they shall not challenge hereinafter.



AND FURTHER THAT the Seller shall comply with conditions as mentioned in the Certificate under Section 281 of the Income Tax Act, 1961 and submit documentary evidence with respect to the same to the Buyer, within the time limit as mentioned under such Certificate.

4. CONSIDERATION:

4.1. The consideration for sale and transfer of the said Property comprises of the following (comprising of monetary and non-monetary consideration i.e. Area Share) and the same are to be paid / handed in accordance with the terms hereof. In the event of failure of Buyer to pay / hand over the non-monetary consideration to the Seller on the respective due date, the

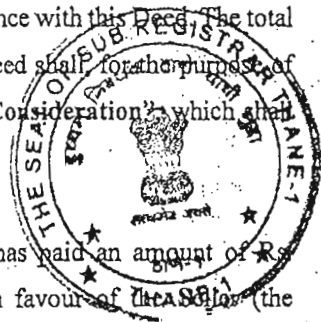
Seller will at that time be entitled to a statutory charge on the said Property for such unpaid non-monetary consideration. It is agreed that any charge created by the Buyer in respect of the said Property pursuant to and post execution of these presents shall always be secondary to the statutory charge in favour of the Seller for unpaid consideration.

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4.2. It is hereby agreed between the Parties that the Consideration to be paid in terms of this Deed shall be inclusive of the consideration which was agreed to be paid by the Buyer to the Seller in terms of the Development Agreement.

4.3. Sale Consideration:

The Parties hereby agree that over and above the consideration agreed between the Parties under the Development Agreement i.e. Rs. 112,00,00,000/- (Rupees One Hundred and Twelve Crores Only), the Buyer shall pay to the Seller an amount of Rs. 4,00,00,000/- (Rupees Four Crores Only) and accordingly the total amount payable to Seller by the Buyer shall be Rs. 116,00,00,000/- (Rupees One Hundred and Sixteen Crores Only), subject to deduction of taxes under the applicable laws. Additionally, the Seller shall be entitled to receive the Area Share Consideration (defined hereafter) in accordance with this Deed. The total amounts payable to the Seller under this Deed shall for the purpose of this document be referred to as the "Sale Consideration" which shall be paid in following manner:



4.3.1 Prior to the execution hereof, the Buyer has paid an amount of Rs. 50,000/- (Rupees Fifty Thousand only) in favour of the Seller (the payment and receipt whereof the Seller hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and discharge the Buyer forever);

4.3.2 Simultaneously, on execution and registration hereof, the Buyer shall pay an amount of Rs. 10,99,50,000/- (Rupees Ten Crores Ninety Nine Lakhs Fifty Thousand only) subject to deduction of taxes under the applicable laws directly in favour of the Seller;



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3.3 An aggregate amount of Rs. 105,00,00,000/- (Rupees One Hundred and Five Crores only) shall be unconditionally paid by the Buyer to the Seller in the account bearing No. 114505000450 of ICICI Bank, Udyog Vihar, Phase V, Gurgaon Branch, in terms of the NOCs on registration of this Deed.

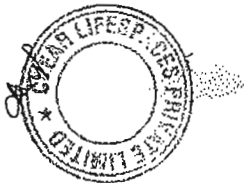
**4.4. Area Share:**

- (i) The Buyer has represented and covenanted to the Seller that upon purchase of the said Property, the Buyer intends to launch a project including residential and retail areas. The Buyer shall endeavour to submit the relevant building plans for sanction to concerned competent authority within a period of 6 (six) months from the date of execution and registration of this Deed and Deed of Conveyance of the Adjacent Parcel.
- (ii) Accordingly, as part of the Consideration for purchase of the said Property, the Buyer shall provide to the Seller, free of costs and on ownership basis, constructed area of 6,250 square feet of Residential RERA Carpet Area (including Exclusive Area) and 12,500 square feet of Retail RERA Carpet Area (including Exclusive Area) sq. meters to the Seller and/or its nominee/s in the following proportion:



|        | Residential RERA Carpet Exclusive Area | Retail RERA Carpet Area + Exclusive Area |
|--------|--|--|
| Seller | 6,250 square feet                      | 12,500 square feet                       |

(the area mentioned as above along with the car parking/s as stated below shall be referred to as the "Area Share Consideration").



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(iii) It is agreed that the Buyer shall make best efforts to register the development of the said Property and/or part thereof as a project under RERA within 12 months from the execution and registration hereof (subject to receiving sanction/approval of the plans) and shall make best efforts to obtain Occupation Certificate/Part Occupation Certificate in respect of the Area Share Consideration as under:

- a. For Residential Area (forming part of the Area Share Consideration) - within a period of 4 years plus grace period of 9 months from the date of receipt of all approvals more specifically mentioned in Annexure "F" for commencement of development of the said Property;
- b. For Retail Area (forming part of the Area Share Consideration) - within a period of 3 years plus grace period of 6 months from the date of receipt of all approvals more specifically mentioned in Annexure "F" for commencement of development of the said Property

(iv) It is agreed that the Buyer shall hand over the Area Share Consideration to the Seller and/or its nominee/s within a period of 90 (ninety) days from the date of receipt of the respective occupation certificates / part occupation certificates in respect of the Area Share Consideration or within a period of 15 (fifteen) days of the final handover of the first possession of the units / premises in the respective building/s of the Project, whichever is earlier ("Area Handover Event"). However, it is agreed and clarified that the Seller and/or its nominee/s shall be fully and freely entitled to dispose off / create third party rights and/or deal with in any manner whatsoever the Area Share Consideration immediately upon expiry of 15 (fifteen) days from the date of receipt of the respective occupation certificates / part occupation certificates in respect of the Area Share Consideration.

(v) In respect of the Area Share Consideration (which is being provided on ownership basis and free of costs, the Seller and/or its nominee/s shall be treated by the Buyer as an allottee under RERA. The Buyer shall adhere to the time lines for handing over possession of the Area Share Consideration as aforesaid and the Buyer shall be bound by the



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| 92/02<br>consequences specified under RERA in case of breach of adherence thereof. |

(vi) All outgoing, taxes, society maintenance charges with respect to the Area Share Consideration shall be borne and paid solely by the Seller to the society and/or the Buyer, as the case may be, for the period post Area Handover Event.

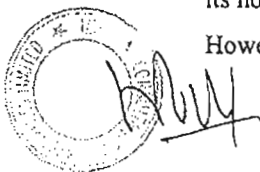
(vii) The Area Share Consideration shall be allocated, allotted and transferred to the Seller and/or its nominee/s on ownership basis and free of costs, in the manner provided below:

- a. Within 15 (fifteen) days from the date of receipt of sanctioned building plans (i.e. development permission), the area to be allotted to the Seller shall be identified by the Buyer on a *pari passu* and equitable basis, which shall be final and binding on the Seller.
- b. Out of the total area of the Area Share Consideration to be allotted to the Seller and/or its nominee/s, the residential area shall be allotted in the following configurations and parking pattern:

| Sl. No. | Configuration | Minimum No. of Car Parking spaces |
|---------|---------------|-----------------------------------|
| 1.      | 1 BHK         | 1                                 |
| 2.      | 2 BHK         | 1                                 |
|         | 3 BHK         | 2                                 |
|         | 4 BHK         | 2                                 |



It is clarified and the Buyer hereby undertakes and covenants with the Seller that in the event, the Buyer provides increased car parking spaces to other purchasers of units (of similar configuration as stated hereinabove) without charging additional costs for the same in the project, then the Seller and/or its nominee/s shall be entitled to equivalent increased car parkings and Buyer shall accordingly and similarly provide increased car parking spaces to the Seller and/or its nominee/s, free of costs as part of the Area Share Consideration. However, in the event the Buyer provides increased car parking





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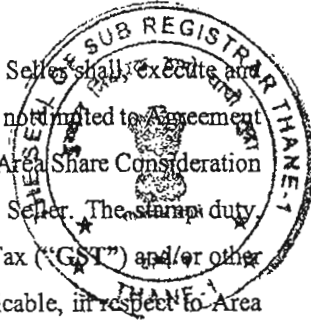
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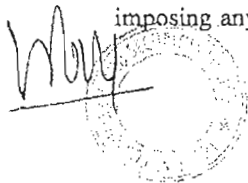
spaces to other purchasers of units (of similar configuration as stated hereinabove) by charging additional costs, then the Buyer shall similarly provide increased car parking spaces to the Seller and/or its nominee/s by charging such additional costs for the same.

Further the allotment of car parking spaces shall be identified on a *pari passu* and equitable basis.

It is agreed that the parking space(s) for the retail area out of the total area shall be allotted proportionately to the area of the Retail Share (rounded off to the nearest number).

- c. Subject to the above, it is further agreed that the Buyer shall be entitled to amend the building plans from time to time as per the Applicable Laws and that the area and/or extent of Area Share Consideration as mentioned above shall remain constant and notwithstanding such amendment the location and area to be allotted to the Seller and/or its nominee/s pursuant to such amendment shall also be identified as provided in 4.4 (vii)(a) hereinabove (within 15 (fifteen) days from amendment) on a *pari passu* and equitable basis.
- d. At the request of the Seller, the Buyer and Seller shall execute and register necessary documents including but not limited to Agreement for Sale under the provisions of RERA for Area Share Consideration with the Seller or such nominee/s of the Seller. The stamp duty, registration charges, Goods and Services Tax ("GST") and/or other taxes of similar nature, to the extent applicable, in respect of Area Share Consideration allotted to the Seller and/or its nominee/s as the case maybe shall be borne and paid by the Seller and/or its nominee/s for their areas. As stated above, the Seller and/or its nominee/s shall at all times, post expiry of 15 (fifteen) days from the date of receipt of the respective occupation certificates / part occupation certificates in respect of the Area Share Consideration be fully entitled to deal with and/or create any third party rights of any nature whatsoever including sale, mortgage, transfer, license etc. in respect of their respective Area Share Consideration and the Buyer shall provide its no objection for the same for 2 (two) further transfers without imposing any condition/s whatsoever in respect thereof (including







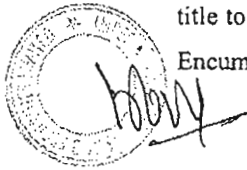
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any payment of amounts as premium, donation, transfer fee or otherwise (howsoever) and shall not withhold the same in any manner. It is agreed and clarified that post expiry of 15 (fifteen) days from the date of receipt of the respective occupation certificates / part occupation certificates in respect of the Area Share Consideration, the Buyer shall provide its no objection and consent as when required by the Seller and/or its nominees without any restriction and objection as aforesaid. It is agreed and clarified that the Seller and/or its nominees shall be charged only amounts as provided under the society bye-laws directly payable to the society, if any formed at that time, whether in the form of transfer charges or otherwise however, post Area Handover Event for dealing with and/or creation of any third party rights including sale, mortgage, transfer, license etc. on the Area Share Consideration by the Seller and/or its nominee/s to any third Party and there shall be no restriction on the same.

e. Any handover of the Area Share Consideration by the Buyer to the nominee/s of the Seller upon Seller's request shall be a valid and complete discharge of Consideration by the Buyer to the Seller.

f. It is further clarified that on formation of the society/condominium/company/common organisation of the purchasers of the proposed project, all the post(s)/expense(s)/charge(s) as may be levied by the society/condominium/company/common organisation governing sale/transfer of premises in the project, if any, shall be borne and paid by the Seller and/or the nominees, as the case maybe directly to such society/condominium/company/common organisation.

g. In the event of (i) any breach of any of the terms, conditions, covenants or obligations undertaken by the Seller under this Deed and/or the Deed of Adjacent Parcel; and/or (ii) any of the representation or warranties provided by Indemnifying Party in this Deed and/or in the Deed of Adjacent Parcel being false/incorrect; and/or (iii) any Encumbrances arising in respect of title to the said Property and/or the Adjacent Parcel (except for the Encumbrance which would arise due to acts of the Buyer); and/or

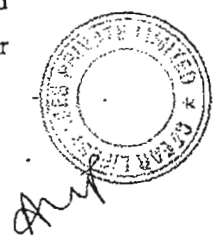
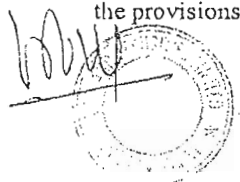
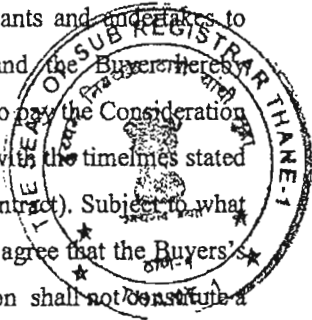


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(iv) any non-disclosure by the Seller of all known facts or documents affecting the title or the right of the Seller to the said Property and/or the Adjacent Parcel; and/or (v) receipt of any notice from governmental authority in respect to proceeding/s including labour proceeding/s disclosed in this Deed and in the Deed of Adjacent Parcel by the Seller and as stated in Annexure "G" and/or arising therefrom, the Buyer shall intimate the Seller in writing first calling upon the Seller to cure the same within 30 (thirty) working days from date of occurrence of any of above events. In the event, the Seller fails to cure the same within the cure period as above, then the Buyer, notwithstanding anything contained herein, shall be entitled to adjust such amounts incurred by it in terms of Clause 9 and the indemnification provisions of the Deed of Adjacent Parcel from the Area Share Consideration to the extent possible.

The Sale Consideration and the Area Share Consideration collectively form the consideration under this Deed payable by the Buyer for purchase of the said Property and are hereinafter collectively referred to as the "Consideration".

4.5. The Seller hereby unequivocally agrees, covenants and undertakes to receive the Consideration in terms hereof and the Buyer hereby unequivocally agree, covenants and undertakes to pay the Consideration to the Seller in terms hereof and strictly in line with the timelines stated above (time of payment being the essence of contract). Subject to what is stated in clause 4.1 above, the Parties further agree that the Buyers' liability towards payment of unpaid Consideration shall not constitute a "Charge" and or "Lien" over the said Property. Further, it is clarified that the title to the said Property stands transferred and conveyed to the Buyer absolutely and forever on the execution hereof. Provided, however, as stated above, subject to provisions of Clause 4, in the event, the Buyer fails to discharge the Consideration in terms of this Deed on the respective due date/s, at that time, the same shall result in statutory charge on the said Property under the Applicable Laws including Transfer of Property Act, 1882 in favour of the Seller and further the Buyer undertakes and covenants to create a specific charge on the said Property, if so required to the extent of the unpaid Consideration as per the provisions of the Applicable Laws in favour of the Seller.

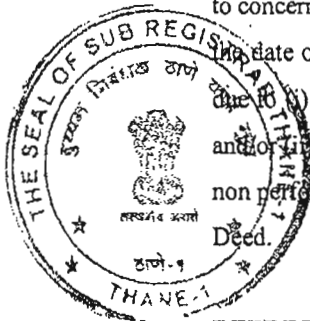


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4.6. The Consideration shall be subject to deduction of taxes as per Applicable Laws/Acts. The Buyer shall provide the TDS certificate/s to the Seller respectively in accordance with the timelines stipulated under the Income Tax Act, 1961.

4.7. It is expressly agreed and clarified that in the event of default of payment of Consideration on the respective due-date in the manner stated hereinabove, notwithstanding and in addition to any other rights and remedies available to the Seller, the Buyer will be liable to pay interest at the rate of 6% per annum from the date of default till the date of payment and realisation thereof (along with interest).

4.8. It is further agreed between the Parties that non-performance and/or delay in performance of the obligations of the Buyer limited to (a) hand over of the Area Share Consideration to the Seller and/its nominee/s; (b) registration of the development of the said Property and/or part thereof as a project under RERA in the manner stated hereinabove; (c) launch of the project proposed on the said Property in the manner stated hereinabove and (d) submission of relevant building plans for sanction to concerned competent authority within a period of 6 (six) months from the date of execution and registration of this Deed to the extent caused by (a) any title defect/Encumbrances in respect of the said Property and/or (b) any misrepresentation by the Seller resulting the delay and/or non performance of the Buyer, shall not be treated as a default under this Deed.



**5. REPRESENTATIONS AND WARRANTIES OF THE SELLER –**

The Seller hereby represents and warrant to the Buyers that each of the following representations and warranties are true, accurate, complete, valid and subsisting:

5.1 The Seller is the absolute owner of the said Property and is well and sufficiently entitled to and is absolutely seized and possessed of the said Property. Apart from the Seller, no other person or entity has any right, title or interest in or in any part of the said Property, or is entitled to the unfettered physical possession, occupation, use or control of whole or



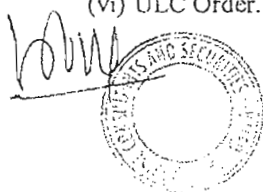
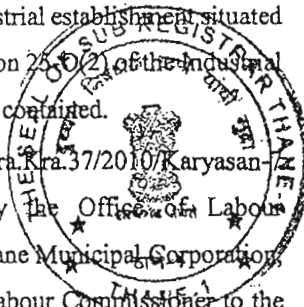
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any part of the said Property. The title and possession of the Seller to the said Property is clear and marketable and free from all Encumbrances.

5.2 The Seller have not taken any deposit/earnest money/advance from any person and the right of the Seller to sell and/ or transfer the said Property to the Buyer and to handover vacant physical possession thereof is not jeopardized. There are certain vacant structure/s on the said Property, which are to be demolished.

5.3 The following permission / approvals for the said Property are available with the Seller:

- (i) Government of Maharashtra's order dated 1st December, 1977 bearing Reference No. ULC/W-20/IC/GAD/5247 granting its exemption under Section 20 of Urban Land (Ceiling & Regulation) Act, 1976 inter alia in respect of the said Property.
- (ii) Non Agricultural Permission issued by Additional Collector, Thana bearing Reference No. NAP/24 dated 26th June, 1959.
- (iii) Order bearing ref. no. IR/25-O/1/2010/Desk-7 dated 19th April, 2010 passed by the Commissioner of Labour, Maharashtra State, Mumbai by which permission has been granted to Wellman Hindustan Limited for closure of its industrial establishment situated inter alia at the said Property under Section 25(2) of the Industrial Disputes Act, 1947, on the terms therein contained.
- (iv) Letter bearing ref. no. KaAa/Nahapra/Pra.37/2010/Karyasan dated 24th January, 2011 issued by the Office of Labour Commissioner to the Commissioner, Thane Municipal Corporation, by which it has been informed by the Labour Commissioner to the Commissioner, Thane Municipal Corporation that subject to the terms and conditions set out therein and pursuant to the Undertaking/ Affidavit made and submitted by Wellman Hindustan Limited, the office of the Labour Commissioner has issued its NOC for development/sale/transfer inter alia, of the said Property, on the terms therein contained.
- (v) Letter dated 24<sup>th</sup> May, 2018 read with letter dated 24<sup>th</sup> October, 2018 and 9<sup>th</sup> March, 2020 addressed by the Collector and Competent Authority, Thane Urban Agglomeration.
- (vi) ULC Order.



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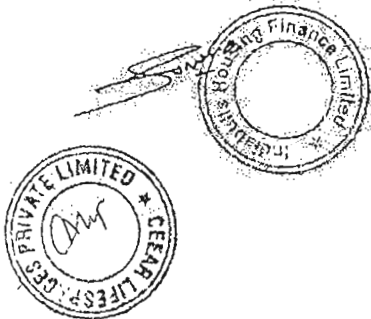
**SCHEDULE I**  
**Schedule Properties**

All that pieces or parcels of land/properties as specifically detailed hereunder together with all the present structures, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed/ to be installed and/or constructed/to be constructed thereon and all the present and future rights, title and/or interests of the Imperial Consultants & Securities Limited (Formerly known as Imperial Consultants & Securities private Limited) (originally owned by Wellman Hindustan Private Limited which has been amalgamated with Imperial Consultants & Securities Limited vide Order dated May 03, 2019 passed by the National Company Law Tribunal, Chennai Bench in CP/154/CAA/2019 in TCP/176/CAA/2017 in the matter of Scheme of Amalgamation between Essar Concessions India Limited and 7 others and Imperial Consultants & Securities Limited (Formerly known as Imperial Consultants & Securities private Limited):

**Schedule Property I:**

New Survey Nos. 39 admeasuring around 4450 sq. mtrs., 40 admeasuring around 2230 sq. mtrs. and 41/1 admeasuring around 20100 sq. mtrs. bearing Old Survey Nos. 140, 141 and 142 respectively, situated at Village Dhokali, Taluka Thane, District Thane admeasuring around 6 acres 24 guntas (i.e. 26,780 square meters) owned by Imperial Consultants & Securities Limited (Formerly known as Imperial Consultants & Securities private Limited) (originally owned by Wellman Hindustan Private Limited which has been amalgamated with Imperial Consultants & Securities Limited vide Order dated May 03, 2019 passed by the National Company Law Tribunal, Chennai Bench in CP/154/CAA/2019 in TCP/176/CAA/2017 in the matter of Scheme of Amalgamation between Essar Concessions India Limited and 7 others and Imperial Consultants & Securities Limited (Formerly known as Imperial Consultants & Securities private Limited) and butted and bounded by in the:

- a) New Survey No. 39 butted and bounded by in the:
  - North: by Survey No. 234 of Village Balkum
  - East: by Survey No. 41 of Village Dhokli
  - West: Survey No. 136 of Village Balkum
  - South: Survey No. 304 of Village Dhokli
- b) New Survey No. 40 butted and bounded by in the:
  - North: by Survey No. 41 of Village Dhokli
  - East: by Survey No. 41 of Village Dhokli
  - West: by Survey No. 41 of Village Dhokli
  - South: by Survey No. 309 of Village Dhokli
- c) New Survey No. 41 butted and bounded by in the:
  - North: Partly by Survey No. 235(pt) and partly by boundary of Village Balkum
  - East: by Survey No. 40 of Village Dhokli
  - West: by Survey No. 234 of Village Balkum
  - South: by Survey No. 309 of Village Dhokli



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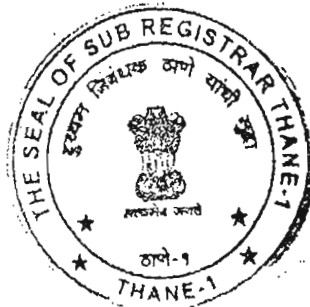
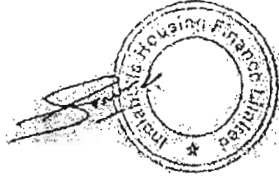
consideration ("Said Amount") being deposited directly into the below mentioned Escrow Account, on or before 31<sup>st</sup> March 2020: -

Name: Indiabulls Housing Finance Limited  
Bank Account Number: 114505000450  
Bank: ICICI Bank Limited  
IFSC Code: ICIC0001145  
Branch Address: Plot- B, Vaniya Kunj, Enkay Tower, Udyog Vihar, Phase V, Gurgaon-122001

or such other account(s) of the Mortgagor(s) as may be specified by the Lender.

4. We agree that the Said Amount is the full and final amount for the release of our mortgage/charge/hypothecation over the Schedule Properties and receivables arising therefrom and upon receipt of the Said Amount in the manner stated above, we shall and shall cause the security trustee, to release our/their mortgage/charge/hypothecation on the said Schedule Properties and receivables arising therefrom and handover the title deeds with respect to the Schedule Properties which is in the possession of the Lender and more particularly detailed in Schedule II hereunder to the Buyer(s). We shall execute and register the requisite documents for release / satisfaction of our mortgage/charge/hypothecation in respect to the Schedule Properties including release deed, termination etc. not later than 7 (seven) days from the payment of the Said Amount.
5. In case the Said Amount (or any part thereof) is not deposited in the above mentioned manner within the time stipulated herein in paragraph 3 above, then the aforesaid objection in connection with the Schedule Properties shall stand terminated/withdrawn automatically without any further notice to you and/or to the Buyer(s).

Any capitalized terms used and not defined herein shall have the meaning as ascribed to such terms in the Loan Documents.





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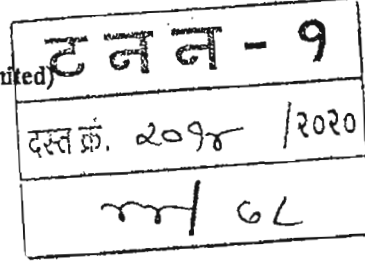


# Indiabulls

## HOUSING FINANCE

Date: 6<sup>th</sup> March, 2020

To  
Imperial Consultants and Securities Limited  
(Formerly known as Wellman Hindustan Private Limited)  
Essar House, 11 K K Marg  
Mahalaxmi  
Mumbai.- 400 034



Dear Sir,

Subject: Your request for entering into deed(s) of conveyance for the properties more particularly mentioned in Schedule I hereunder ("Schedule Properties") with Cear Lifespaces Private Limited ("Buyer(s)") and release of mortgage/charge/hypothecation over the Schedule Properties.

This has reference to various loan facilities ("Loan(s)") availed by Niwas Residential and Commercial Properties Private Limited and/or its group entities ("Borrowers") from Indiabulls Housing Finance Limited and/or its group entities ("Lender") pursuant to the various loan documents executed in the relation to the Loan(s) ("Loan Documents").

In connection with the Loan(s), Imperial Consultants & Securities Limited (Formerly known as Wellman Hindustan Private Limited) ("Mortgagor(s)"), have *inter alia*, created a first ranking mortgage/charge/hypothecation over the (i) Schedule Property I and receivables arising therefrom and (ii) receivables arising from Schedule Property II, to secure the Loan(s) along with all the Borrower's Dues and performance of all obligations under the Loan Documents.

1. You have now informed us that the Mortgagor(s) are proposing to sell / transfer / relinquish / dispose of the Schedule Properties, along with all right, title, easements, benefits, appurtenances to the same (as more particularly detailed, delineated and hatched in grey colour in the layout plan annexed as Annexure A) in favour of the Buyer(s) by executing deeds of conveyance and other related documents in relation to the same (hereinafter referred to as "Deeds of Conveyance").
2. We are in receipt of Borrower's request in relation to issuance of no-objection for entering into Deeds of Conveyance.
3. In view of your request, the Lender hereby accords its no-objection to you for entering into Deeds of Conveyance with the Buyer(s) conditional upon sum of Rs. 105,00,00,000/- (Rupees One Hundred and Five Crores Only) out of the entire sale

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Indiabulls Housing Finance Limited (CIN. L65922DL2005PLC136029)

Corp. Off. Indiabulls Finance Center, Tower 1, S. B. Marg, Elphinstone Road, Mumbai - 13. T. +91 22 6189 1421  
Reg. Off. 14-07-03, 20<sup>th</sup> Floor, Connaught Place, New Delhi - 01. T. +91 11 3025 2900 F. +91 11 3025 2901 Email. homeloans@indiabulls.com Web. IndiabullsHomeLoans.com

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ANNEXURE "C"  
List of Deeds of Mortgage and Deeds of Hypothecation

1. Deed of Hypothecation dated 30<sup>th</sup> March, 2016.
2. 2 (two) Deeds of Hypothecation dated 17<sup>th</sup> January, 2017.
3. Deeds of Mortgage dated 2<sup>nd</sup> May, 2016 duly registered with the concerned office of the Sub-Registrar of Assurances at Thane under serial no. TNN-1/5013 of 2016.
4. Deed of Mortgage dated 27<sup>th</sup> June, 2017 duly registered with the concerned office of the Sub-Registrar of Assurances at Thane under serial no. TNN-5/7421 of 2017.
5. Deed of Mortgage dated 19<sup>th</sup> July, 2019 duly registered with the concerned office of the Sub-Registrar of Assurances at Thane-5 under serial no. 12139 of 2019.



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ट न न - १

दस्त क्र. २०१२ / २०२०

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कारणासाठी सुट देण्यात आलेले क्षेत्र व हस्तांतरणास प्रतिबंध" अशा ७/१२ वर इतर अधिकार सदरी घेण्यात आलेल्या नोंदी कमी करण्याबाबत याद्वारे आदेश देत आहे. तसेच शासन निर्णय क्रमांक संकिर्ण ०१/२०१७/प्र.क्र. ११/अ.२/ दिनांक ११ जानेवारी २०१८ मध्ये विहित केलेल्या कार्यपध्दती आणि अटी व शर्तीस अधिन राहून औद्योगिक प्रयोजनार्थ सुट देण्यात आलेल्या उक्त जमिनीबाबत विक्री अथवा वापर बदलाकरीता अनुमती देत आहे.

सही /-

(राजेश ज.नार्वेकर)

जिल्हाधिकारी व सक्षम प्राधिकारी

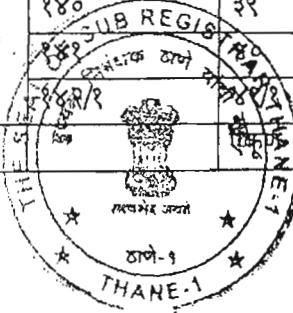
ठाणे नागरी संकुलन, ठाणे

प्रत-

- १) मा. प्रधान सचिव, (नवि.१), नगर विकास विभाग, मंत्रालय मुंबई यांना माहितीसाठी सादर,
- २) मा. जिल्हाधिकारी ठाणे, महसूल शाखा
- ३) सहायक संचालक, नगर रचना, ठाणे महानगरपालिका यांना माहितीसाठी
- ४) मे. इम्पिरियल कन्सलटंट्स आणि सेक्युरिटीज प्रा. लि. (पूर्वाश्रमीचे मे. वेलमन इंडिया लि.)
- ५) तहसिलदार ठाणे, यांना

२/ मौजे बाळकुम, व ढोकाळी येथील येथील खालील तक्त्यात नमूद सर्व्हे क्रमांकाच्या अधिकार अधिलेखामध्ये ७/१२ सदरी इतर अधिकारात घेण्यात आलेल्या "नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनार्थ सुट देण्यात आलेले क्षेत्र व हस्तांतरणास प्रतिबंध" अशा नोंदी कमी करून केलेल्या कार्यवाहीचा अहवाल या कार्यालयास सादर करावा.

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| मौजे ढोकाळी<br>ता.जि.ठाणे  | १४०                  | ३९                   | ४४५१.५४        |
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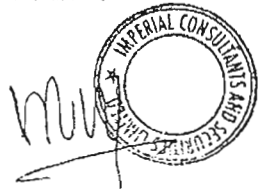
(डॉ. सिद्धाजी पाटील)

(निवासी उपजिल्हाधिकारी व समन्वय अधिकारी)

जिल्हाधिकारी व सक्षम प्राधिकारी

ठाणे नागरी संकुलन, ठाणे यांचे करीता

स्थळ प्रतीवर मा. जिल्हाधिकारी व सक्षम प्राधिकारी यांची स्वाक्षरी असे}



Handwritten signature/initials.



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| <b>ट न न - १</b>      |
| दस्त क्र. २०१४ / २०२० |
| ३२/६६                 |

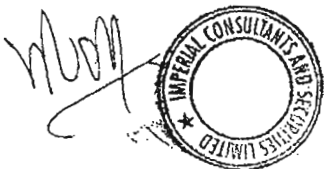
ढोकाळी येथील स.क्र. ३९, ४० व ४१/१ मधील ३३५८६.४० चौ.मी. इतक्या औद्योगिक प्रयोजनार्थ सुट देण्यात आलेल्या क्षेत्रापैकी भोगवटादार २ सत्ता प्रकारातील ६७९७.०० चौ.मी. ही जमीन महसूल व वन विभागाच्या मालकीची असून महसूल विभागाने त्यांचेकडील प्रचलित धोरणानुसार बाजारमूल्य दर तक्त्यानुसार अर्जात रक्कम आकारून र.हिवासा व वाणिज्य वापराने परवानगी दिलेली असल्याने मे. वेलमन हिंदुस्थान लि. या कंपनीचे विनंती नुसार तेवढी जमीन वगळून (३३५८६.०० - ६७९७.०० = २६७८९.०० चौ.मी.) क्षेत्रामधून निश्चित करण्यात आलेल्या निव्वळ मोकळ्या क्षेत्राची (अतिरिक्त क्षेत्रापैकी अविकसित क्षेत्राची) म्हणजेच ३७५०.०० चौ.मी. क्षेत्राची दिनांक २३/११/२००७ च्या शासन निर्णयातील तरतूदीनुसार चालु वर्षाच्या शिघ्रसिध्द गणकानुसार किंमत वसूल करण्यात यावी. तसेच जमिनधारकाने सदरची रक्कम जमा केल्यानंतर उक्त जमिनीच्या मिळकत पत्रिकेवर "नाजकथा कलम २० अन्वये सुट व हस्तांतरणास प्रतिबंध" अशी घेण्यात आलेली नोंद कमी करण्याच्या प्रस्तावास शासनाने मान्यता दिलेली आहे.

ज्याअर्थी सह जिल्हा निबंधक, वर्ग -१ (उ. श्रे.) तथा मुद्राक जिल्हाधिकारी ठाणे यांचेकडील पत्र दिनांक ११/१०/२०१८ अन्वये मौजे बाळकुम व मौजे ढोकाळी येथील विषयात नमद जमिनीपैकी ३७५०.१५ चौ.मी. खुल्या क्षेत्राचे सन २०१८-२०१९ च्या वार्षिक मूल्यदर तक्त्यानुसार र.रुपये १४,०६,३१,०००/- इतकी हिशोबीत करून कळविलेली आहे. सदरचे मूल्यदर सन २०१९-२०२० करीता कायम करण्यात आलेले आहेत. त्यामुळे अधिमूल्याची रक्कम रुपये १४,०६,३१,०००/- आज रोजी कायम आहेत.

ज्याअर्थी मे. वेलमन हिंदुस्थान लि. कंपनी कायदा कलम ३९१ व ३९४ नुसार वेलमन हिंदुस्थान प्रा.लि. ही कंपनी या कंपनीसह अन्य सात कंपन्यांनी एम्पेरीयल कंन्सलटंटस अॅण्ड सेक्युरीटी प्रा.लि. (इम्पेरियल) या कंपनीमध्ये एकत्रीकरणाबातची योजना ( Amalgamation Scheme ) सादर केली होती. मे. वेलमन हिंदुस्थान प्रा.लि. ही कंपनी महाराष्ट्र स्थित असल्याने त्यांनी मा. उच्च न्यायालय मुंबई येथे सदरचे एकत्रीकरणे योजना हायकोर्ट कंपनी स्कीम पिटीशन क्रमांक ८५१/२००६ अन्वये सादर केली होती. इतर कंपन्या अन्य राज्यात स्थित असल्याने त्यांनी मा. न्यायालय गुजरात आणि मा. उच्च न्यायालय मद्रास या ठिकाणी एकत्रीकरणे योजना सादर केली होती. मा. न्यायालयाच्या निकालानंतर अंतिमतः National Company Law Tribunal (NCLT) Mumbai यांनी दिनांक १३ एप्रिल २०१७ वः National Company Law Tribunal (NCLT) Chennai यांनी त्यांच्या दिनांक ०३/०५/२०१९ च्या आदेशान्वये एकत्रीकरणे योजना मंजूर केलेली आहे. त्यानुसार मे. वेलमन हिंदुस्थान लि. कंपनी मे. इम्पेरियल कंन्सलटंट आणि सेक्युरीटीज लि. मध्ये विलीन झालेली आहे.

ज्याअर्थी मे. इम्पेरियल कंन्सलटंट आणि सेक्युरीटीज लि. (पुवोश्रमीचे मे. वेलमन हिंदुस्थान लि.) यांनी रक्कम रुपये १४,०६,३१,०००/- (अक्षरी चौदा कोटी सहा लक्ष एकतीस हजार मात्र ) चा धनाकर्ष क्रमांक ५०११७७ दिनांक ११/०३/२०२० रोजी संबंधितांनी या कार्यालयाकडे सादर केलेले असून सदरचा धनाकर्ष या कार्यालयाकडे बलन क्रमांक २७४ दिनांक १२/०३/२०२० अन्वये स्टेट बँक ऑफ इंडीया, डीसीसी शाखेमध्ये दिनांक १६/०३/२०२० रोजी शासन जमा करण्यात आलेला आहे.

त्या अर्थी मी जिल्हाधिकारी तथा सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे उद्योग संचालनालयाकडील यांचेकडील आदेश क्रमांक युएलसी/डब्ल्यू २०/ आयसी/ जीएडी ५२४७ दिनांक ११/२/१९७७ अन्वये मौजे बाळकुम, ता.जि. ठाणे येथील स.क्र. २३४/१, २३४/३ व २३५पै. तसेच मौजे ढोकाळी येथील स.क्र. ३९, ४० व ४१/१ मधील ३३५८६.४० चौ.मी. क्षेत्रासाठी घेण्यात आलेली "औद्योगिक



जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे

जिल्हाधिकारी कार्यालय इमारत, दुसरा मजला

दुरध्वनी क्र.०२२-२५३४३४९२

ईमेल- ulcthan27@rediffmail.com

जा.क्र./युएलसी/टीए/एटीपी/ओ.सुट/ वेलमन हिन्दुस्थान//२३५२०

दिनांक १६/०३/२०२०

वाचले-

१७/३/२०२०

१. सहायक संचालक, उद्योग संचालनालय यांचेकडील आदेश क्रमांक युएलसी/डब्ल्यू २०/ आयसी/ जीएडी ५२४७ दिनांक १/१२/१९७७ रोजीचे औद्योगिक प्रयोजनार्थ सुटीचे आदेश
२. शासन महसूल व वन विभागाकडील निर्णय क्र./ संकिर्ण-०१/२०१७/प्र.क्र. ११/अ-२ दि ११ जानेवारी, २०१८
३. शासन नगर विकास विभागाकडील पत्र क्र. नाजक- २०१३/प्र.क्र.२११/नाजकधा २, दिनांक २४/५/२०१८
४. या कार्यालयाचे सह जिल्हा निबंधक वर्ग- १ (उ.श्रे.) तथा मुद्रांक जिल्हाधिकारी, ठाणे शहर यांना पत्र क्र. युएलसी/टीए/एटीपी/ मे. वेलमन हिन्दुस्थान लि /दिनांक -०६/११/२०१८ रोजीचे पत्र
५. सह जिल्हा निबंधक वर्ग- १ (उ.श्रे.) तथा मुद्रांक जिल्हाधिकारी, ठाणे शहर यांचे या कार्यालयास पत्र क्र.सजिनि/ ठाणे शहर/मौजे- बाळकुम व ढोकाळी / मुल्यांकन/११९५६ दि.११/१०/२०१८
६. या कार्यालयाकडील डिमांड नोटीस क्र. युएलसी/ टीए/ एटीपी/ मे. वेलमन हिन्दुस्थान लि./१०२०१८/४८४, दिनांक २४/१०/२०१८
७. मे. इम्पेरियल कन्सल्टंट्स आणि सेक्युरिटीज प्रा. लि. यांचा अर्ज दि १७/०२/२०२०
८. या कार्यालयाकडील डिमांड नोटीस क्रमांक युएलसी/टीए/एटीपी/मे.वेलमन हिन्दुस्थान लि./२१६ दि ९/३/२०२०
९. कार्यालयीन मंजूर टिपणी दिनांक १७/३/२०२०

- आदेश



ज्याअर्थी ठाणे नागरी समूहात अंतर्भूत होणाऱ्या जमिनीधारक मे. वेलमन इंडीया लि. यांना नाजकधा अधिनियम १९७६ चे कलम २० नुसार सहायक संचालक, उद्योग संचालनालय यांचेकडील आदेश क्रमांक युएलसी/डब्ल्यू २०/ आयसी/ जीएडी ५२४७ दिनांक १/१२/१९७७ घटनेचे मौजे- बाळकुम, ता. जि. ठाणे, येथील स.क्र.१४०, १४१, १४२/१, २३५अ पै/१ व २ चे एकूण ३३५८६.४० चौ.मी. क्षेत्रापैकी १७४९८.४० चौ.मी. क्षेत्राकरीता औद्योगिक कारणासाठी सुटीचे आदेश पारित करण्यात आलेले आहे.

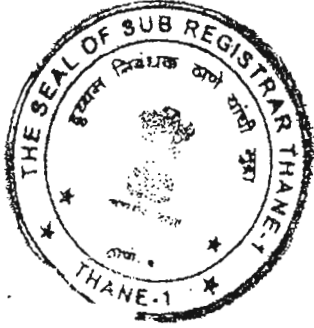
ज्याअर्थी मे. वेलमन इंडीया लि. कंपनी धारण करीत असलेल्या मौजे बाळकुम, ता. जि. ठाणे, येथील स.क्र. २३४/१, २३४/२ व २३५ पै तसेच मौजे -ढोकाळी, ता. जि. ठाणे, येथील स.क्र. ३९, ४० व ४१/१ मधील ३३५८६.४० चौ.मी. इतक्या औद्योगिक प्रयोजनार्थ सुट देण्यात आलेल्या जमिनीच्या रहिवास व वाणिज्य प्रयोजनामध्ये वापर बदल करण्यास तसेच सदर जागेच्या हस्तांतरणास मान्यता मिळणेबाबत शासनास दिनांक १६/७/२०१६ रोजी प्रस्ताव सादर केलेला आहे.

ज्याअर्थी त्यानुषंगाने शासनाचे संदर्भीय दिनांक २४/५/२०१८ रोजीच्या पत्रान्वये मे. वेलमन हिन्दुस्थान लि. या कंपनीच्या मौजे बाळकुम, ता.जि. ठाणे येथील स.क्र. २३४/१, २३४/३ व २३५पै. तसेच मौजे





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| दस्तक्र. २०१४ / २०२० |
| ३६/६८                |



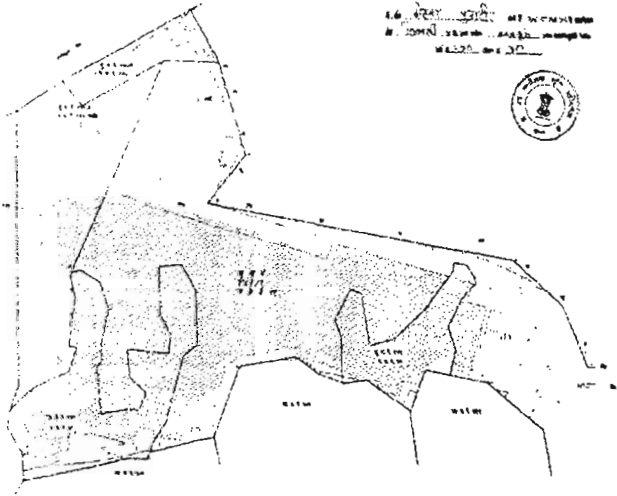
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| दस्त क्र. २०१४ / २०२० |
| ३६ / ७८               |

मौजबाची कारण

अर्जदार वेलमन इंडिया प्रा लि कोल्हात रोड ठाणे यांचे तर्फे अर्जदार वी उदय देशमुख यांनी दिनांक २/७/२००८ रोजी केलेल्या अर्जांन्वये मौजे होकाळी ता जि ठाणे येथिल जु स नं १४०, १४१, १४२/१ व स नं ३९, ४०, ४१, व मौजे बाळकुम ता जि ठाणे येथिल जु. स. नं २३५अ, २३५क, न स नं २३४/७६९, २३५ ची हद्द कायम मोजणी इ टि एस. मरिन च्या सहायाने मोजणी करून तयार करणेत आलेला कारणा पुरता मोजणी नकारा.

मौजे-होकाळी  
मौजे बाळकुम  
तालुका-ठाणे  
जिल्हा. ठाणे

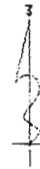


अति तातडी हद्द कायम मो. नं ४२२६/०८

| संपत्तीच्या टिपा |  |
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| १)               | संपत्तीचे अंकीकरण स. नं. पी. १४ अने          |
| २)               | संपत्तीचे जमीन विंग असा                      |
| ३)               | संपत्तीचे जमीन संरक्षण असा                   |
| ४)               | संपत्तीचे जमीन हजेरी असा                     |
| ५)               | संपत्तीचे जमीन विंगुल पोल असा                |
| ६)               | संपत्तीचे जमीन विंगुल विंगुल पोल असा         |
| ७)               | संपत्तीचे जमीन सल असे                        |
| ८)               | या हद्दचे इतर सल रीतीत लुप्त प्रत्यक्षित असा |

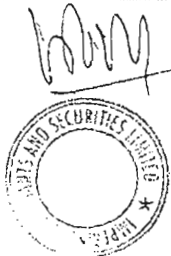
अति तातडीच्या दिनांक १६/६/०८

टिप सदा कायमची पुरता सुडबुक व गायकशा च्या आधारे केली असे



प्रमाण-१:१०००

मोजणी दिनांक १२/०८/२००८  
हद्द दाखविली दि १३/०८/२००८



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| <b>ढनन - 9</b>    |
| दररक. 2098 / 2020 |
| 34 / 66           |

**RECEIPT**

Received the day and date first hereinabove written of and from the withinnamed Buyer a sum of Rs. 116,00,00,000/- (Rupees One Hundred and Sixteen Crores only) along with TDS vide following cheques drawn in favour of the Seller:

| Sr. No | Cheque No. | Date | Amount | Bank and Branch |
|--------|------------|------|--------|-----------------|
| -      | -          | -    | -      | -               |
| -      | -          | -    | -      | -               |
| -      | -          | -    | -      | -               |



WE SAY RECEIVED

*[Handwritten Signature]*



Authorised Signatory

Imperial Consultants and Securities Limited

Thane  
\_\_\_\_\_, 2020

Witness:

1. NAQESH PAWAR *[Handwritten Signature]*
2. MADHURA SAMANT *[Handwritten Signature]*

Directors dated 5<sup>th</sup>  
December, 2019  
in the presence of

|                       |
|-----------------------|
| ट न न - 9             |
| दस्त क्र. 2098 / 2020 |
| 38/6L                 |

1. NAQESH PAWAR *Naqesh*
2. MADHURA SAMANT *Madhura*

Photo of Authorised  
Signatory



टनन - 9  
दस्ता क्र. 2098/2020  
33/62

Imperial Consultants and  
Securities Limited  
Through the hands of

its Director /

Authorised Signatory, For Imperial Consultants and Securities Limited

Mr. N.B. Vyas, duly  
authorised pursuant to

resolution of Board of

Directors dated 3<sup>rd</sup>

December, 2019

in the presence of

1. NAGESH PAWAR *Nagesh*

2. MADHURA SAMANT *Madhura*



*N.B. Vyas*  
Director / Authorised Signatory



Photo of Authorised  
Signatory



Signed and Delivered

By the withinnamed

Buyer

Ceeear Lifespaces

Private Limited

Through the hands of

its Director /

Authorised Signatory,

Mr. Anukool

Purandare, duly

authorised pursuant to

resolution of Board of



For CEEAR LIFESPACES PRIVATE LIMITED

*A.M. Purandare*

Authorised Signatory



maybe). The same shall be paid by the Seller to the Buyer within 7 (seven) days from the demand by the Buyer.

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| दस्त क्र. 2098 / 2020 |
| 32/66                 |

### 13. GOVERNING LAW AND JURISDICTION

This Deed and the relationship between the Parties hereto shall be governed by and interpreted in accordance with the laws of India and the Courts at Mumbai shall have exclusive jurisdiction in relation to all matters arising out of this Deed.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

### SCHEDULE

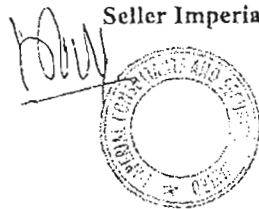
### DESCRIPTION OF THE SAID PROPERTY

All those pieces or parcels of land bearing (i) New Survey No. 39 admeasuring 4,450 sq. metres or thereabouts; (ii) New Survey No. 40 admeasuring 2,230 sq. metres or thereabouts; and (iii) New Survey No. 41/1 admeasuring 20,100 sq. metres or thereabouts thus admeasuring in aggregate 26,780 sq. metres or thereabouts situated at Village Dhoregaon Thane, along with all right, title, easements, benefits, appurtenances to the same and bounded as follows:

- On or towards the North : Survey No. 235
- On or towards the South : Survey No. 309, 304
- On or towards the East : Survey No. 41
- On or towards the West : Survey No. 234/1



Signed and Delivered  
By the withinnamed  
Seller Imperial



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| दस्त क्र. 2098<br>10. NOTICES 20 |
| 39/06                            |

All notices, approvals, instructions and other communications for the purposes of this Deed shall be given in writing by personal delivery or by sending the same by speed post/ registered post addressed to the Party concerned at the address stated below, or any other address subsequently notified to the other Party for the purposes of this Clause, and, shall be deemed to be effective in the case of personal delivery or delivery by speed post/ registered post acknowledgement due at the time of delivery:

**If to the Seller:**

Manickam Complex,  
Ground Floor, 1/3, General Patters road,  
Chennai, 600002  
Kind Attention: Mr. N.B. Vyas  
E-mail: rtgsjb2@gmail.com

**If to Buyer:**

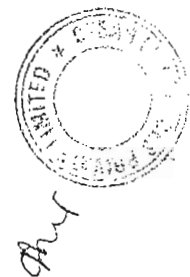
801, Crystal Tower CHS. LTD. 48,  
Maruti Lane, Fort Mumbai-400001  
Kind Attention: Mr. Neeraj Gupta/Mr. Rajib Das  
E-mail: notices@godrejproperties.com

**11. SUPERSEDE**

This Deed shall supersede all prior agreements and understandings between the Parties in respect of the said Property.

**12. TAXES, STAMP DUTY AND REGISTRATION CHARGES**

The entire stamp duty and the registration charges relating to the Deed and/or incidental documents executed in pursuance hereto shall be borne by the Buyer. Each Party shall be responsible for their respective tax liabilities, such as Income-tax, Capital Gains Tax and all other applicable statutory taxes if any, arising out of or as a result of this Deed. However, GST and/or other taxes, on transfer /handover of Area Share Consideration from Buyer to the Seller and/or its nominees shall be solely borne and paid by the Seller and/or its nominees (as the case



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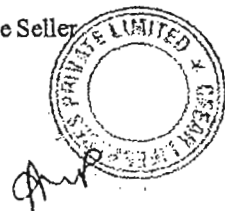
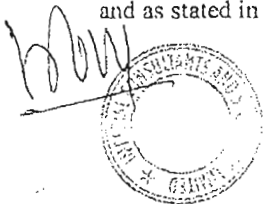
दस्तावेज क्र. २०१४ / २०२०

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disputing the Parties. If the dispute is not resolved through such discussions within 30 days after one disputing Party has served a written notice on the other disputing Party requesting the commencement of discussions, such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof. The seat and venue of arbitration shall be at Mumbai and the language of the arbitration proceedings shall be English. The arbitral tribunal shall consist of 1 (one) arbitrator, to be appointed by the Parties mutually in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and the amendments made thereto from time to time as may be applicable.. Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Deed. The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal. Any decision of the arbitral tribunal shall be final and binding on the Parties.

#### 9. INDEMNITY

The Seller ("Indemnifying Party") hereby indemnify and agree to keep indemnified, defend and hold harmless the Buyer, its officers, directors and agents for the time being and their successors and assigns ("Indemnified Party") from and against any and all losses, claims, damages, actions, assessments, taxes, costs and expenses including interest, penalties, costs suffered or incurred by the Indemnified Party (save and except legal and attorney costs), arising out of, resulting from, or may be payable by virtue of: (i) any breach of any of the terms, conditions, covenants or obligations undertaken by the Indemnifying Party under this Deed; or (ii) any of the representation or warranties provided by Indemnifying Party hereunder being false/incorrect or (ii) any Encumbrances arising in respect of title of the said Property (except for the Encumbrance which would arise due to acts of the Buyer) or (v) any non-disclosure by the Seller of all known facts or documents affecting the title or the right of the Seller to the said Property or (vi) proceeding/s including labour proceeding/s disclosed herein by the Seller and as stated in Annexure F and/or arising therefrom.





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दस्त क्र. २०१४ (११०६)

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with retrospective effect or otherwise howsoever), and carry out development, the area of land accruing by virtue of the buy-back of the Amenity Open Space ("AOS Area") from the Thane Municipal Corporation and/or concerned authority during the period starting from the date of the execution of this Deed till full development potential of the said Property has been exploited and full Occupation Certificate has been obtained in respect thereof (at the costs and expenses of the Buyer) then, the Parties hereto shall mutually agree in writing as to the manner in which the AOS Area arising pursuant to such buy-back shall be shared between the Parties and/or their nominee/s ]as maybe be agreed.

6.4. The Buyer has represented that the Buyer shall develop / construct residential cum commercial and retail structure/s on the said Property in the manner stated herein and shall accordingly hand over the Area Share i.e. Area Share Consideration to the Seller towards the consideration as stated in clause 4;

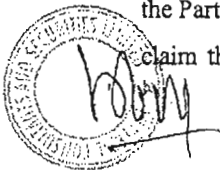
6.5. The Buyer shall pay all amount/s in respect of the said Property from the date hereof including but not limited to outgoing, levies, rates, duties, charges, assessments, cess, taxes or any other public charges, payable to the government authority or any other revenue or local body or any other authorities or any other party or otherwise whomsoever in respect of the said Property as well as water charges, electricity charges or any other amount payable in respect of the said Property, now chargeable upon the same and/or hereafter to become payable to the concerned authority/body/entity/party.



An/portion of the consideration paid to any authority under this Deed shall be deemed to be made on the request of Seller and shall discharge the Buyer of its obligation to pay the Consideration.

#### 8. DISPUTE RESOLUTION AND ARBITRATION :

In the case of any dispute, controversy or claim arising out of or in connection with this Deed, including any questions regarding its existence, validity, interpretation, breach or termination, between any of the Parties then such Parties shall attempt to first resolve such dispute or claim through discussions between managers or representatives of the



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दिनांक 20/07/2020

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5.24 The execution and delivery of this Deed and the performance of the transaction contemplated herein has been duly authorised by its directors/ shareholders (as required under Applicable Laws) and all necessary corporate or other actions of the Seller including the execution and registration of this Deed by the Seller and all other related deeds, documents and writings and thereby to bind the Seller by the terms hereof and to perform its obligations hereunder and the consummation of the transaction contemplated hereunder shall not: (i) conflict with or result in any breach or violation of any of the terms and conditions of or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; or (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses;

6. REPRESENTATIONS AND WARRANTIES OF THE BUYER:-


The Buyer hereby represents and warrants to the Seller that each of the following representations and warranties, is true, accurate, complete, valid and subsisting:

6.1. Necessary corporate approvals/actions including board/member's resolution, to the extent applicable in relation to the execution and consummation of the transactions contemplated herein by the Buyer have been obtained and a certified copy thereof is annexed hereto and the performance of the obligations of the Buyer hereunder will not (i) conflict with or result in any violation of its constitutional documents (ii) conflict with or result in any breach or violation of any of the terms and conditions of or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; or (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses.

6.2. The transaction as envisaged under this Deed is not ultra vires the incorporation documents of the Buyer;

6.3. In the event the Buyer at its sole discretion, utilises / exercises the option of buying back the Amenity Open Space under the applicable law





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| दस्तावेज. २०१०/२०२० |
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any other act/law is received by the Seller and pending in respect of the said Property or part thereof;

5.17 The assessment of land revenue / property taxes have been duly made in accordance with the process of the law and the Seller has paid all rates, taxes and other public charges in respect of the said Property pertaining to period up to the date hereof (based on bills received in respect thereof). The Seller shall be liable for arrears of any such rates, taxes or any other public charges, payable to the government authority or any other revenue or local body or any other authorities upto date of execution hereof. The Seller has paid upto the date hereof (based on bills received in respect thereof) all property taxes, rates, duties, cesses, levies including N.A. assessments, other assessments, water charges, electricity charges or any other amount payable to any authority in respect of the said Property and in the event there are outstanding dues in regard to the same upto date of execution hereof, the Seller shall borne and pay the same;

5.18 No notice has been received by the Seller that the said Property is reserved or acquired for any public purpose viz. State Government or government authority or Co-operative or private Institution or Semi government authorities or Special Economic Zone or state highway or national highway;



5.19 There is no well(s) and/or any religious structure(s) on the said Property or any portion thereof;

5.20 The Seller has not applied for or obtained any permission and/or approval for construction on the said Property;

5.21 Neither the said Property nor any part thereof is not affected by any Coastal Regulation Zone (CRZ) regulations;

5.22 Neither the said Property nor any part thereof falls under Eco Sensitive Zone of Sanjay Gandhi National Park and Tungreshwar National Park;

5.23 the transaction as envisaged under this Deed is not ultra vires incorporation documents of the Seller;

5.11 That the said Property falls under Industrial Zone.

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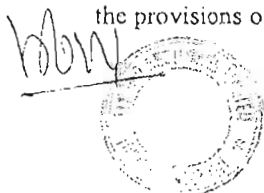
5.12 The said Property along with the Adjacent Parcel are completely bounded by wall/fence and there are no disputes as regards the demarcation and boundaries of the said Property. Further, the Seller has obtained plan dated 5<sup>th</sup> September, 2018 issued by TILR which is annexed as Annexure A and the same matches with revenue records and ownership documents and the same is true and accurate.

5.13 The said Property is contiguous and is a free hold property and is reflected as 'non - agricultural land' in the revenue records and except as stated herein no other permissions/NOCs are required for the transfer of the said Property;

5.14 Save and except what is disclosed herein there are no Encumbrances on the said Property and the same are to be dealt with in terms hereof;

5.15 No petition or proceedings for insolvency of the Seller is pending or has been filed or initiated before any Court of Law or other Competent Authority and received by or against the Seller. There are no winding up notices received by the Seller which are pending to be settled and/or filed against and served upon the Seller. Neither a provisional liquidator nor a court receiver has been appointed with respect to the said Property or any part thereof. Neither any notice has been received by the Seller nor any proceedings are pending and served under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of the said Property or any part thereof;

5.16 No notice is received by the Seller that the said Property or part thereof is declared as protected forest / reserved forest / private forest/forest land by the State Government / Central Government under Indian Forest Act, 1927 and / or Maharashtra Private Forest (Acquisition) Act, 1975 and that no notice including notice u/s 35(3) and notification u/s 35(1) of Indian Forest Act, 1927 is passed or issued by the State Government / Central Government is received by them nor any enquiry under any of the provisions of Maharashtra Private Forest (Acquisition) Act, 1975 or



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5.4 No other amount/premium/penalty/interest/demand has been raised by the authority and/or is due and payable to the authorities.

5.5 Save and except as the labour proceedings as stated in Annexure G against the Seller, there are no other proceedings pending in any court of law and/or before any Governmental Authority and the Seller is alone liable / responsible for the same.

5.6 All information in relation to the said Property as available with the Seller which would be material to Buyer for the purposes of consummating the said transaction, has been made available and disclosed to Buyer.

5.7 there are no application and/or proceedings pending and/or initiated in any Court of Law or before any Tribunal or arbitration or before any Government Authority and/or statutory authorities with respect to the Property or any part thereof, nor is there any injunction or order received, from any Court, Collector, Revenue Authority, Municipal Corporation/Council for any taxation or other dues or any lis-pendens or notice of lis-pendens, nor is there any attachment or injunction on the said Property which may, in any manner, affect or jeopardise the right of the Seller to sell and transfer the same in favour of the Buyer

5.8 There are no prohibitory orders or any attachment orders passed / pending and /or received by the Seller under the Income Tax Act, 1961 and/ or goods and service tax act and/or other act / law for taxes due or of any department of Government, Central or State or Local Body, Public Authority for taxes, levies, cesses, duties, penalties or for amount of any matter whatsoever, any liability in respect of Seller or with respect of the said Property save and except as otherwise stated herein.

5.9 Save and except as mentioned herein, the Seller has not done any act deed or thing whereby the title of the Seller to the said Property or any part thereof is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

5.10 The said Property is not affected by Tribal/ Adivasi/minors or any such similar issues.



गाव नमुना ६  
 फेरफार नोंदवही (फेरफार पत्रक)  
 | महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम  
 १०।

गाव :- ढोकाळी

तालुका :- ठाणे

जिल्हा :- ठाणे

| नोंदीचा अनुक्रमांक | संपादन केलेल्या अधिकाराचे स्वरूप  | परिणाम झालेले भुमापन व उपविभाग क्रमांक       | अधिकार्याचे नाव , आद्याक्षरी व शेरा  |
|--------------------|---|--|--|
| 470                | <p>नोंदीचा प्रकार : खरेदी<br/>           फेरफाराचा दिनांक : 29/06/2020<br/>           माहिती मिळालेचा दिनांक :- 29/06/2020 वाजस दाखल केलेल्या सर्व्हे नंबरची जमिन सीअर लाइफस्पेस प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्रेटरी अनुकूल परतरे यांनी इंपिरिअल कन्सल्टंट अँड सिक्युरिटीज लिमिटेड चे ऑथोराइज सिग्रेटरी एन.बी.व्यास यांसकडून सह.दुय्यम निबंधक वर्ग-2, ठाणे-1 यांचेकडील दस्त क्रमांक 2014/2020 दि.19/03/2020 अन्वये रक्कम रु.26,97,09,000/- (अक्षरी रक्कम रुपये सवीस कोटी सत्यानव्व लाख नऊ हजार मात्र) यांस कायम खरेदीने घेतल्याने अधिकार अभिलेखात नोंद दाखल केली असे जमिनीचे वर्णन स.न. क्षेत्र 39- 4450 चौ.मी. 40- 2230 चौ.मी. 41/1 20100 चौ.मी.</p> <p>नोंद:- 1) मा.जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे यांचेकडील आदेश क्र.जा.क्र./यूएलसी/टीए/एटीपी/ओ.सुट वेलमन हिन्दुस्थान/239/20 दि.17/03/2020.<br/>           2) मा.तहसिलदार सा. ठाणे यांचेकडील पत्र क्रमांक : महसुल.कक्ष-1/हक्कनोंद-1/टे-3/कावि-4703/2020/293 दि.26/06/2020.<br/>           3) सह.दुय्यम निबंधक वर्ग-2, ठाणे-1 यांचेकडील दस्त क्रमांक 2014/2020 दि.19/03/2020 ची खरेदीखताची प्रत व त्यांचे सुची क्रमांक II वरून नोंद दाखल केली असे.)</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. 10/07/2020<br/>           फेरफार नोंद निर्गतीचा दि. 07/08/2020</p> <p>( अजित मधुकर मिरकुटे )<br/>           तलाठी<br/>           ढोकाळी साझा बाळकूम ता. ठाणे जि. ठाणे</p> | <p>39, 40, 41/1<br/>           एकूण :- 3</p> | <p>1. मा.उच्च न्यायालय मुंबई यांचेकडील सुट क्रमांक 1145/1985 दिनांक 13/8/1985 मधील डिक््री आदेश 2. सह जिल्हा निबंधक वर्ग (अभिलेख) मुंबई जिल्हा यांचेकडील नोंदणीकृत दस्त क्रमांक 2801/1985 दिनांक 12/07/2019 ची सुची क्रमांक II<br/>           3. मा.तहसिलदार ठाणे यांचेकडील पत्र क्रमांक/महसुल.कक्ष-1/टे-3/हक्कनोंद-1/कावि-13524/2019 दिनांक 23/12/2019 4. सह जिल्हा निबंधक, वर्ग 2 (अभिलेख विभाग), मुंबई शहर यांचेकडील जा.क्र./174/2020 दि.12/02/2020 5. अधिकार अभिलेख अद्ययावत करण्याकामी नोंद प्रमाणित केली असे</p> <p>(प्रशांत रमेश कापडे)<br/>           मंडळ अधिकारी:- बाळकूम<br/>           ता.: ठाणे<br/>           जि.: ठाणे<br/>           दि.: 07/08/2020</p> |

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
 दिनांक :- 07/08/2020  
 सांकेतिक क्रमांक :- 27210009421310100082020333

( नाव :- अजित मधुकर मिरकुटे )  
 तलाठी साझा :- बाळकूमता :- ठाणे जि :- ठाणे

Friday, August 07, 2020

महाराष्ट्र दिनांक : 07/08/2020

गाव नमना बारा  
अधिकार अभिलेख परत  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1961 यातील नियम 3,4,5 आणि 6 ]

गाव - दोकाठी तालुका - ठाणे जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 470 व दिनांक : 07/08/2020  
भूमापन क्रमांक व उपविभाग : 41/1

| भूमापन क्रमांक व उपविभाग<br>41/1                                       | भू-धारणा पध्दती<br>भोगवट्यादार वर्ग :- 1 | भोगवट्यादाराचे नाव          |            |      |      | शेताचे स्थानिक नाव :-      |                            |
|--|--|-----------------------------|------------|------|------|----------------------------|----------------------------|
|  |  | क्षेत्र                     | आकार       | घ.घ. | फ.फा | शासक क्रमांक               |                            |
| क्षेत्र एकक  | आर घा मी                                 | मे.वैलमन हिन्दुस्थान लि.    | 201 (00)00 | 7.87 |      | ( 421 )                    | [100], [270], [293], [291] |
| चिन शेती   | 201 (00)00                               | मे.वैलमन हिन्दुस्थान पा.लि. | 201 (00)00 | 7.87 |      | ( 467 )                    | कळापे नाव                  |
| चिन शेती आकारणी  | 7.87                                     | इंपिरिअल कन्स्ट्रक्टस अँड   | 201 (00)00 | 7.87 |      | ( 470 )                    | ईतर अधिकार                 |
| जिरायत   | -  | सिक्युरिटीज लि.             |            |      |      |                            | सुकडा                      |
| बागायत   | -  | सीअर बाइफरफेसेस प्राइव्हेट  | 201 (00)00 | 7.87 |      | ( 470 )                    | सुकडा ( 911 )              |
| तरी  | -  | लिमिटेड                     |            |      |      |                            |                            |
| वरजत   | -  |                             |            |      |      |                            |                            |
| इतर  | -  |                             |            |      |      |                            |                            |
| एकूण क्षेत्र   | -  |                             |            |      |      |                            |                            |
| पोट-छराव (तागवडीस अयोग्य)  | -  |                             |            |      |      |                            |                            |
| वर्ग (अ)   | -  |                             |            |      |      |                            |                            |
| वर्ग (ब)   | -  |                             |            |      |      |                            |                            |
| एकूण पौ ह्य  | 0 (00)00                                 |                             |            |      |      |                            |                            |
| आकारणी   | 0 (00)                                   |                             |            |      |      |                            |                            |
| जडी किडा विरोध   | -  |                             |            |      |      |                            |                            |
| जाकारणी  | -  |                             |            |      |      |                            |                            |
| जमने फेरफार क्र (217)(369)(388)(421)(467)(892)(1574)(1575)(1576)(2310) |  |                             |            |      |      | सीमा आर्षण भूमापन घिन्हे : |                            |

गाव नमना बारा  
पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1961 यातील नियम 29 ]

गाव - दोकाठी तालुका - ठाणे जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 470 व दिनांक : 07/08/2020  
भूमापन क्रमांक व उपविभाग : 41/1

| वर्ष | हंगाम | पिकासाठी क्षेत्राचा तपशील |            |             |                                |            |             | निर्भेड पिकासाठी क्षेत्र |            | तागवडीसाठी उपलब्ध नसलेली जमीन |        | जमने संचनाचे साधन | शेरा |         |
|------|-------|---------------------------|------------|-------------|--------------------------------|------------|-------------|--------------------------|------------|-------------------------------|--------|-------------------|------|---------|
|      |       | मिश्र पिकासाठी क्षेत्र    |            |             | घटक पिके व पत्तयकासाठी क्षेत्र |            |             | पिकाचे नाव               | जमने संचित | अजमने संचित                   | स्वरूप |                   |      | क्षेत्र |
|      |       | मिश्रणाचा संकेत क्रमांक   | जमने संचित | अजमने संचित | पिकाचे नाव                     | जमने संचित | अजमने संचित |                          |            |                               |        |                   |      |         |
| (1)  | (2)   | (3)                       | (4)        | (5)         | (6)                            | (7)        | (8)         | (9)                      | (10)       | (11)                          | (12)   | (13)              | (14) | (15)    |
|      |       |                           | आर. घा मी  | आर. घा मी   |                                | आर. घा मी  | आर. घा मी   |                          | आर. घा मी  | आर. घा मी                     |        | आर. घा मी         |      |         |

|         |               |  |  |  |  |  |  |  |  |  |              |            |  |  |
|---------|---------------|--|--|--|--|--|--|--|--|--|--------------|------------|--|--|
| 2019-20 | संपूर्ण वर्षे |  |  |  |  |  |  |  |  |  | अकार्यक वापर | 201 (00)00 |  |  |
|---------|---------------|--|--|--|--|--|--|--|--|--|--------------|------------|--|--|

"या प्रमाणित प्रतीसाठी फी म्हणून 1% रुपये मिळाले."  
दिनांक :- 07/08/2020  
सांकेतिक क्रमांक :- 27210009421310100082020136

( नाव :- अजित सुकर मिरफटे )  
तलाठी साझा :- बाळकृष्णता - ठाणे जि :- ठाणे

Friday, August 07, 2020









The Law Point (TLP)  
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19<sup>th</sup> March 2022

**FORMAT – A**

(Circular No.:- 28/2021)

To

**MahaRERA**

Housefine Bhavan, Near RBI,

Plot No C 21, E Block, Bandra Kurla Complex

Bandra Kurla East, Mumbai 400 051.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to property as follows:-

A) All that piece and parcel of land bearing Survey No. 39 admeasuring 4450 square meters, Survey No. 40 admeasuring 2230 square meters & Survey No. 41/1 admeasuring 20100 square meters, lying, being and situate at Village Dhokali, Taluka and District Thane (hereinafter referred to as the “**Property A**”, for the sake of brevity).

B) All that piece and parcel of land bearing

Property b 1 : Survey No. 234/1 admeasuring 2450 square meters ,

Property b 2 : Survey No. 234/2 admeasuring 3050 square meters &

Property b 3 : Survey No. 235 admeasuring 1300 square meters,

lying, being and situate at Village Balkum, Taluka and District Thane (hereinafter collectively referred to as the “**Property B**”, for the sake of brevity). (collectively referred to as “the said **Property**”).



I have investigated the title of the said property on the request of Godrej Properties Limited and following documents i.e.:-

1) **Description of the property.** - **A)** All that piece and parcel of land bearing Survey No. 39 admeasuring 4450 square meters, Survey No. 40 admeasuring 2230 square meters & Survey No. 41/1 admeasuring 20100 square meters, lying, being and situate at Village Dhokali, Taluka and District Thane (hereinafter referred to as the “**Property A**”, for the sake of brevity). **B)** All that piece and parcel of land bearing

Property **b1** : Survey No. 234/1 admeasuring 2450 square meters ,Property **b 2** : Survey No. 234/2 admeasuring 3050 square meters & Property **b 3** : Survey No. 235 admeasuring 1300 square meters, lying, being and situate at Village Balkum, Taluka and District Thane ( hereinafter collectively referred to as the “**Property B**”, for the sake of brevity).

(collectively referred to as “**the said Property**”).

2) The documents referred in respect of aforesaid property:

**Property A**

-Certificate of Incorporation dated 28th April 1961

- Declaration dated 5th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 640B of 1961

- Agreement dated 6th October, 1961 read with an Indenture dated 10th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 641 of 1961

- Declaration dated 4th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 636B of 1961

- Agreement dated 6th October, 1961 read with an Indenture dated 10th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 637 of 1961

- Declaration dated 4th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 638B of 1961

- Agreement dated 6th October, 1961 read with an Indenture dated 10th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 639 of 1961

- Agreement dated 6th October, 1961 read with an Indenture dated 13th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 653 of 1961
- Declaration dated 14th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 652B of 1961
- COI dated 28th September, 1979 issued by the ROC
- Certificate of Incorporation dated 21st August, 1989
- Deed of Mortgage dated 27/08/2013 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-5 / 8728 of 2013
- Deed of Mortgage dated 02/05/2016 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-1 / 5013 of 2016
- Deed of Mortgage dated 27/06/2017 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-1 / 7421 of 2017
- Deed of Mortgage dated 19/07/2019 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-5 / 12139 of 2019
- Certificate of Incorporation dated 31st March, 2015 issued by the ROC
- Development Agreement dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7062 of 2018
- Power of Attorney dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7064 of 2018
- M E Entry No. 421 dated 5th February, 2018
- order dated 17th March 2020 bearing ref No Ja.Kr/ULC/TA/ATP/Au sut/Wellman Hindustan/239/20, passed by the Collector and Competent Authority, Thane



- Deeds of Release executed and registered at the Sr No 6313/2020, 6315/2020 , 6316/2020 and 6317/2020 registered on same date 30 July 2020.
- Deed of Conveyance dated 19th March 2020, registered with the office of Sub-Registrar of Assurances, Thane, under serial No. TNN 2014/2020
- 7/12 extract of the Property A and Mutation Entry 470 dated 7th Aug 2020.

#### **Property B**

- Certificate of Incorporation dated 21st August, 1989 consequent upon change of name of Wellman India Private Limited to Wellman Hindustan Limited
- Certificate of Incorporation dated 31st March, 2015 issued by the ROC consequent upon change of name from Wellman (Hindustan) Limited to Wellman Hindustan Private Limited
- Mutation Entry No. 4202 dated 5th February, 2018
- Development Agreement dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7065 of 2018
- Power of Attorney dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7068 of 2018
- order dated 17th March 2020 bearing ref No Ja.Kr/ULC/TA/ATP/Au sut/Wellman Hindustan/239/20, passed by the Collector and Competent Authority, Thane
- Deed of Conveyance dated 19th March 2020, registered with the office of Sub-Registrar of Assurances , Thane, under serial No. TNN 2015/2020
- 7/12 extract and Mutation Entry 4397 & 4404.

#### **Searches :-**

- Search Report dated 19th August, 2019 issued by Mr. Eknath Gaokar, Search Clerk
- Search on online portal of Ministry of Corporate Affairs for Wellman, Cear and Imperial and have been provided with a Search Reports dated 12th August, 2019, 12th August, 2019 and 16th August, 2019 respectively issued by Ms. Jinal Dawda, Company Secretary



- Search on online portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of Wellman, Ccear the said Property and Imperial have been furnished with Reports dated 13th August, 2019, 12th August, 2019, 12th August, 2019 and 17th August, 2019 respectively issued by Ms. Jinal Dawda, Company Secretary

- Report dated 12th August, 2019 issued by Cubictree Technology Solutions Private Limited.

3) On perusal the above mentioned documents and all other relevant documents relating to title of the said Property and based on the search reports issued by the search clerk, and other searches as mentioned hereinabove, we are of the opinion that the title of Ccear Lifespaces Private Limited is clear, marketable and without any encumbrances.

4) The report reflecting the flow of title of Ccear Lifespaces Private Limited in respect of the said Property is enclosed herewith as an annexure.

Encl: Annexure



**ANNEXURE**

19<sup>th</sup> March 2022

**TO WHOMSOEVER IT MAY CONCERN**

**Re:**

A) All that piece and parcel of land bearing Survey No. 39 admeasuring 4450 square meters, Survey No. 40 admeasuring 2230 square meters & Survey No. 41/1 admeasuring 20100 square meters, lying, being and situate at Village Dhokali, Taluka and District Thane (hereinafter referred to as the “Property A”, for the sake of brevity).

B) All that piece and parcel of land bearing

Property b1 : Survey No. 234/1 admeasuring 2450 square meters ,

Property b 2 : Survey No. 234/2 admeasuring 3050 square meters &

Property b 3 : Survey No. 235 admeasuring 1300 square meters,

lying, being and situate at Village Balkum, Taluka and District Thane ( hereinafter collectively referred to as the “Property B”, for the sake of brevity).

(collectively referred to as “the said Property”).

**1. FLOW OF RIGHTS OF THE PROPERTY ‘A’**

{A}

a) A Certificate of Incorporation dated 28th April, 1961 got issued by the Registrar of Companies (ROC) in the name of Wellman (India) Private Limited.

b) By a Declaration dated 5th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 640B of 1961 and executed by Ramprakash Ramdas Seth and Vijay Kumar Seth to Wellman (India) Private Limited, Ramprakash declared and confirmed that he is entitled to one-fourth (1/4) undivided share in the Property A and the same constitutes their



personal self-acquired and absolute property and after that by an under an Agreement dated 6th October, 1961 read with an Indenture dated 10th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 641 of 1961 the said Mr Ramprakash Ramdas Seth sold, granted and conveyed unto Wellman his one-fourth (1/4) undivided share in the Property 'A' at and for the consideration and the covenants contained therein . The name of Wellman (India) Private Limited was recorded as the owner/holder in respect of Ramprakash's undivided 1/4th vide Mutation Entry No. 1575 dated 28th March, 1962 in the revenue records.

c) By a Declaration dated 4th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 636B of 1961 and executed by Gaurkishore Durgadas Kapur to Wellman (India) Private Limited, Gaurkishore Durgadas Kapur declared and confirmed that he is entitled to one-fourth (1/4) undivided share in the Property A and the same constitutes his personal self-acquired and absolute property and as the sole and absolute owner thereof, he is entitled to sell, dispose of or otherwise deal with the same in the manner he may choose to do, and after that by an under an Agreement dated 6th October, 1961 read with an Indenture dated 10th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 637 of 1961 said Mr Gaurkishore Durgadas Kapur sold, granted and conveyed unto Wellman (India) Private Limited, his one-fourth (1/4) undivided share in the Property A , at and for the consideration and the covenants contained therein. M E Entry is not available.

d) By a Declaration dated 4th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 638B of 1961 and executed by Gurdyal Parshad Ramdas Seth to Wellman (India) Private Limited, he declared and confirmed that he is entitled to one-fourth (1/4) undivided share in the Property A, and the same constitutes his personal self-acquired and absolute property and as the sole and absolute owner thereof, he is entitled to sell, dispose of or otherwise deal with the same in the manner he may choose to do. After that by an under an Agreement dated 6th October, 1961 read with an Indenture dated 10th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 639 of 1961 said Gurdyal Parshad Ramdas Seth sold, granted and conveyed unto Wellman (India) Private Limited, his one-fourth (1/4) undivided share in the Property A , at and for the consideration and the covenants contained therein. The name of Wellman (India) Private Limited got recorded in the revenue records as the owner/holder, vide Mutation Entry No. 1574 dated 28th March, 1962 .





e) Said Mr Hemraj Durgadas Kapur , by an under an Agreement dated 6th October, 1961 read with an Indenture dated 13th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 653 of 1961, sold, granted and conveyed unto Wellman (India) Private Limited his one-fourth (1/4) undivided share in the Property 'A', to Wellman (India) Private Limited at and for the consideration and the covenants contained therein. Mutation Entry No. 1576 dated 28th March, 1962 records that pursuant to this Indenture dated 10th October, 1961, the name of Wellman (India) Private Limited was recorded as the owner/holder in respect of Hemraj's undivided 1/4th (one fourth) share. By a Declaration dated 14th October, 1961 registered with office of Sub-Registrar of Assurances under serial No. 652B of 1961 and executed by Hemraj Durgadas Kapur to Wellman (India) Private Limited, he declared and confirmed that he is entitled to one-fourth (1/4) undivided share in the Property A, and the same constitutes his personal self-acquired and absolute property and as the sole and absolute owner thereof, he is entitled to sell, dispose of or otherwise deal with the same in the manner he may choose to do.

f) Thus according to what is stated as aforesaid, the Wellman (India) Private Limited became well and sufficiently entitled to the Property A as the owner thereof.

{B}

a) Pursuant to the Order passed by the Bombay High Court in Company Application No. 238 of 1978 and Company Petition No. 779 of 1978, Wellman (India) Private Limited was amalgamated with Indosil Limited.

b) As per COI dated 28th September, 1979 issued by the ROC, the name of Indosil Private Limited was changed to Wellman Hindustan Private Limited. Thereafter, as per COI dated 21st August, 1989 issued by the ROC, Wellman Hindustan Private Limited was converted into a public limited company and the name of the company was changed to Wellman Hindustan Limited. Mutation Entry No. 217 dated 19th July, 2009 records that pursuant to the Order passed by the Bombay High Court in Company Application No. 238 of 1978 and Company Petition No. 779 of 1978, the Registrar of Companies issued a Fresh Certificate of Incorporation dated 21st August, 1989 consequent upon change of name of Wellman India Private Limited to Wellman Hindustan Limited, the name of Wellman Hindustan Limited was recorded as the holder/owner of the said Property.

c) It appears that (i) Old Survey No. 140 admeasuring 1 acre 4 gunthas (equivalent to 4,451.58 square meters) or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane now bears New Survey No. 39 admeasuring 4,450 square meters or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane; (ii) Old Survey No. 141 admeasuring 22 gunthas (equivalent to 2,225.95 square meters) or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane now bears New Survey No. 40 admeasuring 2,230 square meters or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane; and (iii) Old Survey No. 142/1 admeasuring 4 acre 38 gunthas (equivalent to 20,032.88 square meters) or thereabouts lying, being and situate at Village Balkum, Taluka and District Thane now bears New Survey No. 41/1 admeasuring 20,100 square meters or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane.

d) We have been provided with a Fresh Certificate of Incorporation dated 31st March, 2015 issued by the ROC consequent upon change of name from Wellman (Hindustan) Limited to Wellman Hindustan Private Limited.

e) According to another latest Certificate of Incorporation dated 31st March, 2015 issued by the ROC consequent upon change of name from Wellman (Hindustan) Limited to Wellman Hindustan Private Limited. Accordingly, the name in revenue records as Wellman Hindustan Limited has been changed to Wellman Hindustan Private Limited vide M E Entry No. 421 dated 5th February, 2018.

#### **{C} Development Rights of Ceear**

a) By and under a Development Agreement dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7062 of 2018 and executed between Wellman (therein referred to as Owner) of the One Part and Ceear (therein referred to as the Developer) of the Other Part (hereinafter referred to "the Development Agreement"), Wellman has granted irrevocable and absolute development rights in respect of the said Property unto Ceear, at and for a consideration of Rs. 112,00,00,000/- (Rupees One Hundred and Twelve Crores only) (out of which only Rs. 50,000/- (Rupees Fifty Thousand only) has been paid ) and on the terms and conditions contained therein.



b) By Power of Attorney dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7064 of 2018 executed by Wellman in favour of Ceeer (“POA”), Wellman nominated, constituted and appointed Ceeer (through its directors/authorized signatories) jointly and or severally to be its true and lawful attorneys to execute, perform all or any of the acts, deeds, matters and things in respect and to carry out development/redevelopment of the said Property as contemplated under the Development Agreement.

c) By an Order bearing ref. No. NaJK-2013/Pra-Kra.211-NaJKdha/2 dated 24th May, 2018 issued by the Government of Maharashtra, Town Planning Department to the Additional Collector and Competent Authority, ULC, Thane Urban Agglomeration, the Urban Development Department it has been thereby informed that from and out of the total exempted land for industrial use admeasuring 33,586.40 square meters permission in respect of Occupation Class II land admeasuring 6,797 square meters has already been granted by the Revenue and Forest Department and therefore as per Government Order dated 23rd November, 2007, Ready Reckoner value of land admeasuring 3,750.15 square meters (being the unutilized land from and out of the balance land admeasuring 26,789 square meter) be collected from Wellman. Upon payment of such amount the remark of “Exemption under Section 20 of the ULC Act and transfer prohibited” will be deleted from the 7/12 Extracts of the Exempted Land which included the said Property. In furtherance thereto, the aforesaid premium was paid by the Imperial Consultants and Securities Limited on 12th March 2020 and vide an order dated 17th March 2020 bearing ref No Ja.Kr/ULC/TA/ATP/Au sut/Wellman Hindustan/239/20, passed by the Collector and Competent Authority, Thane, the sale and transfer of the said Property A, has been permitted and it has been directed that, the abovementioned remark of exemption be deleted from all the records, including revenue records. In view of the above, the provisions of the ULC Act including the exemptions stated therein are not applicable to the said property A.

**{D} Merger of Wellman with Imperial Consultants and Securities Limited**

a) According to COI dated 31st March, 1993 issued by the ROC in the name of Godhawari Securities Private Limited , the name of Godhawari Securities Private Limited has changed to ‘Imperial Consultants and Securities Private Limited’ on 3rd June, 2002 .

b) Under a Scheme of Amalgamation, Essar Concession India Limited, Essar Infrastructure Service Private, Global Commodities Trading Limited, Golsil Exim Private Limited, Kirti Realities and Farms Private Limited, Paprika Media Private Limited, Shining Star Traders Private Limited and Wellman Hindustan Private Limited (“Wellman”) got amalgamated with Imperial Consultants and Securities Private Limited.

b) All assets and properties of the Amalgamating Companies, of whatsoever nature and wheresoever situated, shall under the provisions of Sections 391 to 394 and all other applicable provisions, if any, of the Act, without any further act or deed, be and stand transferred to and vested in the Imperial or deemed to be transferred to and vested in Imperial as a going concern so as to become, as and from the Appointed Date i.e. 1st April, 2016 (“Appointed Date”) the assets and properties of Imperial. Also, all the licenses, permits, quotas, contracts (together with all non-compete covenants), approvals, permissions, registrations, incentives, tax deferrals and benefits, subsidies, concessions, grants, rights, claims, leases, tenancy rights, liberties, special status and other benefits or privileges enjoyed or conferred upon or held or availed of by the Amalgamating Companies and all rights and liabilities that have accrued or which may accrue to the Amalgamating Companies and all rights and benefits that have accrued or which may accrue to the Amalgamating Companies whether before or after the Appointed Date shall under the provisions of Section 391 to 394 of the Act and all other applicable provisions, if any, without any further act, instrument or deed, cost or charge be and stand transferred to and vest in or be deemed to be transferred to and vested in and be available to the Amalgamated Company so as to become as and from the Appointed Date, the licenses, permits, quotas, contracts (together with all the non-complete covenants), approvals, permissions, registrations, incentives, tax deferrals and benefit, subsidies, concessions, grant, rights, claims, leases, tenancy rights, liberties, special status and other benefits or privileges of the Amalgamated Company and shall remain valid, effective and enforceable on the same terms and conditions and shall be appropriately registered by the relevant statutory authorities in favour the Amalgamated Company pursuant to this Scheme, in order to facilitate the continuation of operations of the Amalgamating Companies in the Amalgamated Company without any hindrance, on and from the Appointed Date. Upon the transfer of each of the permissions, approvals, consents, sanctions, remissions, special reservations, sales tax remissions, tax exemptions and benefits, incentives, concessions and other or similar authorizations of the Amalgamating Companies to the Amalgamated Company and pursuant to the order of the Court, the Amalgamated Company shall file the relevant,



notifications and communications, if any, for the record of the appropriate authorities which shall take them on record. Also All debts, liabilities, duties and obligations of the Amalgamating Companies as on the Appointed Date, whether or not provided in the books of the Amalgamating Companies, and all debts and loans raised and duties, liabilities and obligations incurred or which arise or accrue to the Amalgamating Companies on or after the Appointed Date till the Effective Date, shall be deemed to be and shall become the debts, loans raised, duties, liabilities and obligations incurred by the Amalgamated Company by virtue of this Scheme must be recorded accordingly.

c) As there was mortgages registered, a no objection certificate dated 6th March 2020 from India bulls Housing Finance Ltd & others and another no objection on the same dated from IDBI Trusteeship Services Ltd , in respect of Property A, thereby stating that India bulls Housing Finance Ltd & others and IDBI Trusteeship Services Ltd have no objection for sell subject to the condition that , within 15 days from the receipt of the amount mentioned in the said NOCs , necessary Deeds of Release shall be executed and registered. And accordingly, after payment of the said amounts, the Deed of Release were executed and registered at the Sr No 6313/2020, 6315/2020 , 6316/2020 and 6317/2020 registered on same date 30 July 2020.

d) By and under a Deed of Conveyance dated 19th March 2020, registered with the office of Sub-Registrar of Assurances , Thane, under serial No. TNN 2014/2020 and executed between Imperial Consultants and Securities Limited as Seller of the One Part and Ceear Lifespaces Private Limited to as the Buyer of the Other Part , Imperial Consultants and Securities Limited has sold its complete right, title and interest in respect of the said Property A, unto Ceear Lifespaces Private Limited, at and for a consideration along with the terms and conditions mentioned therein. Accordingly, the name of Ceear Lifespaces Private Limited has been entered in the revenue records as owner, vide Mutation Entry 470 dated 7th Aug 2020.

**{E} Searches (relied upon)**

a) A search has been caused in the office of the Sub-Registrar of Assurances in relation to the said Property A and the Search Report dated 19th August, 2019 issued by Mr. Eknath Gaokar, Search Clerk.

b) A search has been caused on online portal of Ministry of Corporate Affairs for Wellman, Ccear and Imperial and have been provided with a Search Reports dated 12th August, 2019, 12th August, 2019 and 16th August, 2019 respectively issued by Ms. Jinal Dawda, Company Secretary. On perusal thereof, save and except for the charges/mortgages that are recorded herein, there are no charges/mortgages in respect of the said Property recorded therein

c) A search has been caused on online portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of Wellman, Ccear the said Property and Imperial have been furnished with Reports dated 13th August, 2019, 12th August, 2019, 12th August, 2019 and 17th August, 2019 respectively issued by Ms. Jinal Dawda, Company Secretary. On perusal thereof, save and except for the charges/mortgages that are recorded herein, there are no charges/mortgages in respect of the said Property recorded therein.

d) A search has been caused on online in relation to pending suits filed by and/or against Wellman before various Courts in India; and have been provided with the Report dated 12th August, 2019 issued by Cubictree Technology Solutions Private Limited. On perusal thereof, there are some pending litigations and/or proceedings that are filed by and/or against Wellman, however, according to Wellman, the aforesaid litigations do not pertain to the said Property and in no manner the aforesaid litigations affect the rights of Wellman and Imperial in respect of the said Property.

e) A search has been caused on online in relation to pending suits filed by and/or against Ccear before various Courts in India; and have been provided with the Report dated 12th August, 2019 issued by Cubictree Technology Solutions Private Limited. According to this report, there are no litigations and/or proceedings that are filed by and/or against Ccear.

f) A search has been caused on online in relation to pending suits filed by and/or against Imperial before various Courts in India; and have been provided with the Report dated 12th August, 2019 issued by Cubictree Technology Solutions Private Limited. According to this report, there are some pending litigations and/or proceedings that are filed by and/or against Imperial. However, Imperial informed that the aforesaid litigations do not pertain to the said Property and in no manner the aforesaid litigations affect the rights of Imperial in respect of the said Property.



{F} PUBLIC NOTICE

Any public notice for Property 'A' has not been published by the Advocate issuing this report.

**2. FLOW OF RIGHTS OF THE PROPERTY 'B'**

The Wellman (India) Private Limited is well and sufficiently entitled to the Property b1, b2 and b3 i.e. the said Property B collectively, as the Class II occupant thereof.

I} By an Order bearing ref. No. ULC/TA/Balkum/SR-176 dated 11th February, 1992 passed by the Dy. Collector and Competent Authority, Thane ULC and BKM's Peripheral Area of Greater Bombay, an Order under Section 8(4) of the ULC Act, 1976 has been passed whereby it has stated that since the Exemption Order under Section 20(1) has been granted by the State Government in respect of the said Property and Old Survey Nos. 140, 141 and 142/1 (now bearing New Survey Nos. 39, 40 and 41/1) admeasuring in the aggregate 33,586.40 square metres, the proceedings under Section 8(4) of the ULC Act have been dropped.

II} By an Order bearing ref. No. ULC/TA/T. No. 4/US/425 dated 27th October, 1993 passed by the Competent Authority, Thane ULC, permission to transfer the Exempted Land under Section 27 of the ULC Act, 1976 by way of mortgage to ICICI and 9 Others has been granted on the terms and conditions therein contained.

**D. Merger of Wellman (India) Private Limited with Indosil Limited**

a) A Certificate of Incorporation dated 28th April, 1961 got issued by the Registrar of Companies (ROC) in the name of Wellman (India) Private Limited.

b) The COI dated 13th June, 1973 issued by the ROC in the name of Indosil Limited.

c) The Mutation Entry No. 3504 dated 9th July, 2009 records that pursuant to the Order passed by the Bombay High Court in Company Application No. 238 of 1978 and Company Petition No. 779 of 1978, the Registrar of Companies issued a Fresh Certificate of Incorporation dated 21st August, 1989 consequent upon change of name of Wellman India Private Limited to Wellman



Hindustan Limited, the name of Wellman Hindustan Limited was recorded as the Class II occupant of the said Property B.

d) As per the COI dated 13th January, 1979 issued by the ROC consequent upon change of name from Indosil Limited to Indosil Private Limited.

e) Subsequently, the name of Indosil Private Limited was changed to Wellman Hindustan Private Limited vide COI dated 28th September, 1979 issued by the ROC consequent upon change of name.

f) Thereafter, Wellman Hindustan Private Limited was converted into a public limited company and the name of the company was changed to Wellman Hindustan Limited. We have been provided with a copy of the Fresh COI dated 21st August, 1989 issued by the ROC consequent upon conversion and change of name of Wellman Hindustan Private Limited to Wellman Hindustan Limited.

g) A Certificate of Incorporation dated 31st March, 2015 issued by the ROC consequent upon change of name from Wellman (Hindustan) Limited to Wellman Hindustan Private Limited is available for perusal.

h) Vide Mutation Entry No. 4202 dated 5th February, 2018 , the name of the holder of the said Property i.e. Wellman Hindustan Limited has been changed to Wellman Hindustan Private Limited pursuant to the Fresh Certificate of Incorporation dated 31st March, 2015 issued by the Dy. Registrar of Companies consequent upon change of name and accordingly in furtherance to the Order bearing ref. No. 10237/2017 dated 21st December, 2017 passed by the Tahsildar, Thane, the name of Wellman Hindustan Private Limited has been recorded as the holder of the said Property. We have not been provided with a copy of the said Order bearing ref. No. 10237/2017 dated 21st December, 2017 passed by the Tahsildar, Thane.

#### **E. Development Rights of Ceear**

a) By Orders bearing ref. Nos. SR-14/2017 and SR-15/2017 both dated 7th September, 2017 issued by the Collector, Thane to Mr. Ajay Phansalkar, Authorized Signatory of Wellman and





Others, whereby permission has been granted to Wellman Hindustan Limited for sale and transfer of the said Property (for industrial purpose) on the terms and conditions contained therein. On perusal of the said Orders, Wellman Hindustan Limited has made payment of Rs. 3,70,63,845/- (Rupees Three Crore Seventy Lakh Sixty-Three Thousand Eight Hundred Forty-Five Only) vide challan dated 31st March, 2017; and Rs. 6,58,07,235/- (Rupees Six Crore Fifty-Eight Lakh Seven Thousand Two Hundred and Thirty-Five Only) vide challan dated 31st March, 2017 towards the unearned income of the said Property. Some of the terms and conditions of the said Orders dated 7th September, 2017 are as under: 37.1. The purchaser shall hold the said Property as "Occupant-Class II" and the regular time and conditions in respect thereof shall be applicable to them.

b) In the event Wellman Hindustan Limited executes a Sale Deed for the said Property then it is binding on the purchaser to submit registered documents in their favour to this office and in the event, the consideration is more than the amount of valuation calculated at the unearned income, then it is binding on the purchaser to deposit the difference amount so received as per the prime lending rate along with interest to the Government.

c) The said Property is given for industrial purpose and hence it is binding on Wellman Hindustan Limited to obtain change of user by depositing premium for change of user as per directions of the Government Resolution dated 15th April, 2017 prior to use of the said Property for any other purpose.

d) The Government has issued directions that permission for utilization of future additional FSI and TDR to be sanctioned by the Thane Municipal Corporation shall be given as per the provisions of the Government Resolutions dated 9th July, 1999 and 19th September, 2010 upon the terms and conditions contained in these Orders.

e) By and under a Development Agreement dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7065 of 2018 and executed between Wellman (therein referred to as Owner) of the One Part and Ceear (therein referred to as the Developer) of the Other Part (hereinafter referred to "the Development Agreement"), Wellman has granted irrevocable and absolute development rights in respect of the said Property B unto Ceear, at and for a consideration and on the terms and conditions contained therein. We note that

the consideration under this Agreement is Rs. 23,00,00,000/- (Rupees Twenty-Three Crores Only) out of which only Rs 50,000/- (Rupees Fifty Thousand only) is paid. By Power of Attorney dated 15th May, 2018 registered with the office of Sub-Registrar of Assurances under serial No. TNN-5-7068 of 2018 executed by Wellman in favour of Ccear ("POA"), Wellman nominated, constituted and appointed Ccear (through its directors/authorized signatories) jointly and or severally to be its true and lawful attorneys to execute, perform all or any of the acts, deeds, matters and things in respect and to carry out development/redevelopment of the said Property as contemplated under the Development Agreement.

f) By an Order bearing ref. No. NaJK-2013/Pra-Kra.211-NaJKdha/2 dated 24th May, issued by the Government of Maharashtra, Town Planning Department to the Additional Collector and Competent Authority, ULC, Thane Urban Agglomeration, the Urban Development Department it has been thereby informed that from and out of the total exempted land for industrial use admeasuring 33,586.40 square meters permission in respect of Occupation Class II land admeasuring 6,797 square meters has already been granted by the Revenue and Forest Department and therefore as per Government Order dated 23rd November, 2007, Ready Reckoner value of land admeasuring 3,750.15 square meters (being the unutilized land from and out of the balance land admeasuring 26,789 square meter) be collected from Wellman. Upon payment of such amount the remark of "Exemption under Section 20 of the ULC Act and transfer prohibited" will be deleted from the 7/12 Extracts of the Exempted Land which included the said Property. In furtherance thereto, the aforesaid premium was paid by the Imperial Consultants and Securities Limited on 12th March 2020 and vide an order dated 17th March 2020 bearing ref No Ja.Kr/ULC/TA/ATP/Au sut/Wellman Hindustan/239/20, passed by the Collector and Competent Authority, Thane, the sale and transfer of the said Property B, has been permitted and it has been directed that, the abovementioned remark of exemption be deleted from all the records, including revenue records. In view of the above, the provisions of the ULC Act including the exemptions stated therein are not applicable to the said property B.

g) By and under a Deed of Conveyance dated 19th March 2020, registered with the office of Sub-Registrar of Assurances, Thane, under serial No. TNN 2015/2020 and executed between Imperial Consultants and Securities Limited as Seller of the One Part and Ccear Lifespaces Private Limited to as the Buyer of the Other Part, Imperial Consultants and Securities Limited has sold it's complete right, title and interest in respect of the said Property B, unto Ccear



Lifespaces Private Limited, at and for a consideration along with the terms and conditions mentioned therein. Accordingly, the name of Ceeer Lifespaces Private Limited has been entered in the revenue records as owner, vide Mutation Entry 4397.

#### **F. Merger of Wellman with Imperial Consultants and Securities Limited**

a) Vide the COI dated 31st March, 1993 issued by the ROC in the name of Godhawari Securities Private Limited, the name of Godhawari Securities Private Limited has changed to Imperial Consultants and Securities Private Limited on 3rd June, 2002.

b) There happened Scheme of Amalgamation of Essar Concession India Limited ("**Essar Concession**"), Essar Infrastructure Service Private Limited ("**Essar Infrastructure**"), Global Commodities Trading Limited ("**Global**"), Golsil Exim Private Limited ("**Golsil**"), Kirti Realties and Farms Private Limited ("**Keerti**"), Paprika Media Private Limited ("**Paprika**"), Shining Star Traders Private Limited ("**Shining Star**") and Wellman Hindustan Private Limited ("**Wellman**") (collectively "**the Amalgamating Companies**") with Imperial Consultants and Securities Private Limited and their respective Shareholders and Creditors (under sections 391 to 394 and other applicable provisions under the Companies Act, 1956 and Companies Act, 2013) ("**referred to as the Scheme**").

c) All assets and properties whether comprised in the Undertakings or otherwise, of the Amalgamating Companies, of whatsoever nature and wheresoever situated, shall under the provisions of Sections 391 to 394 and all other applicable provisions, if any, of the Act, without any further act or deed, be and stand transferred to and vested in the Imperial or deemed to be transferred to and vested in Imperial as a going concern so as to become, as and from the Appointed Date i.e. 1st April, 2016, ("**Appointed Date**") the assets and properties of Imperial. All the licenses, permits, quotas, contracts (together with all non-compete covenants), approvals, permissions, registrations, incentives, tax deferrals and benefits, subsidies, concessions, grants, rights, claims, leases, tenancy rights, liberties, special status and other benefits or privileges enjoyed or conferred upon or held or availed of by the Amalgamating Companies and all rights and liabilities that have accrued or which may accrue to the Amalgamating Companies and all rights and benefits that have accrued or which may accrue to the Amalgamating Companies whether before or after the Appointed Date shall under the provisions of Section 391 to 394 of

the Act and all other applicable provisions, if any, without any further act, instrument or deed. cost or charge be and stand transferred to and vest in or be deemed to be transferred to and vested in and be available to the Amalgamated Company so as to become as and from the Appointed Date, the licenses, permits, quotas, contracts (together with all the non-complete covenants), approvals, permissions, registrations, incentives, tax deferrals and benefit, subsidies, concessions, grant, rights, claims, leases, tenancy rights, liberties, special status and other benefits or privileges of the Amalgamated Company and shall remain valid, effective and enforceable on the same terms and conditions and shall be appropriately registered by the relevant statutory authorities in favour of the Amalgamated Company pursuant to this Scheme, in order to facilitate the continuation of operations of the Amalgamating Companies in the Amalgamated Company without any hindrance, on and from the Appointed Date. Also All debts, liabilities, duties and obligations of the Amalgamating Companies as on the Appointed Date, whether or not provided in the books of the Amalgamating Companies, and all debts and loans raised and duties, liabilities and obligations incurred or which arise or accrue to the Amalgamating Companies on or after the Appointed Date till the Effective Date, shall be deemed to be and shall become the debts, loans raised, duties, liabilities and obligations incurred by the Amalgamated Company by virtue of this Scheme must be recorded accordingly.

#### **G. Searches**

a) A search has been caused in the office of the Sub-Registrar of Assurances in relation to the said Property A and the Search Report dated 19th August, 2019 issued by Mr. Eknath Gaokar, Search Clerk.

b) A search has been caused on online portal of Ministry of Corporate Affairs for Wellman, Ceezar and Imperial and have been provided with a Search Reports dated 12th August, 2019, 12th August, 2019 and 16th August, 2019 respectively issued by Ms. Jinal Dawda, Company Secretary. On perusal thereof, save and except for the charges/mortgages that are recorded herein, there are no charges/mortgages in respect of the said Property recorded therein.

c) A search has been caused on online portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of Wellman, Ceezar the said Property and Imperial have been furnished with Reports dated 13th August, 2019, 12th August,



2019, 12th August, 2019 and 17th August, 2019 respectively issued by Ms. Jinal Dawda, Company Secretary. On perusal thereof, save and except for the charges/mortgages that are recorded herein, there are no charges/mortgages in respect of the said Property recorded therein.

d) A search has been caused on online in relation to pending suits filed by and/or against Wellman before various Courts in India; and have been provided with the Report dated 12th August, 2019 issued by Cubictree Technology Solutions Private Limited. On perusal thereof, there are some pending litigations and/or proceedings that are filed by and/or against Wellman, however, according to Wellman, the aforesaid litigations do not pertain to the said Property and in no manner the aforesaid litigations affect the rights of Wellman and Imperial in respect of the said Property.

e) A search has been caused on online in relation to pending suits filed by and/or against Cear before various Courts in India; and have been provided with the Report dated 12th August, 2019 issued by Cubictree Technology Solutions Private Limited. According to this report, there are no litigations and/or proceedings that are filed by and/or against Cear.

f) A search has been caused on online in relation to pending suits filed by and/or against Imperial before various Courts in India; and have been provided with the Report dated 12th August, 2019 issued by Cubictree Technology Solutions Private Limited. According to this report, there are some pending litigations and/or proceedings that are filed by and/or against Imperial. However, Imperial informed that the aforesaid litigations do not pertain to the said Property and in no manner the aforesaid litigations affect the rights of Imperial in respect of the said Property.

#### {H} PUBLIC NOTICE

Any public notice for Property 'B' has not been published by the Advocate issuing this report.

#### CONCLUSION:

##### Property A :

In terms of what is stated above, Cear Lifespaces Private Limited is well and sufficiently entitled to the right, title and interest of said Property A, as the owner thereof.



**Property B :**

In terms of what is stated above, Ccear Lifespaces Private Limited is well and sufficiently entitled to the right, title and interest of said Property B as the owner thereof.

Dated this 19th March 2022.

Adv. Omprakash Jha

Partner

For M/s The Law Point

1

D

2

3

Search Report - 39 to 235-

SEARCH REPORT  
PH. NO. 9870314647

N.D. RANE  
BOMBAY.  
Dt. 28-4-2022.

To

M/s. The Law Point,  
Advocates and Solicitors,  
High Court, Bombay.

Sirs,

Re.: Investigation of the title of the property situate at  
village Dhokli District Thane, in the registration  
Sub-district and district Thane, bearing:-

Survey Nos. Area in Sq. meters

|      |        |
|------|--------|
| 39   | 4450   |
| 40   | 2230   |
| 41/1 | 20,100 |

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To

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As per your instruction I have taken search of aforesaid property at Thane Sub-  
registrar-Office for the year from 2010 to 2022 (12 years), On the whole of the searches taken  
by me in the above offices I have found following documents registered therein during the  
course of searches.

-----  
In Brief

1. Deed of Mortgage dt. 27-8-2013 & made between M/s. Welman Hindustan Pvt. Ltd. of  
the one part and M/s. India Bulls Finance Ltd. And anr. of the other part and registered at  
Thane SRO under Sr. No. THN/5/8728/2013 on 27-8-2013.



2. Deed of Mortgage dt. 2-5-2016 & made between M/s. Welman Hindustan Pvt. Ltd. of the one part and M/s. India Bulls Housing Finance Ltd. of the other part and registered at Thane SRO under Sr. No. THN/1/5013/2016 on 2-5-2016.
3. Deed of Mortgage dt. 27-6-2017 & made between M/s. Welman Hindustan Pvt. Ltd. of the one part and M/s. India Bulls Housing Finance Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/7421/2017 on 27-6-2017.
4. Deed of Development Agreement dt. 15-5-2018 & made between M/s. Welman Hindustan Pvt. Ltd. of the one part and Cear Life spaces Pvt. Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/7062/2018 on 15-5-2018.
5. Deed of Mortgage dt. 19-7-2019 & made between Imperial Consultants and Securities Ltd. of the one part and IDBI Trusteeship Services Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/12139/2019 on 19-7-2019.
6. Deed of Transfer dt. 3-5-2019 & made in favor of *Imperial Consultants and Securities Ltd.* and registered at Thane SRO under Sr. No. THN/1/177/2020 on 3-5-2019.
7. Deed of Conveyance dt. 19-3-2020 & made between Imperial Consultants and Securities Ltd. of the one part and Cear Lifespaces Pvt. Ltd. of the other part and registered at Thane SRO under Sr. No. THN/1/2014/2020 on 20-3-2020.
8. Deed of Release dt. 30-7-2020 & made between M/s. IDBI Trusteeship Services Ltd. of the one part and Imperial Consultants and Securities Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/6313/2020 on 30-7-2020.
9. Deed of Release dt. 30-7-2020 & made between India Bulls Housing Finance Ltd. of the one part and Imperial Consultants and Securities Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/6315/2020 on 30-7-2020.
10. Deed of Release dt. 30-7-2020 & made between India Bulls Commercial Credit Ltd. of the one part and Imperial Consultants and Securities Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/6316/2020 on 30-7-2020.
11. Deed of Release dt. 30-7-2020 & made between India Bulls Housing Finance Ltd. of the one part and Imperial Consultants and Securities Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/6317/2020 on 30-7-2020.

12. Deed of Transfer dt. 10-2-2022 & made between Cear Lifespaces Pvt. Ltd. of the one part and Thane Municipal Corporation of the other part and registered at Thane SRO under Sr. No. THN/12/1639/2022 on 10-2-2022.

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**In Details**

1

|              |                    |                  |
|--------------|--------------------|------------------|
| <u>THN-5</u> | <u>Mortgage</u>    | <u>27-8-2013</u> |
| 8728/2013    | Rs. 50,00,00,000/- | 27-8-2013        |

M/s. Welman Hindustan Pvt. Ltd.

To

M/s. India Bulls Finance Ltd. And

India Bulls Infrastructure Credit Ltd.

**SCHEDULE**

Property situate at village Dhokli, bearing New Survey No. 39, 40, 41/1, Old Survey No. 140, 141, 142, admeasuring area 6 Acres 24 Gunthas i.e. 26718.95 Sq. meters.

---

2

|              |                      |                 |
|--------------|----------------------|-----------------|
| <u>THN-1</u> | <u>Mortgage</u>      | <u>2-5-2016</u> |
| 5013/2016    | Rs. 2,75,00,00,000/- | 2-5-2016        |

M/s. Welman Hindustan Pvt. Ltd.

To

M/s. India Bulls Housing Finance Ltd.

**SCHEDULE**

Property situate at village Dhokli, bearing New Survey No. 39, 40, 41/1, Old Survey No. 140, 141, 142, admeasuring area 6 Acres 24 Gunthas.

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3

|              |                      |                  |
|--------------|----------------------|------------------|
| <u>THN-5</u> | <u>Mortgage</u>      | <u>27-6-2017</u> |
| 7421/2017    | Rs. 7,50,00,00,000/- | 27-6-2017        |

M/s. Welman Hindustan Pvt. Ltd.

To

M/s. India Bulls Housing Finance Ltd.

**SCHEDULE**

Property situate at village Dhokli, bearing New Survey No. 39, 40, 41/1, Old Survey No. 140, 141, 142, admeasuring area 6 Acres 24 Gunthas i.e. 26780 Sq. meters.

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10

THN-5  
6316/2020

Release

30-7-2020  
30-7-2020

India Bulls Commercial Credit Ltd.

To

Imperial Consultants and Securities Ltd. *Formerly known as*  
*Welman Hindustan Ltd.*

**SCHEDULE**

Property situate at village Dhokli, bearing:-

**New Survey No. Old Survey No.**

|      |     |
|------|-----|
| 39,  | 140 |
| 40,  | 141 |
| 41/1 | 142 |

admeasuring area 6 Acres 24 Gunthas I.E. 26718.95 Sq. meters (Released of Property in document bearing No. TNN/5/8728/2013 DT 27-8-2013).

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11

THN-5  
6317/2020

Release

30-7-2020  
30-7-2020

India Bulls Housing Finance Ltd.

To

Imperial Consultants and Securities Ltd. *Formerly known as*  
*Welman Hindustan Ltd.*

**SCHEDULE**

Property situate at village Dhokli, bearing New Survey No. 39, 40, 41/1, Old Survey N. 140, 141, 142, admeasuring area 6 Acres 24 Gunthas (Released of Property in document bearing No. TNN/1/5013/2016).

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12

THN-12  
1639/2022

Transfer

10-2-2022  
10-2-2022

Cear Life spaces Pvt. Ltd. Through its authorized signatory  
Ruchir Mehrotra.

To

Thane Municipal Corporation through Town Development and  
Planning Officer.

**SCHEDULE**

Property situate at village Balkum, Taluka Thane, area 40 meters for widening road for Thane Municipal Corporation, bearing Survey No. 234/1-part, 234/2-part, 235/part, area 1095 Sq. meters,

Dhokli village, area 30 meters for widening road for Thane Municipal Corporation, bearing Survey No. 41/1-part, area 991.23 Sq. meters,  
total area 2086.23 Sq. meters, Indenture for Transfer

---

**Findings** from the revenue records;

It is observed from the copy 7/12 extract that the land bearing Survey No. 39, 40 & 41, containing by admeasuring area 44.50 Gunthas, 22.30 Gunthas & 201 Gunthas respectively of village Dhokli, and Taluka Thane stands in the names of **Cear Life spaces Pvt. Ltd.**

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**N.B.:** Some books of the index No. II are entirely torn;

At Thane: 2021 = Index sent for binding. 2022 = Index Not ready.

Online search seen = 2010 to 2022. S.P.T. = SOME PAGES TORN.

Computer books are not maintained properly (2002 onwards).

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**N.D. RANE**  
Title Investigator  
Bombay







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M/s. The Law Point,

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Re.: Investigation of the title of the property Situate at  
Village Dhokli District Thane, in the registration  
Sub-district and district Thane, bearing:-

**Survey Nos. Area in Sq. meters**

|      |        |
|------|--------|
| 39   | 4450   |
| 40   | 2230   |
| 41/1 | 20,100 |

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To

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**NOTES OF SEARCH**

Taken at Thane Sub-registrar-Office for the year  
from 2010 to 2012 (12 years).

Fr. Of S.

N.D. RANE  
Bombay

Search Report 234-235

SEARCH REPORT  
PH.NO. 9870314647

N.D. RANE  
BOMBAY.  
Dt. 28<sup>th</sup> April, 2022.

To

M/s. The Law Point,  
Advocates and Solicitors,  
High Court, Bombay.

Sirs,

Re.: Investigation of the title of the property situate  
at Village Balkum District Thane, in the  
registration Sub-district and district Thane,  
bearing :-

| <u>Survey Nos.</u> | <u>Area in Sq. meters</u> |
|--------------------|---------------------------|
| 234/1              | 2450                      |
| 234/2              | 3050                      |
| 235                | 1300                      |

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To

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As per your instruction I have taken search of aforesaid property at Thane Sub-registrar-Office for the year from 2010 to 2022 (12 years), On the whole of the searches taken by me in the above offices I have found following documents registered therein during the course of searches.

-----  
**In Brief**

1. Deed of Development Agreement dt. 15-5-2018 & made between Welmon Hindustan Pvt. Ltd. of the one part and Cear Lifespaces Pvt. Ltd. of the other part and registered at Thane SRO under Sr. No. THN/5/7065/2018 on 15-5-2018.
2. Deed of Transfer dt. 3-5-2019 & made in favor of *Imperial Consultants and Securities Ltd.* and registered at Thane SRO under Sr. No. THN/1/177/2020 on 2-1-2020.

3. Deed of Conveyance dt. 19-3-2020 & made between Imperial Consultants and Securities Ltd. of the one part and Cear Lifespaces Pvt. Ltd. of the other part and registered at Thane SRO under Sr. No. THN/1/2015/2020 on 20-3-2020.
4. Deed of Transfer dt. 10-2-2022 & made between Cear Lifespaces Pvt. Ltd. of the one part and Thane Municipal Corporation of the other part and registered at Thane SRO under Sr. No. THN/12/1639/2022 on 10-2-2022.

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**In Details**

1

|                           |  |                               |
|---------------------------|--|-------------------------------|
| <u>THN-5</u><br>7065/2018 | <b><u>Development Agreement</u></b><br>Rs. 23,00,00,000/- Rs. 22,43,67,000/- | <u>15-5-2018</u><br>15-5-2018 |
|---------------------------|--|-------------------------------|

Welmon Hindustan Pvt. Ltd. Through its authorized signatory  
Priyanka Oak.

To

Cear Lifespaces Pvt. Ltd. Through its authorized signatory  
Anukul Purandare.

**SCHEDULE**

Property situate at village Balkum, Taluka Thane, bearing Survey No. 234/1, 234/2 and 235, containing by admeasuring aera 2447 Sq. meters, (2450 Sq. meters as per 7/12), 3052 Sq. meters (3050 Sq. meters as per 7/12 extract) and 1300 Sq. meters respectively totally 6799 Sq. meters, (6800 Sq. meters as per 7/12 extract).

2

|                          |                                      |                             |
|--------------------------|--------------------------------------|-----------------------------|
| <u>THN-1</u><br>177/2020 | <b><u>Transfer</u></b><br>Rs. 9040/- | <u>3-5-2019</u><br>2-1-2020 |
|--------------------------|--------------------------------------|-----------------------------|

*Imperial Consultants and Securities Ltd. Formerly known as  
Imperial Consultant and Securities Pvt. Ltd.*

**SCHEDULE**

Property situate at village **Balkum**, Taluka Thane, a bearing Survey No. 234/1, 234/2 and 235, containing by admeasuring aera 2447 Sq. meters, (2450 Sq. meters as per 7/12), 3052 Sq. meters (3050 Sq. meters as per 7/12 extract) and 1300 Sq. meters respectively totally 6799 Sq. meters (area 6800 Sq. meters as per 7/12 extract).

**Dhokali land:**

Survey No. 39, 40 and 41/1, admeasuring area 4450 Sq. meters, 2230 Sq. meters & 20100 Sq. meters totally 26780 Sq. meters.

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3

THN-1  
2015/2020

Conveyance  
Rs. 1,00,00,000/-

19-3-2020  
20-3-2020

Imperial Consultants and Securities Ltd. Through authorized signatory  
N.B. Vyas.

To

Cear Lifespaces Pvt. Ltd. Through its authorized signatory  
Anukul Purandare.

**SCHEDULE**

Property situate at village Balkum, Taluka Thane, a bearing Survey No. 234/1, 234/2 and 235, containing by admeasuring aera 2450 Sq. meters, 3050 Sq. meters and 1300 Sq. meters respectively totally 6800 Sq. meters.

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4

THN-12  
1639/2022

Transfer

10-2-2022  
10-2-2022

Cear Lifespaces Pvt. Ltd. Through its authorized signatory  
Ruchir Mehrotra.

To

Thane Municipal Corporation through Town Development and  
Planning Officer.

**SCHEDULE**

Property situate at village Balkum, Taluka Thane, area 40 meters for widening road for Thane Municipal Corporation, bearing Survey No. 234/1-part, 234/2-part, 235/part, area 1095 Sq. meters,  
Dhokli village, area 30 meters for widening road for Thane Municipal Corporation, bearing Survey No. 41/1-part, area 991.23 Sq. meters,  
total area 2086.23 Sq. meters, Indenture for Transfer

---

**Findings** from the revenue records;

It is observed from the copy 7/12 extract that the non agricultural land bearing Survey No. 234, Hissa No. 1, 2 and Survey No. 235, containing by admeasuring area 24.50 Gunthas, 30.50 Gunthas and 13 Gunthas respectively of village Balkum, Taluka Thane, stands in the names of **Cear Lifespaces Pvt. Ltd.**

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**N.B.:** Some books of the index No. 11 are entirely torn;

At Thane: 2021 = Index sent for binding. 2022 = Index Not ready.

Online search seen = 2002 to 2022. S.P.T. = SOME PAGES TORN.

Computer books are not maintained properly (2002 onwards).

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**N.D. RANE**  
Title Investigator  
Bombay



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M/s. The Law Point,

---

Re.: Investigation of the title of the property situate at  
Village Balkum District Thane, in the  
registration Sub-district and district Thane,  
bearing :-

**Survey Nos. Area in Sq. meters**

|       |      |
|-------|------|
| 234/1 | 2450 |
| 234/2 | 3050 |
| 235   | 1300 |

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To

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**NOTES OF SEARCH**

Taken at Thane Sub-registrar-Office for the year  
from 2010 to 2022 (12 years).

Fr. Of S.

N.D. RANE  
Bombay

39-41 Thane



The Law Point (TLP)  
801-804, Tulsiani Chambers, Free Press Journal  
Marg, Nariman Point, Mumbai - 400 021, India  
T (022) 6747 8488 / 99  
E registrar@thelawpoint.com  
W www.thelawpoint.com

Date: 25/09/2020

To,  
Cear Lifespaces Private Limited  
Godrej One, 5<sup>th</sup> floor, Pirojshanagar,  
Eastern Express Highway, Vikhroli (E), Mumbai- 400079.

**Subject:** Properties bearing Survey Nos.39, 40 & 41/1 situated at Mauje Dhokali, Taluka and District Thane

**1. Property Description:**

- (1) All that piece and parcel of land bearing Survey No. 39 admeasuring 4,450 square metres or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane (“**Property IA**”).
  - (2) All that piece and parcel of land bearing Survey No. 40 admeasuring 2,230 square metres or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane (“**Property IB**”).
  - (3) All that piece and parcel of land bearing Survey No. 41/1 admeasuring 20,100 square metres or thereabouts lying, being and situate at Village Dhokali, Taluka and District Thane (“**Property IC**”).
- Property IA, Property IB and Property IC are hereinafter referred to as “**the said Property**”.

**2. Instructions:**

The Company has requested us to issue a Title Certificate of the said Property.

This report has been specifically issued in your favour upon instructions received from you and on perusal of the documents referred herein only and considering the specific purpose for issuance of the same and our scope of work. .

**3. Search:**

We have perused and relied on the search report, dated 19/08/2019, issued by Property Title Investigator Mr. Vishwas Daware who has caused physical search of the properties in the office of the Sub Registrar at Thane.

**4. Documents:**

For the purpose of this title certificate, we have perused the photocopies of documents which are enlisted in Annexure-A to this certificate.



## **5. Incidents**

- i) It appears from latest 7/12 Extract of Survey Nos. 39, 40 and 41/1 following are the areas of the properties:
- Survey No. 39 4,450 sq. mtrs,  
Survey No.40 2,230 sq. mtrs,  
Survey No.41/1 20,100 sq. mtrs
- The said Property is Non-agricultural land. The said Property was owned by Wellman (India) Private Limited [herein after referred to as “Wellman”] prior to 1990.

## **6. Name change of Wellman (India) Private Limited**

- ii) The name of Wellman Hindustan Limited was recorded as the Holder / owner of the said Property vide Mutation Entry No. 421.
- iii) Thereafter the name of the Company was changed to Wellman Hindustan Private Limited. A Fresh Certificate of Incorporation dated 31/03/2015 issued by the ROC consequent upon change of name from Wellman Hindustan Limited to Wellman Hindustan Private Limited.

## **7. Development Rights to Ceear Lifespaces**

- iv) By Development Agreement dated 15/05/2018, Wellman granted irrevocable and absolute development rights in respect of the said Property unto Ceear Lifespaces Private Limited (“Ceear Lifespaces”) for consideration of Rs.112 Crores out of which only Rs.50,000/- has been paid by Ceear Lifespaces. The Development Agreement dated 15/05/2018 was duly registered before Sub-registrar of assurance under serial no. TNN-5-7062 of 2018.
- v) By Power of Attorney dated 15/05/2018 Wellman nominated and appointed Ceear Lifespaces (through its authorized signatories / directors) jointly and severally to be its true and lawful attorneys to execute, perform all the deeds and things in respect of development of the said Property. The Power of Attorney dated 15/05/2018 was duly registered at serial no. TNN-5-7064 of 2018.

## **8. Merger of Wellman with Imperial Consultants and Securities Limited**

- vi) By an Order dated 16/12/2016, the Gujarat High Court at Ahmedabad in Company Petition No. 413 of 2016 in Company Application No. 334 of 2016 with Company Petition No. 414 of 2016 in Company Application No. 333 of 2016 allowed the Scheme of Amalgamation the matter *inter alia* of Golsil Exim Private Limited and Shining Star Traders Private Limited with Imperial Consultants and Securities Private Limited.

- vii) By order dated 13/04/2017, the National Company Law Tribunal (“NCLT”) in Transferred Company Scheme Petition Nos. 329 to 324 of 2017 and High Court Company Scheme Petition Nos. 854 to 859 of 2016 connected with Miscellaneous Application Nos. 101 to 106 of 2017 (“**Mumbai NCLT Order**”) allowed the Scheme of Amalgamation of Wellman Hindustan Private Limited with Imperial Consultants and Securities Private Limited.
- viii) On 26/10/2017 a fresh Certification of Incorporation was issued by the ROC in the name of “Imperial Consultants and Securities Limited” consequent upon the its conversion from private to public company.
- ix) By order dated 03/05/2019, NCLT, Division Bench, Chennai sanctioned the Scheme of Amalgamation between 8 transferee companies (including Wellman Hindustan Private Limited) with Imperial Consultants and Securities Private Limited in CP/154/CAA/2019 in TCP/176/CAA/2017 under Sections 391 to 394 of the Companies Act, 1956 and the corresponding provisions of the Companies Act, 2013 (herein after referred to as “**Chennai NCLT Order**”).
- x) The Company Petition was filed under sections 391 to 394 read with sections 100 to 104 of the Companies Act, 1956. The same was transferred from the High Court of Madras to the NCLT, Division Bench, Chennai and renumbered as CP/154/CAA/2019 in TCP/176/CAA/2017 under sections 230 to 232 and other applicable provisions of the Companies Act, 2013.
- xi) NCLT, Chennai vide its Common Order dated 17/04/2018 in TCP/176/CAA/2017 dispensed with requirement of holding the meeting of the equity shareholders, secured and unsecured creditors. Imperial complied with all the orders passed by NCLT, Chennai. Accordingly, by order dated 03/05/2019 the Scheme of Amalgamation was sanctioned by NCLT thereby transferring the properties and liabilities of Wellman Hindustan Private Limited to Imperial Consultants and Securities Private Limited.
- xii) The Chennai NCLT Order, Mumbai NCLT Order and Gujarat High Court Order have been collectively registered with the office of Sub-Registrar of Assurances at Thane-5 under serial No. TNN-5-177 of 2020.
- xiii) We have been provided with a copy of the Fresh COI dated 26th October, 2017 issued by the ROC in the name of Imperial Consultants and Securities Limited (“**Imperial**”) consequent upon conversion of Imperial Consultants and Securities Private Limited from private company to a public company. We have also been provided with the MOA and the AOA of Imperial Consultants and Securities Limited.

## 9. Mortgages

- xiv) By and under a Deed of Mortgage dated 27/08/2013 registered with the office of Sub-Registrar of Assurances at Thane-5 under serial No. 8728 of 2013 and executed between Wellman (therein referred to as Mortgagor) of the One Part and Indiabulls Finance Company Limited (“**IFCL**”) and Indiabulls Infrastructure Credit Limited (“**IICL**”) (therein referred to as Mortgagee) of the Other Part (“**Indiabulls Mortgage I**”), Wellman mortgaged the said Property in favour of IFCL and IICL to secure the due repayment of financial facility amounting to Rs. 50,00,00,000/- (Rupees Fifty Crore Only) extended by Indiabulls to Wellman (then known as Wellman Hindustan Limited).
- xv) By and under a Deed of Mortgage dated 02/05/2016 registered with the office of Sub-Registrar of Assurances at Thane-1 under serial No. 5013 of 2016 and executed between Wellman (therein referred to as Mortgagor) of the One Part and Indiabulls Housing Finance Limited (“**Indiabulls**”) (therein referred to as Mortgagee) of the Other Part (“**Indiabulls Mortgage II**”), Wellman mortgaged the said Property in favour of Indiabulls to secure the due repayment of financial facility amounting to Rs. 275,00,00,000/- (Rupees Two Hundred and Seventy-Five Crore Only) extended by Indiabulls to Essar Properties Private Limited.
- xvi) By and under a Deed of Mortgage dated 27/06/2017 registered with the office of Sub-Registrar of Assurances at Thane-1 under serial No. 7421 of 2017 and executed between Wellman (therein referred to as Mortgagor) of the One Part and Indiabulls (therein referred to as Mortgagee) of the Other Part (“**Indiabulls Mortgage III**”), Wellman mortgaged the said Property in favour of Indiabulls to secure the due repayment of financial facility extended Rs. 750,00,00,000/- (Rupees Seven Hundred and Fifty Crore Only) extended by Indiabulls to Essar Properties Private Limited.
- xvii) By and under a Deed of Mortgage dated 19/07/2019 registered with the office of Sub-Registrar of Assurances at Thane-5 under serial No. 12139 of 2019 and executed between Imperial (therein referred to as Mortgagor) of the One Part and M/s IDBI Trusteeship Service Limited (“**IDBI**”) (therein referred to as Mortgagee or Security Trustee) of the Other Part (“**IDBI Mortgage**”), Imperial mortgaged the said Property in favour of IDBI to secure the due repayment of financial facility extended Rs. 750,00,00,000/- (Rupees Seven Hundred and Fifty Crore Only) extended by Indiabulls to Niwas Residential and Commercial Properties Private Limited (formerly known as Essar Properties Private Limited) and to Imperial (formerly known as Imperial Consultants and Securities Private Limited).

- xviii) All the aforementioned loans have been repaid by Imperial and accordingly following documents have been executed by the Parties in order to release the charge on the said Property.
- xix) By 4 separate Letters dated 25/06/2020, Indiabulls Commercial Credit Limited released hypothecation charge on the receivables of said Property which were hypothecated by Deed of Hypothecation dated 13/08/2013 for Rs.35 Cr and Rs.50 Cr., Deed of Hypothecation dated 30/03/2016 for Rs.275 Cr. and Deed of Hypothecation dated 11/01/2017 and 14/01/2017 for total amount of Rs.750 Cr.
- xx) By Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial, the charge on the properties bearing Survey Nos. 39,40 and 41/1 created by way of Mortgage Deed dated 27/08/2013 for loan of Rs.50 Cr. was released. The said Release is duly registered before Sub-registrar of Assurance under serial no. TNN-5/6316/2020.
- xxi) By Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial, the charge on the properties bearing Survey Nos. 39,40 and 41/1 created by way of Mortgage Deed dated 27/06/2017 for loan amount of Rs.750 Cr. was released. The said Release is duly registered before Sub-registrar of Assurance under serial no. TNN-5/6315/2020.
- xxii) By Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial, the charge on the properties bearing Survey Nos. 39,40 and 41/1 created by way of Mortgage Deed dated 19/07/2019 for loan amount of Rs.275 Cr. was released. The said Release is duly registered before Sub-registrar of Assurance under serial no. TNN-5/6313/2020.
- xxiii) By Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial, the charge on the said Property bearing Survey Nos. 39, 40 and 41/1 created by way of Mortgage Deed dated 02/05/2016 for loan amount of Rs. 275 Cr. was released. The said Release is duly registered before Sub-registrar of Assurance under serial no. TNN-5/6317/2020.

#### **10. Government Orders**

- xxiv) By an Order bearing ref. No. NaJK-2013/Pra-Kra.211-NaJKdha/2 dated 24/05/2018 issued by the Government of Maharashtra, Town Planning Department to the Additional Collector and Competent Authority, ULC, Thane Urban Agglomeration, the Urban Development Department it has been informed that:

(a) From the said Property, the Ready Reckoner value of area admeasuring 3,750.15 square meters (being the unutilized land from and out of the land admeasuring 26,789 square meter) be collected from Wellman as per provision of GO 23/11/2007.

(b) Upon payment of such amount the remark of "Exemption under Section 20 of the ULC Act and transfer prohibited" will be deleted from the 7/12 Extracts of the Exempted Land which included the said Property.

- xxv) By an Order bearing ref. ULC/TA/ATP/Ind Exemp/Wellman Hindustan/239/20 dated 17/03/2020 passed by the Collector and Competent Authority, Thane Town Planning, Thane it has been noted that as per the letter dated 11/10/2018 issued by Collector of Stamps, Thane, the ready reckoner value of the area admeasuring 3,750 sq. mtrs in the year 2018-2019 was Rs.14,06,31,000/-. It was also noted by the Collector that the same value has been finalized for the Year 2019-2020. It was further noted by the Collector that Wellman Hindustan Private Limited has been amalgamated with Imperial. Imperial. has paid the said amount of Rs.14,06,31,000/- vide Demand Draft bearing no. 551177 dated 11/03/2020. Hence, the Collector directed to remove the remark of "Exemption under Section 20 of the ULC Act and transfer prohibited" from 7/12 extract and of the other government documents in respect of Survey Nos. 39,40, 41/1 of Mauje Dhokali and Survey Nos. 234/1, 234/2 and 235 of Mauje Balkum.

#### **11. Transfer from Imperial Consultants to Ceear Lifespaces**

- xxvi) By Deed of Conveyance dated 19/03/2020 Imperial Consultants and Securities Limited sold, transferred and conveyed all its right, title and interest in the said Property bearing Survey Nos. 39, 40 and 41/1 totally admeasuring 26,780 sq. mtrs. situated at village Dhokali, Thane to Ceear Lifespaces Private Limited. The Deed of Conveyance dated 19/03/2020 is duly registered before Sub-registrar of Assurance under serial no. TNN-1/2014/2020. As such Ceear Lifespaces Pvt. Ltd. became sole and absolute owner of the said Property.

#### **12. Public Notice:**

- xxvii) Public notice dated 4th March, 2020 in the Times of India and Maharashtra Times on 5th March, 2020 calling for third party claims, if any, to the said Property was issued. Pursuant to the public notice, a notice dated 9th March, 2020 has been received from G. R. Naik & Co. on behalf of their client viz. Tulsiram T. Patil, power of attorney holder of 338 ex-employees of Wellman Hindustan Private Limited thereby stating that the management of Wellman Hindustan Private Limited has not paid the dues of the ex-employees and has filed various litigations in respect of the same. Vide the said notice/letter, our clients have been instructed and called upon to not sell or transfer the subject properties. The said notice dated 9th March, 2020 has

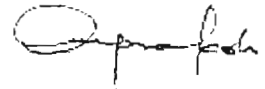
been responded to by Advocate P. C. Pawaskar on behalf of Wellman Hindustan Private Limited (now known as Imperial Consultants and Securities Limited) vide a notice dated 11th March, 2020.

**13. Remarks:**

On the basis of the perusal of the documents referred to above and the information collected by us as has been mentioned above, so also incidents pointed out as above, and subject to observations mentioned hereinabove, it appears that:

1. The total area of Survey Nos. 39, 40, & 41/1 is 26,780 sq. mtrs;
2. Ceeer Lifespaces Pvt. Ltd. is solely and absolutely entitled to the said Property by virtue of Deed of Conveyance dated 19/03/2020.
3. There are no charges, mortgages and Government restrictions or reservations on the said Property and the property is free from all encumbrances, marketable and transferable.

Hence, this Report accordingly.



Omprakash Jha

Advocate

## ANNEXURE-A

### Revenue Documents

- 7/12 Extract of Survey No. 39 for the period 2019-2020
- 7/12 Extract of Survey No. 40 for the period 2019-2020
- 7/12 Extract of Survey No. 41/1 for the period 2019-2020

### Title Documents

- Deed of Mortgage dated 27/08/2013 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-5 / 8728 of 2013
- Deed of Mortgage dated 02/05/2016 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-1 / 5013 of 2016
- Deed of Mortgage dated 27/06/2017 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-1 / 7421 of 2017
- Deed of Mortgage dated 19/07/2019 executed between Wellman Hindustan Private Limited and Indiabulls Finance Company Limited registered under serial no. TNN-5 / 12139 of 2019
- Development Agreement dated 15/05/2018 executed between Wellman Hindustan Private Limited and Ceear Lifespaces Private Limited registered at serial no. TNN-5-7062 of 2018
- Power of Attorney dated 15/05/2018 executed between Wellman Hindustan Private Limited and Ceear Lifespaces Private Limited registered at serial no. TNN-5-7064 of 2018
- Deed of Conveyance dated 19/03/2020 executed between Imperial Consultants and Securities Limited and Ceear Lifespaces Private Limited registered at serial no. TNN TNN-1/2014/2020
- Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial Consultants and Securities Limited registered under serial no. TNN-5/6316/2020
- Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial Consultants and Securities Limited registered under serial no. TNN-5/6315/2020
- Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial Consultants and Securities Limited registered under serial no. TNN-5/6313/2020.
- Release Deed dated 30/07/2020 executed by Indiabulls Commercial Credit Limited in favour of Imperial Consultants and Securities Limited registered under serial no. TNN-5/6317/2020.

### **Relevant Court Orders**

- Order dated 16/12/2016, the Gujarat High Court at Ahmedabad in Company Petition No. 413 of 2016 in Company Application No. 334 of 2016 with Company Petition No. 414 of 2016 in Company Application No. 333 of 2016 allowed the Scheme of Amalgamation in the matter interalia of Golsil Exim Private Limited and Shining Star Traders Private Limited with Imperial Consultants and Securities Private Limited.
- Order dated 13/04/2017 passed by NCLT, Mumbai in the scheme of merger between 8 Companies which include Wellman Hindustan Pvt. Ltd. & Imperial Consultants & Securities Pvt. Ltd.
- Order dated 03/05/2019 passed by NCLT, Chennai in the scheme of merger between 8 Companies which include Wellman Hindustan Pvt. Ltd. & Imperial Consultants & Securities Pvt. Ltd.





अहवाल दिनांक : 10/10/2022

महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ ]

गाव :- बाळकूम ( 943886 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 11643358601 भूमापन क्रमांक व उपविभाग : 234/1



भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी   | खाते क्र. | भोगवटादाराचे नांव                                 | क्षेत्र  | आकार | पो.ख. | फे.फा.   | कुळ, खंड व इतर अधिकार                              |
|-------------------------|-----------|---|----------|------|-------|----------|--|
| क्षेत्राचे एकक आर.चौ.मी | [206]     | मे.वे.वमन हिंदुस्थान लि.                          | 24.50.00 |      |       | ( 4202 ) | कुळाचे नाव व खंड                                   |
| अकृषिक क्षेत्र          | [242]     | मे.वे.वमन हिंदुस्थान लि.                          | 24.50.00 |      |       | ( 4377 ) |  |
| बिन शेती 24.50.00       | [4039]    | इमिटी अन् कन्स्ट्रक्शन् अन्ड सिव्हील एंजीनिंग लि. | 24.50.00 |      |       | ( 4397 ) | इतर अधिकार   |
| आकारणी 0.00             | [4031]    | सी.ए.ए. साह्यकार्मेली प्राइव्हेट लिमिटेड          | 24.50.00 |      |       | ( 4533 ) | इतर  |
|                         | 1090      | गोदरेज प्रॉपर्टिज लिमिटेड                         | 24.50.00 |      |       | ( 4533 ) | 1 ते 9 अटी व शर्तीस अधीन राहून ( 4404 )            |
|                         |           |   |          |      |       |          | प्रसंबित फेरफार : नाही.                            |
|                         |           |   |          |      |       |          | शेवटचा फेरफार क्रमांक : 4533 व दिनांक : 10/10/2022 |
|                         |           |   |          |      |       |          | सोमा आणि भूमापन चिन्ह :                            |

जने फेरफार क्र. ( 1836 X 3504 X 4058 X 4202 X 4377 X 4397 X 4404 X 4405 )

गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव :- बाळकूम ( 943886 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 234/1

| पिकाखालील क्षेत्राचा तपशील |              |              |               |            |           |            |                  | लागवडीसाठी उपलब्ध नसलेली जमीन | शेरा      |      |
|----------------------------|--------------|--------------|---------------|------------|-----------|------------|------------------|-------------------------------|-----------|------|
| वर्ष                       | हंगाम        | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन | स्वरूप                        | क्षेत्र   |      |
| (१)                        | (२)          | (३)          | (४)           | (५)        | (६)       | (७)        | (८)              | (९)                           | (१०)      | (११) |
|                            |              |              |               |            | आर. चौ.मी | आर. चौ.मी  |                  |                               | आर. चौ.मी |      |
| 2019-20                    | संपूर्ण वर्ष |              |               |            |           |            |                  | अकृषिक वापर                   | 24.5000   |      |

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 12/10/2022  
सांकेतिक क्रमांक :- 272100694213100900102022112

( नाव :- सोमा चाहु झफर )  
तलाठी साक्षात :- बाळकूमता :- ठाणे जि :- ठाणे

अहवाल दिनांक : 10/10/2022



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७ ]

गाव :- बाळकूम ( 943886 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 38590276984 भूमापन क्रमांक व उपविभाग : 234/2



38590276984

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी   | खाते क्र. | भोगवटादाराचे नांव                          | क्षेत्र  | आकार | पो.ख. | फे.फा.   | कुळ, खंड व इतर अधिकार                              |
|---|-----------|--|----------|------|-------|----------|--|
| क्षेत्राचे एकक आर.चौ.मी   | 306       | मे.वे.लमन हिन्दुस्थान लि.                  | 30.50.00 |      |       | ( 4202 ) | कुळाचे नाव व खंड                                   |
| अर्कषिक क्षेत्र   | 743       | मे.वे.लमन हिन्दुस्थान प्रा.लि.             | 30.50.00 |      |       | ( 4377 ) |  |
| बिन शेती  | 1029      | इंफिरिअल कन्स्ट्रक्शन्स अँड सिव्हायटीज लि. | 30.50.00 |      |       | ( 4397 ) | इतर अधिकार   |
| आकारणी  | 0.00      |  |          |      |       |          | इतर  |
|   | 1031      | सी.एन.बादफरगोरेस प्राइव्हेट लिमिटेड        | 30.50.00 |      |       | ( 4533 ) | 1 ते 9 अटी व शर्तीस अधीन राहून ( 4404 )            |
|   | 1090      | गोदरेज प्रॉपर्टिज लिमिटेड                  | 30.50.00 |      |       | ( 4533 ) | प्रसंबित फेरफार : नाही.                            |
|   |           |  |          |      |       |          | शेवटचा फेरफार क्रमांक : 4533 व दिनांक : 10/10/2022 |
| जुने फेरफार क्र. ( 2310 X 2597 X 3504 X 4058 X 4202 X 4377 X 4397 X 4404 X 4405 ) |           |  |          |      |       |          | सीमा आणि भूमापन चिन्ह :                            |

गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७९ यातील नियम २९ ]

गाव :- बाळकूम ( 943886 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 234/2

| पिकाखालील क्षेत्राचा तपशील |              |              |               |            |           |            |                  | लागवडीसाठी उपलब्ध नसलेली जमीन | शेरा      |
|----------------------------|--------------|--------------|---------------|------------|-----------|------------|------------------|-------------------------------|-----------|
| वर्ष                       | हंगाम        | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन | स्वरूप                        | क्षेत्र   |
| (१)                        | (२)          | (३)          | (४)           | (५)        | (६)       | (७)        | (८)              | (९)                           | (१०)      |
|                            |              |              |               |            | आर. चौ.मी | आर. चौ.मी  |                  |                               | आर. चौ.मी |
| 2019-20                    | संपूर्ण वर्ष |              |               |            |           |            |                  | अर्कषिक चापर                  | 30.5000   |

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 12/10/2022  
सांकेतिक क्रमांक :- 272100094213100900102022113

( नाव :- सोमा चाहुखाकर )  
वसाठी साझा :- बाळकूमता :- ठाणे जि :- ठाणे

अहवाल दिनांक : 10/10/2022



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- बाळकूम ( 943886 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 10509910711

भूमापन क्रमांक व उपविभाग : 235



भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी   | खाते क्र. | भोगवटादाराचे नांव                        | क्षेत्र आकार पो.ख. फे.फा. | कुळ, खंड व इतर अधिकार                              |
|---|-----------|--|---------------------------|--|
| क्षेत्राचे एकक आर.चौ.मी   | [206]     | मे.वेळमन हिंदूस्थान लि.                  | 13.00.00 ( 4202 )         | कुळाचे नाव व खंड                                   |
| अकृषिक क्षेत्र  | [243]     | मे.वेळमन हिंदूस्थान लि.                  | 13.00.00 ( 4377 )         |  |
| बिन शेती 13.00.00   | [4039]    | एमिअर कन्स्ट्रक्शन्स अँड भिक्वारीटीज लि. | 13.00.00 ( 4397 )         | इतर अधिकार   |
| आकारणी 0.00   | [4034]    | सी.अर.साहफार्मसोस प्राइव्हेट लिमिटेड     | 13.00.00 ( 4533 )         | इतर 1 ते 9 अटी व शर्तीस अधीन राहून ( 4404 )        |
|   | 1090      | गोदरेज प्रॉपर्टिज लिमिटेड                | 13.00.00 ( 4533 )         | प्रलंबित फेरफार : नाही.                            |
|   |           |  |                           | शेवटचा फेरफार क्रमांक : 4533 व दिनांक : 10/10/2022 |
| जुने फेरफार क्र. ( 1948 X 2310 X 3504 X 4058 X 4202 X 4377 X 4397 X 4404 X 4405 ) |           |  |                           | सीमा आणि भूमापन चिन्ह :                            |

गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव :- बाळकूम ( 943886 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 235

| पिकाखालील क्षेत्राचा तपशील |              |              |               |            |           |            |                  | लागवडीसाठी उपलब्ध नसलेली जमीन | शेरा      |      |
|----------------------------|--------------|--------------|---------------|------------|-----------|------------|------------------|-------------------------------|-----------|------|
| वर्ष                       | हंगाम        | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन | स्वरूप                        | क्षेत्र   |      |
| (१)                        | (२)          | (३)          | (४)           | (५)        | (६)       | (७)        | (८)              | (९)                           | (१०)      | (११) |
|                            |              |              |               |            | आर. चौ.मी | आर. चौ.मी  |                  |                               | आर. चौ.मी |      |
| 2019-20                    | संपूर्ण वर्ष |              |               |            |           |            |                  | अकृषिक वापर                   | 13.0000   |      |

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाते."  
दिनांक :- 12/10/2022  
सांकेतिक क्रमांक :- 272100094213100900102022114

( नाव :- सोमा बाहु सुकर )  
तलाठी साक्षा :- बाळकूमता :- ठाणे जि :- ठाणे



अहवाल दिनांक : 01/10/2022

## महाराष्ट्र शासन

## गाव नमुना सात ( अधिकार अभिलेख पत्रक )

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५६ आणि ७ ]

गाव :- ढोकाळी ( 943868 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 20104683332 भूमापन क्रमांक व उपविभाग : 39



20104683332

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी   | खाते क्र. | भोगवटादाराचे नांव                              | क्षेत्र  | आकार | पो.ख. | फे.फा.  | कुळ, खंड व इतर अधिकार                             |
|-------------------------|-----------|--|----------|------|-------|---------|---|
| क्षेत्राचे एकक आर.चौ.मी | 406       | से.वे.वसुधेन हिन्दुस्थान लि.                   | 44.50.00 | 8.19 |       | ( 421 ) | कुळाचे नाव व खंड                                  |
| अकृषिक क्षेत्र          | 370       | से.वे.वसुधेन हिन्दुस्थान प्रा.लि.              | 44.50.00 | 8.19 |       | ( 467 ) |   |
| बिन शेती                | 393       | इमिपि अन्ड कन्स्ट्रक्शन्स अन्ड सिव्हायिटीज लि. | 44.50.00 | 8.19 |       | ( 470 ) | इतर अधिकार तुकडा                                  |
| आकारणी                  | 394       | सी.अर.लाइफ स्पेसेस प्राइव्हेट लिमिटेड          | 44.50.00 | 8.19 |       | ( 526 ) | तुकडा ( 944 )                                     |
|                         | 325       | गोदरेज प्राॅपटीज लिमिटेड                       | 44.50.00 | 8.19 |       | ( 526 ) | प्रलंबित फेरफार : नाही.                           |
|                         |           |  |          |      |       |         | शेवटचा फेरफार क्रमांक : 526 व दिनांक : 01/10/2022 |
|                         |           |  |          |      |       |         | सीमा आणि भूमापन चिन्हे :                          |

जने फेरफार क्र. ( 217 X 354 X 388 X 421 X 467 X 470 X 892 X 1574 X 1575 X 1576 X 2310 )

## गाव नमुना बारा ( पिकांची नोंदवही )

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव :- ढोकाळी ( 943868 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 39

| पिकाखालील क्षेत्राचा तपशील |              |              |               |            |           |            |                  | लागवडीसाठी उपलब्ध नसलेली जमीन | शेरा      |
|----------------------------|--------------|--------------|---------------|------------|-----------|------------|------------------|-------------------------------|-----------|
| वर्ष                       | हंगाम        | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन | स्वरूप                        | क्षेत्र   |
| (१)                        | (२)          | (३)          | (४)           | (५)        | (६)       | (७)        | (८)              | (९)                           | (१०)      |
|                            |              |              |               |            | आर. चौ.मी | आर. चौ.मी  |                  |                               | आर. चौ.मी |
| 2019-20                    | संपूर्ण वर्ष |              |               |            |           |            |                  | अकृषिक वापर                   | 44.5000   |

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाते."  
दिनांक :- 12/10/2022  
सांकेतिक क्रमांक :- 27210009421310100010202211

( नाव :- सोमा चांदेकर )  
तलाठी साक्षा :- बाळकृमता :- ठाणे जि :- ठाणे



अहवाल दिनांक : 01/10/2022

महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ ।



गाव :- ढोकाळी ( 943868 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 18797354418

भूमापन क्रमांक व उपविभाग : 40

18797354418

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी   | खाते क्र. | भोगवटादाराचे नांव                                  | क्षेत्र  | आकार | पो.ख. | फे.फा.  | कुळ, खंड व इतर अधिकार                             |
|-------------------------|-----------|--|----------|------|-------|---------|---|
| क्षेत्राचे एकक आर.चौ.मी | 106       | श्री. वेलमन हिन्दुस्थान लि.                        | 22.30.00 | 4.19 |       | ( 421 ) | कुळाचे नाव व खंड                                  |
| अकृषिक क्षेत्र          | 1270      | श्री. वेलमन हिन्दुस्थान प्रा. लि.                  | 22.30.00 | 4.19 |       | ( 467 ) |   |
| बिन शेती आकारणी         | 22.30.00  | इंफो अल कन्स्ट्रक्शन्स अँड सिव्हील एंजिनिअरिंग लि. | 22.30.00 | 4.19 |       | ( 470 ) | इतर अधिकार तुकडा                                  |
| 4.19                    | 1294      | सी.अर.बाइफायनेस प्राइव्हेट लिमिटेड                 | 22.30.00 | 4.19 |       | ( 526 ) | तुकडा ( 944 )                                     |
|                         | 325       | गोदरेज प्रांटीज लिमिटेड                            | 22.30.00 | 4.19 |       | ( 526 ) | प्रलंबित फेरफार : नाही.                           |
|                         |           |  |          |      |       |         | शेवटचा फेरफार क्रमांक : 526 व दिनांक : 01/10/2022 |
|                         |           |  |          |      |       |         | सोमा आणि भूमापन चिन्हे :                          |

जुने फेरफार क्र. ( 217 ) ( 354 ) ( 388 ) ( 421 ) ( 467 ) ( 470 ) ( 892 ) ( 1574 ) ( 1575 ) ( 1576 ) ( 2310 )

गाव नमुना बारा ( पिकांची नोंदवही )

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ।

गाव :- ढोकाळी ( 943868 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 40

| पिकाखालील क्षेत्राचा तपशील |              |              |               |            |           |            | लागवडीसाठी उपलब्ध नसलेली जमीन |             | शेरा      |
|----------------------------|--------------|--------------|---------------|------------|-----------|------------|-------------------------------|-------------|-----------|
| वर्ष                       | हंगाम        | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन              | स्वरूप      | क्षेत्र   |
| (१)                        | (२)          | (३)          | (४)           | (५)        | (६)       | (७)        | (८)                           | (९)         | (१०)      |
|                            |              |              |               |            | आर. चौ.मी | आर. चौ.मी  |                               |             | आर. चौ.मी |
| 2019-20                    | संपूर्ण वर्ष |              |               |            |           |            |                               | अकृषिक वापर | 22.3000   |

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 12/10/2022  
सांकेतिक क्रमांक :- 27210009421310100010202212

( नाव :- सोमा चाड्डाकर )  
तलाठी साक्षात :- बाळकृमता :- ठाणे जि :- ठाणे

अहवाल दिनांक : 01/10/2022



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७ ]

गाव :- ढोकाळी ( 943868 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 19757121273 भूमापन क्रमांक व उपविभाग : 41/1



भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी  | खाते क्र. | भोगवटादाराचे नांव                                 | क्षेत्र   | आकार | पो.ख. | फे.फा. | कुळ, खंड व इतर अधिकार                             |
|--|-----------|---|-----------|------|-------|--------|---|
| क्षेत्राचे एकक आर.चौ.मी  | [206]     | मे.वेदमन हिन्दुस्थान लि.                          | 201.00.00 | 7.87 |       | (421)  | कुळाचे नाव व खंड                                  |
| अकृषिक क्षेत्र   | [270]     | मे.वेदमन हिन्दुस्थान लि.                          | 201.00.00 | 7.87 |       | (467)  |   |
| बिन शेती आकारणी 201.00.00 7.87   | [292]     | इमिटी अन् कन्स्ट्रक्शन् अन्ड सिव्हील एंजीनिंग लि. | 201.00.00 | 7.87 |       | (470)  | इतर अधिकार तुकडा तुकडा ( 944 )                    |
|  | [294]     | सी.ए.ए. साहकार्योत्प्रेषण प्राइव्हेट लिमिटेड      | 201.00.00 | 7.87 |       | (526)  | प्रलंबित फेरफार : नाही.                           |
|  | 325       | गोदरेज प्रॉपटीज लिमिटेड                           | 201.00.00 | 7.87 |       | (526)  | शेवटचा फेरफार क्रमांक : 526 व दिनांक : 01/10/2022 |
| जुने फेरफार क्र. ( 217 X 369 X 388 X 421 X 467 X 470 X 892 X 1574 X 1575 X 1576 X 2310 ) |           |   |           |      |       |        | सोमा आणि भूमापन चिन्हे :                          |

गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७९ यातील नियम २९ ]

गाव :- ढोकाळी ( 943868 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 41/1

| पिकाखालील क्षेत्राचा तपशील |              |              |               |            |           |            | लागवडीसाठी उपलब्ध नसलेली जमीन |             | शेरा      |      |
|----------------------------|--------------|--------------|---------------|------------|-----------|------------|-------------------------------|-------------|-----------|------|
| वर्ष                       | हंगाम        | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन              | स्वरूप      | क्षेत्र   |      |
| (१)                        | (२)          | (३)          | (४)           | (५)        | (६)       | (७)        | (८)                           | (९)         | (१०)      | (११) |
|                            |              |              |               |            | आर. चौ.मी | आर. चौ.मी  |                               |             | आर. चौ.मी |      |
| 2019-20                    | संपूर्ण वर्ष |              |               |            |           |            |                               | अकृषिक वापर | 201.0000  |      |

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 12/10/2022

सांकेतिक क्रमांक :- 27210009421310100010202213

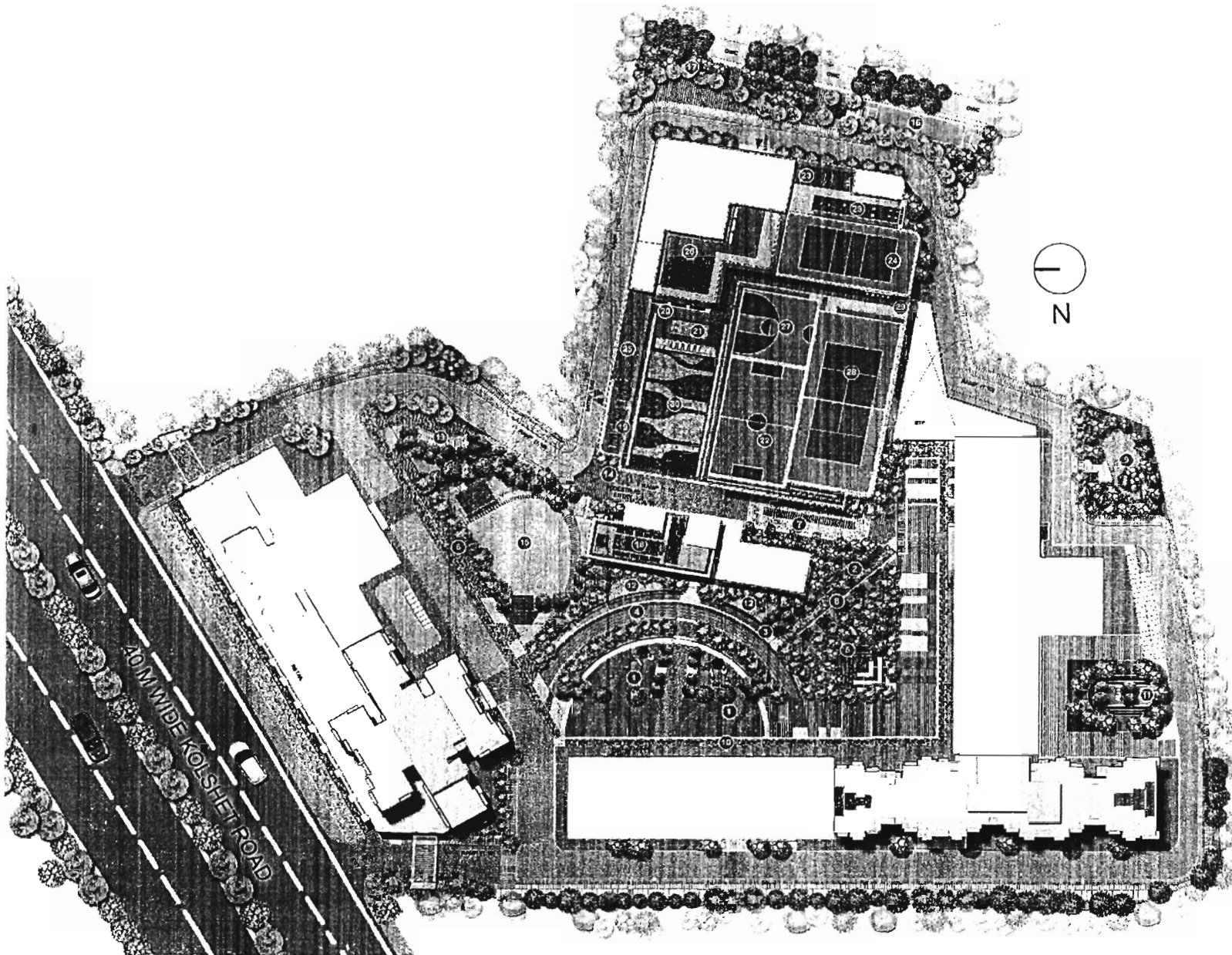
( नाव :- सोमा चाहकार )

तलाठी साह्या :- बाळकृमता :- ठाणे जि :- ठाणे



# MASTER LAYOUT PLAN

## GODREJ ASCEND KOLSHET ROAD, THANE



### Basecamp

01. Kids Play Area
02. Chess Park
03. Art Wall
04. Rainbow Street
05. Amphitheatre
06. Cycle Parking
07. Senior Citizen Area
08. Open Air Work Station
09. Pet Zone
10. Jogging Track
11. Skating Rink
12. Sand Pit
13. Cab / School bus waiting point
14. Pedestrian access point to MLCP
15. Party Lawn
16. 22 Yard Pitch
17. Reserved Green
18. Meditation Deck

### The Sky Life

19. Poolside Cabana
20. Loungers
21. Kids Pool
22. Futsal Court
23. Open Gym
24. Multi-play Court
25. Open Deck
26. Yoga Deck
27. Half (Practice) Basketball Court
28. Tennis Court
29. Juice Centre
30. Swimming Pool
31. Shallow Pool

### The Summit

32. Waiting Lobby
33. Business centre
34. Badminton Courts (2 nos)
35. Squash Court
36. Crèche
37. Gymnasium
38. Guest rooms (2 nos)

### Indoor Amenities in Basecamp

39. Multi-purpose Hall
40. Skill Development & Knowledge centre & Hobby Center
41. Indoor Games room at 1st floor



