A

ASHISH S. JAVERI

TITLE INVESTIGATOR

Office No.15, Ground floor,
Jai Raj Ratan, New Shastri Nagar,
M. G. Road, Goregaon (West),
Mumbai – 400 104.

Date:

To,
HARIDAS & CO.
ADVOCATES & SOLICITORS
MUMBAI.
KIND ATTN: ADV. TANYA RAGHANI.

Subject : Investigation of Title in respect of

Re: Property situated at Village Chitalsar Manpada, Taluka & District Thane, bearing Survey No.46/2/1 & 6, Old Gut No.61/1, New Gut Nos.61/1/1, 2, 3 & 4, Survey No.46/5, Old Gut No.61/2, New Gut Nos.62/2/1, 2 & 3.
Admeasuring:-

Madam,

As per your Instructions, I have taken the Search of abovementioned Property at Mumbai & Thane-1, 2, 5, 10 & 11 Sub-Registrar Offices from Year 2010 to 2017 (8 years).

While taking searches, I have found documents Registered/Indexed therein. (Please see inside page.)

ASHISH JAVERI
6TH JUNE, 2017.

PROPERTY TITLE INVESTIGATION SERVICES
Reg. No. 34/2006
M. No. 17.

AT MUMBAI SUB-REGISTRAR OFFICE

2010

TO

2015

NIL

2016

INDEX-II NOT YET PREPARED

AT THANE-1, 2, 5 & 10, 11 SUB -REGISTRAR OFFICES

2010 DEVELOPMENT AGREEMENT DATE: 03.11.2010

Rs.5,00,00,000/- REGN: 03.11.2010

Janardhan Ramchandra Naik C/A for SERIAL NO.

Pravin H. Doshi & Munish P. Doshi TNN-2/12581/2010

- Directors of M/s. Ascent Construction Pvt. Ltd.

TO

M/s. Kalpataru Properties (Thane) Pvt. Ltd. through

Director - Imtiyaz I. Kanga through C/A

Omprakash Mehta.

SCHEDULE : Gut Nos.61/2/3, 61/1/3,

Admeasuring:- 4900 Sq.mts.

2010 POWER OF ATTORNEY DATE: 03.11.2010

REGN: 03.11.2010

Janardhan Ramchandra Naik C/A for SERIAL NO.

Pravin H. Doshi & Munish P. Doshi - TNN-2/12585/2010

Directors of M/s. Ascent Construction Pvt. Ltd.

TO

M/s. Kalpataru Properties (Thane) Pvt. Ltd. through

Director - Imtiyaz I. Kanga through C/A

Omprakash Mehta.

SCHEDULE : In respect of Document No.TNN-2/12581/2010.

2011

NIL

2012 **DEED OF MORTGAGE** DATE: 15.05.2012

Rs.1,20,00,00,000/- REGN: 15.05.2012
Janardarn Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-2/4573/2012
TO
Housing Development Financial Corporation Ltd. (HDFC Ltd.) through Authorized Signatory - Santosh K. Chaudhari.

SCHEDULE :

1. Plat No. A, Admeasuring:- 6864.58 Sq.mts.
   Plat No. B, Admeasuring:- 6839.52 Sq.mts. & Unsold Flats.
2. Plat No. B,
   Total 191 flats of Building knows as 'Ashwood' Admeasuring:-7203 Sq.fts.
   Total 191 flats of Building knows as 'Oakwood' Admeasuring:-3177 Sq.fts.
3. Plat No. A,
   Total 103 flats of Building knows as 'Basilia' Admeasuring:-25606 Sq.fts.
   Total 184 flats of Building knows as 'Santeria' Admeasuring:-32467 Sq.fts.
   Total 184 flats of Building knows as 'Dandelia' Admeasuring:-126068 Sq.fts.
   Total 184 flats of Building knows as 'Jijelia' Admeasuring:- 203414 Sq.fts.

2013 **DEED OF MORTGAGE** DATE: 17.08.2013

Rs.2,32,53,20,000/- REGN: 22.08.2013

1. Janardarn R. Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-4/5474/2013
2. Janardarn R. Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd.
3. Janardarn R. Naik C/A for Munish P. Doshi - Director of M/s. Acme Realtors Pvt. Ltd.

TO
H. D. F. C. Bank Ltd.

SCHEDULE : Land, Ground & Hereditaments situate, lying & being at village Chitalsar, Manpada, District Thane in the registration district Thane bearing Survey No.46, Hissa No.2/1 & 6, Gut No.61/1 (Excluding 25% portion. (That is forming part of Gut No.61/1), marked for retail component to be headed over to Mumbai Metropolitan Region Development Authority (M.M.R.D.A.) admeasuring a net area of 11,033.33 Sq.mts. here about as per the Lay out Annexed to M.M.R.D.A. S NOC dated 26th July 2013 attached hereunder) Admeasuring about 46,400 Sq.mts. or there about and Survey No.46, Hissa No.5, Gut No.61/2 Admeasuring about 8100 Sq.mts. aggregation Units/Premises/Flats etc. (Listed in the bellow) in building namely Ashwood, Oakwood, Basilia, Sentilia, Dandelia, Gingella, finnella, Eukalptia, Alpinla, and Hebrilia, including without limitation, Undivided, interest, in the common Area Facilities etc. in the sale land.

2013 **DEED OF MORTGAGE** DATE: 30.10.2013

Rs.50,00,00,000/- REGN: 31.10.2013

Janardarn Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-1/8103/2013

TO

Housing Development Financial Corporation Ltd.(HDFC Ltd.)

SCHEDULE : Survey No.46,
Admeasuring:- 8100 Sq.mts.
Further Charge of Mortgage Deed of Document Serial Nos.TNN-2/4573/2012 Dated 15.05.2012 and TNN-4/5474/2013 Dated 22.08.2013.

2014

NIL

2015 **DEED OF MORTGAGE** DATE: 02.01.2015

Rs.2,05,00,00,000/- REGN: 03.01.2015

Janardarn Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-1/84/2015

TO

H.D.F.C. Bank Ltd.

SCHEDULE : **LAND & STRUCTURE**
Survey No.46, Hissa Nos.2/1 & 6,
Gut No. 61/1
Survey No.46, Hissa No.5,
Gut No.61/2,
Loan amount Rs.2,05,00,00,000/- & as per mentioned in document.
Admeasuring:- 34449.99 Sq.mts.

2015 **AGREEMENT** DATE: 09.02.2015

Rs.1,00,00,000/- REGN: 09.02.2015

Janardarn Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-2/1441/2015

TO

1. M/s. Saptarshi Skyheights Construction Pvt. Ltd. through Director - Narayan Singh Thakur.
2. M/s. Saptarshi Skyheights Construction Pvt. Ltd. through Director - Sohansingh Amarsingh Thakur.

SCHEDULE : Gut No.61/2/2, Sector-4,
Plot No.0116/12, TDR, Sector-4,
Certificate No.Reservation 211, Total Admeasuring:- 1327 Sq.mts.
In respect of 437 Sq.mts. T.D.R. in abovementioned Total Area.

2015 **DEED OF TRANSFER** DATE: 20.04.2015

Rs.21,95,00,000/-, M.V.Rs.1,95,00,000/- REGN: 23.04.2015

Janardarn Ramchandra Naik C/A for SERIAL NO.

Munish P. Doshi - Director of TNN-11/2114/2015

M/s. Ascent Construction Pvt. Ltd.

TO

Tushar Gandhi C/A for Vijay Wadhawa - Proprietor of

Wadhawa Constructions.

SCHEDULE : LAND & STRUCTURE

Survey No.46, Hissa Nos.2/2 & 6,
Gut No. 61/1,
Admeasuring:- 725 Sq.mts.
More particularly described in the document.

2015 **DEED OF MORTGAGE** DATE: 10.09.2015

Rs.32,50,00,000/- REGN: 10.09.2015

Janardarn Naik C/A for Munish P. Doshi - SERIAL NO.

Director of M/s. Ascent Construction Pvt. TNN-1/8450/2015

Ltd.

TO

Housing Development Finances Corporation Ltd.(H. D. F. C.).

SCHEDULE : LAND & STRUCTURE

Unsold Units, Tenements, Premises, Flats in the Buildings known as Ashwood, Oakwood, Basilia, Santelia, Dandelia, Gingelia, Finnelia, Ucleptia, Alpinia & Herbilia & other constructed & proposed to be constructed,
Survey No.46, Hissa Nos.2/1 & 6,
Gut No. 61/1,
Admeasuring:- 34449.66 Sq.mts.

2015 **ASSIGNMENT OF DEVELOPMENT RIGHTS** DATE: 09.09.2015

Rs.64,58,400/-, M.V.Rs.93,16,000/- REGN: 10.09.2015

Janardarn Ramchandra Naik C/A for SERIAL NO.

Munish P. Doshi - Director of TNN-5/9562/2015

M/s. Ascent Construction Pvt. Ltd.

TO

Veena Developers through Proprietor -

Veena Nandkishor Satardekar.

SCHEDULE : LAND & STRUCTURE

Survey No.46, Hissa Nos.2/1 & 6,
Gut No. 61/1,
FSI Credit Area Admeasuring:- 240 Sq.mts.(Built Up).

2015 **AGREEMENT OF DEED OF TRANSFER OF DEVELOPMENTS RIGHTS OF T.D.R.**

DATE: 01.10.2015
REGN: 01.10.2015
SERIAL NO.
TNN-5/10241/2015

Rs.2,06,50,000/-, M.V.Rs.2,06,12,500/-
Janardarn Ramchandra Naik C/A for
Munish P. Doshi - Director of
M/s. Ascent Construction Pvt. Ltd.
TO
M/s. Siddhi Real Estate Developers through
Partner - Jayendra Gangji Gala.
SCHEDULE : Survey No.46, Hissa Nos.2/1 & 6,
Gut No. 61/2/2,
Admeasuring:- 531.25 Sq.mts.

2015 **AGREEMENT OF DEED OF TRANSFER OF DEVELOPMENTS RIGHTS**

DATE: 08.10.2015
REGN: 08.10.2015
SERIAL NO.
TNN-5/10457/2015

Rs.2,30,00,000/-, M.V.Rs.3,31,06,500/-
Janardarn Ramchandra Naik C/A for
Munish P. Doshi - Director of
M/s. Ascent Construction Pvt. Ltd.
TO
Tushar Gandhi C/A for Vijay Wadhawa - Proprietor of
Wadhawa Constructions.
SCHEDULE : Survey No.46, Hissa Nos.2/2 & 6,
Gut No. 61/1,
Admeasuring:- 853.25 Sq.mts.
More particularly described in the document.

2015 **DEED OF MORTGAGE**

DATE: 28.10.2015
REGN: 28.10.2015
SERIAL NO.
TNN-1/9757/2015

Rs.1,14,00,00,000/-
1. Corner View Construction & Developers Pvt. Ltd. through Director Ketan Mehta.
2. Assent Construction Pvt. Ltd. through
Director - Ketan Mehta.
TO
I.D.B.I. Trusteeship Services Ltd. through
Authorized Signatory Shriniwas Perumal B. Raju.
SCHEDULE : 'Acme Ozone',
'Dandelia Building 4, Alpinia Building No.1 & Harbelia Building No.8',
Survey No.46,
Admeasuring:- 239520 Sq.fts.

2016 DEED OF MORTGAGE DATE: 31.03.2016

Rs.1,70,00,00,000/- REGN: 31.03.2016

Janardarn Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-1/3433/2016

TO

Housing Development Finances Corporation Ltd.(H. D. F. C.).

SCHEDULE : LAND & STRUCTURE

Unsold Units, Tenements, Premises, Flats in the Buildings known as Ashwood, Oakwood, Basilia, Santelia, Dandelia, Gingelia, Finnelia, Ucleptia, Alpinia & Herbilia & other constructed & proposed to be constructed,
Survey No.46, Hissa Nos.2/1 & 6,
Gut No. 61/1,
Admeasuring:- 34449.66 Sq.mts.

2016 DEED OF RECTIFICATION DATE: 03.05.2016

REGN: 03.05.2016

Janardarn Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-1/5060/2016

TO

Housing Development Finances Corporation Ltd.(H. D. F. C.).

SCHEDULE : In respect of Document bearing Serial No. TNN-1/3433/2016 dated 31.03.2016.
Admeasuring:- 34449.66 Sq.mts.

2016 DEED OF MORTGAGE DATE: 21.11.2016

Rs.35,00,00,000/- REGN: 21.11.2016

1. Janardarn Naik C/A for Munish P. Doshi - Director of M/s. Ascent Construction Pvt. Ltd. SERIAL NO. TNN-1/14186/2016
2. Janardarn Naik C/A for Munish P. Doshi - Director of Acme Realties Pvt. Ltd.

TO

Housing Development Finances Corporation Ltd.(H. D. F. C.).

SCHEDULE : LAND & STRUCTURE

Unsold Units, Tenements, Premises, Flats in the Buildings known as Ashwood, Oakwood, Basilia, Santelia, Dandelia, Gingelia, Finnelia, Ucleptia, Alpinia & Herbilia & other constructed & proposed to be constructed,
Survey No.46, Hissa Nos.2/1 & 6,
Gut No. 61/1,
Admeasuring:- 34449.66 Sq.mts.

2016 DEED OF TRANSFER

Rs.2,30,00,000/-

Tushar Gandhi C/A for
Vijay Wadhwa Sole Proprietor of
M/s. Wadhwa Constructions.

TO

1. Tushar Gandhi C/A for Navin Makhija -
Director of Courtyard Real Estate Pvt. Ltd.
2. Karba Kambale C/A for Soham Narang -
Director of Courtyard Real Estate Pvt. Ltd.

SCHEDULE : Survey No.46,
T.D.R. Admeasuring:- 853.25 Sq.mts.

DATE: 05.12.2016
REGN: 07.12.2016
SERIAL NO.
TNN-5/13475/2016

2017
INDEX-II NOT YET PREPARED

RECORD NOT MAINTAINED PROPERLY AT ALL SUB-REGISTRAR OFFICES.

ASHISH JAVERI
6TH JUNE, 2017.

PROPERTY TITLE INVESTIGATION SEVA SANGH
Regd No. 341/2008
M. No. 17.

Ozone

Re: Property situated at Village Chitalsar Manpada, Taluka & District Thane, bearing Survey No.46/2/1 & 6, Old Gut No.61/1, New Gut Nos.61/1/1, 2, 3 & 4, Survey No.46/5, Old Gut No.61/2, New Gut Nos.62/2/1, 2 & 3.
Admeasuring:-

SEARCH NOTE

Taken at Mumbai & Thane-1, 2, 5, 10 & 11 Sub-Registrar Offices from Year 2010 to 2017 (8 years).

ASHISH JAVERI
6TH JUNE, 2017.

PROPERTY TITLE INVESTIGATION SEVA SANGH
Reg. No. 34/2003
M. No. 17.