

Mukesh Jain  
Jaswant Khatodiya  
Divya Kundnani  
Hitesh Jain

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ANNEXURE-III  
LEGAL SCRUTINY REPORT

31<sup>st</sup> May, 2018

The Chief Manager  
Central Bank of India  
Corporate Finance Branch  
Central Bank Building, 1<sup>st</sup> Floor,  
M.G. Road, Fort,  
Mumbai 400 023

Dear Sir,

As requested, I submit my Legal Scrutiny Report as hereunder:-

1. Name and address of the Mortgagor/Title holder.

**Go Airlines (India) Limited**, having its corporate office at 1st Floor, C-1, Wadia International Centre (WIC), Pandurang Budhkar Marg, Worli, Mumbai 400 025.

2. The Mortgagor is the owner of various pieces and parcels of lands aggregating to 3,83,190 sq mtrs lying and situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane, Maharashtra. The lands are classified as follows:

A) Non Agricultural lands:

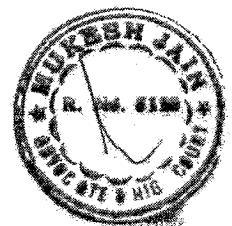
Sr. No.	Old Survey No. & Hissa No.	New Survey No. & Hissa No.	AREA (H-R-P)
Land being Survey Nos. situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane			
1	212/1	8/1	1-05-0
2	212/8	8/8	0-20-0
3	212/21	8/21	0-59-0
4	213/2	41/2	0-13-9
5	213/4	41/4	0-30-6



6	214	40	2-91-4
7	215	43	0-74-4
8	216/3A	42/3A	0-22-3
9	222/3	47/3	0-07-6
10	224	44	2-26-4
11	225	46	2-65-3
12	226	48	1-57-3
13	228/1A	51/1A	0-10-4
14	228/1B	51/1B	0-25-0
15	228/2	51/2	0-16-4
16	258/3	37/3	0-30-6
17	259	38	1-73-0
18	260	39	0-86-0
19	261	31	1-97-8
20	262	32	1-94-5
21	263	35	1-64-1
22	264/1	34/1	0-52-9
23	265	33	0-76-1
24	266	28	1-81-6
25	277/2	57/2	0-18-7
26	278/1	27/1	0-46-5
27	279	29	1-66-4
28	280	30	1-88-7
29	281	9	3-53-1
30	282	10	3-15-9
31	292	11	0-81-0
		Total	365190 sq mtrs
	said "N.A. Lands"		

B) Agricultural lands: (i.e eligible for deemed N. A but no plans approved as yet)

Sr. No.	Old Survey No. & Hissa No.	New Survey No. & Hissa No.	AREA (H-R-P)
Land being Survey Nos. situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane			
1	212/7	8/7	0-23-0
2	212/19	8/19	0-36-5
3	212/24	8/24	0-33-0
4	212/26	8/26	0-08-0
5	216/1	42/1	0-12-6



6	222/2A	47/2A	0-19-1
		Total	13220 sq mtrs
	said "Agricultural Lands"		

C) Lands acquired by Thane Municipal Corporation for road widening:

Sr. No.	Old Survey No. & Hissa No.	New Survey No. & Hissa No.	AREA (H-R-P)
Land being Survey Nos. situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane			
1	257/4/1	36/4/1	0-12-5
2	257/4/2	36/4/2	0-22-2
3	257/4/3	36/4/3	0-01-6
4	257/4/4	36/4/4	0-03-4
5	257/4/5	36/4/5	0-02-5
6	257/4/6	36/4/6	0-03-1
7	257/4/7	36/4/7	0-00-2
8	257/4/8	36/4/8	0-02-3
		Total	4780 sq mtrs
	said "TMC Lands"		

We have restricted our due diligence in respect of the said N.A Lands only. We have also sighted a copy of Valuation Report dated 06/05/2017 of M/s. Rane Engineers and Surveyors Pvt Ltd. The said Valuation Report also takes into account the said N.A. Lands only. We presume that the Bank has also relied upon the said Valuation Report while granting credit facilities. The Bank shall thus be well advised to restrict the mortgage to the aforesaid land parcels of 365190 sq mtrs ie. the said N.A. Lands considered in the valuation report.

3. Details /description of the documents scrutinized:

We have perused the photocopies of the documents related to purchase of the property by the present owner and also extract of 7/12. Several other documents were submitted on our requisition. We have also relied upon the search reports of Chandrakant More & Sachin Patil, issued by both of them separately [original reports of Chandrakant More dated 13<sup>th</sup> March, 2015 have already been submitted to Bank and original reports of Sachin Patil dated 16<sup>th</sup> February, 2018 are attached herewith as **Exhibit-A (collectively)**]. A consolidated list of the documents, whereof have been examined by us is as under:

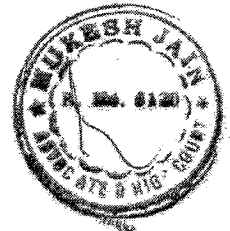


**i. S. No. 8, Hissa No. 1 (Old Survey No. 212, Hissa No. 1) admeasuring (H-R-P) 1-05-0 i.e 10500 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**ii. S. No. 8, Hissa No. 8 (Old Survey No. 212, Hissa No. 8) admeasuring (H-R-P) 0-20-0 i.e 2000 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 9<sup>th</sup> October, 1967 made by and between Mamud Amin Bharmar (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/971/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.



d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.

e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

iii. **S. No. 8, Hissa No. 21 (Old Survey No. 212, Hissa No. 21) admeasuring (H-R-P) 0-59-0 i.e 5900 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.

b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.

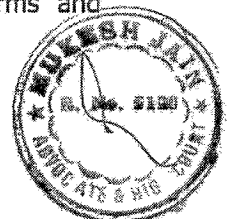
c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.

d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.

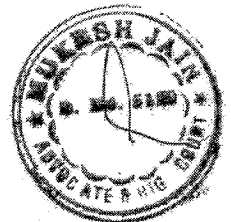
e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

iv. **S. No. 41, Hissa No. 2 (Old Survey No. 213, Hissa No. 2) admeasuring (H-R-P) 0-13-9 i.e 1390 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.



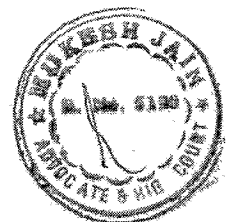
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
  - c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
  - d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
  - e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.
- v. **S. No. 41, Hissa No. 4 (Old Survey No. 213, Hissa No. 4) admeasuring (H-R-P) 0-30-6 i.e 3060 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**
- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
  - b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
  - c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
  - d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
  - e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.
- vi. **S. No. 40 (Old Survey No. 214) admeasuring (H-R-P) 2-91-4 i.e 29140 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**



- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

vii. **S. No. 43 (Old Survey No. 215) admeasuring (H-R-P) 0-74-4 i.e 7440 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.



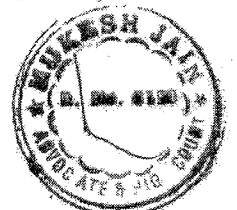
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**viii. S. No. 42 Hissa No. 3A (Old Survey No. 216 Hissa No 3A) admeasuring (H-R-P) 0-22-3 i.e 2230 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**ix. S. No. 47, Hissa No. 3 (Old Survey No. 222, Hissa No. 3) admeasuring (H-R-P) 0-7-6 i.e 760 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 9<sup>th</sup> October, 1967 made by and between Shrimati Taibai Chango (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/975/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said





Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.

c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.

d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.

e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**x. S. No. 44 (Old Survey No. 224) admeasuring (H-R-P) 2-26-4 i.e 22640 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.

b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.

c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.

d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.

e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xi. S. No. 46 (Old Survey No. 225) admeasuring (H-R-P) 2-65-3 i.e 26530 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar

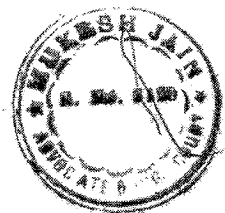


office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.

- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xii. S. No. 48 (Old Survey No. 226) admeasuring (H-R-P) 1-57-3 i.e 15730 sq mtrs situate at Village Bhayanderpada(formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

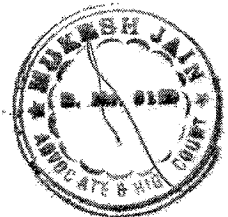


**xiii. S. No. 51, Hissa No. 1A (Old Survey No. 228, Hissa No. 1A) admeasuring (H-R-P) 0-10-4 i.e 1040 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 9<sup>th</sup> October, 1967 made by and between Hirabai Gopal Nagulkar & Baliram Gopal Nagulkar (Vendors), Hari Ramji Nagulkar (Confirming Party) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/977/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the M/s Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xiv. Survey No. 51, Hissa No 1B (Old Survey No. 228, Hissa No. 1B) admeasuring (H-R-P) 0-25-0 i.e 2500 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 9<sup>th</sup> October, 1967 made by and between Hirabai Gopal Nagulkar & Baliram Gopal Nagulkar (Vendors), Hari Ramji Nagulkar (Confirming Party) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/977/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.



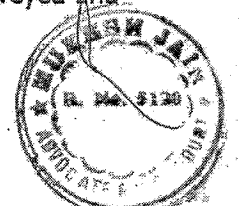
- c. Name of the M/s Go Airlines (India) Limited has been bracketed. The Company has taken out appropriate proceedings to restore its name. Details appearing in the attached Declaration.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xv. S. No. 51 Hissa No. 2 (Old Survey No. 228 Hissa No. 2) admeasuring (H-R-P) 0-16-4 i.e 1640 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xvi. S. No 37 Hissa No. 3 (Old Survey No. 258 Hissa No 3) admeasuring (H-R-P) 0-30-6 i.e 3060 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and

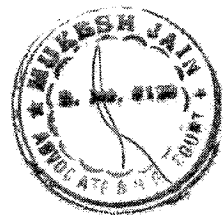


transferred the property in favour of the Purchaser on the terms and conditions set out therein.

- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xvii. S. No. 38 (Old Survey No. 259) admeasuring (H-R-P) 1-73-0 i.e 17300 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.



xviii. **S. No. 39 (Old Survey No. 260) admeasuring (H-R-P) 0-86-0 i.e 8600 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

xix. **S. No. 31 (Old Survey No. 261) admeasuring (H-R-P) 1-97-8 i.e 19780 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.



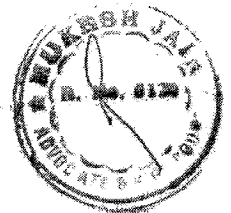
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xx. S. No 32 (Old Survey No. 262) admeasuring (H-R-P) 1-94-5 i.e 19450 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xxi. S. No. 35 (Old Survey No. 263) admeasuring (H-R-P) 1-64-1 i.e 16410 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.



- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

xxii. **S. No. 34 Hissa No. 1 (Old Survey No. 264 Hissa No 1) admeasuring (H-R-P) 0-52-9 i.e 5290 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

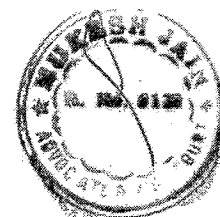
- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited. There is a mention of names of Manda Kashinath Choudhary & Kundabai Ashok Patil as 'Saade Kul' vide Mutation entry no. 2295 in the other right column and charge of Rs. 12532002/- being penalty for illegal mining vide mutation entry No. 1055 dated 27<sup>th</sup> January, 2017. The Company has offered the following explanation:

*"The following litigation is pending:*

*Royalty Appeal No. 55 of 2016*

*Name of Parties: Go Airlines (India) Limited v/s State of Maharashtra*

*Forum: Additional Collector (Appeal), Thane*





**Gist of matter:**

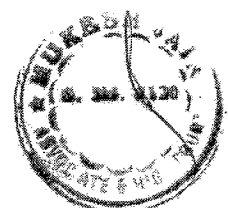
- Mr. Ajit Walvekar visited the office of the Talathi for procuring the certified copies of 7/12 extracts for official purpose, at that time he came to know about the charge created regarding the payment of royalty amount of Rs.1,25,32,002/- on 7/12 extract by way of mutation entry No. 1055 dated 27/01/2017 in the other rights column.
- After going through the said mutation entry No. 1055 dated 27/01/2017, Company came to know that the notice and subsequently the order has been issued by Tahasildar, Thane to the Company as land owner and to one Shri. Purshottam Kacher Patil (as accused) of Mauje-Bhayanderpada, Tal. & Dist. Thane, who had unauthorizedly carried out the work of excavation/levelling of soil on the Suit property. The Tahasildar, Thane imposed and directed Shri. Purshottam Kacher Patil to pay the penalty and royalty amount and as he has failed to pay the same, the charge of the same has been carried out on the 7/12 extract of the Suit property.
- In July 2017 the Company preferred an appeal under Section 247 of Maharashtra Land Revenue Code for cancellation of mutation entry No. 1055 dated 27/01/2017 and for quashing and setting aside the order dated 08/12/2016 passed by the Tahasildar, Thane.
- Now the matter is pending for hearing."

We have also come across entry for 'Saade Kul'. The Borrower is required to take necessary proceedings for removal of the name of the said persons.

- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

xxiii. **S. No. 33 (Old Survey No. 265) admeasuring (H-R-P) 0-76-1 i.e 7610 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.



- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xxiv. S. No. 28 (Old Survey No. 266) admeasuring (H-R-P) 1-81-6 i.e 18160 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xxv. S. No 57 Hissa No. 2 (Old Survey No. 277 Hissa No. 2) admeasuring (H-R-P) 0-18-7 i.e 1870 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**



- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

xxvi. **S. No. 27 Hissa No. 1 (Old Survey No. 278 Hissa No 1) admeasuring (H-R-P) 0-46-5 i.e 4650 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.



xxvii. **S. No. 29 (Old Survey No. 279) admeasuring (H-R-P) 1-66-4 i.e 16640 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

xxviii. **S. No. 30 (Old Survey No. 280) admeasuring (H-R-P) 1-88-7 i.e 18870 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.



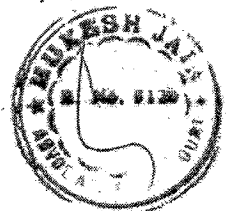
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xxix. S. No. 9 (Old Survey No. 281) admeasuring (H-R-P) 3-53-1 i.e 35310 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

**xxx. S. No. 10 (Old Survey No. 282) admeasuring (H-R-P) 3-15-9 i.e 31590 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and

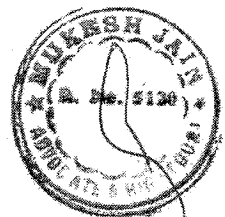


transferred the property in favour of the Purchaser on the terms and conditions set out therein.

- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.

xxxi. **S. No. 11 (Old Survey No. 292) admeasuring (H-R-P) 0-81-0 i.e 8100 sq mtrs situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane.**

- a. Vide Deed of Conveyance dated 15<sup>th</sup> May, 1967 made by and between the Trustees of a Public Charitable Trust namely Ratansey Premji Charitable Trust (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967, the Vendor sold, conveyed and transferred the property in favour of the Purchaser on the terms and conditions set out therein.
- b. By Order dated 15<sup>th</sup> March, 2013 of the Hon'ble High Court, Delhi passed in Company Petition No. 564 of 2012 connected with Company Application (M) No. 120 of 2012 and Company Application (M) No. 121 of 2012, the said Botanium Limited was amalgamated with Go Airlines (India) Limited with effect from 1<sup>st</sup> April, 2011.
- c. 7/12 extract reflecting the name of the Go Airlines (India) Limited.
- d. Search Report dated 13<sup>th</sup> March, 2015 of Chandrakant More.
- e. Search Report dated 16<sup>th</sup> February, 2018 of Sachin Patil.



**Following common points may kindly be looked into:**

- A. A large part of the above property was owned by a Public Charitable Trust namely Ratansey Premji Charitable Trust. All necessary permissions from the Collector and Charity Commissioner had been duly obtained.
- B. Originally the above property was an agricultural property. At the time of sale of each piece and parcel of the property to the Company, all permissions for non-agricultural user of the above property had been obtained by and granted to the Company.
- C. Updated 7/12 extracts to be obtained and kept on records periodically.
- D. Some third party transactions had happened in respect of lands appearing at clause 3 (xiii) & 3 (xiv) above. Details thereof are mentioned in a Declaration dated 24<sup>th</sup> May, 2018 separately obtained from the Mortgagor. A copy of said Declaration attached herewith as **Exhibit-B**
- E. There are also some pending litigations in respect of some lands, details are mentioned in a Declaration separately obtained from the Mortgagor (Exhibit-B).
- F. The above property has been mortgaged in favour of the following lenders vide various registered mortgage deeds:
  - i Central Bank of India.
  - ii Bank of Baroda.
  - iii Dena Bank.
  - iv BNP Paribas.
  - v JM Financial Products Limited.
  - vi JM Financial Credit Solutions Limited.
- G. M/s. Go Airlines (India) Ltd through its Architect, M/s. S. V. Thakkar & Associates submitted the plans for development of the land. Vide letter dated 7<sup>th</sup> November, 2016 the Thane Municipal Corporation granted sanction of development permission of the building plans subject to the terms and conditions mentioned therein. The plans were revalidated on 1<sup>st</sup> November, 2017 till 6<sup>th</sup> November, 2018 by the Thane Municipal Corporation. Therefore, the status of the lands which were agricultural land has been converted to non agricultural lands as per the Section 42A (1) (a) of Maharashtra Land Revenue Code, 1966. Pursuant thereto, M/s. Go Airlines (India) Ltd paid a sum of Rs. 33,26,166/- (Rupees Thirty three lakh twenty six thousand one hundred and sixty six only) towards N.A Tax, Conversion Tax and penalty vide Receipt no. 716517 dated 3<sup>rd</sup> January, 2017 for the year 2016-2017.



H. Physical verification of lands not done by us.

4. Details/description of the subject property.

Sr. No.	Old Survey No. & Hissa No.	New Survey No. & Hissa No.	AREA (H-R-P)
Land being Survey Nos. situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane			
1	212/1	8/1	1-05-0
2	212/8	8/8	0-20-0
3	212/21	8/21	0-59-0
4	213/2	41/2	0-13-9
5	213/4	41/4	0-30-6
6	214	40	2-91-4
7	215	43	0-74-4
8	216/3A	42/3A	0-22-3
9	222/3	47/3	0-07-6
10	224	44	2-26-4
11	225	46	2-65-3
12	226	48	1-57-3
13	228/1A	51/1A	0-10-4
14	228/1B	51/1B	0-25-0
15	228/2	51/2	0-16-4
16	258/3	37/3	0-30-6
17	259	38	1-73-0
18	260	39	0-86-0
19	261	31	1-97-8
20	262	32	1-94-5
21	263	35	1-64-1
22	264/1	34/1	0-52-9
23	265	33	0-76-1
24	266	28	1-81-6
25	277/2	57/2	0-18-7
26	278/1	27/1	0-46-5
27	279	29	1-66-4
28	280	30	1-88-7
29	281	9	3-53-1
30	282	10	3-15-9
31	292	11	0-81-0





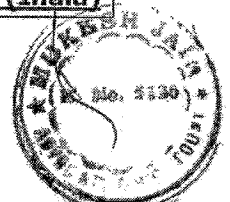
	Total	365190 sq mtrs
	said "N.A. Lands/Property"	

5. Brief History of the property and how the owner/mortgagor has derived the title.

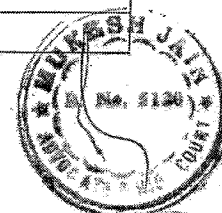
**Refer clause no. 2 above.**

6. Search and Investigation.

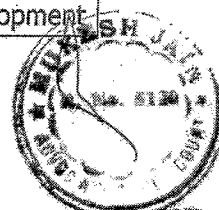
6.1	The persons who is/are the present owner/s of the property/ies	Go Airlines (India) Pvt. Ltd.
6.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies.	Yes, subject to the above observations.
6.3(a)	What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify.	Full ownership
6.3(b)	Leasehold immovable property/ies (where the land/building(s) is / are leasehold, please verify the terms of the lease(s), the name and address(es) of the Lessor(s) and whether any permission / NOC from the Lessor(s) / Company Authority is required for transfer (such as mortgage, sale, etc.) o the property/ies.	NA
6.4(a)	Whether documents given to the counsel are original or mere copies of documents.	<p>Yes.</p> <p><b><u>Original with the Bank:</u></b></p> <p>Deed of Conveyance dated 15<sup>th</sup> May, 1967 registered with the Sub-Registrar office at Thane under sr. no. THN/494/1967 is kept with the Bank. We have visited the Bank and seen the original document.</p> <p><b><u>Originals with Go Airlines (India)</u></b></p>



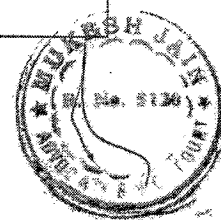
		<p><b>Limited:</b></p> <p>1) Deed of Conveyance dated 9<sup>th</sup> October, 1967 made by and between Mamud Amin Bharmar (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/971/1967.</p> <p>2) Deed of Conveyance dated 9<sup>th</sup> October, 1967 made by and between Shrimati Taibai Chango (Vendor) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/975/1967.</p> <p>3) Deed of Conveyance dated 9<sup>th</sup> October, 1967 made by and between Hirabai Gopal Nagulkar &amp; Baliram Gopal Nagulkar (Vendors), Hari Ramji Nagulkar (Confirming Party) and Botanium Limited (Purchaser) registered with the Sub-Registrar office at Thane under sr. no. THN/977/1967.</p> <p>The above three Deed of Conveyance are with Go Airlines (India) Limited. We have visited its corporate office and seen the original documents.</p>
6.4(b)	Whether documents given as original title deeds raise any doubt or suspicion?	No
6.4(c)	Whether certified copies have been obtained from the Registrar's office.	Yes
6.4(d)	Whether the documents in hand are compared with the certified copies and whether documents given raise any doubts or suspicion?	Compared. No doubts or suspicion observed.
6.5	Whether there is any restriction/	No



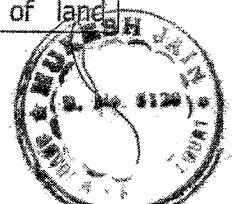
	prohibition under personal laws of the owner/mortgagor to hold the property/ies under the title deeds through which he has derived the title.	
6.6	Whether the latest title deeds and the immediate previous title deeds are available in originals.	Latest title deeds are available. However, antecedental documents of title are not available. Nonetheless, the property was purchased by the present Owner in 1967. Registered Mortgage is already created. In these facts and circumstances, non-availability of the antecedental documents of title is not considered to be material.
6.7	Whether the building tax/land revenue has been paid, up to date.	Yes. Go Airlines (India) Ltd paid a sum of Rs. 33,26,166/- (Rupees Thirty three lakh twenty six thousand one hundred and sixty six only) towards N.A Tax, Conversion Tax and penalty vide Receipt no. 716517 dated 3 <sup>rd</sup> January, 2017 for the year 2016-2017. However, the Bank may however, obtain the evidence of payment of Property Tax from time to time in future.
6.8	Whether any dues recoverable as land revenue are outstanding.	Not ascertained; latest receipt be kept on record.
6.9	In case the facility is sought for construction purpose, whether the land has been converted under the Land Revenue Laws? If not required to be converted, give reason.	Go Airlines (India) Ltd through its Architect, M/s. S. V. Thakkar & Associates submitted the plans for development of the land, vide letter dated 4 <sup>th</sup> August, 2016 issued by the Thane Municipal Corporation ("TMC") conveyed its approval of the building plans subject to the terms and conditions mentioned therein. Further vide Sanction of Development



		Permission bearing no. S06/0221/15 dated 7 <sup>th</sup> November, 2016, TMC granted development permission to the terms and conditions mentioned therein. M/s. S. V. Thakkar & Associates submitted an application for revalidating the development permission for one year i.e upto 6 <sup>th</sup> November, 2018 to TMC.
6.10	Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy, if any.	None observed.
6.11	Whether the permission under Urban Land (Ceiling and Regulation) Act, 1976, is necessary or not?	The Act has been repealed, hence <b>not applicable</b> .
6.12	Is there any other special enactments like Land Acquisition Act and other State Legislations/provisions of which are applicable to the property/ies and affecting the title?	No
6.13(a)	Is/are the property/ies free from encumbrances.	Yes, save and except what is stated hereinabove.
6.13(b)	Please give detailed account of creation of charge / mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge/mortgage, if any, mentioned in the encumbrance certificate for the last 13 years in case of Priority Sector Advances and for the last 30 years in all other cases.	<p>The above property have been mortgaged in favour of the following lenders vide various registered mortgage deeds:</p> <ul style="list-style-type: none"> <li>i Central Bank of India.</li> <li>ii Bank of Baroda.</li> <li>iii Dena Bank.</li> <li>iv BNP Paribas.</li> <li>v JM Financial Products Limited.</li> <li>vi JM Financial Credit Solutions Limited.</li> </ul>
6.14	Whether the proposed Equitable Mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not	<p>Yes. However, registered mortgage already created.</p> <p>Refer clause 6.4(a) above.</p>



	possible, can there be a simple mortgage or by a Registered Mortgage or by any other mode of mortgage?	
6.15	Whether the property/ies is/are freehold or leasehold or self occupied or tenanted? If tenanted, whether the property/ies can be taken as Mortgage and what precautions to be taken?	Freehold
6.16	If owner is a Company, Partnership Firm, Trust, Temple, Wakf or other legal persons, how the title is affected by its Memorandum and Articles of Association, Partnership Deed, Trust Deed or Rules or Bye-laws and what are the precautions to be taken under Rules or Bye-laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and / or Wakf Deed or Wakf Act, as the case may be.	Necessary board resolution for creating charge on the said Property to be obtained while creating further charge.
6.17	If the property/ies to be mortgaged, is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor) what are the documents of title available for creating mortgage? Documents / records to be taken from builder / owners and their Bankers.	NA
6.18	Flats owned / controlled by Societies, special requirements to be taken, if society refuses to note Bank's Lien/ interest.	NA
6.19	Please states the names of the person/s who should joint in the creation of mortgage of the property/ies either by deposit of title deeds or by registered Mortgage etc.	Mortgagor only
6.20	Any additional document/s, precaution/s, required to be taken.	The Lender should regularly obtain updated 7/12 extracts of the said Property at least once a year and proof of regular payment of land



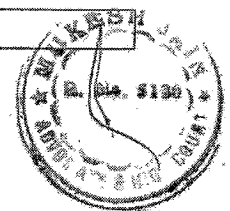
	revenue receipts.
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7. Investigation under Income Tax Act, 1961

(A)	Please investigate whether any action has been initiated by the Tax Recovery Officer under Section 222.	Please obtain a certificate to this effect from the Auditor of the Mortgagor. <b>[Format enclosed]</b>
(B)	Please also investigate as to whether the provisions of Section 230-A are to be complied with and if so, whether the same are complied with.	Repealed
(C)	Please also advice whether any prior permission of the concerned assessing Officer under Section 281(1) is required for any transfer (by way of sale, mortgage, gift, exchange, or any other mode of transfer whatsoever) of the immovable property/ies.	As above at 7(A).
(D)	Please also investigate as to whether the provisions of Chapter XX-A and Chapter XX-C have been complied with and whether any transaction under section 269AB is registered and whether any acquisition proceedings under Chapter XX-A and Chapter XX-C have been initiated against the immovable property. If any acquisition proceedings etc. are pending or have been finalized and / or pending with the Courts, please give full details thereof alongwith the necessary documentary evidence.	Repealed
(E)	Finally please also investigate as to whether any other proceedings under the Income Tax Act, 1961, are pending.	As above at 7(A).

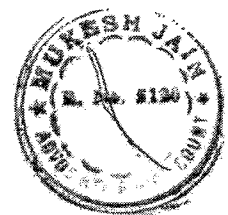
8. Search in respect of companies registered under The Indian Companies Act, 1956/2013.

(A)	(Please search the Index and the register
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	<p>of charges/ file or folder containing forms-13) and provide information on (i) charges subsisting on the property/ies and undertaking of the Company, and the brief particulars of the documents creating the charge (ii) the dates of creation, nature (mortgage/hypothecation etc. whether first/second or pari-pasu charge) and the extent (i.e. the amount of covered) of each charge (ii) the specific property/ies on which any charge subsists (iv) the particulars of each charge holder (v) modifications, if any, in each charge and the dates thereof (vi) satisfaction of charge, if any, recorded with the previous six months (vii) Whether any Receiver or Manager of the Company has been appointed under section 137 of the Companies Act, 1956, and (viii) whether any debentures have been issued by the Company and the nature and value of the charge securing them as well as the details of the property/ies on which such charge has been created. Please obtain certified copies of the relevant documents, also please investigate whether, any Form No.8/13 alongwith the relevant documents have been received in ROC's Office which is pending for registration. If so, full particulars thereof should be provided. Further, please verify whether any application is pending with the ROC seeking his condonation of delay for filing the charges.</p>	<p>We have sighted various charges on the said Property of the Mortgagor created in favour of the following:</p> <ul style="list-style-type: none"> <li>i Central Bank of India.</li> <li>ii Bank of Baroda.</li> <li>iii Dena Bank.</li> <li>iv BNP Paribas.</li> <li>v JM Financial Products Limited.</li> <li>vi JM Financial Credit Solutions Limited.</li> </ul> <p>ROC Search Reports dated 2<sup>nd</sup> May, 2018 of the Company Secretary Vijay. S. Tiwari &amp; Associates. Save and except what is stated hereinabove, no further untoward entry found in respect of the said N.A Lands/Property. (Original report attached herewith as <b>Exhibit -C</b>).</p>
(B)	<p>Please verify whether any proceedings are pending and/or whether any order has been passed/issued u/s.391 and 394 of the Companies Act, 1956.</p>	<p>No</p>

9. Investigation in regard to Agricultural Land. -Not Applicable



(A)	Whether land is surplus, if so, give specific details.	NA
(B)	Whether the land is under self cultivation.	NA
(C)	If land is owned in different khata or is under joint share give specific share in each khata.	NA
(D)	If consolidation of holdings/acquisition proceedings etc. are in progress in the area, whether the transfer of the land is possible under the State Enactments.	NA
(E)	Whether any prior / hidden charges exists against the land. Non encumbrances should be for a period of 13 years preceding the date of this non-encumbrance certificate.	No
(F)	Whether Mutation has been completed in case of existing charges/ pending charges.	NA
(G)	Inspection of land on the spot in regard to the quality of land (such as irrigated/unirrigated/water logged etc.) in order to enable the Bank to determine its value.	NA
(H)	Whether any Government Loan/Taccavis/ Coop Loan etc. have been raised against the land, and if so, details about the charges / encumbrances may be specified.	No

10.

**CERTIFICATE**

I have scrutinized the original title deeds intended to be deposited relating to the property/ies offered as security by way of Registered Mortgage etc. and that the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage/registered mortgage etc. is created in the manner required by Law, it will satisfy the requirements of creation of equitable mortgage/registered mortgage etc. and I further certify that:-

1. There are no prior mortgages/charges whatsoever as could be seen from the search report for the period from 1986 to 2018 pertaining to the immovable property/ies covered by the above said title deeds save and except of the following lenders.





- i Central Bank of India.
- ii Bank of Baroda.
- iii Dena Bank.
- iv BNP Paribas.
- v JM Financial Products Limited.
- vi JM Financial Credit Solutions Limited.

2. ~~There are prior mortgages / charges to the extent of \_\_\_\_\_ which are liable to be cleared or satisfied by complying with the following:-~~

(a) \_\_\_\_\_

(b) \_\_\_\_\_

etc.

3. ~~There are claims from minor/s and his / their interest in the property/ies is / are to the extent of \_\_\_\_\_ (specify the share of minor's with name)~~

4. ~~The undivided share of the minor/s is \_\_\_\_\_ (specify the share of the minor)~~

5. The property is subject to the payment of Rs. \_\_\_\_\_ (specify the liability that is fastened or could be fastened on the property/ies)

6. Provisions of Urban Land (Ceiling and Regulation) Act, 1976, are not applicable. If applicable, permission is obtained.

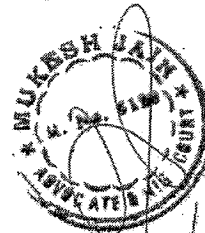
7. Holding/acquisition is in accordance with the provisions of the Land Reform Act.

8. The mortgage is created will be perfect and available to the Bank for the liability of the intending borrower, namely **Go Airlines (India) Limited** subject to our observations as above.

I certify that, **Go Airlines (India) Limited** has a valid, clear and marketable title to the said Property subject to our observations as above.

Place – Mumbai

Date – 31<sup>st</sup> May, 2018



Mukesh Jain

Signature of the Advocate

Who has scrutinized the title deeds/documents

**DRAFT FORMAT**

[On the Letterhead of Chartered Accountant]

**TO WHOM SO EVER IT MAY CONCERN**

This is to certify that as per the relevant records produced for my/our verification and explanations offered to me/us, as on this date there are no dues of Income Tax, including interest and penalties payable by **Go Airlines (India) Limited**, having its corporate office at 1st Floor, C-1, Wadia International Centre (WIC), Pandurang Budhkar Marg, Worli, Mumbai 400 025 & PAN No: \_\_\_\_\_ & CIN No \_\_\_\_\_.

IT IS further certified that no proceedings as contemplated under Section 281 (1) read with Second Schedule of the Income Tax Act, 1963 are pending or threatened against the said **Go Airlines (India) Limited** and/ or against lands appearing in the Schedule hereinafter.

**The Schedule**

<b>Sr. No.</b>	<b>Old Survey No. &amp; Hissa No.</b>	<b>New Survey No. &amp; Hissa No.</b>	<b>AREA (H-R-P)</b>
Land being Survey Nos. situate at Village Bhayanderpada (formerly Ovale), Taluka Thane, District Thane			
1	212/1	8/1	1-05-0
2	212/8	8/8	0-20-0
3	212/21	8/21	0-59-0
4	213/2	41/2	0-13-9
5	213/4	41/4	0-30-6
6	214	40	2-91-4
7	215	43	0-74-4
8	216/3A	42/3A	0-22-3
9	222/3	47/3	0-07-6
10	224	44	2-26-4
11	225	46	2-65-3
12	226	48	1-57-3
13	228/1A	51/1A	0-10-4
14	228/1B	51/1B	0-25-0
15	228/2	51/2	0-16-4
16	258/3	37/3	0-30-6

17	259	38	1-73-0
18	260	39	0-86-0
19	261	31	1-97-8
20	262	32	1-94-5
21	263	35	1-64-1
22	264/1	34/1	0-52-9
23	265	33	0-76-1
24	266	28	1-81-6
25	277/2	57/2	0-18-7
26	278/1	27/1	0-46-5
27	279	29	1-66-4
28	280	30	1-88-7
29	281	9	3-53-1
30	282	10	3-15-9
31	292	11	0-81-0
		Total	365190 sq mtrs

Place:

Dated:

Chartered Accountant