

Co to :
1. Architect.
2. Collector Mumbai Suburban /Mumbai District

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer . Building Proposal
Western Suburb | K/E Ward Ward



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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHEWS/0252/K/337(NEW)

COMMENCEMENT CERTIFICATE

To,
 Ms Neepa Real Estae Pvt. Ltd
 Sheth House, Near Dindoshi Fire Brigade, off W.E
 Highway, Malad E, Mumbai

Sir,

With reference to your application No. CHEWS/0252/K/337(NEW) Dated. 31/1/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 31/1/2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 345A/1 to 345A/3 and 345A/5 to 345A/7, Division / Village / Town Planning Scheme No. **MAROL** situated at 18.30 mt wide D.P road Road / Street in K/E Ward Ward.

The Commencement Certificate, / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the conditions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Shri. Sanjay U Borse - (Asst. Eng. (B.P.) /K/East)
 Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



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04089	03720
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This CC is valid upto 18/1/2011

Issue On : 18/1/2011 Valid Upto : 18/1/2011

Remark :

Approved By
EE
Executive Engineer

Issue On : 18/1/2011 Valid Upto : 18/1/2011

Remark :

Approved By
EE
Executive Engineer



Issue On : 7/8/2017 Valid Upto : 17/1/2018

Approved By
A.E
Assistant Engineer (BP)

Issue On : 28/3/2018 Valid Upto : 17/1/2019

CHEMS/0252/K/337(NEW)

Page 2 of 3 On 28-Mar-2018

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1009	NO	9310
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Remark :
Further C.C. up to top of 24th floor i.e. height 79.02mtr. AGL for Wing 15 by restricting CC for LMR & OHT and further C.C. up to top of 6th floor including LMR & OHT i.e. height 29.85mtr. AGL for Wing 19 with re-endorse for Wings 7,8,9,10,11,12 up to top of 24th floor including LMR & OHT i.e. height 81.66mtr. AGL & C.C. for Wing 18 top of Podium i.e. height up to 12.27mtr. AGL & re-endorse C.C. for Wing 13 & 17 top of Podium i.e. height 12.27mtr. AGL Wings 14 & 16 up to top of Podium i.e. 12.32mtr. AGL as per last approved amended plan dated 23.02.2018.

- Cc to :
1. Architect.
 2. Collector Mumbai Suburban /Mumbai District.



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer & Building Proposals
Western Suburban/W/E Ward

अदर-४	
NO ९९	NO १३६०
२०१९	

CHEWS/0252/K/337(NEW)



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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/0252/K/337(NEW)/FCC/6/Amend

COMMENCEMENT CERTIFICATE

To,
M/s Neepa Real Estate pvt. ltd
Sheth House, Near Dindoshi Fire Brigade, off W E
Highway, Malad E, Mumbai

Sir,

With reference to your application No. CHEWS/0252/K/337(NEW)/FCC/6/Amend Dated. 19 May 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 19 May 2018 of the Mumbai Municipal Corporation Act, 1966 to erect a building in Building development work of on plot No. C.T.S. No. 345A/1 to 345A/3 and 345A/5 to 345A/7 Division / Village / Town Planning Scheme No. MAROL situated at 18.30 mt wide D.P road Road / Street in K/E Ward Ward.

1P The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai in the following cases:-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by fraud or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. A. E. (B. P.) K/E ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 17/1/2012



अगत-४	
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Issue On : 30 Jul 2019

Valid Upto : 17 Jan 2020

Application Number :

CHEWS/0252/K/337(NEW)/FCC/6/Amend

Remark :

The commencement permission is further extended for Wing 13 upto top of 24th floor i.e. height 78.97mtr. AGL & Wing 14 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT of Wing 13 & Wing 14 & C.C. for Commercial office (internal height 3.55mtr.) at upper basement level i.e. height 0.15mtr. AGL as per approved plan dated 19/07/2019 & re-endorsed C.C. for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT, for Wing 16 upto top of 14th floor i.e. height 47.72mtr. AGL, for Wing 17 upto top of Podium i.e. height 12.27mtr. AGL and Wing 18 upto top of Podium i.e. height 12.27mtr. AGL as per approved plan dated 19/07/2019.



Name : SAVANT
 RAMCHANDRA SAMPATRAO
 Designation : Assistant
 Engineer
 Organization : MUNICIPAL
 DEPARTMENT OF
 REGULATION OF
 CONSTRUCTION
 Date : 30-Jul-2019 11:31:54



For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai
 Assistant Engineer, Building Proposal
 Western Suburb I K/E Ward

CHEWS/0252/K/337(NEW)/FCC/6/Amend

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७७६९	७७६	९६७
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Issue On : 18 Jan 2011 Valid Up to : 17 Jan 2012
Application Number :
Remark :

Approved By

Issue On : 28 Mar 2018 Valid Up to : 17 Jan 2019
Application Number :
Remark :

Approved By

Issue On : 14 Sep 2018 Valid Up to : 13 Sep 2019
Application Number :

Remark :



Further C.C. up to top of 14th floor excluding LMR & OHT i.e. height 47.67mtr. AGL for Wings 7,8,9,10,11,12 up to top of 24th floor including LMR & OHT i.e. height 81.86mtr. AGL & re-endorse C.C. for Wing 18 up to top of Podium i.e. height 12.27mtr. AGL & re-endorse C.C. for Wing 17 up to top of Podium i.e. height 12.27mtr. AGL & re-endorse C.C. for Wing 15 up to top of 24th floor i.e. height 79.02mtr. by restricting CC for LMR & OHT as per approved plan dated 18/06/2018.

Approved By

CHEMS/0252/K337(NEW)/FCC/6/Amend

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2018

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2022	07	09
2022	07	09





MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHEWMS/0252/K/337(NEW)/FC/6/Amend

COMMENCEMENT CERTIFICATE

To,
 M/s. Neepa Real Estate pvt. ltd
 Sheela House, Near Dindoshi Fire Brigade, off W E
 Highway, Malad E, Mumbai

Sir,

With reference to your application No. CHEWMS/0252/K/337(NEW)/FC/6/Amend Dated. 19 May 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 19 May 2018 of the Mumbai Municipal Corporation Act 1988 to erect a building in Building development work of on plot No. - C.T.S. No. 345A/1 to 345A/3 and 345A/5 to 345A/7 Division / Village / Town Planning Scheme No. MAROL situated at 18.30 mt wide D.P road Road / Street in K/E Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
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5. This Commencement Certificate is renewable every year but such extended period shall be in the case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
 - a. The Development work in respect of which permission is granted under the Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans;
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with;
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. A. E. (B. P.) K/E ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 17/1/2012



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Issue On : 30 Jul 2019

Valid Up to : 17 Jan 2020

Application Number :

CHEWS/0252/K/337(NEW)/F/CC/6/Amend

Remark :

The commencement permission is further extended for Wing 13 upto top of 24th floor i.e. height 78.97mtr. AGL & Wing 14 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT of Wing 13 & Wing 14 & C.C. for Commercial office (internal height 3.55mtr.) at upper basement level i.e. height 0.15mtr. AGL as per approved plan dated 19/07/2019 & re-endorsed C.C. for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT for Wing 15 upto top of 14th floor i.e. height 47.72mtr. AGL, for Wing 17 upto top of Podium i.e. height 12.27mtr. AGL and Wing 18 upto top of Podium i.e. height 12.27mtr. AGL as per approved plan dated 19/07/2019.

Name : SAMANT
RAMCHANDRA SAMPATRAO
Designation : Assistant
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 30-Jul-2019 21:31:54



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer, Building Proposal
Western Suburb I K/E Ward

CHEWS/0252/K/337(NEW)/F/CC/6/Amend

Page 3 of 3 On 30-Jul-2019

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Issue On : 18 Jan 2011

Valid Upto : 17 Jan 2012

Application Number :

Remark :

Approved By

Issue On : 28 Mar 2018

Valid Upto : 17 Jan 2019

Application Number :

Remark :

Approved By

Issue On : 14 Sep 2018

Valid Upto : 13 Sep 2019

Application Number :

Remark :



Further C.C. up to top of 14th floor excluding LMR & OHT i.e. height 47.67mtr. AGL for Wing 13, 14 and 16 and re-endorse C.C. up to top of 6th floor including LMR & OHT i.e. height 29.85mtr. AGL for Wing 19 and re-endorse C.C. for Wings 7, 8, 9, 10, 11, 12 up to top of 24th floor including LMR & OHT i.e. height 81.66mtr. AGL & re-endorse C.C. for Wing 18 up to top of Podium i.e. height up to 12.27mtr. AGL & re-endorse C.C. for Wing 17 up to top of Podium i.e. height 12.27mtr. AGL & re-endorse C.C. for Wing 15 up to top of 24th floor i.e. height 79.02mtr. by restricting CC for LMR & OHT as per approved plan dated 18/06/2018

Approved By

CHEMS/0252/K337(NEWM)/CC/6/Amend

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ANNEXURE 'E'

KANGA & CO.
ADVOCATES & SOLICITORS
ESTABLISHED 1980

Roadmoney Mansion, 43, Veer Nariman Road, Mumbai - 400 001, India. Tel : (91 22) 6623 0000, 6833 2288, 2204 2288 Fax : (91 22) 6633 9056, 6033 9655
Email : mail@kangacompany.com, www.kangacompany.com
M. L. Bhakta • A. M. Dazal • K. M. Vyasraj • B. D. Damodar • S. S. Vaidya • A. R. Amin • Ms. P. G. Mehra • R. V. Gandhi • G. S. Thakkar
R. P. Bhatt • Mr. A. S. Murny • P. S. Damodar • E. S. Vaidya • Ms. N. D. Mody • Ms. Srinsha V. Sampat • Kunal S. Vaidya

KMV/ASM/ 851 /2016

TITLE CERTIFICATE

Re: Land bearing CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. or thereabouts situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban comprising of freehold area/land admeasuring 46705.84 sq. mtrs. and leasehold area/land admeasuring 4753.46 sq. mtrs.

1. We have been furnished with the copies of certain documents and papers in respect of the land bearing CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. or thereabouts situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban.

2. We are issuing this Title Certificate on the basis of the copies of documents and papers that have been furnished to us. Our observations are limited only to the extent of the said documents, papers and information. We take no responsibility of the authenticity of the documents furnished to us or any information, declaration or undertakings that may be contained in such documents and papers. Further, we take no responsibility with regards to the documents and papers that have not been provided to us for the purpose of issuing this Title Certificate or any information, particulars or details that may have been disclosed to us.



3. The documents and papers that have been furnished to us are as under:-

- (i) Various registered Sale Deeds executed between Various Vendors and Industrial and Engineering Apparatus Company Private Limited;
- (ii) Indenture dated 7th August, 1962 made between Khodabux Abdul Rehman therein referred to as the "Lessor" of the One Part and Industrial and Engineering Apparatus Company Private Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1987 of 1962;
- (iii) Order dated 30th July, 1963 passed by the Hon'ble High Court of Bombay in Company Petition No. 49 of 1963 connected with Company Application No. 16 of 1963;

1963 W. P. No. _____

- (iv) Deed of Exchange dated 9th April, 1974 made between Dhirubhai Purshotam Ghatalia, Bapulal Purshotam Ghatalia and Chhotalal Purshotam Ghatalia of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1370 of 1974;
- (v) Deed of Exchange dated 9th April, 1974 made between Ram Dundaram Lone and Dhingajlal Maneklal Shah of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1372 of 1974;
- (vi) Deed of Confirmation dated 11th June, 1975 executed by Roque Coultis in favour of Borosil Glass Works Limited and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 2189 of 1975;
- (vii) Deed of Exchange dated 17th June, 1976 made between Esmail Haji Suleman and Shakuntalli Haji Suleman, in their capacity as Partners of Messrs. Raj Oli Mills of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1647 of 1976;
- (viii) Plaint in respect of the Suit bearing Suit No. 625 of 1984 filed by Borosil Glass Works Limited against C. D. Thomas and Another in the Hon'ble High Court of Bombay;
- Plaint in respect of the Suit bearing Suit No. 1094 of 1984 filed by Borosil Glass Works Limited against Charles Monteiro in the Hon'ble High Court of Bombay;
- Plaint in respect of the Suit bearing Suit No. 1095 of 1984 filed by Borosil Glass Works Limited against Sereppa Mungajappa Shetty in the Hon'ble High Court of Bombay;
- Certificate of Incorporation dated 22nd December, 1992 of Neepra Real Estates Private Limited;
- (xii) Indenture of Conveyance dated 27th August, 2010 made between Borosil Glass Works Limited of the One Part and Neepra Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8183 of 2010; *Final*



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- (xiii) Power of Attorney dated 27th August, 2010 executed by Borosil Glass Works Limited in favour of Neepa Real Estates Private Limited and registered with the Office of Sub-Registrar of Assurances at Andheri-2 under Serial No. 184 of 2010;
- (xiv) Deed of Mortgage dated 31st August, 2010 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8271 of 2010;
- (xv) Intimation of Disapproval dated 4th October, 2010 bearing Reference No. EB/CE/CHE/WS/0252/37/K(NEW)/BS/A;
- (xvi) Letter dated 16th December, 2010 bearing Reference No. CHE/0252/WS/K/337(NEW) addressed by MCGM to Messrs. Spaceage Consultant, Architect;
- (xvii) Commencement Certificate dated 18th January, 2011 bearing Reference No. CHE/WS/0252/K/337(NEW);
- (xviii) Order dated 8th August, 2011 bearing Reference No. C/KARYA-3K/MALGAMATTON/SUBDIVISION/SR/1557 passed by the Collector, Mumbai Suburban District;
- (xix) Deed of Declaration cum Rectification relating to Rights dated 10th August, 2011 made between Borosil Glass Works Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 9405 of 2011;
- (xx) Order dated 14th September, 2011 bearing Reference No. C/D/Desk III-CLND/NAP/SR-2009 passed by Collector of Mumbai Suburban District;
- (xxi) Development Plan Remarks dated 28th December, 2011 bearing Reference No. CHE/1055/DPWS/K/E;
- (xxii) Deed of Mortgage dated 18th February, 2012 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 1393 of 2012;
- (xxiii) Debenture Trust Deed dated 18th February, 2012 made between Neepa Real Estates Private Limited of the One Part and IDBI



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Trusteeship Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 1394 of 2012;

(xxiv) Deed of Reconveyance dated 30th May, 2012 made between Indiabulls Financial Services Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4777 of 2012;

(xxv) Deed of Mortgage dated 30th May, 2012 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4778 of 2012;

(xxvi) Order dated 28th February, 2013 and bearing Reference No. VILEPARLEM.R.N.1113/AREA RECTIFICATION/2012/406 passed by the City Survey Officer, Vile Parle;

(xxvii) Rectification Order dated 9th April, 2013 and bearing Reference No. CK/KARYA-3/KAMALGAMATTION/SUBDIVISION/SR/1557 passed by the Collector, Mumbai Suburban District;

(xxviii) Court order dated 9th April, 2013 bearing Reference No. C/Desk-III-C/LND/NAP/SR-2009 passed by Collector, Mumbai Suburban District;

(xxix) Deed of Mortgage dated 20th May, 2013 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Housing Finance Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 5320 of 2013;

Undertaking dated 8th January, 2014 executed by Neepa Real Estates Private Limited in favour of Municipal Commissioner, MCGM, and registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 177 of 2014;

(xxx) Deed of Reconveyance dated 17th January, 2014 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the Office of the Sub-Registrar of Assurances at Andheri-3 under Serial No. 956 of 2014; *SKM*



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(xxxii) Deed of Re-Conveyance dated 17th January, 2014 made between Indiabulls Financial Services Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 957 of 2014;

(xxxiii) Deed of Re-Conveyance dated 17th January, 2014 made between Indiabulls Housing Finance Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 958 of 2014;

(xxxiv) Deed of Mortgage dated 17th January, 2014 made between Indiabulls Housing Finance Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 959 of 2014;

(xxxv) Deed of Mortgage dated 11th June, 2014 made between Indiabulls Housing Finance Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4502 of 2014;

(xxxvi) Undertaking dated 22nd August, 2014 executed by Municipal Estates Private Limited in favour of Municipal Commission, MCGM, and registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 7237 of 2014;

(xxxvii) Undertaking dated 18th September, 2014 executed by Vallabh N. Sheth in his capacity as the Director of Neepa Real Estates Private Limited and registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 8043 of 2014;

(xxxviii) Deed of Lease dated 30th December, 2014 made between Neepa Real Estates Private Limited of the One Part and Reliance Infrastructure Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 10228 of 2014;

(xxxix) Property Register Card;

(xl) Search Report dated 2nd February, 2015 issued by Nilesh Vagal, Search Clerk;



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- (xii) Certificate dated 5th February, 2015 issued by Deep Shukla & Associates, Company Secretaries;
- (xiii) Certificate dated 17th February, 2015 issued by Samved Chaudhary, Architect.
- (xliii) Indenture of Reconveyance dated 19th May, 2015 made between Neepa Real Estates Private Limited of the First Part and IDBI Trusteeship Services Limited of the Second Part and registered with the Office of Sub-Registrar of Assurances at Andheri-4 under Serial No. 4166 of 2015;
- (xliiv) Deed of Mortgage dated 5th June, 2015 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Housing Finance Limited, Indiabulls Finance Company Private Limited and Indiabulls Commercial Credit Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Andheri-4 under Serial No. 4722 of 2015;
- (xlv) Supplemental Certificate dated 16th June, 2015 issued by Deep Shukla & Associates, Company Secretaries;
- (xlvi) Letter dated 1st February, 2016 issued by Neepa Real Estates Private Limited to us.

4. On perusal of the aforesaid documents and papers we observe as under:-

a) Industrial and Engineering Apparatus Company Private Limited purchased several lands all situate, lying and being at Village Marol, Andheri, District of Bombay City and Bombay Suburban from various land owners vide diverse registered Sale Deeds, details whereof are set out in the tabular chart provided hereinbelow:



Sl. No.	Date of Sale Deed	Vendor(s)	Survey No.	Hissa No.	Area (Sq. Yards)
1.	21 st February, 1962	Marquis Simon D ^o Mello, Vicent Simon D ^o Mello, Teresa Johnle D ^o Mello and Lucy Simon D ^o Mello	25	4	907 (Along with several other lands)

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2.	19 th April, 1962	Marshall Anthony Gonsalves and Elfida Helena Marshall Gonsalves	28	4	4596
3.	21 st April, 1962	Joe Coutto	29	5	514
4.	21 st April, 1962	Joe Coutto	28	2	181.50
			28	7	484
			21	32	302.50
5.	24 th April, 1962	Ramprakash Mulchand Kapur	28	10	453
		(Along with several other lands)			
6.	24 th April, 1962	Ramprakash Mulchand Kapur	28	1	1421
			24	1	1058
			(Along with several other lands)		
7.	3 rd May, 1962	Francis Hicco Gracias	29		
8.	14 th May, 1962	Joseph Anthony Pimenta	29		
9.	17 th May, 1962	Ramprakash Mulchand Kapur	24	9	332
10.	17 th May, 1962	Ramprakash Mulchand Kapur	29	9	646
11.	18 th May, 1962	Thomas Gracias, Rosie Josephine Gracias and	28	5	1391
			28	12	605



Handwritten notes in a box:
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		Mary Victoria Gracias			
				(Along with several other lands)	
12.	26 th May, 1962	Louis Coutto	24 24	7 12	242 1663
13.	26 th May, 1962	Sarah Gomes, Olga D'Souza and Dorothy Gomes	27	8pt	2000
14.	26 th May, 1962	Sarah Gomes, Olga D'Souza and Dorothy Gomes	28 27 27 24	6 8pt 16 8	181 1297 30 544
15.	26 th May, 1962	Abdul Aziz Khan	27 24	10 4	544 181
16.	28 th May, 1962	Dominic F. Coates, Bernard F. Coates, Monica Alphonso, Martha D'Mello and Francisca Coates	24 27 25	15 2 2	484 1028 2087
17.	28 th May, 1962	Rampurkash Mulchand Kapur	28	8	514
18.	31 st May, 1962	Annie D'Mello, Remy D'Mello, Stephen D'Mello and Philomina D'Mello	21	4	423
19.	5 th June, 1962	Catharine Manuel Nuniş	28	9	605

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		(Along with other land)			
20.	5 th June, 1962	Rampyrakash Mulechand Kapur	28	13	816
			29	10	181
21.	23 rd June, 1962	Abdul Aziz Khan	24	2	6503
			25	3	
			27	7	
			28	3	
		(Along with another land)			
22.	29 th June, 1962	Marshall Gonsalves, Leo L. Gonsalves, Stanny L. Gonsalves, Lena L. Gonsalves and Dominic L. Gonsalves.	29	8	1518
23.	14 th July, 1962	Manuel Pascal D'Mello	24	2	1028
			25	5	
24.	17 th July, 1962	Victor Gabriel Creado	21	2 part	6057
			21	10	393
			23	1	4688
			24	10	544
			27	3	2268
			27	5	998
			27	13	1452
			27	20	1845
			28	16	574
		(Along with several other lands)			
25.	28 th July, 1962	Hector Gracias	24	5	1150
26.	28 th July.	Abdul Karim	27	17	1058



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	1962	Habib Lalji			
27.	30 th July, 1962	Olive D'penha and Irene Chaves	28	22	60
28.	11 th August, 1962	Abdul Aziz Khan	27	9	544
29.	4 th September, 1962	Agnes Catherine Coutts, Philomena Coutts, Rose Marie Coutts, Elizabeth Coutts, Bernadette Coutts, Gerald Courts, Joseph Courts, Francisca Courts, Marie Courts and Roque Courts (the last five minors represented by their mother and natural guardian Agnes Courts)	20 24	23 13	2601 666
<p>It may be noted that Roque Courts, who was one of the minors at the time of execution of the aforesaid Sale Deed dated 4th September, 1962, executed a Deed of Confirmation dated 11th June, 1975 in favour of Borosil Glass Works Limited which has been registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No.2189 of 1975, confirming to the execution of the aforesaid Sale Deed dated 4th September, 1962.</p>					
30.	8 th September, 1962	Thomas Gracias, Rosibal Josephine Gracias and Mary Victoria Gracias	20	25	393
(Along with another land)					
31.	12 th November, 1962	Rev. Fr. Joseph Braz D'Silva	23	16	1210



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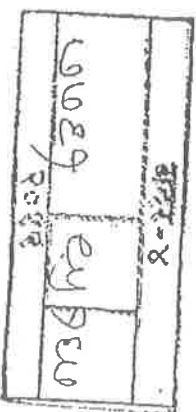
32.	13 th December, 1962	Ramprakash Mulchand Kapur	28	15	4628
33.	18 th January, 1963	Tara Sarup	27	12	4840
			27	18	
			27	19	
34.	16 th March, 1963	Aisabhai, Abdulkhalidq Abdulla, Abdulquayum Abdulla, Zubeedabai Abdulla, Abdul Samad Abdulla and Kabir Ahmed Abdulla	27	4	2117
			27	15	908
35.	29 th March, 1963	Peter F. D'lima, Joseph D'lima and Mrs. Gertrude Pereira	27	11	1542
					25



b) By an Indenture dated 7th August, 1962 made between Khodabux Abdul Rehman therein referred to as 'the Lessor' of the One Partitioned Industrial and Engineering Apparatus Company Private Limited, referred to as 'the Lessee' of the Other Part and registered at the Office of the Sub-Registrar of Assurances under Serial No. 10297 of 1962, the said Khodabux Abdul Rehman demised unto the said Industrial and Engineering Apparatus Company Private Limited the lands bearing Survey No. 21 Hissa No. 1 admeasuring 756 sq. yards and Survey No. 24 Hissa No. 3 admeasuring 4,930 sq. yards, both aggregating to 5,686 sq. yards, for a term of 999 years at or for the rent and subject to the covenants, stipulations and conditions therein contained and to be paid, observed and performed on the part of the Lessee.

c) By virtue of the aforesaid, Industrial and Engineering Apparatus Company Private Limited became the owner of the lands described in Clause 4(a) above and became entitled to leasehold rights in respect of

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the lands bearing Survey No. 21 Hissa No. 1 and Survey No. 24 Hissa No. 3.

d) A Company Petition bearing No. 49 of 1963 connected with Company Application bearing No. 16 of 1963 was filed by Industrial and Engineering Apparatus Company Private Limited in the Hon'ble High Court of Bombay, whereby a Scheme of Amalgamation of Industrial and Engineering Apparatus Company Private Limited with Borosil Glass Works Limited was sought for..

e) By an Order dated 30th July, 1963 passed by the Hon'ble High Court of Bombay in the above Company Petition No. 49 of 1963 connected with the above Company Application No. 16 of 1963, the Hon'ble High Court of Bombay sanctioned the Scheme of Amalgamation, by virtue whereof, Industrial and Engineering Apparatus Company Private Limited was amalgamated with Borosil Glass Works Limited and in consequence thereof all the assets of Industrial and Engineering Apparatus Company Private Limited vested in favour of Borosil Glass Works Limited subject to the liabilities, debts and obligations of Industrial and Engineering Apparatus Company Private Limited.

f) By virtue of the aforesaid amalgamation, Borosil Glass Works Limited became entitled to lands set out in Clause 4(a) above as the owner in respect thereof and also became entitled to the leasehold rights in respect of the lands bearing Survey No. 21 Hissa No. 1 and Survey No. 24 Hissa No. 3 mentioned in Clause 4(b) above.



By a Deed of Exchange dated 9th April, 1974 made between Dhirubhai Purshottam Ghatاليا, Bapulal Purshottam Ghatاليا and Chhotalal Purshottam Ghatاليا of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar Assurances under Serial No. 1370 of 1974, the said Dhirubhai Purshottam Ghatاليا, Bapulal Purshottam Ghatاليا and Chhotalal Purshottam Ghatاليا conveyed and transferred the lands bearing Survey No. 24 Hissa No. 6 admeasuring 272 sq. yards or thereabouts, Survey No. 27 Hissa No. 1 admeasuring 877 sq. yards or thereabouts belonging to them and Survey No. 27 Hissa No. 6 admeasuring 544 sq. yards or thereabouts in favour of the said Borosil Glass Works Limited in exchange whereof Borosil Glass Works Limited conveyed and transferred the lands bearing Survey No. 28 Hissa Nos. 4(part), 15(part), 17(part), 18(part), 19, 20 and 21(part) admeasuring in the aggregate 1693 sq. yards equivalent to 1422.12 sq. mtrs. or thereabouts belonging to it in favour of Dhirubhai Purshottam Ghatاليا, Bapulal Purshottam Ghatاليا and Chhotalal Purshottam Ghatاليا.

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h) By another Deed of Exchange dated 9th April, 1974 made between Ram Dunderam Lone and Bhirjanglal Maneklal Shah of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1372 of 1974, the said Ram Dunderam Lone and Bhirjanglal Maneklal Shah conveyed and transferred various lands including the land bearing Survey No. 24 Hissa No. 14 admeasuring 786 sq. yards belonging to them in favour of Borosil Glass Works Limited in exchange whereof Borosil Glass Works Limited conveyed and transferred the lands bearing Survey No. 23 Hissa No. 1(part) admeasuring 665 sq. yards, Survey No. 23 Hissa No. 2(part) admeasuring 620 sq. yards and Survey No. 29 Hissa No. 2(part) admeasuring 240 sq. yards or thereabouts belonging to it in favour of Ram Dunderam Lone and Bhirjanglal Maneklal Shah.

i) By another Deed of Exchange dated 17th June, 1976 made between Esmali Hajji Suleman and Shakuntalli Hajji Suleman, in their capacity as Partners of Messrs. Raj Oil Mills of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1647 of 1976, the said Messrs. Raj Oil Mills conveyed and transferred various lands belonging to them including the land bearing Survey No. 25 Hissa No. 6(part) (corresponding to Old CTS. No. 340(part)) admeasuring 1435 sq. yards in favour of Borosil Glass Works Limited in exchange whereof Borosil Glass Works Limited conveyed and transferred the lands bearing Survey No. 20 Hissa No. 23(part) (corresponding to CTS No. 345(part)), Survey No. 20 Hissa No. 24(part) (corresponding to CTS No. 345(part)), Survey No. 20 Hissa No. 25(part) (corresponding to CTS No. 345(part)), Survey No. 24 Hissa No. 12(part) (corresponding to CTS No. 345(part)), Survey No. 24 Hissa No. 13(part) (corresponding to CTS No. 345(part)), Survey No. 24 Hissa No. 14 (corresponding to CTS No. 345(part)) and Survey No. 25 Hissa No. 8(part) (corresponding to CTS No. 344(part)) admeasuring in the aggregate 1994 sq. yards or thereabouts in favour of Messrs. Raj Oil Mills.



j) By virtue of the aforesaid, it can be said that Borosil Glass Works Limited continued to be the owner of the lands bearing Survey No. 25 Hissa No. 4, Survey No. 28 Hissa No. 4, Survey No. 29 Hissa No. 5, Survey No. 28 Hissa No. 2, Survey No. 28 Hissa No. 7, Survey No. 21 Hissa No. 32, Survey No. 28 Hissa No. 10, Survey No. 28 Hissa No. 1, Survey No. 24 Hissa No. 1, Survey No. 29 Hissa No. 11, Survey No. 29 Hissa No. 6 part, Survey No. 24 Hissa No. 9, Survey No. 29 Hissa No. 9, Survey No. 28 Hissa No. 5, Survey No. 28 Hissa No. 12, Survey No. 24 Hissa No. 7, Survey No. 24 Hissa No. 12, Survey No. 27 Hissa No. 8 part, Survey No. 28 Hissa No. 6, Survey No. 27 Hissa No. 8 part, Survey No. 27 Hissa No. 16, Survey No. 24 Hissa No. 8, Survey No. 27 Hissa No. 10, Survey No. 24 Hissa No. 4, Survey No. 24 Hissa No. 15, Survey

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No. 27 Hissa No. 2, Survey No. 25 Hissa No. 2, Survey No. 28 Hissa No. 8, Survey No. 21 Hissa No. 4, Survey No. 28 Hissa No. 9, Survey No. 28 Hissa No. 13, Survey No. 29 Hissa No. 10, Survey No. 24 Hissa No. 2, Survey No. 25 Hissa No. 3, Survey No. 27 Hissa No. 7, Survey No. 28 Hissa No. 3, Survey No. 29 Hissa No. 8, Survey No. 24 Hissa No. 11, Survey No. 25 Hissa No. 5, Survey No. 21 Hissa No. 2 part, Survey No. 21 Hissa No. 10, Survey No. 23 Hissa No. 1, Survey No. 24 Hissa No. 10, Survey No. 27 Hissa No. 3, Survey No. 27 Hissa No. 5, Survey No. 27 Hissa No. 13, Survey No. 27 Hissa No. 20, Survey No. 28 Hissa No. 16, Survey No. 24 Hissa No. 5, Survey No. 27 Hissa No. 17, Survey No. 28 Hissa No. 22, Survey No. 27 Hissa No. 9, Survey No. 20 Hissa No. 23, Survey No. 24 Hissa No. 13, Survey No. 20 Hissa No. 25, Survey No. 23 Hissa No. 16, Survey No. 28 Hissa No. 15, Survey No. 27 Hissa No. 12, Survey No. 27 Hissa No. 18, Survey No. 27 Hissa No. 19, Survey No. 27 Hissa No. 4, Survey No. 27 Hissa No. 15, Survey No. 27 Hissa No. 11 and Survey No. 25 Hissa No. 1 (originally acquired by Industrial and Engineering Apparatus Company Private Limited) and became the owner of the lands bearing Survey No. 24 Hissa No. 6; Survey No. 25 Hissa No. 6 part, Survey No. 27 Hissa Nos. 1, 6 (acquired by it by way of exchange as provided hereinabove). Further, Borosil Glass Works Limited also continued to be entitled to the leasehold rights in respect of the lands bearing Survey No. 21 Hissa No. 1 and Survey No. 24 Hissa No. 3 (which was originally acquired by Industrial and Engineering Apparatus Company Private Limited as mentioned in Clause 4(b)).

Further, it appears that in addition to the aforesaid Borosil Glass Works Limited is the owner of the lands bearing Survey No. 27 Hissa No. 14; Survey No. 28 Hissa No. 9 and Survey No. 32A Hissa No. 6. We have been furnished with the 7/12 extracts which reflect the name of Borosil Glass Works Limited as the owner in respect thereof. However, we have not been furnished with any title documents in respect of the said lands.



By a Certificate dated 17th February, 2015 issued by Sannved Chaudhary, Architect, we have been informed that the aforesaid lands bearing Survey No. 20(gp) Hissa Nos. 23(gp), 25(gp); Survey No. 21(gp) Hissa Nos. 1(gp), 2(gp), 4(gp), 10(gp), 32(gp); Survey No. 23(gp) Hissa Nos. 1(gp), 16; Survey No. 24(gp) Hissa Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12(gp), 13, 14(gp), 15; Survey No. 25(gp) Hissa Nos. 1, 2, 3, 4, 5, 6(gp); Survey No. 27 Hissa Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20; Survey No. 28(gp) Hissa Nos. 1, 2, 3, 4(gp), 5, 6, 7, 8(gp), 9, 10, 11(gp) 12, 13, 14, 15(gp), 16, 17(gp), 18(gp), 19(gp), 20(gp), 21(gp), 22; Survey No. 29(gp) Hissa Nos. 5(gp), 6(gp), 8(gp), 9(gp), 10(gp), 11(gp); Survey No. 32(gp) Hissa Nos. 5(gp), 6(gp), have subsequently been assigned CTS Nos. 340, 341A, 343A, 344A, 345A, 345/T/10/345/55, 345/58/A-1 and 345/61A. We have been informed by

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345/10/345/55	345/58/A-1	345/61A
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Neepra Real Estates Private Limited that through diligent efforts have been made, Neepra Real Estates Private Limited (who are the present owners of the lands and successors in title of Borosil Glass Works Limited) have not been in a position to obtain the Kamni Jasta Patra in respect of the aforesaid lands and by reason thereof we have not been in a position to verify the aforesaid assignment of CTS Nos.

m) By virtue of the aforesaid assignment of CTS Numbers, it can be said that Borosil Glass Works Limited became the owner of the lands bearing CTS Nos. 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/58/A-1, 345/61A and Survey No. 32A Hissa No. 6 (except the lands bearing Survey No. 21 Hissa No. 1 admeasuring 756 sq. yards and Survey No. 24 Hissa No. 3 admeasuring 4930 sq. yards aggregating to 5686 sq. yards equivalent to 4753.46 sq. mtrs. in respect whereof it had leasehold rights), all situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban.

n) By an Indenture dated 27th August, 2010 made between Borosil Glass Works Limited of the One Part and Neepra Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8183 of 2010, the said Borosil Glass Works Limited inter-alia:

(i) granted, conveyed, sold and transferred the lands bearing CTS Nos. 246, 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/56, 345/57A, 345/58/A-1, 345/59, 345/61A to 65, 345/69, 345/70, 345/71, 345/72, 349, 350, 353, 355A, 357, 401 and Survey No. 32A Hissa No. 6 (except the leasehold lands bearing Survey No. 21 Hissa No. 1 admeasuring 756 sq. yards and Survey No. 24 Hissa No. 3 admeasuring 4930 sq. yards aggregating to 5686 sq. yards equivalent to 4753.46 sq. mtrs.) admeasuring in the aggregate 68,789.54 sq. mtrs. or thereabouts together with the structures standing thereon situate, lying and being at Village Marol, Taluka Andheri, District of Bombay City and Mumbai Suburban in favour of Neepra Real Estate Private Limited;

(ii) with regards to the lands bearing Survey No. 21 Hissa No. 1 admeasuring 756 sq. yards and Survey No. 24 Hissa No. 3 admeasuring 4,930 sq. yards, aggregating to 5,686 sq. yards equivalent to 4753.46 sq. mtrs., Borosil Glass Works Limited assigned and transferred its leasehold right, title and interest in respect thereof, for the residue of the then unexpired term of 99th years granted under the aforesaid Indenture of Lease dated 7th August, 1962 at or for the rent and subject to the covenants, stipulations and conditions contained under the aforesaid Indenture

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of Lease dated 7th August, 1962, in favour of Neepa Real Estate Private Limited at or for the consideration therein contained.

o) By a Power of Attorney dated 27th August, 2010 executed by Borosil Glass Works Limited in favour of Neepa Real Estates Private Limited and registered with the Office of Sub-Registrar of Assurances at Aardheri-2 under Serial No. 184 of 2010, the said Borosil Glass Works Limited irrevocably nominated, constituted and appointed Neepa Real Estates Private Limited and the then Directors/Authorized representatives of Neepa Real Estates Private Limited namely Manoj R. Kothari, Ashwin N. Sheth, Jitendra N. Sheth and Vallabh N. Sheth as their constituted attorneys to do, execute and perform all acts, deeds, matters and things in respect of the properties conveyed and assigned under the aforesaid Indenture dated 27th August, 2010.

p) By virtue of the aforesaid Indenture dated 27th August, 2010, Neepa Real Estates Private Limited, inter alia, became the owner of the lands bearing CTS Nos. 246, 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/56A, 345/57A, 345/58/A-1, 345/59, 345/61A to 65, 345/69 to 72, 348, 349, 350, 353, 355A, 357, 401 and Survey No. 32A Hissa No. 6 (except the leasehold lands bearing Survey No. 21 Hissa No. 1 admeasuring 756 sq. yards and Survey No. 24 Hissa No. 3 admeasuring 4930 sq. yards aggregating to 5686 sq. yards equivalent to 4753.46 sq. mtrs.) admeasuring in the aggregate 68,789.54 sq. mtrs. or thereabouts (hereinafter collectively referred to as "the said freehold property") and became entitled to leasehold rights in respect of the lands bearing Survey No. 21 Hissa No. 1 and Survey No. 24 Hissa No. 3 admeasuring the aggregate 5,686 sq. yards equivalent to 4753.46 sq. mtrs. (hereinafter referred to as "the said leasehold property"). The freehold property and leasehold property are hereinafter collectively referred to as "the said larger property".



By a Deed of Mortgage dated 31st August, 2010 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8271 of 2010, the said Neepa Real Estates Private Limited created a mortgage in respect of the lands bearing CTS Nos. 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/58/A-1, 345/61A and Survey No. 32A Hissa No. 6 in favour of Indiabulls Financial Services Limited as and by way of security for the due repayment of a sum of Rs. 600,00,00,000/- (Rupees Six Hundred Crores Only) together with interest and other costs payable thereon and on the terms and conditions contained therein. Neepa Real Estates Private Limited repaid the aforesaid loan amount along with the interest accrued thereon and in pursuance thereof a Deed of Reconveyance dated 30th May, 2012 was executed between Indiabulls Financial Services

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Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Andheri under Serial No. 4777 of 2012 whereby Indian Bulls Financial Services Limited released its charge and reconveyed the Development Portion as defined hereinafter of the larger property that was mortgaged in favour of Neepa Real Estates Private Limited. It may be noted that the Certificate dated 5th February, 2015 issued by Deep Shukla & Associates, Company Secretaries (mentioned hereinbelow) provides that the charge created under the Deed of Mortgage dated 31st August, 2010 was satisfied on 12th March, 2012.

f) By a Letter dated 16th December, 2010 bearing Reference No. CHE/0252/W/S/K/337(NEW) addressed by MCGM to Messrs. Spaceage Consultant, Architect, MCGM granted No Objection to carry out the work of construction of the proposed building on a portion of the larger property which portion comprised of lands bearing CTS Nos. 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/58/A-1, 345/61A and Survey No. 32A Hissa No. 6 forming a part of the larger property (hereinafter referred to as "the Development Portion") were amalgamated and the amalgamated land was assigned CTS No. 345. By the said Order, the said amalgamated land bearing CTS No. 345 was thereafter subdivided in the manner set out hereinafter.

g) By an Order passed by the Collector, Mumbai Suburban District on 8th August, 2011 bearing Reference No. CKARYA-3K/AMALGAMATION/SUBDIVISION/SR/1557, the lands bearing CTS Nos. 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/58/A-1, 345/61A and Survey No. 32A Hissa No. 6 forming a part of the larger property (hereinafter referred to as "the Development Portion") were amalgamated and the amalgamated land was assigned CTS No. 345. By the said Order, the said amalgamated land bearing CTS No. 345 was thereafter subdivided in the manner set out hereinafter.

Sr. No.	CTS No.	Area (sq. mtrs.)	Details
1.	345A	53,697.39	Freehold
2.	345B	10,299.13	Amenity Open Space
3.	345C	4,759.62	D. P. R. G.
4.	345D	942.54	D. P. R. G.
5.	345E	703.93	D. P. Road
TOTAL		70,402.61	



1) Thereafter, physical survey of the Development Portion was carried out and by an Order passed by the City Survey Officer, Vile Parle on 28th February, 2013 bearing Reference No. _____

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VILEPARLE/M.R.N.1113/AREA RECTIFICATION/2012/4061 (read with Order dated 9th April, 2013 bearing Reference No. C/KARYA-3K/MALGAMATTON/SUBDIVISION/SR/1557), aforesaid Order dated 8th August, 2011 was modified to the effect that the amalgamated land bearing CTS No. 345 was subdivided in the manner following.

Sr. No.	CTS No.	Area (sq. mtrs.)	Details
1.	345A	51459.3	Freehold
2.	345B	10,299.13	Amenity Open Space
3.	345C	4,759.62	D. P. R. G.
4.	345D	942.54	D. P. R. G.
5.	345E	703.93	D. P. Road
6.	345F	1436.5	Freehold
7.	345G	194.7	Freehold
TOTAL		69795.6	



u) We have been informed by Neepea Real Estates Private Limited that though the land shown at Serial No. 1 in the tabular chart forming part of the aforesaid Order dated 28th February, 2013 has been assigned CTS No. 345A admeasuring 51459.3 sq. mtrs., the said land has been referred to the Property Register Card No. 345A/1 in the Property Register Card. A copy of the Property Register Card has been furnished to us for our verification and we observe that a reference of the aforesaid Order has been made therein. Further, the area of the land bearing CTS No. 345A is reflected as 51459.3 sq. mtrs. in the Order dated 28th February, 2013 which tallies with the area shown on the Property Register Card of CTS No. 345A/1.

v) By a Deed of Declaration cum Rectification relating to record of rights dated 10th August, 2011 made between Borosil Glass Works Limited of the One Part and Neepea Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 9405 of 2011, the parties have confirmed to the execution of the aforesaid registered Indenture of Conveyance dated 27th August, 2010 and the vesting of the larger property mentioned in favour of Neepea Real Estates Private Limited.

w) By virtue of the aforesaid Order dated 8th August, 2011 and Deed of Declaration cum Rectification relating to record of rights dated 10th August, 2011, it can be said that Neepea Real Estates Private Limited

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became entitled to the land bearing new CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. as the owner in respect thereof.

x) By an Order passed by Collector, Mumbai Suburban District on 14th September, 2011 bearing reference No. C/Desk-III-CLND/NAP/SR-2009, the user of the said Development Portion was changed from Agricultural to Non-Agricultural. The area of the Development Portion was erroneously mentioned in the Order dated 14th September, 2011 as 53,697.39 sq. mtrs. instead of 51,459.3 sq. mtrs. Hence a Courtgendum dated 9th April, 2013 bearing Reference No. C/DESK-III-CLND/NAP/SR-2009 was passed by the Collector, Mumbai Suburban District rectifying the error in the area.

y) By a Deed of Mortgage dated 18th February, 2012 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 1393 of 2012, Neepa Real Estates Private Limited created a mortgage in respect of the Development Portion in favour of Indiabulls Financial Services Limited as and by way of security for the due repayment of a sum of Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) together with interest and other costs payable thereon and on the terms and conditions contained therein. It appears that subsequently two Deeds of Mortgage dated 17th December, 2012 and dated 20th May, 2013 were executed in which the Deed of Mortgage dated 20th May, 2013 was executed with the office of Sub-Registrar of Assurances at Mumbai under Serial No. 5320 of 2013), whereby the terms of the Deed of Mortgage dated 18th February, 2012 have been modified. We have not been furnished with the Deed of Mortgage dated 17th December, 2012 for our perusal.

z) Pursuant to the modification of the aforesaid Deed of Mortgage dated 18th February, 2012, Neepa Real Estates Private Limited repaid the loan amount availed along with interest accrued thereon and registered therewith a Deed of Reconveyance dated 17th January, 2014 was executed between Indiabulls Housing Finance Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Andheri-3 under Serial No. 957 of 2014 whereby Indiabulls Housing Finance Limited released its charge and reconveyed the Development Portion that was mortgaged in favour of Neepa Real Estates Private Limited. It may be noted that the Certificate dated 5th February, 2015 issued by Deep Shukla & Associates, Company Secretaries provides that the charge created under Deed of Mortgage dated 18th February, 2012 was satisfied on 12th September, 2014.



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aa) By a Debenture Trust Deed dated 18th February, 2012 made between Neepa Real Estates Private Limited of the One Part and IDBI Trusteeship Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 1394 of 2012, read with an unregistered First Amendment Agreement dated 2nd May, 2013 made between Neepa Real Estates Private Limited of the One Part and IDBI Trusteeship Services Limited of the Other Part, the said Neepa Real Estates Private Limited created a mortgage in respect of the Development Portion as and by way of English Mortgage in favour of IDBI Trusteeship Services Limited as security for the due repayment of debentures for a sum aggregating to Rs. 378,00,01,000/- (Rupees Three Hundred and Seventy Eight Crores and One Thousand Only) issued by Neepa Real Estates Private Limited together with interest payable thereon and on the terms and conditions contained therein. Neepa Real Estates Private Limited repaid the aforesaid loan amount along with the interest accrued thereon and in pursuance thereof a Deed of Re-Conveyance dated 19th May, 2015 was executed between Neepa Real Estates Private Limited of the First Part and IDBI Trusteeship Services Limited of the Second Part and registered with the Office of Sub-Registrar of Assurances at Andheri-4 under Serial No. 4166 of 2015, whereby IDBI Trusteeship Services Limited released its charge and reconveyed the Development Portion that was mortgaged in favour of Neepa Real Estates Private Limited. It may be noted that the Updated Certificate dated 16th June, 2015 issued by Deep Shukla & Associates, Company Secretaries provides that the charge created under Deed of Mortgage dated 18th May, 2012 was satisfied on 6th May, 2015.



bb) By a Deed of Mortgage dated 30th May, 2012 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4778 of 2012, the said Neepa Real Estates Private Limited created a mortgage in respect of the Development Portion in favour of Indiabulls Financial Services Limited as and by way of security for the due repayment of a sum of Rs. 50,00,00,000/- (Rupees Seven Crores Fifty Lakhs Only) together with interest payable thereon and on the terms and conditions contained therein. Neepa Real Estates Private Limited repaid the aforesaid loan amount along with the interest accrued thereon and in pursuance thereof a Deed of Re-Conveyance dated 17th January, 2014 was executed between Indiabulls Housing Finance Limited (formally known as Indiabulls Financial Services Limited) of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Andheri under Serial No. 958 of 2014, whereby Indian Bulls Financial Services Limited released its charge and reconveyed the Development Portion that was mortgaged in favour of Neepa Real Estates Private Limited. It may be noted that the Certificate

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dated 5th February, 2015 issued by Deep Shukla & Associates, Company Secretaries provides that the charge created under Deed of Mortgage dated 30th May, 2012 was satisfied on 12th September, 2014.

cc) By a Deed of Mortgage dated 20th May, 2013 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Housing Finance Limited (formerly known as Indiabulls Financial Services Limited) of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 5320 of 2013, the said Neepa Real Estates Private Limited created a mortgage in respect of the Development Portion in favour of Indiabulls Financial Services Limited as and by way of security for the due repayment of a sum of Rs. 170,00,00,000/- (Rupees One Hundred and Seventy Crores Only) together with interest payable thereon and on the terms and conditions contained therein. Neepa Real Estates Private Limited repaid the aforesaid loan amount along with the interest accrued thereon and in pursuance thereof a Deed of Re-Conveyance dated 17th January, 2014 was executed between Indiabulls Housing Finance Limited (formerly known as Indiabulls Financial Services Limited) of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Andheri under Serial No. 956 of 2014, whereby Indian Bulls Financial Services Limited released its charge and reconveyed the Development Portion that was mortgaged in favour of Neepa Real Estates Private Limited.



dd) We have been informed by Sannved Chaudhary, Agent that the leasehold bearing CTS No. 345A/1 includes the leasehold land bearing Survey No. 21 Hissa No. 1 and Survey No. 24 Hissa No. 3 aggregating 5,686 sq. yards equivalent to 4753.46 sq. mtrs. In the said thereof, it can be said that Neepa Real Estates Private Limited is the owner of a part of the land bearing CTS No. 345A/1 measuring 46705.84 sq. mtrs. and is entitled to leasehold rights in respect of the remaining portion of the land bearing CTS No. 345A/1 admeasuring 4753.46 sq. mtrs earlier bearing Survey No. 21 Hissa No. 1 and Survey No. 24 Hissa No. 3. The entire land bearing CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. is hereinafter referred to as the "said Property" and is more particularly described in the Schedule hereunder written. The portion of the land bearing CTS No. 345A/1 part admeasuring 4753.46 sq. mtrs. which is the leasehold land shall hereinafter be referred to as "leasehold portion of the said Property" and the freehold portion of the land bearing CTS No. 345A/1 shall hereinafter be referred to as "the freehold portion of the said Property".

ee) By an Undertaking dated 8th January, 2014 executed by Neepa Real Estates Private Limited in favour of Municipal Commissioner, MCGM, and registered with the Office of Sub-Registrar of Assurances at

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Mumbai under Serial No. 177 of 2014, the said Neepea Real Estates Private Limited have given an undertaking to MCGM to the effect that it shall sell tenements/flats in the building to be constructed on the said property on carpet area basis only. By the said Undertaking they have also agreed to abide by the provisions of Maharashtra Ownership of Flats Act, 1963 ("MOFA") and indemnify MCGM and its employees from any legal complications arising by virtue of Neepea Real Estates Private Limited not abiding by the provisions of MOFA.

f) By a Deed of Mortgage dated 17th January, 2014 made between Indiabulls Housing Finance Limited (formally known as Indiabulls Financial Services Limited) of the One Part and Neepea Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 959 of 2014, the said Neepea Real Estates Private Limited created a mortgage on the said Property in favour of Indiabulls Financial Services Limited (formally known as Indiabulls Financial Services Limited) as and by way of security for the due repayment of a sum of Rs. 450,00,00,000/- (Rupees Four Hundred and Fifty Crores Only) together with interest payable thereon and on the terms and conditions contained therein.

g) By a Deed of Mortgage dated 11th June, 2014 made between Indiabulls Housing Finance Limited (formally known as Indiabulls Financial Services Limited) of the One Part and Neepea Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4502 of 2014, the said Neepea Real Estates Private Limited created a mortgage on the said Property in favour of Indiabulls Housing Finance Limited (formally known as Indiabulls Financial Services Limited) as and by way of security for the due repayment of a sum of Rs. 43,50,00,000/- (Rupees Forty Three Crores and Fifty Lakhs Only) together with interest payable thereon and on the terms and conditions contained therein.



h) another Undertaking dated 22nd August, 2014 executed by Neepea Real Estates Private Limited in favour of Municipal Commissioner, MCGM, and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 7237 of 2014, the said Neepea Real Estates Private Limited have given an undertaking to MCGM to the effect that it shall sell tenements/flats in the building to be constructed on the said Property on carpet area basis only. By the said Undertaking they have also agreed to abide by the provisions of MOFA and indemnify MCGM and its employees from any legal complications arising by reason of Neepea Real Estates Private Limited not abiding by the provisions of MOFA.

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ii) By an Undertaking dated 18th September, 2014 executed by Vallabh N. Sheth in his capacity as a Director of Neepa Real Estates Private Limited and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8043 of 2014, the said Vallabh N. Sheth declared that the Company and the Company's' licensed Surveyor shall compile and preserve certain documents, as listed therein, and declared to indemnify the MCGM.

jd) We have been informed by Neepa Real Estates Private Limited that when the amalgamation and subdivision Order dated 8th August, 2011 read with Order dated 28th February, 2013 and Rectification Order dated 9th April, 2013 was passed, the lands bearing old CTS Nos. 345/21 (pt) and 345/32(pt) admeasuring in the aggregate 815 sq. mtrs. or thereabouts were included in the amalgamated and subdivided land bearing CTS No. 345A/1. By a Deed of Lease dated 30th December, 2014 made between Neepa Real Estates Private Limited of the One Part and Reliance Infrastructure Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 10228 of 2014, the said Neepa Real Estates Private Limited leased a portion of the land bearing CTS No. 345A/1 which portion originally was bearing Old CTS No. 345/21 and 345/32 admeasuring in the aggregate 815 sq. mtrs. or thereabouts in favour of Reliance Infrastructure Limited for a term of 99 years at or for the rent and subject to the covenants, stipulations and conditions therein, and it may be noted that the Property Register Card relating to CTS No. 345A/1 is yet to be updated to reflect the aforesaid Lease.



6. On perusal of the Property Register Card relating to CTS No. 345A/1, we observe that the same reflects the name of Neepa Real Estates Private Limited as the Owner of the said Property.
7. We have not perused the original documents of title said Property.
8. It appears that Municipal Corporation of Greater Mumbai sanctioned the building plans and issued Intimation of Disapproval dated 4th October, 2010 bearing Reference No. EB/CE/CHE/WS/0252/337/K(NEW)/BS/A in respect of lands bearing CTS Nos. 246, 340 to 345/61-B, in favour of Neepa Real Estates Private Limited under the provisions of Section 346 of the Mumbai Municipal Corporation Act subject to the terms and conditions therein contained.
9. Commencement Certificate dated 18th January, 2011 bearing Reference No. CHE/WS/0252/K/337(NEW) was issued by the Municipal Corporation of Greater Mumbai in favour of Neepa Real Estates Private Limited in respect of the buildings to be put up on the larger property including the said property on certain terms and conditions therein contained. The said Commencement Certificate has been endorsed from

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10. time to time, the last being on 29th September, 2014 for the construction upto the 24th floor of wing 1 to 3, upto 19th floor of wing 4, upto 11th floor of wing 5 and 6, upto podium level of wing 7 to 17 and 19 and upto ground level of wing 18.

10. We have perused the Development Plan Remarks dated 28th December, 2011 bearing Reference No. CHE/1055/DPWS/K/E issued by Municipal Corporation of Greater Mumbai in respect of the lands bearing CTS Nos. 340, 341A, 343A, 345A, 345/1 to 345/55, 345/58A, 345/61/A/(pt) and Survey No. 32 Hissa No. 6 of Village Marol. According to the Development Plan Remarks, the said lands bearing CTS Nos. 340, 341A, 343A, 345A, 345/1 to 345/55, 345/58A, 345/61/A/(pt) and Survey No. 32 Hissa No. 6 falls within Special Industrial Zone (I3) and a reservation has been made for recreation ground vide Sanction dated 21st February, 2011 bearing U/No. CHE/3404/DPWS/H&K. The Development Plan Remarks also record that the said lands bearing CTS Nos. 340, 341A, 343A, 345A, 345/1 to 345/55, 345/58A, 345/61/A/(pt) and Survey No. 32 Hissa No. 6 is affected by DP Roads. We have been informed by Neepea Real Estates Private Limited that no separate Development Plan Remarks have been issued in respect of the said property.

11. We have been informed by Neepea Real Estates Private Limited that Borosil Glass Works Limited the predecessors in title of Neepea Real Estates Private Limited has filed the following Suits namely:

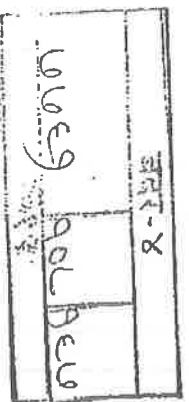
- a) Suit No. 625 of 1984 against one C. D. Thomas and one Das Hari, in the Hon'ble High Court of Bombay::
- b) Suit No. 1094 of 1984 against one Charles Monteiro in the Hon'ble High Court of Bombay: We have been informed by Neepea Real Estates Private Limited that the said Suit has been disposed of and no order affecting the title of Neepea Real Estates Private Limited to the said Property or any part or portion thereof has been passed in the said Suit;



Suit No. 1095 of 1984 against one Serappa Munjappa Shety in the Hon'ble High Court of Bombay; We have been informed by Neepea Real Estates Private Limited that the said Suit has been disposed of and no order affecting the title of Neepea Real Estates Private Limited to the said Property or any part or portion thereof has been passed in the said Suit;

12. Further, one Jawadali Mohammed Siraj filed a Suit being S. C. Suit No. 454 of 2009 in the City Civil Court at Dindoshi, Borivali against Borosil Glass Works Private Limited and others praying. We have been informed by Neepea Real Estates Private Limited by its letter dated 1st February, 2016 that the said Suit has been disposed of and no order

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affecting the title of Neepea Real Estates Private Limited to the said Property or any part or portion thereof has been passed in the said Suit;

13. We have been informed by Neepea Real Estates Private Limited by its letter dated 1st February, 2016 that the lands which are the subject matter of the Suits referred to in Paragraph 11 (a), (b) and (c) and Paragraph 12 hereinabove do not form a part of the said Property i.e. (CTS No. 345A/1).

14. We have been informed by Neepea Real Estates Private Limited by its letter dated 1st February, 2016 that no adverse orders have been passed in the aforesaid proceedings which affect the title of Neepea Real Estates Private Limited from to the said Property or any part or portion thereof.

15. We have not caused advertisements to be issued in the local newspapers inviting claims from the public in respect of the said Property.

16. We have caused searches to be taken at the Office of the Sub-Registrar of Assurances at Mumbai through Nilesh Vagal, Search Clerk, Nilesh Vagal has submitted his Search Report dated 2nd February, 2015, on perusal whereof, we observe that till the date of issuance of the Search Report i.e. 2nd February, 2015 no other documents of title have been found to be registered in respect of the said Property which affects the title of Neepea Real Estates Private Limited to the said Property.

17. By a Deed of Mortgage dated 5th June, 2015 Neepea Real Estates Private Limited of the One Part and Indiabulls Housing Finance Limited, Indiabulls Finance Company Private Limited and Indiabulls Commercial Credit Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Andheri-4 under Serial No. 4722 of 2015, the said Neepea Real Estates Private Limited created a mortgage on the said Property in favour of Indiabulls Housing Finance Limited, Indiabulls Finance Company Private Limited and Indiabulls Commercial Credit Limited as and by way of security for the due repayment of a sum of Rs. 630,00,00,000/- (Rupees Six Hundred Thirty Crores Only) together with interest payable thereon and on the terms and conditions contained therein.

18. We have been furnished with a Certificate dated 5th February, 2015 read with Supplemental Certificate dated 16th June, 2015 issued by Deep Shukla & Associates, Company Secretaries to the effect that they have carried out an online/physical search through the official website of the Ministry of Corporate Affairs and pursuant to such searches, save and except the charge created in favour of IDBI Trusteeship Services Limited and Indiabulls Housing Finance Limited (formerly known as Indiabulls Financial Services Limited) as stated hereinabove, no other documents / papers recording the subsistence of any other charge / mortgage / encumbrance created by Neepea Real Estates Private Limited

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in respect of the said Property have been found. We have not carried out any further searches in the ROC records.

19. In light of the aforesaid Deeds of Reconveyance, the only charge subsisting in respect of the said property is the charge created in favour of Indiabulls Housing Finance Limited, Indiabulls Finance Company Private Limited and Indiabulls Commercial Limited under the aforesaid Mortgage Deed dated 5th June, 2015 and Indiabulls Housing Finance Limited (formally known as Indiabulls Financial Services Limited) under the aforesaid Deed of Mortgage dated 17th January, 2014 read with the Deed of Mortgage dated 11th June, 2014.

20. We had by our Report on Title dated 26th August, 2010 certified the title of Borosil Glass Works Limited and by our Reports on Title dated 4th October, 2011 and 1st November, 2013 certified the title of Neepa Real Estates Private Limited in respect of several lands including the said Property. We are issuing this Title Certificate in a consolidated form only in respect of the land bearing CTS No. 345A/1, the said property.

21. Subject to what is stated hereinabove and the charges mentioned in Paragraph 19 hereinabove, we hereby certify that Neepa Real Estates Private Limited is entitled to the freehold portion of the said Property as the absolute Owner in respect thereof and has a clear and marketable title thereto and is entitled to leasehold rights in respect of the leasehold portion of the said Property.

THE SCHEDULE ABOVE REFERRED TO:

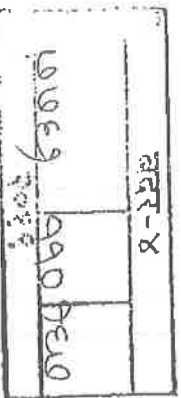


All that piece and parcel of land bearing CTS Nos. 345A/1 admeasuring 347.39 sq. mtrs. or thereabouts situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban comprising of freehold area/land admeasuring 46705.84 sq. mtrs. and leasehold area/land admeasuring 475.246sqd mtrs. and bounded as follows:

On the North	:	CTS No. 306D and 306B
On the South	:	CTS No. 345A/5 and 345A/6
On the West	:	18.30 M Wide DP Road
On the East	:	CTS No. 657 and 658

Dated this 3rd day of February, 2016.

Yours faithfully,
Kanga and Company,
Shamli Kanga
Partner
Advocates and Solicitors



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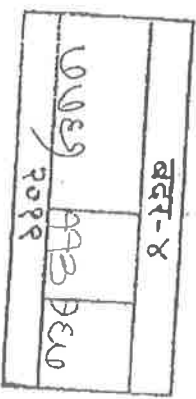
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दस्ता क्रमांक : 8183/2010

नोंदणी :
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भावाचे नाव : मरोळ

(1) विलेखाचा प्रकार	अभिलेखानंतरणपत्र
(2) मोबादला	रु.83000000000
(3) बाजारशाव(शुद्धेपट्ट्याच्या बाबतलेपट्टाकार आकारणी देतो की पट्टदार ते नमूद करावे)	रु. 1
(4) भू-मापन,पोटॉरिस्सा व घरक्रमांक (असल्यास)	पारिकेचे नाव:इतर वर्णन :खुली जागा व बांधकामाचे क्षेत्र 74112.72 चौ. मि. मोजे मरोळ, सिटीएस नं 246,337 -अ/1पार्ट, 337-अ/2पार्ट, 340, 341अ, 343अ, 344अ, 345 अ, 345/1 ते 55, 345/57,अ, 345/58अ/1, 345/59, 345/60 पार्ट, 345/61 अ ते 65, 345/69ते72, 348, 349,350,353,355अ, 356 अ, 357,388 पार्ट, 401, 437 पार्ट, 438 पार्ट, 463 अ पार्ट, 466 पार्ट, 469 पार्ट, 657 पार्ट, सर्व नं 32 अ, रिस्सा नं 6
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असले तेंदना.	
(7) दस्तऐवज करून देणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास:प्रतिवादिचे नाव व पत्ता.	नाव:-मे बोरोसील मलास वॅक्स लि चे अंधा सिवनेरी राजेश चौधरी --, मे बोरोसील मलास वॅक्स लि चे संचालक मनोज रेवारी,अभिलेखाने नोंदणीकरण शीठ --, निवा
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास:प्रतिवादिचे नाव व पत्ता	नाव:-निवा रियल इस्टेट प्रा लि चे अंधा सिवनेरी राजेश चौधरी --, निवा रियल इस्टेट प्रा लि चे संचालक मनोज रेवारी,अभिलेखाने नोंदणीकरण शीठ --, निवा
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2010
(10)दस्ता नोंदणी केल्याचा दिनांक	27/08/2010
(11)अनुक्रमांक,खंड व पृष्ठ	8183/2010
(12)बाजारशावाप्रमाणे मुद्रांक शुल्क	415000000
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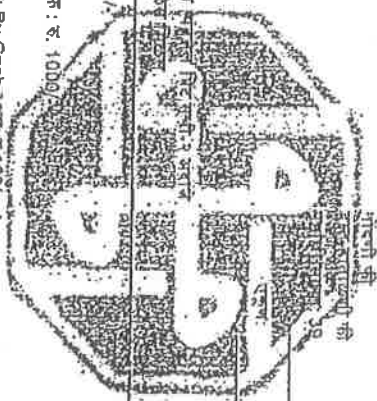
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पारदर्शी नं.: 11126 दिनांक: 21/10/2016

पारदर्शी नाम: मनीष
दस्तावेजाचा प्रतिलिपिका: बरदा-9409-2016
दस्तावेजाचा प्रकार: कृषिप्रयोजनाकर
भाकर मरणाचाचे नाम: श्री. विद्या विमान एडव्होकाट अनी सुनील एल शाह

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श्री. विद्या विमान अनी सुनील-2
भरत चव्हाण विद्या

- 1) देवनागा प्रकार: By Cash रक्क: ₹ 100/-
- 2) देवनागा प्रकार: By Cash रक्क: ₹ 780/-

DELIVERED ORIGINAL DOCUMENT
DELIVERED ON



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