



Ms. Jinal Dawda, Company Secretary in respect of the said Property.

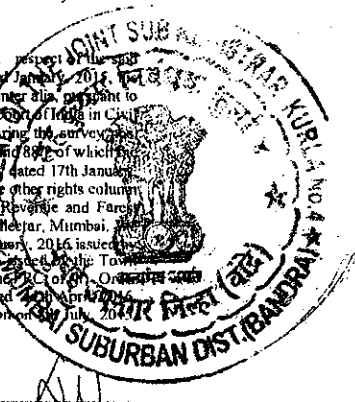
We have also caused searches to be carried out on the online portal of Ministry of Corporate Affairs and have been furnished with a Search Report dated 5th September, 2021, issued by Ms. Jinal Dawda, Company Secretary in respect of the said Property as mentioned hereinbelow.

- B. The details of encumbrances affecting the said Property are set out in the Annexure 'B'.
- C. For the purposes of this Legal Title Report, we have made a thorough check on the records set out in the Annexure 'C' hereunder written.
- D. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property as recorded in Annexure A and B hereof and in subject thereof, we are of the opinion that Piramal Enterprises Limited is well and sufficiently entitled in the said Property as the owner thereof, and by virtue of Deed of Assignment of Development Rights Agreement dated 31<sup>st</sup> July, 2015, PRL Developers Private Limited are entitled to development rights in respect of the said Property.

E. Owner of the said Property: Piramal Enterprises Limited.

F. Qualifying comments/remarks: -

1. There is a remark of 'private forests' in the other rights column in respect of the said Property. However, vide Mutation Entry (ME) No. 1079 dated 23<sup>rd</sup> January, 2014, the remark of 'private forests' appearing in the other rights column was inter alia, pursuant to the Order dated 30<sup>th</sup> January, 2014, passed by the Hon'ble Supreme Court of India in Civil Appeal No. 1102 of 2014, deleted in respect of the properties bearing the survey nos. mentioned therein including the properties bearing survey nos. 86/1 and 86/2 of which the Larger Property forms part of. We note that the PRC records are dated 17<sup>th</sup> January, 2015, in respect of the deletion of the remark 'private forests' from the other rights column in pursuance of the letter dated 12<sup>th</sup> December, 2014 issued by Revenue and Forest Department and letter dated 22<sup>nd</sup> December, 2014 issued by the Collector, Mumbai. We have not been furnished with a copy of the (i) Order dated 2<sup>nd</sup> February, 2016 issued by the Collector, Mumbai Sub-urban and Order dated 11<sup>th</sup> April, 2016 issued by the Town Planning Authority in respect of deletion of the name of Hoechst on the list of other rights dated 14<sup>th</sup> March, 2016, issued by the District Officer and Order dated 20<sup>th</sup> April, 2016 issued by the Town Planning Authority the noting of land acquisition dated 20<sup>th</sup> July, 2016 was deleted.



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2. We have to further observe that the area of the said Property by and under the Deed of Conveyance dated 30<sup>th</sup> September, 1998, and the Deed of Conveyance dated 7<sup>th</sup> February, 2000 aggregates to 33,824.15 square meters. However, the area of the said Property as mentioned in the PRC, the Deed of Revocation of Power of Attorney dated 31<sup>st</sup> July, 2015, the Development Agreement dated 21<sup>st</sup> December, 2011, and the Power of Attorney both dated 31<sup>st</sup> July, in respect of CTS No. 491A/5 and 491A/6 aggregates to 33,882.2 square meters.
3. Orders passed under the Urban Land (Ceiling And Regulation) Act, 1976 as detailed in Annexure A hereto.
4. The mortgage as recorded in Annexure B hereto.
5. The First Sale Deed being the Deed of Conveyance dated 30<sup>th</sup> September, 1998 and the Second Sale Deed being the Deed of Conveyance dated 7<sup>th</sup> February, 2000 have been lost and misplaced.

The report reflecting the flow of the title of Piramal Enterprises Limited and PRL Developers Private Limited on the said Property is enclosed herewith as annexure.

Date: 21<sup>st</sup> day of September, 2021

Yours faithfully,  
*Kartik Vedant*  
Kartik Vedant  
Advocate  
2-11/9/2021

Encl : Annexures

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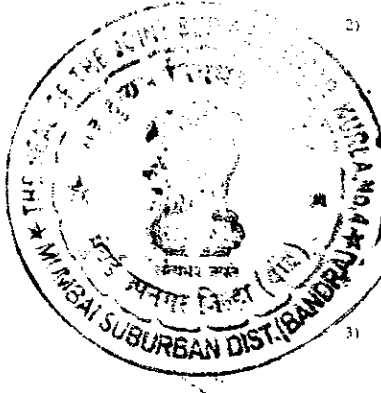
**Annexure 'A'**

**FLOW OF THE TITLE OF THE SAID PROPERTY**

**A. Property Card Extract**

We have been furnished with a copy of Property Card Extracts issued on 16<sup>th</sup> January, 2017, in respect of CTS Nos. 491/A/5 and 491/A/6. On perusal thereof, we note as under:

CTS No.	Area (in Square Meters)	Tenure	Name of Holder
491/A/5	32579.60	C	Nicholas Piramal India Limited (now known as PEL).
491/A/6	1302.60	C	Nicholas Piramal India Limited (now known as PEL).



2) There is a remark of 'private forests' in the other rights column in respect of the said Property. However, vide Mutation Entry (ME) No. 1079 dated 23<sup>rd</sup> January, 2015, the remark of 'private forests' appearing in the other rights column was *inter-alia*, pursuant to the Order dated 30<sup>th</sup> January, 2014 passed by the Hon'ble Supreme Court of India in Civil Appeal No. 1102 of 2014, deleted in respect of the properties bearing the survey nos. mentioned therein including the properties bearing survey nos. 88/1 and 88/2 of which the Larger Property forms part of. We note that the PRC records an entry dated 17<sup>th</sup> January, 2015 in respect of the deletion of the remark 'private forests' from the other rights column in pursuance of the letter dated 12<sup>th</sup> December, 2014 issued by Revenue and Forest Department and letter dated 22<sup>nd</sup> December, 2014 issued by the Collector, Mumbai. We have not been furnished with a copy of the (i) Order dated 2<sup>nd</sup> February, 2016 issued by the Collector, Mumbai Sub-urban and Order dated 11<sup>th</sup> April, 2016 issued by the Town Planning Authority in respect of deletion of the name of Hoechst on the PRC; or (ii) Order dated 14<sup>th</sup> March, 2016 issued by the District Officer and Order dated 11<sup>th</sup> April, 2016 issued by the Town Planning Authority the noting of land acquisition on 8<sup>th</sup> July, 2015 was deleted.

3) We have to further observe that the area of the said Property by and under the First Sale Deed and the Second Sale Deed aggregates to 33,824.15 square meters. However, the area of the said Property as mentioned in the PRC, the Deed of Revocation *defined hereunder*, the Development Agreement *defined hereunder*, the two Power of Attorney both dated 31<sup>st</sup> July, 2015 (referred to in para 25 and 26 hereunder) in respect of CTS Nos. 491/A/5 and 491/A/6 aggregates to 33,882.2 square meters.

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**B. Flow of Title:**

- It appears that by and under diverse sale deeds/conveyances, particulars of which are listed in the Annexure D hereunder written, one Hoechst Marion Roussel Limited became the owner of and/or seized and possessed of all that pieces and parcels of land admeasuring in aggregate 1,61,320 square meters or thereabouts together with the structures standing thereon situate lying and being at CTS Nos. 495(Part), 490, 490/1 to 490/4, 491, 491/1 to 491/17, 492, 496, 497, 498, 499, 500, 500/1 to 500/7, 501, 502, 503, 504, 505, 505/1 to 505/5, 506, 506/1, 506/2, 507, 512, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 529, 530(Part) and 531(Part) Village Nahur, Taluka and Registration Sub-District Kuria and District and Registration District Mumbai Suburban District ("the said Larger Property").
- By and under a Deed of Conveyance dated 30<sup>th</sup> September, 1998, and registered with the Office of the Sub-Registrar of Assurance at Bandra bearing Serial No. BDR-3-251<sup>st</sup> of 1998 ("the First Sale Deed") executed by Hoechst Marion Roussel Limited ("Hoechst"), therein referred to as the Transferor of the One Part and Nicholas Piramal India Limited ("NPIL"), therein referred to as the Transferee of the Other Part, Hoechst sold, transferred, conveyed, assigned and assured unto Nicholas Piramal India Limited *inter alia* all that pieces and parcels of land, ground, hereditaments and premises bearing CTS Nos. 525(Part) admeasuring 90.20 square meters, CTS No. 524(Part) admeasuring 147.38 square meters, CTS No. 526(Part) admeasuring 1365.25 square meters, CTS No. 504(Part) admeasuring 15397.12 square meters and admeasuring in the aggregate 17000 square meters and forming part of the Larger Property situate, lying and being at Village Nahur, Taluka Kuria in the Registration Sub-District Kuria and District Mumbai Suburban District ("First Property").
- By and under a Deed of Conveyance dated 7<sup>th</sup> February, 2000, and registered with the Office of the Sub-Registrar of Assurance at Bandra bearing Serial No. BBJ-1862 of 2000 ("the Second Sale Deed") executed by Hoechst Marion Roussel Limited ("Hoechst"), therein referred to as the Transferor of the One Part and Nicholas Piramal India Limited, therein referred to as the Transferee of the Other Part, Hoechst sold, transferred, conveyed, assigned and assured unto Piramal *inter alia* all that pieces and parcels of land, ground, hereditaments and premises bearing CTS No. 485(part) admeasuring 4820.81 square meters, CTS No. 500(Part) admeasuring 7852.34 square meters and CTS No. 504(Part) admeasuring 4151 square meters and admeasuring in the aggregate 16,824.15 square meters and forming part of the Larger Property situate, lying and being at Village Nahur, Taluka Kuria in the Registration Sub-District Kuria and District Mumbai Suburban District. ("Second Property").
- The First Property and the Second Property unless referred to individually shall hereinafter be collectively referred to as "the said Property".

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5. The name of Nicholas Piramal (India) Limited was changed to Piramal Healthcare Limited ("PHL") on 13<sup>th</sup> May, 2008, and a Fresh Certificate of Incorporation Consequent upon Change of Name came to be issued on 13<sup>th</sup> May, 2008. We have seen a copy of the aforesaid Fresh Certificate of Incorporation Consequent upon Change of Name dated 13<sup>th</sup> May, 2008, recording the change of name from Nicholas Piramal (India) Limited to Piramal Healthcare Limited.
6. Thereafter, the name of Piramal Healthcare Limited was changed to Piramal Enterprises Limited ("PEL") on 31<sup>st</sup> July, 2012, and a Fresh Certificate of Incorporation Consequent upon Change of Name came to be issued on 31<sup>st</sup> July, 2012. We have seen a copy of the aforesaid Fresh Certificate of Incorporation Consequent upon Change of Name dated 31<sup>st</sup> July, 2012, recording the change of name from Piramal Healthcare Limited to Piramal Enterprises Limited.
7. By an order dated 6<sup>th</sup> December, 2000 bearing no. C/Co/LND/amalgamation/sub div:SRK 0230, issued by the Collector, Mumbai Suburban, the Collector granted permission for amalgamation and sub-division of the said Property and new CTS No. 491 A/5 admeasuring 32579.6 square meters and new CTS No. 491 A/6 admeasuring 1302.6 square meters came to be issued in respect of the said Property. We have seen a copy of the aforesaid order bearing no. C/Co/LND/amalgamation/sub div:SRK 0230 dated 6<sup>th</sup> December, 2000, passed by the Collector, Mumbai Suburban.
8. By and under a Development Agreement dated 21<sup>st</sup> December, 2011 and duly registered with the Office of the Sub-Registrar of Assurances at Bandra bearing Serial No. KRL-1-13097 of 2011 ("the Development Agreement") executed between Piramal Healthcare Limited therein referred to as the Owner of the One Part and Topzone Technology Company LLP ("TMC LLP") therein referred to as the Developer of the One Part, PHL (now known as PEL) granted to TMC LLP development rights in respect of the said Property on the consideration and on the terms and conditions as set out therein.
9. By and under a Deed of Revocation of Power of Attorney dated 31<sup>st</sup> July, 2015 ("the Deed of Revocation") made between PEL, therein referred to as the Company and TMC LLP therein referred to as the Developer and registered with the Sub-Registrar of Assurances under Serial No. KRL-1-8171 of 2015, PEL revoked the Power of Attorney dated 21<sup>st</sup> December, 2011, executed in favour of TMC LLP.
10. By and under a Deed of Assignment of Development Rights Agreement dated 31<sup>st</sup> July, 2015 ("the said Assignment Agreement"), executed between TMC LLP therein referred to as the Assignor, Piramal Enterprises Limited, therein referred to as the Company and PRL Developers Private Limited ("PRL"), therein referred to as the Assignee, and registered with the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-1-8172-2015, TMC LLP transferred and assigned in favour of PRL, the development

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rights in the said Property obtained by it under the Development Agreement and PEL confirmed unto and in favour of PRL, the development rights in the said Property on the terms and conditions contained therein. Further, PEL has released and relinquished all its rights, title and interest in respect of an area admeasuring 75,000 square feet (built up) and 50 car parks proposed to be constructed on the said Property being the Owners Premises under the Development Agreement, absolutely and irrevocably in favour of PRL.

11. By and under the Power of Attorney dated 31<sup>st</sup> July, 2015, executed by TMC LLP and registered with the Office of the Sub Registrar of Assurances at Bandra under Serial No. KRL-1-8173-2015, TMC LLP granted to PRL, powers and authority to obtain the approvals and also to undertake the development of the said Property in the manner provided under the said Assignment Agreement.
12. By and under the Power of Attorney dated 31<sup>st</sup> July, 2015, executed by PEL and registered with the Office of the Sub Registrar of Assurances at Bandra under Serial No. KRL-1-8174-2015, PEL granted to PRL, powers and authority to obtain the approvals and also to undertake the development of the said Property in the manner provided under the said Assignment Agreement.

**C. Other relevant details in respect of the said Property:**

13. Change in name of Hoechst

The name of Hoechst India Limited was changed to Hoechst Marion Roussel India Limited on 1<sup>st</sup> January, 1996 and a Fresh Certificate of Incorporation Consequent upon Change of Name came to be issued on 1<sup>st</sup> January, 1996. We have seen a copy of the aforesaid Fresh Certificate of Incorporation Consequent upon Change of Name dated 1<sup>st</sup> January, 1996 recording the change of name from Hoechst India Limited to Hoechst Marion Roussel India Limited.

14. Labour NOC

It appears that originally there was a factory of PEL on the said Property which was shifted to Himachal Pradesh in 2008 and the factory on the said Property was shut. By a letter dated 16<sup>th</sup> March, 2012 issued by the Industries, Energy & Labour Department addressed to the Labour Commissioner, the Industries, Energy & Labour Department granted NOC to PHL (now known as PEL) for the development/ sale of any a portion of the said Property admeasuring 32,579.6 square meters on the terms and conditions as set out therein.

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Thereafter by a letter dated 29th June, 2012, addressed by the Labour Commissioner to the Commissioner, Brihanmumbai Municipal Corporation ("BMC"), the Labour Commissioner has granted NOC for the development/sale of only a portion of the said Property of PHL (now known as PEL) admeasuring 31,579.6 square meters and on the terms and conditions as set out herein. The aforesaid letter dated 29th June 2012 makes reference to a letter bearing No. Kra.Ka.Aa/ Na.h.Pra/Pra.Kra.116/2011; Karyasan-7 dated 22<sup>nd</sup> September, 2011, issued by the Labour Commissioner, however we have not seen a copy of the same.

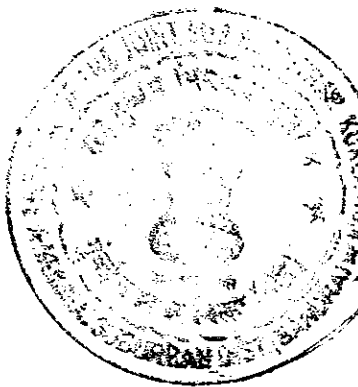
15 Orders passed under the Urban Land (Ceiling And Regulation) Act, 1976:

It appears that certain orders have been passed under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") in respect of the Larger Land. The Company has confirmed that all necessary permissions/ approvals have been obtained by the Company under the ULC Act for development of the said Property and that the development on the said Property is being carried on in compliance with such permissions/ approvals.

Further, the Company has also confirmed that necessary permissions/ approvals have been obtained from appropriate authorities for sale of the said Property in favour of PHL.

16 Maharashtra Private Forest Act:

On perusal of the Property Register Cards ("PRC") in respect of the said Property bearing CTS Nos. 491A/5 & 491A/6, we have to observe that on 25<sup>th</sup> May, 2006, and in accordance with the Circular bearing No. Kra.F.L.D. 100.C.R.243/F-3 dated 16<sup>th</sup> December, 2004, and S-30/2004 Pra.Kra.200/L-6 dated 14<sup>th</sup> July, 2005, issued by the Maharashtra State, Revenue & Forest Department under the provisions of the Maharashtra Private Forests (Acquisition) Act, 1975 ("Private Forests Act") note of private forests was recorded in the other rights column in respect of the said Property. We have not seen the aforesaid Circular bearing No. Kra.F.L.D. 100.C.R.243/F-3 dated 16<sup>th</sup> December, 2004, and S-30/2004 Pra.Kra.200/L-6 dated 14<sup>th</sup> July, 2005 issued by the Maharashtra State, Revenue & Forest Department. However, vide Mutation Entry (ME) No. 1079 dated 23<sup>rd</sup> January, 2015, the remark of 'private forests' appearing in the other rights column was *inter-alia*, pursuant to the Order dated 30th January, 2014 passed by the Hon'ble Supreme Court of India in Civil Appeal No. 1102 of 2014, deleted in respect of the properties bearing the survey nos. mentioned therein including the properties bearing survey nos. 88-1 and 88-2 of which the Larger Property forms part of. We have been furnished with a copy of the PRC in respect of CTS No. 491A/5 dated 23<sup>rd</sup> September, 2015, and CTS No. 491A/6 dated 27<sup>th</sup> February, 2015 (application date), reflecting the deletion of the remark 'private forests' appearing in the other rights column in pursuance



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of letters dated 12<sup>th</sup> December, 2014, issued by the Revenue and Forest Department and Letter dated 22<sup>nd</sup> December, 2014, issued by the Collector, Mumbai.

17. Right of Way:

By and under the First Sale Deed, Hoechst granted a right of way in favour of NPIL (now known as PEL) over a strip of land of at least 12 meters in width the site and course of which strip of land was shown on the plan annexed thereto for the purpose of ingress to and egress from the proposed public road (D.P. Road) to be built on the north side of the First Property from and to the First Property thereby conveyed transferred and assured ("the First Right of Way").

By and under the Second Sale Deed, Hoechst granted a right of way in favour of NPIL (now known as PEL) over a strip of land of at least 12 meters in width the site and course of which strip of land was shown on the plan annexed thereto for the purpose of ingress to and egress from the proposed public road (D.P. Road) to be built on the north side of the Second Property from and to the Second Property thereby conveyed transferred and assured ("the Second Right of Way"), however we have not seen a copy of the plan in respect thereto.

By and under a Deed of Right of Way dated 25<sup>th</sup> February, 2016 and registered with the Office of the Sub-Registrar of Assurance bearing Serial No. KRL-4-3319 of 2016 executed by Nirma Lifestyle Limited and Piramal Enterprises Limited, in consideration of PEL agreeing to surrender the First Right of Way, Nirma Lifestyle Limited granted unto PEL a right of way over and upon land bearing CTS nos. 491A, 491A/1A, 491A/1B, 491A/2A, 491A/3, 491A/4 and 491A/7 and admeasuring 115277.27 square metres or thereabouts in the aggregate, situate lying and being at Village Nahur, Taluka Kuria in the Registration Sub-District Kuria and District Mumbai Suburban District, being at least 12 metre in width starting from D.P. Road on the North side and widening into a 18.30 metres in width near the entrance to the Research Centre Property as delineated on the plan annexed thereto, on the terms and conditions contained therein. The aforesaid Deed of Right of Way further records that, Nirma continued to grant and provide the Second Right of Way in favour PEL which PEL was already using, as recorded in the Second Sale Deed.

18. DP Plans, Remarks and CTS Plans:

On perusal of a copy of the Sanctioned Revised Development Plan Remarks dated 22<sup>nd</sup> April, 2014 in respect of the said Property, we have to observe as under:

- (a) The said Property falls under the General Industrial Zone (I2);
- (b) The said Property is affected by D.P. Road (36.60 M) & its junction with D.P. Road (45.70 M);

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- (c) The said Property abuts/affected by Pipeline and hence, specific remarks from the competent authority are required to be obtained separately before any development on the said Property; and
- (d) The said Property is affected by/abuts the 'Forest' land and hence specific remarks from the Dy. Conservator of Forest land, Sanjay Gandhi National Park, Borivli are required to be obtained.

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We have not been furnished with the latest DP Remarks and DP Plans in respect of the said Property.

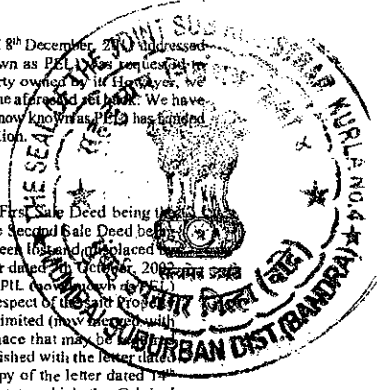
19. Reservations affecting the said Property:

The Second Sale Deed mentions that out of the Second Property an area of 352.87 square meters adjacent to the Pipe-line on D.P. Road is the set-back area earmarked for acquisition by the Brihan Mumbai Municipal Corporation ("BMC") and the same will be handed over by NPIL (now known as PEL) when called upon by the BMC and NPIL (now known as PEL) will be entitled to the compensation/benefit accruing out of such surrender of land to the BMC.

By and under a letter bearing No. EHS/2623/C-XI dated 8<sup>th</sup> December, 2002 addressed by BMC to PHL (now known as PEL), PHL (now known as PEL) has requested to hand-over the road setback area affecting the said Property owned by it. However, we are not aware of the area of the said Property affected by the aforesaid set-back. We have not been furnished with any documents indicating that PHL (now known as PEL) has handed over the road setback area to Bombay Municipal Corporation.

20. Original Documents:

We have been informed by PRL that the original of the First Sale Deed being the Deed of Conveyance dated 30th September, 1998 and the Second Sale Deed being the Deed of Conveyance dated 7th February, 2000 have been lodged and placed with ICICI Bank Limited ("ICICI Bank") who, by their letter dated 26th March, 2002 referred to the letter dated 26th March, 2002 addressed by NPIL (now known as PEL) and state that they are unable to locate the documents in respect of the said Property supposed to have been delivered to the erstwhile ICICI Limited (now merged with ICICI Bank) and gave their assurance to give any assistance that may be required for obtaining duplicate title deeds. We have not been furnished with the letter dated 26<sup>th</sup> March, 2002 referred to therein. We have seen a copy of the letter dated 1<sup>st</sup> August, 2000 addressed by Shri M. M. Singhi pursuant to which the Original documents of title in respect of the said Property being the First Sale Deed and the



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Second Sale Deed were deposited with ICICI Limited (now merged with ICICI Bank). We have further been informed by PRL that ICICI Bank has released and discharged all charges that it has on the said Property and the original documents of title in respect of the said Property have not been deposited with any other person or party whatsoever with an intention to create a mortgage thereon or otherwise.

21. We have not conducted inspection of the original of documents of title in respect of the said Property. However, we have been furnished with a copy of the Letter dated 5<sup>th</sup> June, 2017, bearing reference no. 2015/ITSL/OPR/2017-18 issued by the IDBI Trusteeship Services Limited recording that the original of the following documents of title in respect of the said Property have been deposited with them in terms of the Mortgage dated 17<sup>th</sup> May, 2017:

- a) Deed of Assignment of Development Rights Agreement dated 31<sup>st</sup> July, 2015 executed between TMC LLP, PEL and PRL and registered with the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-1-8172-2015 alongwith Index II thereof and
- b) Power of Attorney dated 31<sup>st</sup> July, 2015, executed by PEL and registered with the Office of the Sub Registrar of Assurances at Bandra under Serial No. KRL-1-8174-2015, in favour of PRL.

22. Property tax bill

We have been furnished with a copy the property tax bill dated 23<sup>rd</sup> April, 2016 issued by the Brihanmumbai Municipal Corporation for the period 1<sup>st</sup> April, 2016 to 31<sup>st</sup> March, 2017 and observe that the same is issued in the name of NPIL (now known as PEL). We have not been furnished with the latest property tax bills and / or receipts.

D. Search conducted at the office of Sub-Registrar of Assurances:

23. We had caused searches to be taken for the said Property in the Sub-Registrar's Office at Mumbai, Bandra & Kurla Division for the period from 1955 to 2014 (60 years) and in pursuance whereof we had obtained a Search Report dated 9<sup>th</sup> January, 2015, issued by Mr. ES Gaokar. On perusal of the aforesaid Search Report, we note that there are certain documents creating mortgage/charge on inter alia the said Property. However, we have been informed by the representatives of PRL that save and except the charge created in favour of IDBI Trusteeship Services Limited none of the mortgages and/or charges in respect of the said Property are outstanding. Further we have been furnished with the No dues Certificate dated 9<sup>th</sup> June, 2005 and the Form 17 dated 5<sup>th</sup> July, 2005, filed with the Registrar of Companies recording the satisfaction of the charges created under the Indenture of Mortgage dated 27<sup>th</sup> April, 2002 and which was modified on 30<sup>th</sup> January,

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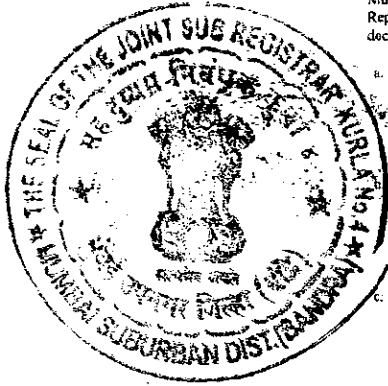
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2003 by Amending Agreement. Further, we have also been furnished with the Form 17 dated 24<sup>th</sup> May, 2006 filed by the Company recording the satisfaction of the charge created on 28<sup>th</sup> March, 2003, in favour of IL & Trust Company Limited securing the amount of Rs.85 Crores. We have also seen the letter dated 24<sup>th</sup> May, 2006, issued by IL&FS Trust Company giving their no objection to the Company for filing requisite forms with the ROC for release of charge. However, save and except as aforesaid, we have not seen any other no dues certificates/ documents evidencing the satisfaction of the amounts/release of charge and/or mortgage mentioned therein.

24. We have caused further searches to be taken in the Office of the Sub-Registrar of Assurances at Mumbai for the period from 2014 to 2015 and in pursuance whereof we have obtained a Search Report dated 28<sup>th</sup> September, 2015, issued by Mr. E. S. Gaokar, Search Clerk and note that the record of Register of Index II has not been updated and hence no documents have been found to be registered in respect of the said Property.
25. We have caused further searches to be taken in the Office of Sub-Registrar of Assurances at Mumbai for the period from 2015-2021 and in pursuance whereof we have obtained a Search Report dated 16<sup>th</sup> September 2021, issued by Vishwas J. Daware. Save and except for the documents recorded hereinabove, we note that the following are the documents are reflected:



- a. Mortgage Deed dated 6<sup>th</sup> July, 2015, duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/6551 of 2015 executed between Nirmal Lifestyle Limited of the One Part and IDBI Trusteeship Services Limited of the Other Part. We have been informed that this document has not been executed in respect of the said Property.
- b. Affidavit dated 12<sup>th</sup> October, 2015, duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/9530 of 2015 executed by Hoechst Marian Russell Limited in favour of Municipal Corporation of Greater Mumbai, Commissioner. We have been informed that this document has not been executed in respect of the said Property.
- c. Mortgage Deed dated 27<sup>th</sup> May, 2016, duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/5579 of 2016 executed between Piramal Enterprises Limited and PRL Developers Private Limited of One Part and IDBs Trusteeship Services Limited of the Other Part. We have been informed that this document has not been executed in respect of the said Property.
- d. Deed of Reconveyance dated 25<sup>th</sup> July, 2016, duly registered with Sub-registrar of Assurances bearing Registration No. KRL-2/7541 of 2016 executed between Piramal Enterprises Limited and IL & FS Trust Company Limited. We have been informed that this document has not been executed in respect of the said Property.

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- e. Deed of Reconveyance dated 13<sup>th</sup> October, 2016, duly registered with Sub-registrar of Assurances bearing Registration No. KRL-3/8327 of 2016 executed by Piramal Enterprises Limited and BNP Paribas Singapore. We have been informed that this document has not been executed in respect of the said Property.
- f. Affidavit dated 29<sup>th</sup> September 2016 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/10063/2016 executed by PPL Developers Private Limited. We have been informed that this document has not been executed in respect of the said Property.
- g. Indemnity Bond dated 29<sup>th</sup> September 2016 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/10064/2016 executed by PPL Developers Private Limited. We have been informed that this document has not been executed in respect of the said Property.
- h. Deed of Rectification dated 4<sup>th</sup> October 2016 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/10237/2016 executed by PRL Developers Private Limited. We have been informed that this document has not been executed in respect of the said Property.
- i. Indemnity Bond dated 4<sup>th</sup> October 2016 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/10238/2016 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- j. Affidavit dated 13<sup>th</sup> December 2016 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/12166/2016 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- k. Affidavit dated 28<sup>th</sup> December 2016 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/12165/2016 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- l. Affidavit dated 28<sup>th</sup> December 2016 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-3/10178/2016 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of

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ADVOCATE

development of the said Property and does not affect the right, title and/or interest of PRL Developers.

- m. Deed of Reconveyance dated 8th February 2017 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-5/1326/2017, executed by Pirmal Enterprises Limited and City Bank N A with respect to Mortgage Document No. BDR-7/5820/2004. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- n. Deed of Reconveyance dated 17th May 2017 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-5/5619/2017, executed by Pirmal Enterprises Limited and PRL Developers Private Limited. We have been informed that this document has not been executed in respect of the said Property.
- o. Mortgage Deed dated 27th October 2017 duly registered with the Sub-registrar of Assurances bearing Registration No. KRL-4/1151/2017 executed by Nirmal Lifestyle Limited of one Part and M/s IDBI Trusteeship Services Limited of other Part. We have been informed that this document has not been executed in respect of the said Property.
- p. Affidavit dated 26th October 2017 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-3/9305/2017 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- q. Deed of Rectification dated 8th November 2017 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/11520/2017 executed by Nirmal Lifestyle Limited of one Part and IDBI Trusteeship Services Limited of other Part. We have been informed that this document has not been executed in respect of the said Property.
- r. Mortgage Deed dated 27th October 2017 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/11521/2017 executed by Nirmal Lifestyle Limited of one Part and IDBI Trusteeship Services Limited of other Part. We have been informed that this document has not been executed in respect of the said Property.
- s. Affidavit dated 18th June 2018 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-3/7132/2018 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.

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1. Mortgage Deed dated 18th September 2019 duly registered with Sub-registrar of Assurances bearing Registration No. KRL- 4/12341/2019 executed by Nirmal Lifestyle Limited of one Part and M/s Shreye Equipment Finance Limited of other Part. We have been informed that this document has not been executed in respect of the said Property.
- u. Agreement dated 30th September 2019 duly registered with Sub-registrar of Assurances bearing Registration No. KRL- 4/12500/2019 executed by Nirmal Lifestyle Limited of one Part and Shreye Equipment Finance Limited of other Part. We have been informed that this document has not been executed in respect of the said Property.
- v. Affidavit dated 4th October 2019 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-3/12843/2019 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- w. Agreement dated 11th October 2019 duly registered with Sub-registrar of Assurances bearing Registration No. KRL- 3/13150/2019 executed by Pirmal Enterprises Limited, PRL Developers Private Limited and Nirmal Lifestyle Limited. We have been informed that this document has not been executed in respect of the said Property.
- x. Indemnity Bond dated 18th February 2021 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/3576/2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- y. Indemnity Bond dated 10th March 2021 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/5060/2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- z. Indemnity Bond dated 10th March 2021 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/5061/2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.
- aa. Indemnity Bond dated 10th March 2021 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/5078/2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.

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respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.

bb. Indemnity Bond dated 23rd March 2021 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-4/6143/2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.

cc. Affidavit dated 11th August 2021 duly registered with Sub-registrar of Assurances bearing Registration No. KRL-1/12437/2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and does not affect the right, title and/or interest of PRL Developers.

**E. Searches conducted on the online portal of the Ministry of Corporate Affairs:**

26. We have caused searches to be conducted on the online portal of the Ministry of Corporate Affairs in respect of the charges created by the Company and have been furnished with an Online Search Report dated 24<sup>th</sup> July, 2017 and Search Report dated 5<sup>th</sup> September 2021, issued by Ms. Jinal Dawda, Company Secretary in respect thereof. On perusal of the aforesaid Online Search Report, we note that save and except the mortgage created in favour of IDBI Trusteeship Services Limited, no other mortgage has been created on the said Property.



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**Annexure 'B'**

**Details of Encumbrances**

By and under a Deed of Mortgage cum Charge dated 17<sup>th</sup> May, 2017 made by and between PRL Developers Private Limited, therein referred to as the Mortgagor/ Borrower and IDBI Trusteeship Services Private Limited, therein referred to as the Security Trustee and registered with the office of the Sub-Registrar of Assurances under Serial No.KRL-5-5620 of 2017, the PRL Developers Private Limited mortgaged in favour of the Security Trustee therein, inter-alia the said Property to secure the amounts on the terms and condition contained therein.

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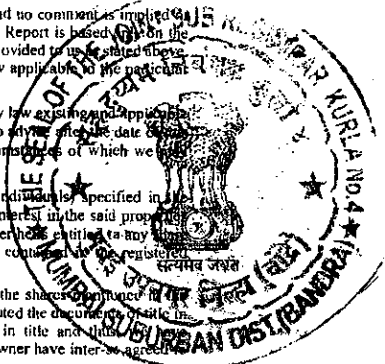




**Annexure 'C'**  
*Assumptions*

1. This Legal Title Report ("Report") is for the limited purpose of expressing our opinion on the matters mentioned herein and is issued under the instructions of PRL Development Limited ("PRL").
2. This Report is based on the information given to us pursuant to the documents and statements submitted, furnished and produced before us from time to time during the course of our due diligence.
3. While conducting our due diligence exercise, we have examined the genuineness of the signatures, the authenticity and completeness of all documents submitted to us and the conformity with the originals of all documents supplied as copies. In addition, we have assumed and have not verified the accuracy as to factual matters of each agreement we have reviewed.
4. This Report is confined and limited in the state of affairs as on the date hereof. We are not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
5. We are unable to verify whether the parties to any agreements reviewed had the authority to enter into such agreements or whether the agents acting for such parties had the power of attorney in so far as where the documents have been executed as attorneys.
6. This Report is limited to the matters expressly set forth herein and no comment or implied opinion may be inferred beyond the matters expressly stated herein. This Report is based on the documents made available for our examination and information provided to us as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts herein contained only as on the date hereof.
7. We express no opinion as to the consequence or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advise after the date of Report of any changes in the foregoing or any changes of circumstances of which we become aware that may affect our observations contained herein.
8. We presume that the vendors of the said Property (in case of individuals specified in the documents of title are the only legal heirs having right title and interest in the said property) and we have not independently verified whether there are any other heirs entitled to any share in the same. We have further presumed that all the statements contained in the registered documents of title are correct.
9. In certain cases, shares of legal heirs have not devolved as per the shares mentioned in the revenue records, however, all such legal heirs/relatives have executed the documents of title in favour of the owners mentioned therein or their predecessors in title and this has been presumed that such legal heirs and/or relatives of the deceased owner have inter-alia agreed to such devolution.

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10. For the purpose of this Report, we have presumed that the legal heirs who have signed in capacity as confirming parties in the documents of title have confirmed the transfer of the property as also the shares of the transferor from the remaining parties in favour of the owners therein or its predecessors-in-title.
11. We have solely relied upon mutation entries in respect of family settlements and/or calculation of shares of co-owners in respect of the said Property and have not verified any other documentary proofs in respect of the same. We presume that all such persons have consented to the transfer of property in terms of the family settlement and/or the shares by which the said lands have been conveyed.
12. For the purpose of this Report, if any registered conveyance has been executed, we have perused the receipt clauses specified therein, and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.
13. For the purpose of this Report, we have not independently verified the powers of attorney or the authority under which the individuals have signed the deeds of conveyance/ document of title as Constituted Attorney.
14. We have relied solely on the registered documents of title furnished to us in cases where there is any inconsistency between the search reports and other unregistered documents furnished to us from time to time during the course of our due diligence exercise.
15. We have presumed that the predecessors in title to the present owners were in compliance with the Maharashtra Agricultural Lands (Ceilings on Holdings) Act, 1961.
16. We presume that all necessary permissions under the Maharashtra Tenancy and Agricultural Lands Act, 1948, and other applicable acts were obtained by present owners and its predecessors in title at the time of acquisition of the said Property.
17. We assume that technical diligence in respect of the said Property as regards the requisite development and building permissions, development impediments, physical surveys, reservations, compliance of the conditions mentioned in all orders and/or letters issued in respect of the said Property under the applicable acts has been duly completed. We have not seen the DP Remarks/ DP plan in respect of the said Property.
18. We presume that with respect to the said Property or any part thereof or Access Road, there are no pending land acquisition proceedings; No notices including any notice for acquisition, requisition or set back by the Government, Central or State or by the MCGM or any other local, or public body or authority in respect of the Property and/or the Access Road have been issued to, served upon or received by Nirmal/Sanofi or their agents or any person on their behalf; the present title holders of the said Property and/or their predecessors in title are residents in India; his motorable road access from a public road, is not affected by any reservations; there are no religious structures; does not fall within 100 meter of any heritage building; does not fall under

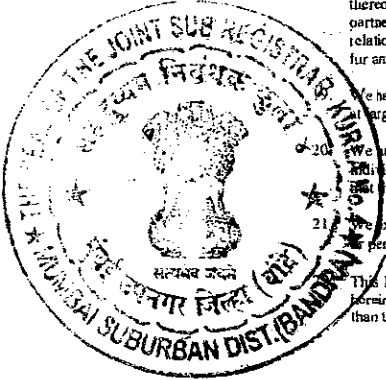
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etc sensitive zone; is free from encroachments; does not fall under / is not affected by forest/ private forest; there are no wells, which are accessible to the public at large; it was a gaathan land; does not fall within the Coastal Regulation Zone; was not held by Adivasi/Tribal at any point in time; was not reserved for gurcharan/grazing; is not subject to any easementary rights and/or right of way; does not fall under the category of a Prohibited Area or a Regulated Area as defined and prescribed under the Ancient Monument and Archaeological Site and Remains (Amendment and Validation) Act, 2010; the Memorandum of Association and Articles of Association of PRL do not prevent the sale/lease/mortgage of the said Property; is not a salt pan land; there are no electricity sub-stations, high tension wires, underground pipes etc. running over/ through it, there have been no adverse/ prohibitory orders passed under any suits/proceedings including any orders restraining development and/or mortgage and/or any transfer of the said Property or any part thereof or in any manner whatsoever; there is no attachment or prohibitory order for any statutory dues including property taxes, land revenue tax, income tax, excise duty and sales tax liabilities by which the title holders are restrained or prohibited from transferring their right, title and interest in the said Property or any part thereof and that the same is free from all encumbrances, charges, claims and demands; all taxes, levies and government dues have been paid till date; there are no pending Income tax/ Excise or custom proceedings or any interim orders passed therein affecting the said Property or any part thereof; there are no contingent liabilities in the accounts of PRL; has not been contributed to a partnership firm. is not affected by wet lands, mangroves; no orders and/or proceedings in relation to the Urban Lands (Ceilings and Regulation) Act, 1976; is not affected by reservation for any defense areas.



We have not issued any public notice in any newspapers inviting claims / objection from public in relation to the said Property.

We have not seen the TILR plan / sanctioned plans with respect to the said Property nor any individual plan of each CTS number forming part of the said Property. Further, we presume that the said Property is contiguous.

We expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this Report.

This Report is for the limited purpose of expressing our opinion on the matters mentioned herein and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.

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**Annexure 'D'**

*(List of Conveyances in respect of the Larger Property)*

1. Conveyance Deed dated 11<sup>th</sup> September, 1956, in respect of land admeasuring 34,905 square yards executed in favour of Hoechst Fedca Pharma Private Limited by Bhaidas Dharsibhai Bhata.
2. Order dated 9<sup>th</sup> March, 1960, issued by Additional Collector, Bombay allotting Tank land admeasuring 28,314 square yards to Hoechst Pharmaceuticals Limited and Agreement in form HH-1.
3. Consent Decree dated 28<sup>th</sup> February, 1961, operating as a Conveyance Deed in respect of 55,238 square yards from Syed Abdul Hamid Kadri to Hoechst Pharmaceuticals Limited.
4. Conveyance Deed dated 11<sup>th</sup> September, 1964, in respect of land admeasuring 10,217 square yards executed in favour of Hoechst Pharmaceutical Limited.
5. Conveyance Deed dated 21<sup>st</sup> December, 1962, in respect of land admeasuring 4,223 square yards executed in favour of Hoechst Pharmaceutical Limited by Ignatius Juhin Deruz.
6. Conveyance Deed dated 30<sup>th</sup> July, 1964, executed in favour of Hoechst Pharmaceutical Limited by Raghnath Hasu Raut in respect of land admeasuring 7433 square yards.
7. Conveyance Deed dated 22<sup>nd</sup> December, 1965, in respect of land admeasuring 3154 square yards executed in favour of Hoechst Pharmaceutical Limited by Udai Pal Singh.
8. Conveyance Deed dated 27<sup>th</sup> June, 1966, in respect of land admeasuring 8671 square yards executed in favour of Hoechst Pharmaceutical Limited by Ratnasey Kersondas.
9. Conveyance Deed dated 3<sup>rd</sup> July, 1968, in respect of land admeasuring 1798 square yards executed in favour of Hoechst Pharmaceutical Limited by Mrs. Pushpa Rani Singh.
10. Conveyance Deed dated 7<sup>th</sup> July, 1971, in respect of land admeasuring 1509 square yards executed in favour of Hoechst Pharmaceutical Limited by A.K. Singh.
11. Conveyance Deed dated 7<sup>th</sup> July, 1971, executed in favour of Hoechst Pharmaceutical Limited by A.K. Singh in respect of land admeasuring 1608 square Yards.
12. Conveyance Deed dated 16<sup>th</sup> January, 1975, in respect of land admeasuring 16,700 square yards executed in favour of Hoechst Pharmaceutical Limited by the Official

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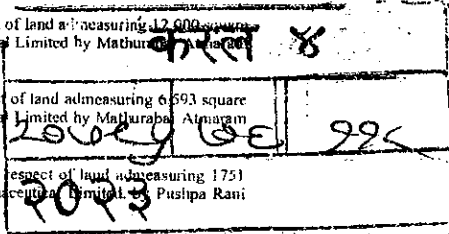
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Assignee of Bombay.

13. Conveyance Deed dated 13<sup>th</sup> May, 1981, in respect of land admeasuring 17,000 square yards executed in favour of Hoechst Pharmaceutical Limited by Mathurabai Almagam Patil.
14. Conveyance Deed dated 13<sup>th</sup> May, 1981, in respect of land admeasuring 6,593 square yards executed in favour of Hoechst Pharmaceutical Limited by Mathurabai Almagam Patil.
15. Conveyance Deed dated 16<sup>th</sup> December, 1983, in respect of land admeasuring 1751 square yards executed in favour of Hoechst Pharmaceutical Limited by Pushpa Rani Singh and Ashok Kumar Singh.
16. Conveyance Deed dated 16<sup>th</sup> December, 1983, in respect of land admeasuring 3697 square yards executed in favour of Hoechst Pharmaceutical Limited by Prithvi Raj Singh and A.K. Singh.
17. Conveyance Deed dated 8<sup>th</sup> November, 1985, in respect of land admeasuring 1381 square yards executed in favour of Hoechst Pharmaceutical Limited by Miss Meenam Singh.
18. Conveyance Deed dated 8<sup>th</sup> November, 1985, in respect of land admeasuring 2,380 square yards executed in favour of Hoechst Pharmaceutical Limited by Pushpa Rani Singh and A. K. Singh.
19. Conveyance Deed dated 8<sup>th</sup> November, 1985, in respect of land admeasuring 1742 square yards executed in favour of Hoechst Pharmaceutical Limited by A. K. Singh.
20. Conveyance Deed dated 16<sup>th</sup> December, 1983, in respect of land admeasuring 877 square yards executed in favour of Hoechst Pharmaceutical Limited by Pushpa Rani Singh.
21. Conveyance Deed dated 26<sup>th</sup> December, 1964, of land admeasuring 1,000 square yards being land purchased from Mr. Prithvi Raj Singh.
22. Conveyance Deed dated 30<sup>th</sup> April, 1965, of land admeasuring 19,000 square yards being land purchased from Mr. Prithvi Raj Singh (by direction of Swarabai and others).
23. Conveyance Deed dated 21<sup>st</sup> September, 1971, of land admeasuring 8,821.16 square meters being land purchased from Mr. Alex Simon Remedios and Another.



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To,  
**PRL Developers Private Limited**  
Piramal Tower, 8<sup>th</sup> Floor,  
Ganpatrao Kadam Marg,  
Lower Parel,  
Mumbai 400013

*Kind Attn: Mr. Anshul Bansal*

**LEGAL TITLE REPORT**

Sub: Legal title report in respect of all that piece and parcel of land or ground bearing CTS Nos. 491A (part) and 491 A/4 (part) admeasuring 13,008 square meters situated, lying and being at Village Nahur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban ("said Property").

A. On the instructions of our client PRL Developers Private Limited, a company existing under the Companies Act, 2013, bearing CIN No. U45400MH2011PTC216545 and having its registered address at Piramal Tower, 8<sup>th</sup> Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013, we have investigated the title of the said Property: -

1) Description of the said Property:

All that piece and parcel of land or ground bearing CTS Nos. 491A (part) and 491 A/4 (part) admeasuring 13,008 square meters situated, lying and being at Village Nahur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban.

2) The documents of allurement of said Property:

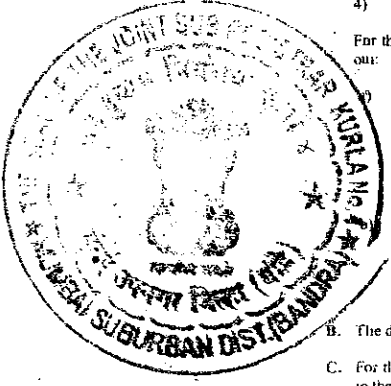
- a) Memorandum of Understanding dated 31<sup>st</sup> March, 2000.
- b) Development Agreement dated 23<sup>rd</sup> February 2001 and registered with the Office of Sub-Registrar of Assurances under Serial No. 2851 of 2001.
- c) Unregistered Power of Attorney dated February, 2001.
- d) Development Agreement dated 25<sup>th</sup> August, 2002, and registered with the Office of Sub-Registrar of Assurances at Kurla under Serial No. BDR-7-7940 of 2002.
- e) Supplemental Agreement dated 16<sup>th</sup> March, 2004.
- f) Development Agreement dated 31<sup>st</sup> March, 2004, and registered with the Office of Sub-Registrar of Assurances under Serial No. BDR-7-10121 of 2004.
- g) Power of Attorney dated 20<sup>th</sup> September, 2004, and registered with the Office of Sub-Registrar of Assurances under Serial No. BDR-7-135 of 2004.

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- h) Letter dated 19<sup>th</sup> April, 2004, addressed by Aventis Phanna Limited.
  - i) Notarized Power of Attorney dated 20<sup>th</sup> September, 2004.
  - j) Certificate of Incorporation dated 11<sup>th</sup> May, 2012.
  - k) Deed of Conveyance dated 18<sup>th</sup> April, 2018, and registered with the Office of Sub-Registrar of Assurances under Serial No. 9319 of 2018.
  - 3) Property Card:
    - a) CTS No. 491/A dated 9<sup>th</sup> July, 2019, intally admeasures 90,381.3 square meters out of which admeasuring 89,824.57 square meters stands in the name of Hoechst India Limited and area admeasuring 356.73 square meters stands in the name of Government of Maharashtra
    - b) CTS No. 491/A/4 dated 9<sup>th</sup> July, 2019, totally admeasures 11,723.3 square meters and stands in the name of Hoechst India Limited 10% RG.
  - 4) Search Reports:



For the issuance of this Legal Title Report, we have caused the following searches to be carried out:

Searches carried out in the office of Sub-Registrar of Assurances:

We have caused searches to be carried out in the office of Sub-Registrar of Assurances in respect of the Property and in pursuance thereof, we have been furnished a search report dated 13<sup>th</sup> February 2017 and 26<sup>th</sup> June 2018 issued by Mr. Ekmath Gaokar and Search Report dated 16<sup>th</sup> September 2021 issued by Vishwas J. Daware.

Searches carried out in the office of the Registrar of Companies:

We have carried out searches on the online portal of Ministry of Corporate Affairs for PRL Developers Private Limited and have been provided us with a Search Report dated 5<sup>th</sup> September 2021 issued by Ms. Jinal Dawda, Company Secretary.

- B. The details of encumbrances affecting the said Property are set out in the Annexure 'B'.
- C. For the purposes of this Legal Title Report, we have made certain Assumptions which are set out to the Annexure 'C' hereunder written.
- D. On perusal of the above-mentioned documents and all other relevant documents relating to title of the Property as recorded in Annexure A and B hereto and in subject thereof, we are of the opinion that PRL Developers Private Limited is well and sufficiently entitled to all that piece and parcel of land of ground bearing CTS Nos. 491A (part) and 491 A/4 (part) admeasuring 13,008 square meters

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situated, lying and being at Village Nabur, Taluka and Registration Sub-District Kuria and District and Registration District Mumbai Suburban as the owners thereof.

- E. Owner of the said Land: PRL Developers Private Limited.
- F. Qualifying comments/remarks:-

- 1) The name of the Government of Maharashtra being reflected as holder of 556.73 square metres on the Property Register Card of CTS No. 491A since CTS Nos. 485 (part) admeasuring 157.50 square metres and 399.23 square metres aggregating to 556.73 square metres held by Hirji K. Vafim were found to be in excess of the ceiling limit and the same stood vested in the Maharashtra State Government.
- 2) The mortgages as recorded in Annexure B hereto.

The report reflecting the flow of the title of PRL Developers Private Limited on the said Property is enclosed herewith as Annexure 'A' and the details of encumbrances is recorded in Annexure 'B' hereto

Date: 21<sup>st</sup> day of September, 2021

Yours faithfully,  
*Kartik Vedant*  
Kartik Vedant  
Advocate

Encl : Annexures



Annexure - 'A'

**FLOW OF THE TITLE OF THE PROPERTY**

**A. Property Card Extract:**

1) We have been furnished with copies of Property Card Extracts in respect of CTS Nos. 491/A and 491/A/4 dated 11<sup>th</sup> February, 2019. On perusal thereof, we note as under:

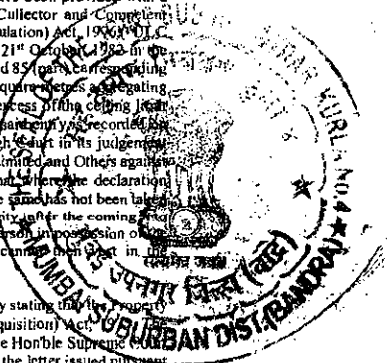
CTS No.	Area (in square meters)	Tenure	Name of Holder	Remarks in the Other Rights Column
491/A	89824.57	C	Hoechst Marion Roussel Limited	
	556.73	C	Government of Maharashtra	
491/A/4	11,723.3	C	Hoechst India Limited 10% RG	

2) In relation to the name of the Government of Maharashtra being reflected as holder of 556.73 square metres in the Property Register Card of CTS No. 491A, we have been provided with a copy of the Order dated 30<sup>th</sup> April, 2005 issued by the Additional Collector and Competent Authority, ULC under section 10(3) of the Urban Land (Ceiling and Regulation) Act, 1962 ("ULC Act"). On perusal thereof, we note that by a notification published on 21<sup>st</sup> October, 1980 in the Maharashtra Government Gazette lands bearing Survey No. 88 (part) and 85 (part) corresponding to CTS Nos. 485(part) admeasuring 157.50 square metres and 399.23 square metres respectively to 556.73 square metres held by Hirji K. Varma were found to be in excess of the ceiling limit and the same stood vested in the Maharashtra State Government. The said entry is recorded in the Property Register Card of CTS No. 491A above. The Bombay High Court in its judgement dated 25th July, 2008 in Writ Petition No. 8356 of 2006 filed by Voltas Limited and Others against the Additional Collector and Competent Authority and Others held that where the declaration under section 10(3) of the ULC Act has been made but possession of the land has not been taken by the State Government prior to the Repeal Act, the competent authority after the coming into force of the Repeal Act, is not entitled to make an order directing the person in possession of the land to deliver the possession to the Government and such land cannot vest in the Government.

3) We note that an entry was earlier made on the PRCs of the said Property stating that the property was subject to the provisions of the Maharashtra Private Forests (Acquisition) Act, 1962. PRCs further record that this entry was deleted in view of the order of the Hon'ble Supreme Court dated 30<sup>th</sup> January, 2014, passed in Civil Appeal No. 1102 of 2014 and the letter issued pursuant thereto by the Revenue and Forest Department dated 12<sup>th</sup> December, 2014. We note that the order of the Hon'ble Supreme Court was also passed in Civil Appeal No. 1108 of 2014 filed by Nirmal.

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We have seen the copy of the order passed in the said Civil Appeal. We have been informed by PRL that neither the said Property nor any part thereof falls in / is affected by forest or private forest.

**B. Flow of Title based on documents furnished to us:**

1. It appears from the Memorandum of Understanding dated 31<sup>st</sup> March, 2000, (more particularly recorded in Paragraph 3 hereinbelow) that prior to 30<sup>th</sup> September, 1998 Hoechst Marion Roussel Limited was well and sufficiently entitled to land admeasuring 1,61,320.50 square metres at thereabouts, together with the buildings and structures standing thereon situate, lying and being at Village Nohur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban ("Larger Hoechst Property").
2. It further appears from the Memorandum of Understanding dated 31<sup>st</sup> March 2000 (more particularly recorded in Paragraph 3 hereinbelow) that the following agreements were executed by Hoechst Marion Roussel Limited in relation to portions of the Larger Hoechst Property:
  - a. Deeds of Conveyance dated 30<sup>th</sup> September, 1998, and 7<sup>th</sup> February, 2000, made between Hoechst Marion Roussel Limited of One Part and Nicholas Piramal India Limited of the Other Part, in terms of which Hoechst Marion Roussel Limited sold, transferred, conveyed and assigned land collectively admeasuring 33,824.15 square metres forming a part of the Larger Hoechst Property together with the research centre buildings, factory buildings and structures standing thereon in favour of Nicholas Piramal India Limited, at and for a consideration and on the terms and conditions contained therein;
  - b. Deed of Conveyance dated 30<sup>th</sup> December, 1999, made between Hoechst Marion Roussel Limited of the One Part and Mafatal Dyes and Chemicals Limited of the Other Part in terms of which Hoechst Marion Roussel Limited sold, transferred, conveyed and assigned a portion of the Larger Hoechst Property admeasuring 7728 square metres in favour of Mafatal Dyes and Chemicals Limited, as more particularly recorded therein;
  - c. Deed of Conveyance dated 31<sup>st</sup> January, 2000, made between Hoechst Marion Roussel Limited of One Part and Vinotek Investment Private Limited, in terms of which Hoechst Marion Roussel Limited sold, transferred, conveyed and assigned a portion of the Larger Hoechst Property admeasuring 4491 square metres in favour of Vinotek Investment Private Limited, at and for a consideration and on the terms and conditions contained therein.
3. By and under a Memorandum of Understanding ("MOU") dated 31<sup>st</sup> March, 2000, executed between Hoechst Marion Roussel Limited therein referred to as the 'Vendor' of the One Part and Nirmal Lifestyles Private Limited therein referred to as the 'Purchaser' of the Other Part, the Vendor therein agreed to sell to the Purchaser therein all that piece and parcel of land then bearing CTS No. 491/A, 491/B and 491/D (part) admeasuring 1,15,277.27 square metres situate lying and being at Village Nohur, Taluka and Registration Sub-District Kurla and District and Registration

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District Mumbai Suburban District ("Larger Land") alongwith buildings and structures standing thereon having a total built up area of 35,708.61 square metres or thereabouts more particularly described therein on the terms and conditions therein. We have seen a copy of the Certificate issued under section 269UL (3) of the Income Tax, 1961, wherein the authorities have certified that the Appropriate Authority has not made an order under section 269UD (1) for the purchase of the aforesaid property by the Central Government and thus they have no objection for the transfer of the same in favor of Nirmal Lifestyle Private Limited. We have been informed by Nirmal that the name of 'Nirmal Lifestyle Limited' was inadvertently recorded as 'Nirmal Lifestyle Private Limited' in the aforesaid MOU. We have seen a copy of the aforesaid MOU dated 31<sup>st</sup> March, 2000.

By a Development Agreement dated 23<sup>rd</sup> February, 2001 ("First Development Agreement") executed between Hoechst Marion Roussel Limited therein ("Hoechst") referred to as the 'Owner' of One Part and Nirmal Lifestyle Limited ("Nirmal") therein referred to as the 'Developers' of Other Part and registered with the office of the Sub-registrar of Assurances under Serial No. 2851 of 2001, the Owner therein, pending the transfer of land bearing CTS Nos. 491A, 491B, 491A/1, 491A/2, 491A/3, 491A/4 and 491A/7 collectively admeasuring 115050.20 square metres situate lying and being at Village Nahur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban District ("Hoechst Property"), permitted Nirmal to develop admeasuring 51,700 square metres or thereabouts bearing new CTS No. 491/A (Part) ("Phase I Property") forming a part of the Hoechst Property, at and for a consideration and on the terms and conditions contained therein.



We note that a portion of the Phase I Property included land admeasuring 28,314 square yards (equivalent to 23674.11 square metres or thereabouts) bearing CTS No. 491A ("the Tank Land") which was granted to Hoechst by an Order dated 9<sup>th</sup> March, 1960, bearing Nu C/LHDSR V-795 issued by the Additional Collector, Bombay, on the terms and conditions more particularly contained therein. In terms of the said Order, Hoechst Pharmaceuticals Private Limited is *inter alia* not permitted to transfer, sub-divide or encumber the Tank Land without the prior approval of the Government and in the event the approval is granted by the Government for such transfer, sub-division or creation of encumbrance, the Government is *inter alia* entitled to a half of the unearned increment. We have not been provided a copy of adocumnt confirming whether such approval was obtained at the time of or after the execution of the First Development Agreement. However, we have been provided with a copy of the technical report dated 19<sup>th</sup> September, 2017, bearing Nn. PR/SB-SF/AS/\*\*\*/09/2017 issued by Mr. Sundeep Bhikchandani ("Technical Report") which *inter alia* records that the said Property does not form a part of the Tank Land.

- By an unregistered Power of Attorney dated February, 2001, (specific date has not been recorded), Hoechst Marion Roussel Limited appointed Mr. Dharmendra Jain and Mrs. Anju Jain as their constituted attorneys to do such acts, actions and deeds recorded therein required to enable them to carry out development activities on the Phase I Property in terms of Phase I Agreement. We have seen a copy of the Power of Attorney dated February, 2001.

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- It appears from the Second Development Agreement (recorded herein below) that by a Supplemental Agreement dated 23<sup>rd</sup> February, 2001 ("First Supplemental Agreement") made between Hoechst Marion Roussel Limited of the One Part and Nirmal of the Other Part, the consideration payable in relation to the Hoechst Property was revised in the manner recorded in the schedule thereto.
- We have been provided with a copy of the Certificate of Incorporation dated 11<sup>th</sup> July, 2001 issued by the Registrar of Companies which records that the name of Hoechst Marion Roussel Limited was changed to Aventis Pharma Limited.
- It appears from the Second Development Agreement (recorded herein below) that by an under a Second Supplemental Agreement dated 17<sup>th</sup> January, 2002, ("Second Supplemental Agreement") made between Aventis Pharma Limited of the One Part and Nirmal of the Other Part, the time period for payments recorded in the First Supplemental Agreement required to be made by Nirmal was extended in the manner contained therein.
- By a Development Agreement dated 25<sup>th</sup> August, 2002 ("Second Development Agreement") executed between Aventis Pharma Limited therein referred to as the 'Owner' of One Part and Nirmal therein referred to as the 'Developers' of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. BDR- 7/7940/2002, Nirmal was authorized to develop a portion of Hoechst Property hearing CTS No. 491/A admeasuring 6,245 square metres ("Phase II Property") and land bearing CTS No. 491/A admeasuring 12,700 square metres ("Phase IIIA Property"), collectively admeasuring 18,945 square metres or thereabouts at and for a consideration and on the terms and conditions contained therein. We have seen a copy of the aforesaid Second Development Agreement.
- Subsequently, a Supplemental Agreement dated 16<sup>th</sup> March, 2004, ("Third Supplemental Agreement") was executed between Aventis Pharma Limited therein referred to as the 'Vendor' of the One Part and Nirmal therein referred to as the 'Purchaser' of the Other Part in relation to the Tank Land. The Third Supplemental Agreement *inter alia* recorded that in terms of the MOU, the Owner therein was required to obtain the consent of the Government of Maharashtra for the transfer of the Tank Land in favor of Nirmal in terms of the Order. Under the Third Supplemental Agreement, Nirmal assumed the entire obligation of dealing with the Collector in relation to the Tank Land in consideration of certain adjustments in the consideration payable to the Owner under the Development Agreements. The Third Supplemental Agreement records that so long as any amount remains due and payable by Nirmal to the Government of Maharashtra in respect of the 50% unearned increment/income on the Tank Land or interest thereon or any other amount remains unpaid, the amount so payable shall have a first charge on the Tank Land. We have seen a copy of the Third Supplemental Agreement. As stated above, we note from the Technical Report that the said Property does not form a part of the Tank Land.

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12. By a Development Agreement dated 31<sup>st</sup> March, 2004 ("Third Development Agreement") executed between Aventis Pharma Limited therein referred to as the 'Owner' therein of the One Part and Nirmal therein referred to as the 'Developers' of the Other Part and registered with the office of the Sub-registrar of Assurances under Serial No. BDR-7/1012/2004, [Stamp: 2004/20 99K] [Stamp: 10/13] authorized and permitted to develop the remaining portion of the Hoechst Property bearing CTS No. 491/A admeasuring 44,405 square meters ("Phase III B Property"), and for a consideration and on the terms and conditions contained therein. We have seen a copy of the Development Agreement dated 31<sup>st</sup> March, 2004, Phase IIIA Property and Phase IIIB Property is collectively referred to as "Phase III Property".
13. We have been provided with a copy of the Letter dated 19<sup>th</sup> April, 2004, issued by Aventis Pharma Limited recording that all amounts payable by Nirmal in relation to the Hoechst Property have been paid by Nirmal and no amounts are outstanding in relation thereto.
14. By a Power of Attorney dated 20<sup>th</sup> September, 2004, ("Hoechst Power of Attorney") and registered with the office of the Sub-registrar of Assurances under Serial No. HDR-7/135/2004, Aventis Pharma Limited appointed Mr. Dharmesh Jain and Mrs. Anju Jain as their constituted attorneys to do such acts, actions and deeds as stated therein and required for the development of the Hoechst Property. Aventis Pharma Limited cancelled the Power of Attorney dated 23<sup>rd</sup> February, 2001 earlier granted in favor of Mr. Dharmesh Jain and Mrs. Anju Jain for the development of Phase I Property. We have seen a copy of the aforesaid Power of Attorney dated 20<sup>th</sup> September, 2004.
15. By a notarized Power of Attorney dated 20<sup>th</sup> September, 2004, Aventis Pharma Limited granted its attorneys Mr. Dharmesh Jain and Mrs. Anju Jain the power to mortgage the Hoechst Property constituted in favor of any bank, financial institution or any other person and carry out such acts and deeds in relation thereto. We have seen a copy of the aforesaid notarized Power of Attorney.
16. We have been provided with a copy of the Certificate of Incorporation dated 11<sup>th</sup> May, 2004, issued by the Registrar of Companies which records that the name of Aventis Pharma Limited was changed to Sanofi India Limited ("Sanofi").
17. We have been informed that the said Property earlier formed part of an amalgamated property being developed by Nirmal admeasuring 1,22,483 square metres of the realty ("Larger Nirmal Property"). We note from the rentals to the Deed of Conveyance dated 18<sup>th</sup> April, 2018 more particularly referred to in Clause 18, that the Municipal Corporation of Greater Mumbai by its order dated 28<sup>th</sup> September, 2017, permitted the sub-division of the property from and out of the Larger Nirmal Property. We have been informed that Nirmal has not made any false representation to the Municipal Corporation of Greater Mumbai on the basis of which approval for sub-division of the Property (from the Larger Nirmal Property) has been permitted and further that the sub-division of the Property by Nirmal does not result in violation or breach of, or constitute a default of any of the terms, conditions or provisions of any contract or obligation to which Nirmal is a party or by which Sanofi and/or Nirmal or any

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- Sanofi's and/or Nirmal's properties or assets (inclusive of the Larger Property, comprised of the Property) may be bound.
18. By and under a Deed of Conveyance dated 18<sup>th</sup> April, 2018, executed between Sanofi therein referred to as the Vendor No.1 of the First Part, Nirmal therein referred to as the Vendor No.2 of the Second Part and PRL Developers Private Limited ("PRL Developers") therein referred to as the Purchaser of the Third Part and registered with the office of the Sub- Registrar of Assurances under Serial No. 9319 of 2018 ("Conveyance Deed"), Sanofi sold, assigned and transferred and Nirmal released and relinquished all its interest in all that piece and parcel of land bearing CTS Nos. 491/A (part) and 491/A/4 (part) admeasuring 13,008 square feet or thereabouts situate, lying and being at Village Nahur, Taluka and Registration Sub-District Kurla ("said Property") alongwith a permanent, non-exclusive, perpetual right of way over and above the portions of land forming part of the Larger Nirmal Land, which aforesaid portions of land are motorable roads which road will connect the said Property to the LBS Marg ("Access Road") in favour of PRL Developers Private Limited at the consideration and in the manner more particularly described therein.
- C. Other relevant details in respect of the said Property:
19. Development Plan and Remarks:
- Development Plan, 1991:  
We have been provided with a copy of the Development Plan Remarks dated 9<sup>th</sup> December, 2010, issued by the office of the Chief Engineer (Development Plan), MCGM and the same inter alia records that the Larger Nirmal Property including the said Property falls in the General Industrial Zone (12) and Special Industrial Zone (13) and is affected by three DP Roads: 18.30 M, 36.60 Mand 45.70 M wide and there are no reservations affecting the same. We recommend technical diligence for the same be carried out in relation to the same.
- Draft Development Plan, 2034:  
The Technical Report inter alia records that the Larger Nirmal Property falls in the Residential Zone and affected by 36.60 metres LBS Road, 18.30 wide DP Road, electricity transmission and distribution facilities, parking lot and amenity. The Technical report does not specifically record any reservations affecting the said Property.
20. Permission for non-agricultural use and Labour NOC:
- By an Order dated 7<sup>th</sup> June, 2007 bearing No. C/Desk-11D/LND/NAP/SRK-1025 issued by the Collector, Mumbai Suburban District in favour of Mr. Dharmesh Jain (being the constituted attorney for Hoechst India Limited), a revised non-agricultural assessment was levied for *inter alia* the said Property. We have seen a copy of the Order dated 7<sup>th</sup> June, 2007.

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We have not inspected the Labour NOC and/or Factory Closure Certificate in respect of the Property which was earlier being operated on the Larger Nirmal Property. We have been informed that Nirmal and Sanofi have not received any claims whatsoever relating to or arising out of factory closure and has not received any claims whatsoever relating to or arising out of dues that have been paid to the labourers, workmen and/or persons employed in the factories being (taken) from the Larger Property (inclusive of the Property).

We have been informed that Nirmal has duly complied with all the terms and conditions laid down in the orders sanctioning conversion of the Larger Nirmal Property (inclusive of the said Property) from industrial to residential zone and as such nothing remains which will affect the development and use of the said Property for residential purposes.

We assume that technical due diligence with regard to requisite building permissions, NA permissions, physical survey, reservations, Labour NOC/factory closure, ULC orders etc. has been/will be conducted in respect of the said Property and the construction thereon.

**21. Original Documents:**

We have been informed that the original Conveyance Deed is in possession of PRL. We note from the Conveyance Deed that the other documents on title referred to hereinabove relate to the Larger Nirmal Property which continues to be held by Nirmal and the Conveyance Deed therefore contains a covenant for production of such title deeds.

**Search conducted in the office of Sub-Registrar of Assurances:**

We have caused searches to be carried out in the office of Sub-Registrar of Assurances in respect of the Property and in pursuance thereof, we have been furnished search report dated 13<sup>th</sup> February, 2017, and 26<sup>th</sup> June, 2018, issued by Mr. Eknath Gaokar on perusal thereof, we note that save and except the documents recorded hereinabove, no additional document with respect to the said Property are reflected therein.

We have caused further searches to be carried out in the office of Sub-Registrar of Assurances in respect of the Property and in pursuance thereof, we have been furnished with Search Report dated 16<sup>th</sup> September 2021 issued by Vishwas J. Daware. Save and except for the documents recorded hereinabove, we note that the following documents are reflected:

Mortgage Deed dated 27<sup>th</sup> March, 2019, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/3327 of 2019, executed between Nirmal Lifestyle Limited of One Part and Vistra ITCL India Limited of Other Part. We have been informed that this document has not been executed in respect of the said Property.



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- b. Mortgage Deed dated 18<sup>th</sup> September, 2019, registered with Sub-Registrar of Assurances bearing Registration No. KRL- 4/12341 of 2019 executed by Nirmal Lifestyle Limited of One Part and Shreye Equipment Finance Limited of the Other Part. We have been informed that this document has not been executed in respect of the said Property.
- c. Release Deed dated 30<sup>th</sup> September, 2019, registered with Sub-Registrar of Assurances bearing Registration No. KRL- 4/12497 of 2019 executed between Shreye Equipment Finance Limited of One Part and Nirmal Lifestyle Limited of the Other Part. We have been informed that this document has not been executed in respect of the said Property.
- d. Release Deed dated 30<sup>th</sup> September, 2019, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/12499 of 2019 executed between Shreye Equipment Finance Limited of One Part and Nirmal Lifestyle Limited of Other Part. We have been informed that this document has not been executed in respect of the said Property.
- e. Agreement dated 30<sup>th</sup> September, 2019, duly registered with Sub-Registrar of Assurances bearing Registration No. KRL- 4/12500 of 2019 executed between Nirmal Lifestyle Limited of One Part and Shreye Equipment Finance Limited of Other Part. We have been informed that this document has not been executed in respect of the said Property.
- f. Affidavit dated 4<sup>th</sup> October, 2019, registered with Sub-Registrar of Assurances bearing Registration No. KRL-3/12843 of 2019, executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and the same does not affect the right, title and/or interest of PRL Developers in respect of the said Property.
- g. Agreement dated 11<sup>th</sup> October, 2019, registered with Sub-Registrar of Assurances bearing Registration No. KRL- 3/13150 of 2019 executed between Piramal Enterprises Limited and PRL Developers Private Limited and Nirmal Lifestyle Limited. We have been informed that this document has not been executed in respect of the said Property.
- h. Indemnity Bond dated 18<sup>th</sup> February, 2021, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/3576 of 2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and the same does not affect the right, title and/or interest of PRL Developers in respect of the said Property.
- i. Indemnity Bond dated 10<sup>th</sup> March, 2021, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/5060 of 2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and the same does not affect the right, title and/or interest of PRL Developers in respect of the said Property.

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- j. Indemnity Bond dated 10<sup>th</sup> March, 2021, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/5061 of 2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and the same does not affect the right, title and/or interest of PRL Developers in respect of the said Property.
- k. Indemnity Bond dated 10<sup>th</sup> March, 2021, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/5078 of 2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and the same does not affect the right, title and/or interest of PRL Developers in respect of the said Property.
- l. Indemnity Bond dated 23<sup>rd</sup> March, 2021, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/6143 of 2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and the same does not affect the right, title and/or interest of PRL Developers in respect of the said Property.
- m. Conveyance Deed dated 13<sup>th</sup> March, 2021, registered with Sub-Registrar of Assurances bearing Registration No. KRL-4/8653 of 2021 executed by Sanofi India Limited and Nirmal Lifestyle and Emerald Co-operative Housing Society Limited. We have been informed that this document has not been executed in respect of the said Property.
- n. Affidavit dated 11<sup>th</sup> August, 2021, registered with Sub-Registrar of Assurances bearing Registration No. KRL-1/12437 of 2021 executed by PRL Developers Private Limited. We have been informed that this document has been executed in respect of development of the said Property and the same does not affect the right, title and/or interest of PRL Developers in respect of the said Property.

Handwritten notes and stamps: "Page 8", "Rowley 2 99c", "2021".

**E. Litigation:**

24. We have been informed that, there are no proceedings threatened/instigated by or against Developers and/or in respect of the said Property (or any portion thereof) and/or the Access Road (or any portion thereof), and/or pending in any Court of Law before any authority and no penders notices have been registered in respect of the said Property (or any portion thereof) and the Access Road (or any portion thereof).

**F. Searches carried out in the office of the Registrar of Companies:**

25. We have carried out searches on the online portal of Ministry of Corporate Affairs for PRL Developers Private Limited and have been provided us with a Search Report dated 23<sup>rd</sup> August, 2021, issued by Ms. Jinal Dawda, Company Secretary. On perusal thereof, we note that except as recorded herein, there are no subsisting charges created by PRL Developers Private Limited in respect of the said Property.



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ADVOCATE

**Annexure - 'B'**

**Details of Encumbrances**

Following mortgages are affecting the Larger Nirmal Property or part thereof:

1. It appears that by a Deed of Trust Deed dated 18<sup>th</sup> November, 1987, made inter alia between Hoechst India Limited and State Bank of India ("SBI") (acting as a debenture trustee for the holders of debentures), Hoechst India Limited created a charge on all that piece and parcel of land admeasuring 1,59,616 square meters or thereabouts (including the said Property) together with buildings standing in favour of SBI to secure debentures issued by it and aggregating to a sum of Rs. 5,75,07,600/- (Rupees Five Crores Seventy Five Lakhs Seven Thousand and Six Hundred Only) allotted by Hoechst India Limited in 1984 and which were to be redeemed on 14<sup>th</sup> September, 1991. It appears that Hoechst India Limited had vide a Debiture Trust Deed dated 19<sup>th</sup> November, 1987, issued further debentures aggregating to Rs. 10,00,00,000/- (Rupees Ten Crores Only). We have not been provided with copies of aforesaid documents.
2. It appears that by a Debiture Trust Deed dated 18<sup>th</sup> November 1987 made inter alia between Hoechst India Limited and SBI (acting as a debenture trustee for the holders of the debentures), Hoechst India Limited created a charge on all that piece and parcel of land admeasuring 1,59,616 square metres or thereabouts (including the said Property) together with buildings standing thereon situated at Village Nahur, Mulund in favour of SBI to secure debentures issued by it and aggregating to a sum of Rs.5,75,07,600/- (Five Crores Seventy Five Lacs Seven Thousand and Six Hundred Only) allotted by Hoechst India Limited in 1984 and which were to be redeemed on 30<sup>th</sup> October 1991. It appears that the charges was modified vide an Agreement on 8<sup>th</sup> February 1991 executed between Hoechst India Limited, SBI and Life Insurance Corporation of India ("LIC") pursuant to which the security created by Hoechst India Limited in favour of LIC and SBI on *pari passu* basis. We have not been provided with copies of aforesaid documents.
3. By a Debiture Trust Deed dated 23<sup>rd</sup> September, 2016, made *inter alia* between Nirmal therein referred to as the 'issuer' or 'Mortgagor 1' of One Part, Messrs. Nirmal Developers therein referred to as 'Nirmal Developers' of Second Part, Sujyoti Developers Private Limited therein referred to as 'Mortgagor 3' or SDPL of Third Part, Mr. Dhamesh Jain therein referred to as 'Mortgagor 4' of Fourth Part and IDBI Trusteeship Services Limited therein referred to as 'Debiture Trustee' of Fifth Part and registered with the office of Sub-Registrar of Assurances under Serial No. KRL-1/9942/2016, Nirmal allotted/agreed to allot 300 (Three Hundred) secured, unlisted, redeemable non-convertible debentures of face value of Rs. 1,00,00,000/- (Rupees One Crore Only) aggregating to Rs. 100,00,00,000/- (Rupees Three

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Hundred Crores Only) ("Altico Debentures") on terms and conditions contained therein. Further, it appears that one Messrs. Nirmal Developers has availed financial assistance aggregating to Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) ("ND Facility") on the terms and conditions contained therein. It appears that to secure ND Facility, Nirmal has agreed to mortgage certain portions of Larger Nirmal Property and in furtherance thereof, an Indenture of Mortgage dated 23<sup>rd</sup> September, 2016, was executed between Nirmal therein referred to as 'Mortgagor 1' of One Part, Messrs Nirmal Developers therein referred to as 'Mortgagor 2' of Second Part, Sujyoti Developers Private Limited therein referred to as 'Mortgagor 3' of Third Part, Mr. Dharmesh Jain therein referred to as 'Mortgagor 4' of Fourth Part and IDBI Trusteeship Services Limited therein referred to as 'Security Trustee' of Fifth Part and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1894/2016.

4. To secure the said Altico Debentures and the ND Facility, Nirmal has created a first charge ranking *pari-passu* amongst the Debenture Trustee and the Security Trustee on the following properties:

- i. All the rights, title, interest and benefit of Nirmal to the AZT Project (defined therein) having a minimum saleable area of 10,39,570 square feet, consuming a minimum FSI of 77,351.06 square meters being developed on all that piece and parcel of land bearing CTS Nos. 491A/1/A (491A/1), 491A/1/B, 491A/2/A (491A/2) and 491A/3 and 491A/4 collectively admeasuring 14888.13 square meters or thereabouts which forms a part of the larger AZT Land and One Edition Land (more particularly defined therein) (of which about 56,679.10 square meters is being used in the AZT Project and balance shall be obtained in due course) together with the buildings namely Amethyst, Zircon and Turquoise being constructed thereon; All the right, title, interest and benefit of Nirmal to the One Edition Project having a minimum saleable area of 3,53,467 square feet consuming minimum FSI of 24,727.28 square meters being developed on New CTS Nos. 491/A, 491A/1/A, 491A/1/B, 491A/2, A, 491A/3 and 4, 491/A7 and 8, 491B admeasuring 2,685 square meters or thereabouts forming a part of the Larger AZT Land and One Edition Land (more particularly defined therein) (of which about 14995.65 is being used in the One Edition Project and balance shall be obtained in due course), together with the building known as 'One Edition' being constructed thereon.

5. By an Indenture of Mortgage dated 1<sup>st</sup> February, 2017, made inter alia between Nirmal, Sanofi and Housing Development Finance Corporation Limited ("HDFC") and registered with the office of Sub-Registrar of Assurances under Serial No. KRL-4/1471/2017, Nirmal inter alia created a charge on all that piece and parcel of land bearing New CTS No 491/A and 491/A/4



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admeasuring 26,295 square meters or thereabouts (including the said Property) and forming a part of the Larger Nirmal Property together with the project 'One Spirit' constructed or proposed to be constructed thereon (together with premium, FSI, TDR and fungible FSI as specified therein) but excluding the sold flats, units, tenement, shops, built up area, to secure the amount of Rs.445,00,00,000/- availed by Nirmal and Nirmal Lifestyle (Kalysn) Private Limited. By a Letter dated 31<sup>st</sup> March, 2017, issued by HDFC to IDBI Trusteeship Services Limited, the said HDFC granted its no objection to release its charge on the property recorded in Indenture of Mortgage dated 1<sup>st</sup> February 2017 on receipt of Rs. 45,00,00,000/- (Rupees Forty-Five Crores Only) on or before 31<sup>st</sup> March 2017 and a sum of Rs. 46,36,00,000/- (Rupees Forty-Six Crores and Thirty Six Lakhs Only) within a period of 3 (three) months from the date of the said Letter. We have seen copies of the said Indenture of Mortgage dated 1<sup>st</sup> February, 2017, and said Letter dated 31<sup>st</sup> March, 2017.

6. By a Letter dated 27<sup>th</sup> September, 2017, issued by HDFC in favour of Nirmal, HDFC has agreed to release their charge over the said Property in respect of Indenture of Mortgage dated 1<sup>st</sup> February 2017 subject to payment of Rs. 49,93,58,768/- (Rupees Forty-Nine Crore Ninety-Three Lakhs Fifty Eight Thousand Seven Hundred and Sixty Eight only). Further we observe from the receipt attached to the Deed of Conveyance dated 18<sup>th</sup> April 2018 that Rs. 49,93,58,768/- (Rupees Forty-Nine Crore Ninety-Three Lakhs Fifty Eight Thousand Seven Hundred and Sixty Eight only) has been paid to HDFC in pursuance of Indenture of Mortgage dated 1<sup>st</sup> February 2017.

7. By and under an Indenture of Mortgage dated 30<sup>th</sup> March, 2017, executed between the Nirmal therein referred to as 'Mortgagor 1' of the First Part, Sanofi therein referred to as 'Mortgagor 2' of the Second Part, Mafatal Dyes and Chemicals Limited therein referred to as 'Mortgagor 3' of the Third Part, Nirmal Lifestyle Realty Private Limited therein referred to as 'Mortgagor 4' of the Fourth Part, Ralliwntf Limited therein referred to as 'Mortgagor 5' of the Fifth Part and IDBI Trusteeship Services Limited therein referred to as 'Security Trustee/Mortgagee' of the Sixth Part and registered with the Office of the Sub-Registrar of Assurances, Kurla No. 4 under Serial No. KRL-4-3102 of 2017 (hereinafter referred to as the "Aasan Mortgage"), Nirmal, Sanofi and Mafatal Dyes & Chemicals Limited mortgaged in favour of the Security Trustee therein, a portion of the Larger Nirmal Property (including the said Property) admeasuring 30,859.89 square metres together with the development portion as more particularly recorded therein (hereinafter referred to as the "Aasan Mortgage Property"), to secure the due repayment of the deposits advanced by Aasan Corporate Solutions Private Limited, subject to the terms and conditions mentioned therein.

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8. By a Letter dated 25th September, 2017, issued by IDBI Trusteeship Services Limited in favour of Nirmal, IDBI Trusteeship Services Limited has released their charge over the said Property in respect of the Aasan Mortgage.

9. By an Indenture of Mortgage for Additional Security Only dated 10th April, 2017, made between Nirmal therein referred to as 'Mortgagor 1' of the First Part, Omori therein referred to as 'Mortgagor 2' of the Second Part, Mafialal Dyes and Chemicals Limited therein referred to as 'Mortgagor 3' of the Third Part, Nirmal Lifestyle Realty Private Limited therein referred to as 'Mortgagor 4' of the Fourth Part, Ralliwalli Limited therein referred to as 'Mortgagor 5' of the Fifth Part and IDBI Trusteeship Services Limited therein referred to as 'Mortgagee' of the Sixth Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 3661 of 2017, the Mortgagors therein created a charge on a portion of the Larger Nirmal Property (including the said Property) admeasuring 38,299.84 square metres together with the development portion as more particularly recorded therein to secure up to 200 (two hundred) non-convertible debentures carrying a face value of Rs. 1,00,00,000/- (Rupees One Crore Only) each, for an aggregate amount of up to Rs. 2,00,00,000/- (Rupees Two Crore only) ("Existing Debentures") issued by Nirmal on private placement basis to the Debenture Holders (defined therein) on the terms and conditions and the security more particularly set out in the debenture trustee appointment agreement executed between the parties.

10. By a Letter dated 25th September, 2017, issued by IDBI Trusteeship Services Limited in favour of Nirmal, IDBI Trusteeship Services Limited has released their charge over the said Property in respect of the Existing Debentures.

We have been informed that, save and except pending of the formal execution of the Deeds of Release, Conveyance of HDFC Mortgage, the Aasan Mortgage and the mortgage securing the Existing Debentures, there is no outstanding mortgage, charge, lien, security interest, first mortgage and/or created any other adverse right or encumbrance whatsoever or howsoever on the Property (or any portion thereof) which are presently outstanding, and the Property (or any portion thereof) is not subject to any claim, demand, encumbrance, attachment whatsoever, or to any proceedings issued by any court or any authority including but not limited to income tax authorities under the Income Tax Act, 1961.

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Annexure 'C'  
Assumptions

1. This Legal Title Report ("Report") is for the limited purpose of expressing our opinion on the matters mentioned herein and is issued under the instructions of PRL Developers Private Limited ("PRL").
2. This Report is based on the information given to us pursuant to the documents and statements submitted, furnished and produced before us from time to time during the course of our due diligence.
3. While conducting our due diligence exercise, we have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to us and the conformity with the originals of all documents supplied as copies. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed.
4. This Report is confined and limited to the state of affairs as on the date hereof. We are not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
5. We are unable to verify whether the parties to any agreements reviewed had the authority to enter into such agreements or whether the agents acting for such parties had the power of attorney to so act where the documents have been executed as attorneys.
6. This Report is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond the matters expressly stated herein. This Report is based only on the documents made available for our examination and information provided to us as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts herein contained only as on the date hereof.
7. We express no opinion as to the consequence or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advise after the date of this Report of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect our observations contained herein.
8. We presume that the vendors of the said Property (in case of individuals) specified in the documents of title are the only legal heirs having right title and interest in the said properties and we have not independently verified whether there are any other heirs entitled to any share in the same. We have further presumed that all the statements contained in the registered documents of title are correct.

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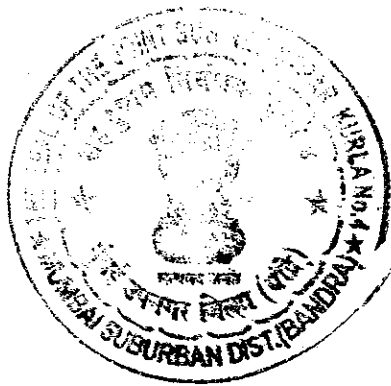
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In certain cases, shares of legal heirs have not devolved as per the shares mentioned in the revenue records, however, all such legal heirs/relatives have executed the documents of title in favour of the owners mentioned therein or their predecessors in title and thus, we have presumed that such legal heirs and/or relatives of the deceased owner have inter-se agreed to such devolution.

For the purpose of this Report, we have presumed that the legal heirs who have signed in capacity as confirming parties in the documents of title have confirmed the transfer of the property as also the shares of the transferor from the remaining parties in favour of the owners thereon or its predecessors-in-title.

We have solely relied upon mutation entries in respect of family settlements and/or calculation of shares of co-owners in respect of the said Property and have not verified any other documentary proofs in respect of the same. We presume that all such persons have consented to the transfer of property in terms of the family settlement and/or the shares by which the said lands have been conveyed.

12. For the purpose of this Report, if any registered conveyance has been executed, we have perused the receipt clauses specified therein, and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.
13. For the purpose of this Report, we have not independently verified the powers of attorney or the authority under which the individuals have signed the deeds of conveyance/ document of title as Constituted Attorney.
14. We have relied solely on the registered documents of title furnished to us in cases where there is any inconsistency between the search reports and other unregistered documents furnished to us from time to time during the course of our due diligence exercise.
15. We have presumed that the predecessors in title to the present owners were in compliance with the Maharashtra Agricultural Lands (Ceilings on Holdings) Act, 1961.
16. We presume that all necessary permissions under the Maharashtra Tenancy and Agricultural Lands Act, 1948 and other applicable acts were obtained by present owners and its predecessors in title at the time of acquisition of the said Property.
17. We assume that technical diligence in respect of the said Property as regards the requisite development and building permissions, development impediments, physical surveys, reservations, compliance of the conditions mentioned in all orders and/or letters issued in respect of the said Property under the applicable acts has been duly completed. We have not seen the DP Remarks/ DP plan in respect of the said Property.



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18. We presume that with respect to the said Property or any part thereof or Access Road: there are no pending land acquisition proceedings; No notices including any notice for acquisition, requisition or set back by the Government, Central or State or by the MCGM or any other local, or public body or authority in respect of the Property and/or the Access Road have been issued to, served upon or received by Nirma/Sanoji or their agents or any person on their behalf; the present title holders of the said Property and/ or their predecessors in title are residents in India; has inotorable road access from a public road; is not affected by any reservations; there are no religious structures; does not fall within 100 meter of any heritage building; does not fall under eco sensitive zone; is free from encroachments; does not fall under / is not affected by forest/ private forest; there are no wells, which are accessible to the public at large; it was a gaathan land; does not fall within the Coastal Regulation Zone; was not held by Adivasi/Tribal at any point in time, was not/is not reserved for gurcharan/grazing; is not subject to any easementary rights and/or right of way; does not fall under the category of a Prohibited Area or a Regulated Areas as defined and prescribed under the Ancient Monument and Archaeological Site and Remains (Amendment and Validation) Act, 2010; the Memorandum of Association and Articles of Association of PRL do not prevent the sale/lease/mortgage of the said Property; is not a salt pan land; there are no electricity sub-stations, high tension wires, underground pipes etc. running over/ through it; there have been no adverse/ prohibitory orders passed under any suits/ proceedings including any orders restraining development and/or mortgage and/or any transfer of the said Property or any part thereof or in any manner whatsoever; there is no attachment or prohibitory order for any statutory dues including property taxes, land revenue tax, income tax, excise duty and sales tax liabilities by which the title holders are restrained or prohibited from transferring their right, title and interest in the said Property or any part thereof and that the same is free from all encumbrances, charges, claims and demands; all taxes, levies and government dues have been paid till date; there are no pending Income tax/ Excise or custom proceedings or any interim orders passed therein affecting the said Property or any pan thereof; there are no contingent liabilities in the accounts of PRL; has not been contributed to a partnership firm; is not affected by wet lands, mangroves; no orders and/or proceedings in relation to the Urban Lands (Ceilings and Regulation) Act, 1976; is not affected by reservation for any defense areas.
19. We have not issued any public notice in any newspapers inviting claims / objection from public at large to the said Property.
20. We have not seen the TILR plan / sanctioned plans with respect to the said Property nor any individual plot of each CTS number forming part of the said Property. Further, we presume that the said Property is contiguous.
21. We expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this Report.
22. This Report is for the limited purpose of expressing our opinion on the matters mentioned herein and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.

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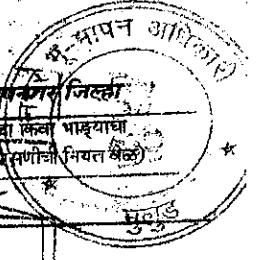
मालमत्ता पत्रक

ANNEXURE - D

नाहूर

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

करल -- ४ मुंबई उपनगर जिल्हा



फाईल नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासक/न.भू.मा.का. आकार/जमीन किंवा भाड्याचा तालीम आणि त्याच्या फेर तपसणीची मियत वेळ
४९९३/५	३२५७९.६	सी.	2004/९२८ २०२३ न.भू.क्र.४९९अ प्रमाणे

सुविधाधिकार	---
हक्काचा मूल धारक वर्ष	---
पट्टेदार	---
इतर धार	---
इतर श्रे	---



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक पट्टेदार (प)	साक्षीकन
२२/१२/२०००	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील एकत्रीकरण-पोर्टविभाजन आदेश क्र.सी/कार्या-२३ / एलएनडी / एकत्रीकरण / पो.वि/एसआरके-०२३० दि.६.१२.२००० अन्वये आणि न.भू.अ. मुलुंड यांचेकडील आदेश क्र.न.भू.अ. मुलुंड / नाहूर - ४९९अ/२०००.दि. २२.१२.२००० ने स्वतंत्र मिळकत पत्रिका उघडली. [ धारक - मेसेर्स हेक्स्ट इंडिया लि.]			कारका क्र. ४३९ प्रमाणे सी. २०००-१२-२२ न.भू.अ. मुलुंड
३१/०१/२००१	अर्ण, जबाब, मा. सहा. दुय्यम निबंधक कुर्ला यांचेकडील नोंदणीकृत खरेदीखत व सूची दोन उतारा व मा.न.भू.अ. मुलुंड यांचा आदेश दि. ३१.१.२००१ अन्वये धारक सवरी नांव दाखल केले व हेक्स्ट इंडिया लिमिटेड नांव कमी केले.		धारक मे. निकोलस पिरमल इंडिया लिमिटेड.	कारका क्र. ३२५ प्रमाणे सी. २००१-०१-३१ न.भू.अ. मुलुंड
२५/०५/२००६	महाराष्ट्र शासन महसूल व वनविभाग परिपत्रक क्र.एफ/एल/डी/ १२०/सी.आर.२४३/फ-३ दि. १६/१२/०४ व एस-३०/२००४/प्र.क्र.२००/ल-६ दि. १४/७/०५ नुसार महाराष्ट्र खाजगी वने अधिनियमाचे तरतुदीस अधिन. राहून इतर हक्कात नोंद केली	S.I. १४/०७/२००५	H इतर हक्क महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधिन.	कारका क्र. ७७७ प्रमाणे सी. २००६-०५-२५ न.भू.अ. मुलुंड
१७/०१/२०१५	मा. सविच्च न्यायालया, फुडेल, सिव्हील अपील नं. ११०२/२०१४ प्रकरणी दि. ३०/१/२०१५ चे आदेश तसेच वन (सिबधन) अधिनियम १९८७ मधील तरतुदीनुसार मा. मुख्य वनसरसक (सत्रालय) महसूल व वनविभाग यांचेकडील खत क्र.एस-३०/२००४/प्र.क्र.२४३/फ-३/ दि. १६/१२/२०१४ तसेच मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील खत क्र.सी/कार्या-२३/एलएनडी/वने/सा.क्र.७९/२०१४ दि. २२/१२/२०१४ अन्वये महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधिन. अर्ण इतर हक्कात दाखल केली दि. २५/५/२००६ ची नोंद कमी केली			कारका क्र. १०७७ प्रमाणे सी. २०१५-०१-१७ न.भू.अ. मुलुंड
१७/०१/२०१६	मा. उपजिल्हाधिकारी (भूसंपादन) क्र. ७ मुंबई उपनगर जिल्हा यांचेकडील क्र. २३५/४/क/नाहूर/एलएनडी/एसआरके-२३० अन्वये नविन धार प्रमाणे न.भू.क्र. ५३१/अ/२०१६/११३/६ या मिळकत पत्रिकेवर मुंबई उपनगर जिल्हा नोंदणीकृत खाजगी वने अधिनियम १९८७ च्या बॉटम मॅन करिता जमीन संपादन केल्याची नोंद दाखल केली			कारका क्र. १०७७ प्रमाणे सी. २०१६-०१-१७ न.भू.अ. मुलुंड

करल ४

मालमत्ता पत्रक

विभाग/मोजे	नाहूर
२०२३	२०२३
२०२३	२०२३

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

क्षेत्र  
चौ.मी. धारणाधिकार

शासनाला दिलेल्या आवाजाचा किंवा मांड्याचा तपशील आणि त्याच्या पत्र तप्यासणीची नियत वस्तू

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
११/०४/२०१६	आदेशान्वये मा.जिल्हाधिकारी भूमि अभिलेख, मुंबई उपनगर यांचेकडील दिनांक २/२/२१६ चे पुनर्विलोकन आदेश व नगर भूमापन अधिकारी मुलुंड यांचेकडील आदेश क्र. न.भू.अ.मु/ न.भू.नाहूर / न.भू.क्र. ४९१अ/५, ४९१अ/६/२०१६ दि. ११/४/२०१६ अन्वये नगर भूमापन नाहूर ता. कुर्ला येथिल न.भू.क्र. ४९१अ/५, ४९१अ/६ या मिळकतीस दि. २२/१२/२००० ची मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजनाची रदद केलेली संपूर्ण नोंद पुनर्जिवीत करुन केवळ खरेदीने मे.हेक्स्ट इंडीया लि. यांचे नाव रदद केलेची नोंद दाखल केली.		मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि. २२/१२/२००० चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी बत्तीस हजार पाचशे एकोणऐशी पुर्णांक सहा दशांश चौ.मी. दाखल केले.	फेरफार क्र. ११७० प्रमाणे सही - १५/१२/२०१५ न.भू.अ.मुलुंड
११/०४/२०१६	आदेशान्वये मा. जिल्हा अधिक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील दि. १४/३/२०१६ चे पुनर्विलाकन आदेश व नगर भूमापन अधिकारी मुलुंड यांचेकडील आदेश क्र. न.भू.अ.मु/ न.भू.नाहूर / न.भू.क्र. ४९१अ/५, ४९१अ/६/२०१६ दि. ११/४/२०१६ अन्वये नगर भूमापन नाहूर ता. कुर्ला येथिल न.भू.क्र. ४९१अ/५, ४९१अ/६ या मिळकतीस दि. ८/७/२०१५ अन्वये भूसंपादनाची घेतलेली नोंद रदद केलेची नोंद केली.			फेरफार क्र. ११८७ प्रमाणे सही - ११/४/२०१६ न.भू.अ.मुलुंड

तप्यासणी करण्यास

खरी नक्कल -

न.भू.अ. मुलुंड

मुंबई उपनगर जिल्हा

००००००००

श्रीम. वि. वि. कडलगा  
प.भू.२

अर्ज क्रमांक ००१८  
अर्ज प्राप्त दिनांक १६/०४/२०१६  
नक्कल तयार दिनांक १६/०४/२०१६  
नक्कल दिल्याची दिनांक १६/०४/२०१६  
खरी नक्कल

मुख्य लिपिक  
नगर भूमापन अधिकारी  
मुलुंड

नगर भूमापन अधिकारी  
मुलुंड

मालमत्ता पत्रक

करल ४

अध्याग/मोजे -- नाहूर

तालुका/न. भु. मा. का. -- न. भु. अ. मुलुंड

2000y

जिल्हा

मुंबई उपनगर जिल्हा

नगर भूमापन शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

2023

शासनाला दिलेल्या आकाराची किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

दिनांक	व्यवहार	खंड क्रमांक	गविन धारक (धा) पट्टेदार (प)	साक्षीकन
०८/०७/२०१५	मा. उपजिल्हाधिकारी (भूसंपादन) क्र. ७ मुंबई उपनगर जिल्हा यांचेकडील क्र. उपजि. भू-४/क. जा. म. वि. न. ए. व. ए. एस. आ. अ. ११० अन्वये निवाडयप्रमाणे न. भू. क्र. ५३१, ५३१अ, ४९१अ/५, ४९१अ/६ या मिळकत पत्रिकेवर मुंबई महानगर पालिका लेईंग १०८ इंच डाय वॉटर येन करीता जमीन संपादन केलेची नोंद दाखल केली		मा. जमाबंदी आणि संवर्धन अभिलेख (म. राज्या) परिपत्रक क्र. ना. भू. ११२/अहरी मोह जिल्हा २०१५, पुणे दिनांक १६/०७/२०१५ मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि. २२/१२/२००० चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी एक हजार तीनशे दोन सहा दशांश चौ. मी. दाखल केले.	फेरफार क्र. ११५० प्रमाणे सही - ०८/०७/२०१५ न. भू. अ. मुलुंड
१५/१२/२०१५	आदेशान्वये		मा. जिल्हा अधिकारी भूमि अभिलेख, मुंबई उपनगर यांचेकडील दिनांक २२/१२/२०१६ चे पुनर्विलोकन आदेश व नगर भूमापन अधिकारी मुलुंड यांचेकडील आदेश क्र. न. भू. अ. मु. / न. भू. नाहूर / न. भू. क्र. ४९१अ/५, ४९१अ/६ / २०१६ दि. १९/४/२०१६ अन्वये नगर भूमापन नाहूर ता. कुर्ला येथिल न. भू. क्र. ४९१अ/५, ४९१अ/६ या मिळकतीस दि. २२/१२/२००० ची मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजनाची रदद केलेली संपूर्ण नोंद पुनर्जिवीत करुन केवळ खरेदीने मे. हेक्स्ट इंडीया लि. यांचे नाव रदद केलेची नोंद दाखल केली.	फेरफार क्र. ११७० प्रमाणे सही - १५/१२/२०१५ न. भू. अ. मुलुंड
११/०४/२०१६	आदेशान्वये		मा. जिल्हा अधिक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील दि. १४/३/२०१६ चे पुनर्विलाकन आदेश व नगर भूमापन अधिकारी मुलुंड यांचेकडील आदेश क्र. न. भू. अ. मु. / न. भू. नाहूर / न. भू. क्र. ४९१अ/५, ४९१अ/६ / २०१६ दि. ११/४/२०१६ अन्वये नगर भूमापन नाहूर ता. कुर्ला येथिल न. भू. क्र. ४९१अ/५, ४९१अ/६ या मिळकतीस दि. ८/७/२०१५ अन्वये भूसंपादनाची घेतलेली नोंद रदद केलेची नोंद केली.	फेरफार क्र. ११८७ प्रमाणे सही - ११/४/२०१६ न. भू. अ. मुलुंड

न. भू. अ. मुलुंड  
मुंबई उपनगर जिल्हा

तपासणी करणारा -  
Shreed 109  
श्रीम. वि. वि. कडलाम  
च. भू. २

खरी नक्कल -  
अर्ब क्रमांक ४०९८  
अर्ब क्रमांक दिनांक १६/०४/२०१६ रक्कम शुल्क १८०८  
नक्कल तयार दिनांक १६/०४/२०१६ जागद फी.....  
नक्कल दिल्याची दिनांक १८/४/१६ एकूण रक्कम रु. १८०८  
खरी नक्कल

प्रमुख लिपिक  
नगर भूमापन अधिकारी  
मुलुंड

नगर भूमापन अधिकारी  
मुलुंड

म.र.नं. ४

मालमत्ता पत्रक

तानुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आदेशांची किंवा भाड्याच्या तपशील आणि त्याच्या किंवा तपशीलाची निवड घेत

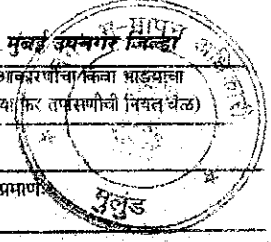
२०२३

४९९अ/६

१६०२.६

सी

न.भू.क्र. ४९९अ प्रमाणे



मुविधाधिकारी

हक्काचा मूळ धारक

पट्टेदार

इतर भाग

इतर भाग

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (भा) पट्टेदार (प) किंवा भाग (भा)

साक्षात्करण

२२/१२/२०००

मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांजकडील एकत्रीकरण-पोटविभाजन आदेश क्र.सी/कार्या-२३/एल.एन.डी/एकत्रीकरण/पो.वि./एस.आर.के-०२३० दि. ६/१२/२००० अन्वये आणि नभूअ मुलुंड यांजकडील आदेश क्र. न.भू.अ. मुलुंड/नाहर - ४९९अ/२००० दि. २२.१२.२००० ने स्वतंत्र भिळकत पत्रिका उघडली.  
[धारक - मेसर्स हेक्स्ट इंडिया लि.]  
सेटबॅक ३६.६ मो. डी.पी. रोडसाठी

के.रफार क्र. ४३१ प्रमाणे  
सी -  
२२/१२/२०००  
न.भू.अ.  
मुलुंड

३१/०१/२००१

अर्ज, जबाब, व मा.  
सह. दुय्यम निबंधक  
कुर्ला यांचेकडील  
नोंदणीकृत खरेदीखत  
व सूची दोनव्या उतरा  
व मा. न.भू.अ. मु.  
यांचा आदेश  
दि. ३१.१.२००१  
अन्वये धारक सदरी  
नाव दाखल केले  
व हेक्स्ट इंडिया  
लिमि. हे नाव कमी  
केले.

धारक  
मे. निकोलस पिरॅमल इंडिया  
लिमिटेड

के.रफार क्र. ४३५ प्रमाणे  
सी -  
३१/०१/२००१  
न.भू.अ.  
मुलुंड

२५/०५/२००६

महाराष्ट्र शासन महसूल व वनविभाग परिपत्रक  
क्र. एफ.एल.डी. /१००/सी.आर. २४३/फ-३  
दि. १६/१२/०४ व एस-३०/२००४/प्र.क्र. २००/ल-६ दि.  
१४/७/०५ नुसार महाराष्ट्र खाजगी वने अधिनियमाचे  
तरतुदीस अधिन. राहून इतर हक्कात नोंद केली.

इतर हक्क  
महाराष्ट्र खाजगी वने  
अधिनियमातील तरतुदीस अधिन

के.रफार क्र. ७३७ प्रमाणे  
सी -  
२५/०५/२००६  
न.भू.अ. मुलुंड

१९/०१/२०१५

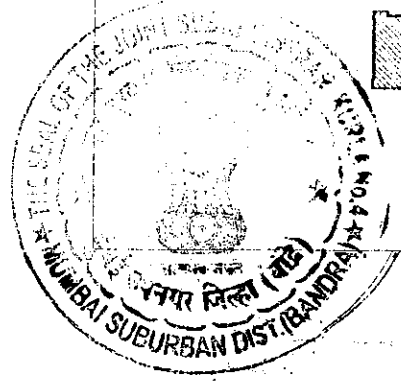
मा.राज्य न्यायालया कडील सिव्हील अपील नं. ११०२/२०१४ प्रकरणी दि. ३०/१/२०१४ चे आदेश तसेच वन (संवर्धन)  
अधिनियम १९८० मधील तरतुदीनुसार मा. मुख्य वनसंरक्षक (संत्रालय) महसूल व वनविभाग यांचेकडील पत्र  
क्र. एस-३०/२००८/प्र.क्र. २८१/फ-३/दि. १२/१२/२०१४ तसेच मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र  
क्र. सी/कार्या-२आय/खाजगी वन/स.क्र. ७९/२०१४ दि. २२/१३/२०१४ अन्वये "महाराष्ट्र खाजगी वने अधिनियमातील  
तरतुदीस अधिन." अशी इतर हक्कात दाखल केलेली दि. २५/५/२००६ ची नोंद कमी केली.

के.रफार क्र. १६०९ प्रमाणे  
सी -  
१९/०१/२०१५  
न.भू.अ. मुलुंड

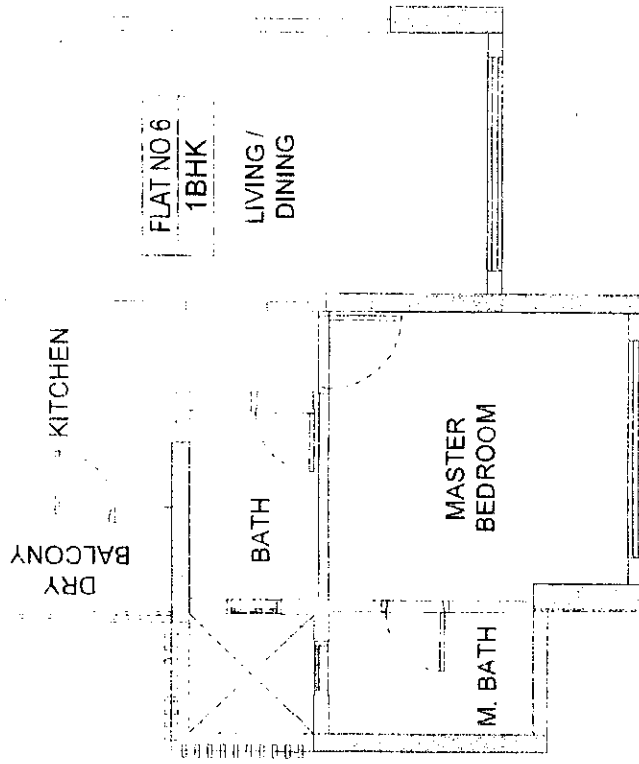


ANNEXURE E

करल ४		
2004	20	990
२०२३		

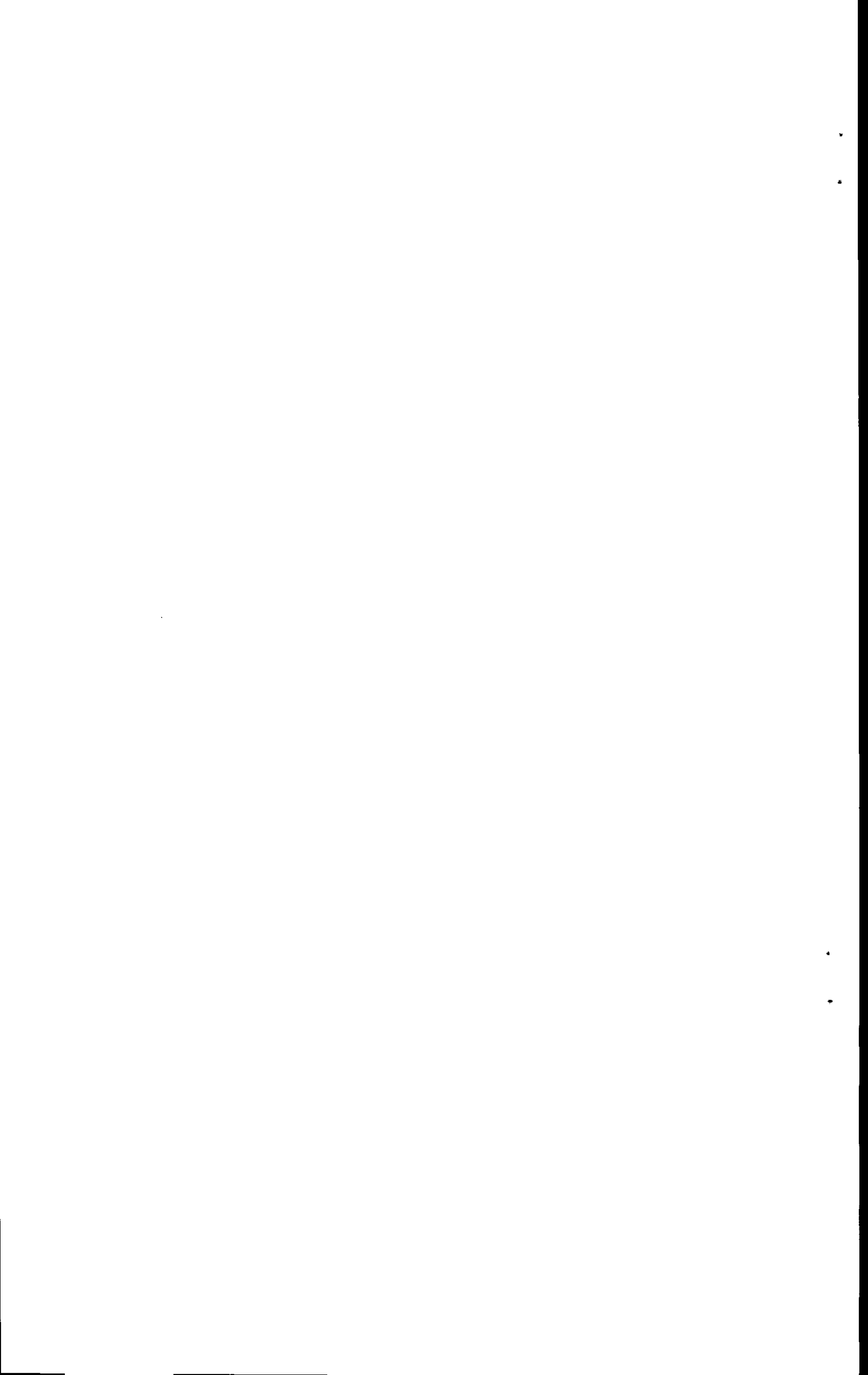


FLOOR PLAN



शा.सो.वा.स. म.स. व.स. को.स. *[Signature]*  
*[Signature]*

PIRAMAL REVANTA  
 TOWER 3 - UNIT PLAN  
 FLAT NO: 2503 FLOOR LEVEL: 25<sup>th</sup>



# Annexure - F



## MUNICIPAL CORPORATION OF GREATER MUMBAI Amended Plan Approval Letter

File No. CHE/ES/1930/T/337(NEW)/337/10/Amend dated 24.12.2021

करल ४

To, CC (Owner),  
Manojkumar Ashwanikumar Dubal PRL Developers Private Limited  
309, Sangam Arcade, Vaitbhibhai Piramal Tower, 8th Floor, Peninsula  
road opp. Rly. station Corporate Park, Ganpatrao Kadam  
Marg, Lower Parel,  
Mumbai - 400 013

2022 09 99  
2023

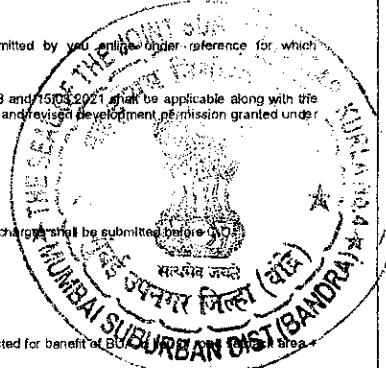
Subject : Proposal High Rise Residential Building on plot bearing C.T.S.No. 491-A/5, 491-A/6, 491-A(pt) and 491-A/4(pt) of village Nahur at Mulund (West),-

Reference : Online submission of plans dated 26.11.2021

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even no. Dated 27/12/2017 and 01/04/2018 and 15/03/2021 shall be applicable along with the conditions of the revised layout granted under no CHE/1937/T/302 dtd 24-02-2021 and revised development permission granted under no Dy CHE /6352/ES dtd 05-02-2021 shall be complied with.
- 2) That the revised R.C.C. design & calculations shall be submitted before C.C.
- 3) That revised drainage approval shall be submitted before C.C.
- 4) That revised H.E. NOC shall be submitted before C.C.
- 5) That no dues pending certificate from A.E. (Water works) for extra water sewerage charges shall be submitted before C.C.
- 6) That all payments as per installment facility availed shall be made before C.C.
- 7) That the valid Janta Insurance Policy shall be submitted before C.C.
- 8) That the NOC from A.A. & C. T ward to be submitted before C.C.
- 9) That the C.C. shall be endorsed as per this amended plans and CC shall be restricted for benefit of BUA in lieu of land handed over as per reg. 17(1) & reg. 14(A) to MCGM.
- 10) That directions of Honble Supreme Court vide order dtd. 15.03.2018 and all the conditions of SWM NOC shall be complied with.
- 11) That valid SWM NOC shall be submitted before C.C.
- 12) That the underground high tension line shall be shifted and NOC from MSEB shall be submitted before CC of the affected portion of the building.
- 13) That carriage entrance shall be provided as per remarks of GMLR.
- 14) That the HRC NOC shall be submitted before further CC.
- 15) That the MOEF NOC shall be submitted
- 16) That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall be obeyed by the developer as per RUT submitted.



Page 1 of 2

Name : Hardeepsingh  
Baiwantsingh Sachdeo  
Designation : Executive  
Engineer  
Organization : Personel  
Date : 24-Dec-2021 15:03:30

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer, Building Proposal  
Eastern Suburb

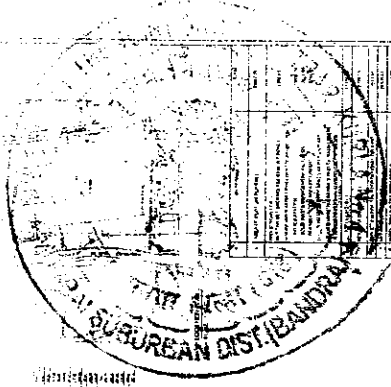
Copy to

- 1) Assistant Commissioner, T Ward
- 2) A.E.W.W., T Ward
- 3) O.O. T Ward

- Forwarded for information please.

Page 2 of 2

करल ४  
 2004 e2 99c  
 २०२३



Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Remarks
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100	...	...	...	...

**PROFORMA-I**

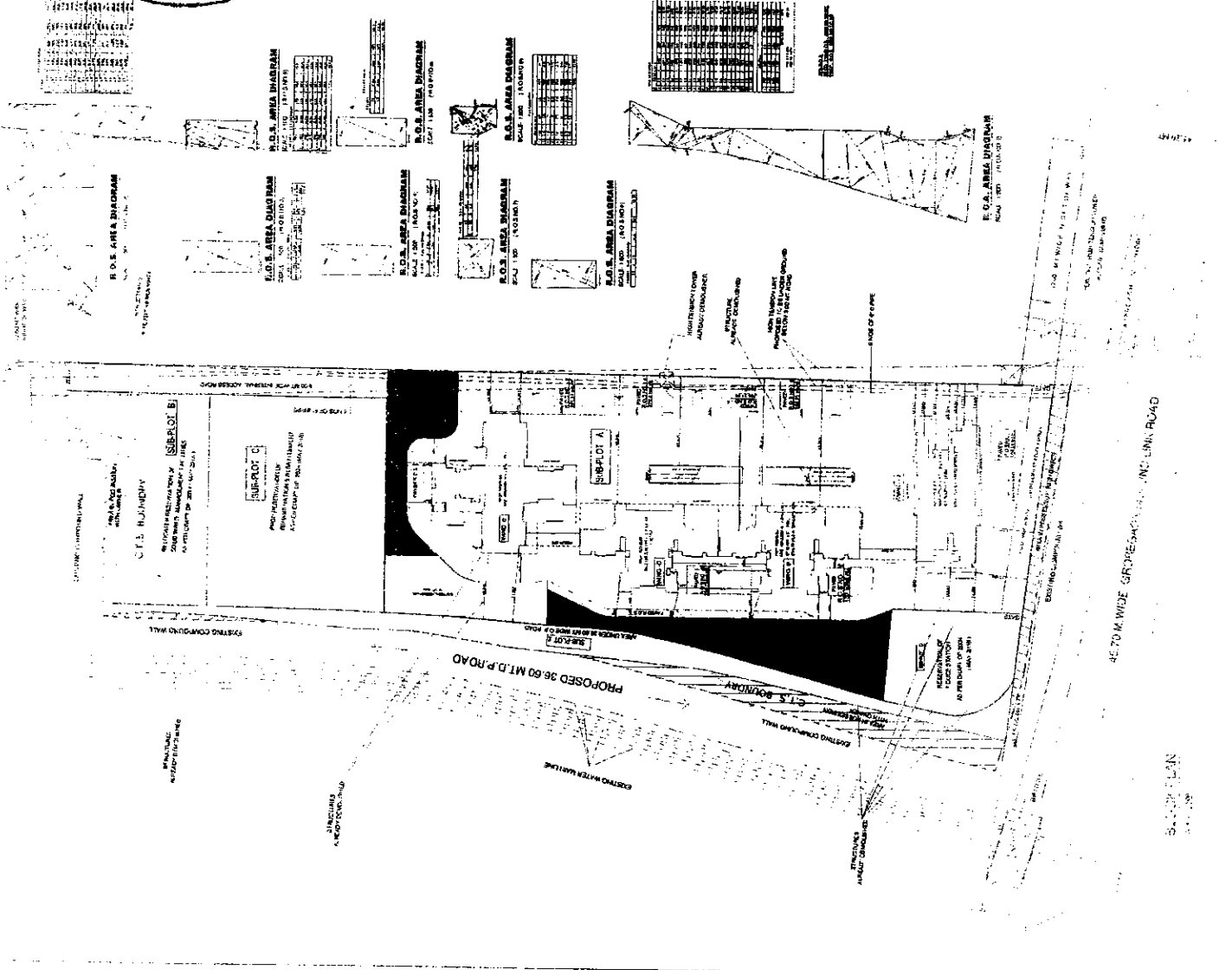
OWNER'S NAME: ...  
 ADDRESS: ...  
 PROJECT NAME: ...  
 DATE: ...

**APPROVALS:**

...  
 ...  
 ...

**REMARKS:**

...



45.70 M. WIDE GREY-SHADOWED CONC. LINK ROAD

...

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHANTA SHANTILAL KOTAK

SHANTILAL JAGJIVAN KOTAK

07/09/1987  
Permanent Account Number  
BIJPK6230L

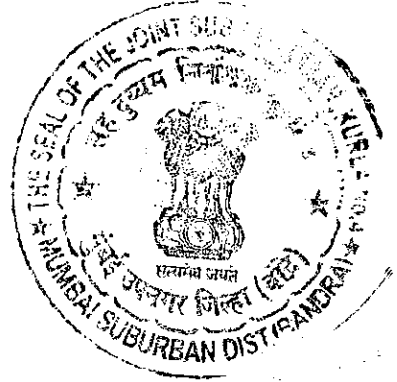
*Shanta*  
Signature



28682009

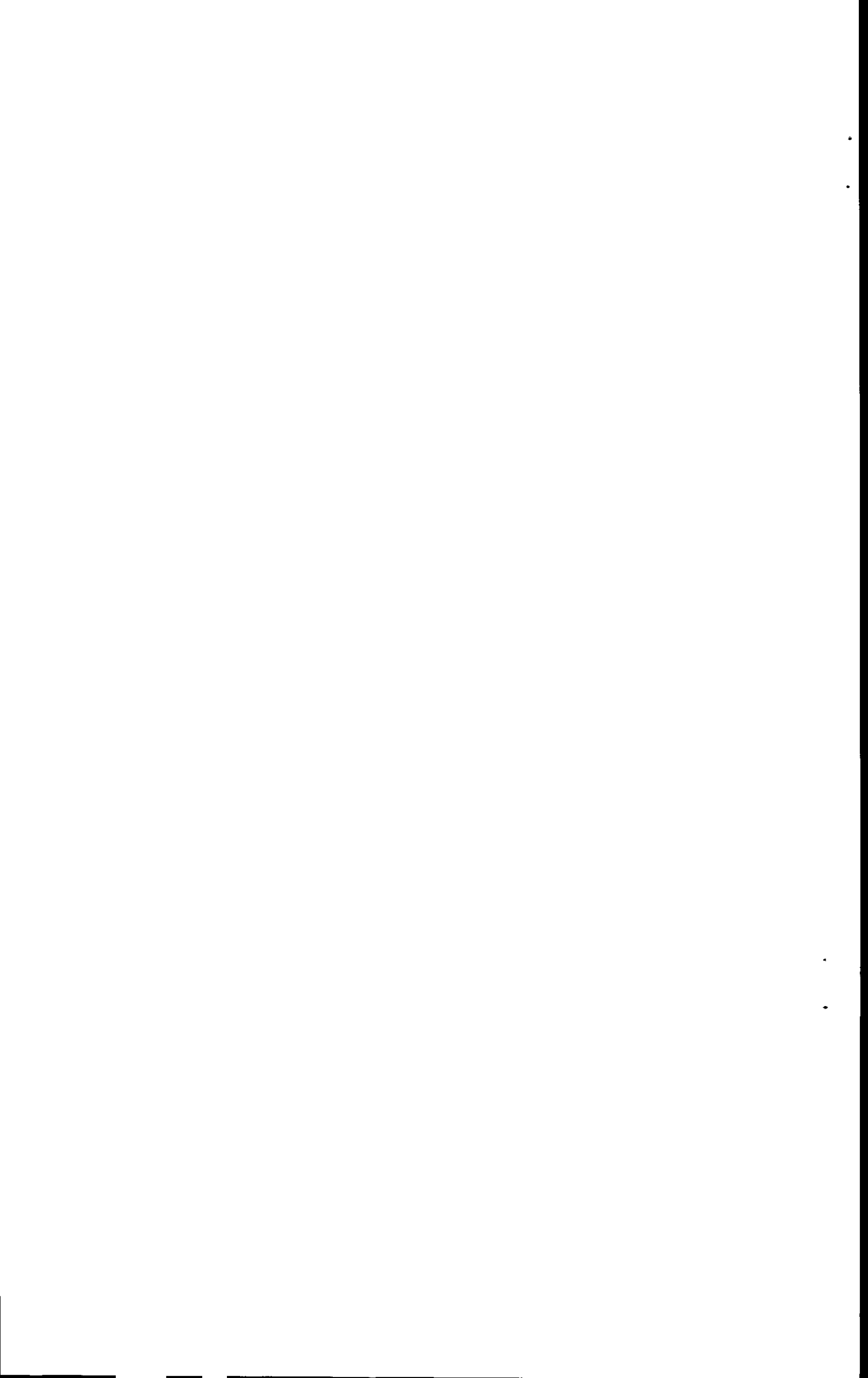
*Shanti*

करल ४  
206ey ९ 92  
2023



आयकर विभाग  
INCOME TAX DEPARTMENT  
SHANTILAL J KOTAK  
JAGJIVAN POPATLAL KOTAK  
07/09/1987  
Permanent Account Number  
AJVPK4708M  
शान्तिबाई जगजीवनकोटक

शान्तिबाई जगजीवनकोटक



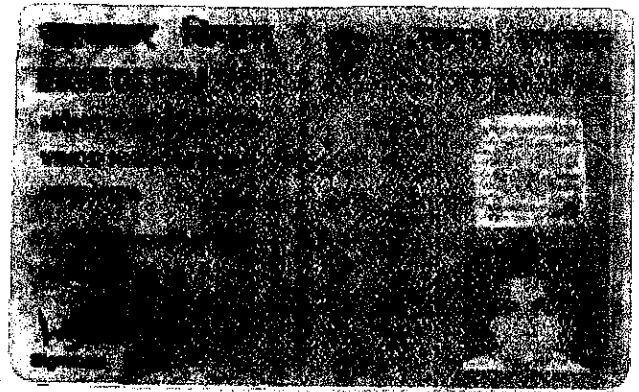
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRI. DEVELOPERS PRIVATE LIMITED

210878011  
Permanent Account Number

AA-CPE/000



करत ४.

2000	2001	2002
2003		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संकाय कार्ड  
Permanent Account Number Card

AOHPS6508J

नाम  
CHANDAN SHIVAJI SOHAVANE

पिता का नाम / FATHER'S NAME  
CHANDRALAL GANUJI SOHAVANE

07072010



मुंबई उपनगर जिल्हा (बंदरा)  
MUMBAI SUBURBAN DIST. (BANDRA)

PERMANENT ACCOUNT NUMBER  
AIJPP2900K

नाम  
PRAMOD ANAND PAWAR

पिता का नाम / FATHER'S NAME  
ANAND GOVIND PAWAR

जन्म तिथि / DATE OF BIRTH  
03-08-1973

Signature: PR Sharma  
Commissioner of Income-tax (Computer Operators)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SANDESH SACHINAND GILJAR  
SADANAND GANPAT GILJAR

2007/1900

Permanent Account Number  
ANWFO4338B

*Amson*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MANESH AMBADA LOKAR  
AMBADA KALESH LOKAR

13001005  
Permanent Account Number  
AEEPL8733A

**CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION NO. 10 OF 2022 DATED 25<sup>TH</sup> NOVEMBER, 2022 PASSED BY THE BOARD OF DIRECTORS OF PRL DEVELOPERS PRIVATE LIMITED BY CIRCULATION ON 1<sup>ST</sup> DECEMBER, 2022**

**Granting Authority for signing the Agreements in respect of the Company's Projects**

**RESOLVED THAT** in supersession to all the Resolutions passed earlier in this regard, (1) Mr. Pankaj Mundada, (2) Mr. Mohit Gupta and (3) Mr. Sachin Sonavane; Authorized Representatives of the Company (hereinafter collectively referred to 'Authorized Signatories') be and are hereby severally authorized to sign, execute Agreements for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Deed of Confirmation, Conveyance Deed and Documents/application for Refund of Stamp Duty, Supplemental Agreement(s) and any other deeds documents and instruments related to the sale of the flat(s)/unit(s) in the project(s) (hereinafter called as 'Agreements') implemented/to be implemented by the Company and to appear before the Sub-Registrar of Assurances and to lodge, present, admit these Agreements/documents for Registration and receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1908;

**RESOLVED FURTHER THAT** the Authorized Signatories be and are also authorized to issue Power of Attorney(s) in favour of:

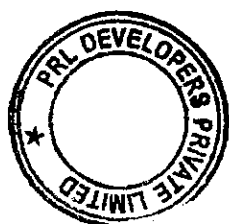
1.	Mr. Manoj Sajnani	6.	Mr. Yasveer Patel
2.	Mr. Pramod Pawar	7.	Mr. Rushabh Visharia
3.	Mr. Bhavnesh Kuttain	8.	Mr. Rajiv Dev
4.	Mr. Sandesh Gujar	9.	Mr. Mahesh Lohar
5.	Mr. Saurav Mukherjee	10.	Mr. Tushar Sharma

(hereinafter collectively referred to as 'Constituted Attorneys') thereby delegating the limited powers for appearing either jointly and/or severally before the Registrar or Sub-Registrar of Assurances and to lodge and to present for registration of the aforesaid Agreements, to admit the aforesaid Agreements and to receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1908 AND GENERALLY to do and perform all acts, matters and things necessary or expedient in relation for the purpose of registering the said documents;

**RESOLVED FURTHER THAT** the Power of Attorney(s) issued pursuant to the superseded Resolutions passed earlier in this regard be and are hereby revoked and rescinded."

**Certified to be True**  
**For PRL Developers Private Limited**

*Vandana Chablani*  
**Vandana Chablani**  
 Company Secretary  
 (ACS 21126)



**PRL Developers Private Limited**

CIN: U4500MH2011PTC216545

Registered Office: 8th Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013 India

T +91 22 3351 4000/4040

piramalrealty.com



2004	CE	99C
2023		

**“कुलमुखत्यारधारकाचे घोषणापत्र”**

मी, प्रमोद आनंद पवार, भावनेश कुट्टन, संदेश गुजर, महेश नोदण वय ३ वर्षे,  
पिरामल टॉवर, ८ वा मजला, गणपतराव कदम मार्ग, सोभर मुंबई ४११०१३  
याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला - याचे कारणात करिनामा  
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. पी.आर्.एच. इन्व्हीपर्स  
प्राइवेट लिमिटेड तर्फे पंकज मुंदडा, मोहित गुप्ता, सचिन सोनावणे यांनी दि.  
९.१२.२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस  
सदर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र  
लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार यांच्या पैकी  
कोणीही व्यक्ती मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून  
उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून  
आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वय शिक्षेस मी पात्र राहीन याची  
मला जाणीव आहे.



कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक : १९/१०/२०२३

ठिकाण : मुंबई

Printed on...

506/19092  
Friday, December 09, 2022  
11:42 AM

पावती

Original/Duplicate  
नं. 394  
Regn.: 394

करल ५  
2022  
2022

पारती नं.: 20521 दिनांक: 09/12/2022  
पारतीचे नाव: मोहम्मद खान  
दस्तावेजाचा नमुना क्र.: 19092-2022  
दस्तावेजाचा प्रकार: कलमुद्रावकाश  
पारती करदात्याचे नाव: वी.आर.एल. डेव्हलपर्स प्रायव्हेट लिमिटेड वे.ओ.बो. सिव्हेटरी नोहित बुला -  
नोंदणी क्र.: ₹ 100.00  
सहज दस्तावेजांची की: ₹ 400.00  
दृश्याची संख्या: 20

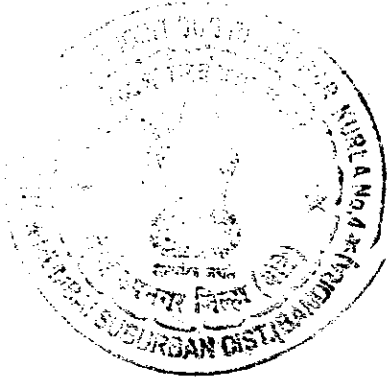
DELIVERED

सह. दुय्यम निबंधक पारं - २  
मुंबई सहर क्र. ४

दस्तावेजाचे मूल्य: ₹ 1.00  
सहज दस्तावेजांचे मूल्य: ₹ 500.00

- 1) वेव्हलपर्स प्रॉपर्टी डीव्हलपर्स प्रायव्हेट लिमिटेडचे वी.ओ.बो. नोंदणी क्र. 19092-2022 दिनांक: 09/12/2022
- 2) वेव्हलपर्स प्रॉपर्टी डीव्हलपर्स प्रायव्हेट लिमिटेडचे वी.ओ.बो. नोंदणी क्र. 19092-2022 दिनांक: 09/12/2022

DELIVERED



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charge**

PRN: 0912202201322	Receipt Date: 09/12/2022
--------------------	--------------------------

Received from PRL DEVELOPERS PRIVATE LIMITED, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 19092 dated 09/12/2022 at the Sub Registrar office Joint S.R., Mumbai 4 of the District Mumbai District.

DEFACED  
₹ 400  
DEFACED

**Payment Details**

Bank Name: MAHB	Payment Date: 09/12/2022
Bank CIN: 10004152022120901093	REF No.: 002262865
Exface No: 0912202201322D	Deface Date: 09/12/2022

This is computer generated receipt hence no signature is required

खर्च - ४  
2022  
2022





CHALLAN  
MTR Form Number-6

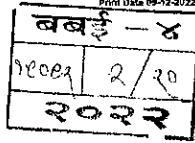


QRN	MNO188894320223E	BARCODE	Date 08/12/2022-19:23:16		Form ID 480
Department	Inspector General Of Registration		Payer Details		
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)	करल ४	
Type of Payment	Registration Fee		PAN No.(If Applicable)	2009 EL 99K	
Office Name	BDM_JT SUB REGISTRAR MUMBAI 4		Full Name	PRL DEVELOPERS PRIVATE LIMITED	
Location	MUMBAI		Flat/Block No.	8TH FLOOR, PIRAMAL TOWER	
Year	2022-2023 One Time		Remarks (If Any)	2023	
Account Head Details	Amount In Rs.	Premises/Building	SecondPartyName:R MANOJ SAJMANI AND OTHERS-		
0030045501 Stamp Duty	500.00	Road/Street	Amount In Six Hundred Rupees Only		
0030083301 Registration Fee	100.00	Area/Locality	Words 600.00		
		Town/City/District	MUMBAI		
		PIN	4 0 0 0 1 3		
Payment Details			FOR USE IN RECEIVING BANK		
BANK OF MAHARASHTRA			Bank CRN	Ref. No.	02300042022120997079 22342170355
Cheque/DD Details			Bank Date	RBI Date	08/12/2022-19:24:12 Not Verified with RBI
Cheque/DD No.			Bank Branch	BANK OF MAHARASHTRA	
Name of Bank			Scroll No., Date	Not Verified with Scroll	
Name of Branch			Mobile No. 0000000000		



Challan Defaced Details

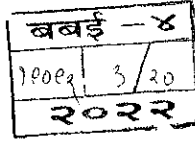
Sr. No.	Remarks	Defacement No.	Defacement Date	Used In	Defacement Amount
1	(S)-578-11952	0005892982202223	08/12/2022-11:02:50	IGR548	600.00
2	(S)-508-11952	0005892982202223	08/12/2022-11:02:56	IGR548	500.00
Total Defacement Amount					650.00



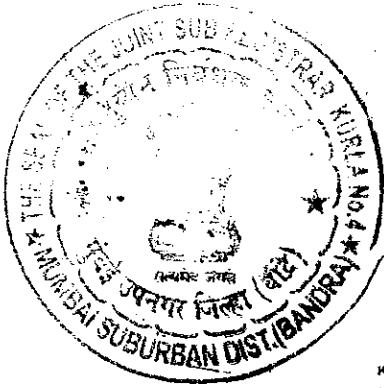
CHALLAN  
MTR Form Number-6



QRN	MNO188894320223E	BARCODE	Date 08/12/2022-19:23:15		Form ID 480
Department	Inspector General Of Registration		Payer Details		
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)		
Type of Payment	Registration Fee		PAN No.(If Applicable)		
Office Name	BDM_JT SUB REGISTRAR MUMBAI 4		Full Name	PRL DEVELOPERS PRIVATE LIMITED	
Location	MUMBAI		Flat/Block No.	8TH FLOOR, PIRAMAL TOWER	
Year	2022-2023 One Time		Premises/Building	SANPATRAD KADAM MARG, LOWER PAREL	
Account Head Details	Amount In Rs.	Road/Street	Remarks (If Any)		
0030045501 Stamp Duty	500.00	Area/Locality	SecondPartyName:R MANOJ SAJMANI AND OTHERS-		
0030083301 Registration Fee	100.00	Town/City/District	Amount In Six Hundred Rupees Only		
		PIN	Words 600.00		
		PIN	4 0 0 0 1 3		
Payment Details			FOR USE IN RECEIVING BANK		
BANK OF MAHARASHTRA			Bank CRN	Ref. No.	02300042022120997079 22342170355
Cheque/DD Details			Bank Date	RBI Date	08/12/2022-19:24:17 Not Verified with RBI
Cheque/DD No.			Bank Branch	BANK OF MAHARASHTRA	
Name of Bank			Scroll No., Date	Not Verified with Scroll	
Name of Branch			Mobile No. 0000000000		



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**SPECIFIC POWER OF ATTORNEY**

KNOW ALL MEN by these presents that We, Mr. Pankaj Mundada, Mr. Mohit Gupta and Mr. Sachin Sonavane ("Authorised Representatives") of PRL Developers Private Limited having Registered office at 8<sup>th</sup> floor, Piramal Tower, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013 (hereinafter called "the Company") have been appointed as the Authorised Signatories of the Company by a Resolution dated 1<sup>st</sup> December, 2022 passed by the board of the Company whereby certain powers and authorities are conferred upon us to sign, execute Agreements for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Supplemental Agreement(s), Deed of Confirmation and any other deeds documents and instruments related to the sale of the flat(s)/unit(s) in the project(s) implemented to be implemented by the Company. A certified copy of the said resolution dated 1<sup>st</sup> December, 2022 is hereto annexed and marked as Annexure "A".

*[Handwritten signatures and initials]*

HOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT we do hereby nominate, constitute and appoint (1) Mr. Manoj Sajani (2) Mr. Rushabh Visharia (3) Mr. Pramod Pawar (4) Mr. Bhavnesh Kuttan (5) Mr. Sandesh Gujar (6) Mr. Mahesh Tohar (7) Saurav Mukherjee (8) Rajiv Dev (9) Yasveer Patel (10) Tushar Sharma, all adult Indian Inhabitants having their office at 8<sup>th</sup> floor, Piramal Tower, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013 jointly and each of them severally to be our true and lawful Attorneys in fact and at law for us and in our name and on our behalf -

1) To appear before the concerned office of the Registrar or Sub-Registrar of Assurances and to lodge and present for registration and admit execution on behalf of us and to all things necessary or proper for the purpose of registration under the Indian Registration Act, XVI of 1908 or any other Act or Regulation for the time being in force relating to the Registration of Assurances, all Agreements for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Supplemental Agreement(s), Deed of Confirmation and any other deeds documents and instruments requiring registration intended or expressed to be made between the Company and prospective purchasers of flats/offices/units/tenements/premises in the buildings and other structures under construction or to be constructed or completed in the Project(s) implemented to be implemented by the Company and already executed or signed or hereafter to be executed or signed by us as the duly authorized representative of the Company.

2) To receive the said Agreement for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Supplemental Agreement(s) and/or any other deeds documents and instruments etc. from the concerned Sub-Registrar of Assurances after registration thereof and to give proper receipts and discharge for the same.

3) And generally to do and perform all acts, matters and things necessary or expedient in relation to the registration referred to herein above as fully and effectually in all respects as the Company itself or ourselves could do by law.

4) We do hereby ratify and confirm and covenant for ourselves to ratify and confirm and whatsoever our said Attorneys shall lawfully do in or about the registration referred to herein above by virtue of these presents.

*[Handwritten signatures and initials]*

We HEREBY DECLARE that this Power of Attorney(s) supersedes earlier Power of Attorney issued by the Company in this regard and shall stand revoked and rescinded.

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AND WE HEREBY DECLARE that the said Powers granted to the attorney shall stand revoked in the event he/she ceases to be in the employment of the Company or any of its group Companies.

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IN WITNESS WHEREOF We have executed these presents this 30 day of December, 2022.

SIGNED AND DELIVERED BY

Name	Signature	Photograph	LHT
1) Mr. Pankaj Mundada PRL DEVELOPERS PRIVATE LIMITED Authorised Signatory			
2) Mr. Mohit Gupta PRL DEVELOPERS PRIVATE LIMITED Authorised Signatory			
3) Mr. Anish Sonvankar PRL DEVELOPERS PRIVATE LIMITED Authorised Signatory			

In the presence of  
Deputy Commissioner

2.

बबई - ४  
१०/१२/२०  
२०२२

Accepted by us,

Name	Signature	Photograph	LHT
1. Mr. Manoj Sojnani			
2. Mr. Ruqabba Visharia			
3. Mr. Prmod Pawar			
4. Mr. Bhavesh Kuttan			
5. Mr. Sahasra Chatur			
6. Mr. Mahesh Loher			

बबई - ४  
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 2022

7. Mr. Saurav Mukherjee			
8. Mr. Rajiv Dev			
9. Mr. Yasveer Patel			
10. Mr. Tushar Sharma			



in the presence of  
 1) Dheeraj K. M. H.  
 2) Sandeep M. M.

बवई - ४  
 10002 1/20  
 2022



CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION NO. 10 OF 2022 DATED 25<sup>TH</sup> NOVEMBER, 2022 PASSED BY THE BOARD OF DIRECTORS OF PRL DEVELOPERS PRIVATE LIMITED BY CIRCULATION ON 1<sup>ST</sup> DECEMBER, 2022

**Granting Authority for signing the Agreements in respect of the Company's Projects**

"RESOLVE THAT in supersession to all the Resolutions passed earlier to this regard, (1) Mr. Pankaj Munsada, (2) Mr. Mohit Gupta; and (3) Mr. Sachin Sonavane; Authorized Representatives of the Company (hereinafter collectively referred to 'Authorized Signatories') be and are hereby severally authorized to sign, execute Agreements for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Deed of Confirmation, Conveyance Deed and Documents/application for Refund of Stamp Duty, Supplemental Agreement(s) and any other deeds documents and instruments related to the sale of the flat(s)/unit(s) in the project(s) (hereinafter called as 'Agreements') implemented to be implemented by the Company and to appear before the Sub-Registrar of Assurances and to lodge, present, admit these Agreements/documents for Registration and receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1906;

RESOLVE FURTHER THAT the Authorized Signatories be and are also authorized to issue Power of Attorney(s) in favour of:

1. Mr. Manoj Sajnani	6. Mr. Yasveer Patel
2. Mr. Pramod Pawar	7. Mr. Rushabh Visharia
3. Mr. Bhavneesh Kuttain	8. Mr. Rajiv De.
4. Mr. Sandesh Gujar	9. Mr. Mahesh Lohar
5. Mr. Saurav Mukherjee	10. Mr. Tushar Sharma

(hereinafter collectively referred to as 'Constituted Attorneys') thereby delegating the aforesaid powers, appearing either jointly and/or severally before the Registrar or Sub-Registrar of Assurances and to lodge, present and to execute the aforesaid Agreements, to admit the aforesaid Agreements and to receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1906 AND GENERALLY to do and perform all acts, matters and things necessary or expedient in relation for the purpose of registering the said documents.

RESOLVE FURTHER THAT the Power of Attorney(s) issued pursuant to the superseded Resolutions passed earlier in this regard be and are hereby revoked and rescinded."

Certified to be True  
 For PRL Developers Private Limited

Vandana Chhablani  
 Company Secretary  
 (ACS 21126)



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 2022

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 2023



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Company Master Data

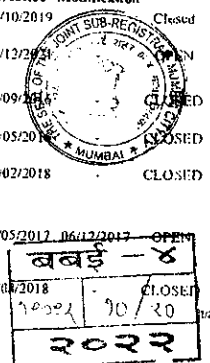
**Company Master Data**

CIN	U45400MH2011PTC216545
Company Name	PRL DEVELOPERS PRIVATE LIMITED
R0C Code	RoC-Mumbai
Registration Number	216545
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs.)	1000000000
Paid up Capital(Rs)	4297715000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	21/04/2011
Registered Address	PIRAMAL TOWER, 8TH FLOOR, GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI MH 400013 IN
Address other than Rm where all or any books of account and papers are maintained	-
Email Id	secretarial.deparntent@piramal.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	08/10/2021
Date of Balance Sheet	31/03/2021
Company Status(for filing)	Active

**Charges**

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
		1100000000	04/10/2019		Closed
	Movable property (not being pledge): More particularly set out in second schedule	1170000000	23/12/2018		CLOSED
	Immovable property or any interest therein	1500000000	30/09/2018		CLOSED
	Immovable property or any interest therein	1500000000	27/05/2018		CLOSED
	Immovable property or any interest therein	2300000000	23/02/2018		CLOSED
	Immovable property or any interest therein; Bank debts; Floating charge; Movable property (not being pledge): Rec.,Escrow A/c,Development Rights,Project Doc etc.	6100000000	17/05/2012	06/12/2017	OPEN
	Immovable property or any interest	1400000000	31/08/2018		CLOSED

<https://www.mca.gov.in/mca/online/company/LPMasterData.do>

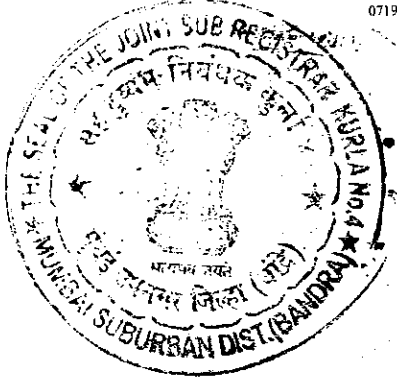


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 12/02/2022 10:38 AM  
 2006y 903 99k  
 2022

Company Master Data

therein; Receivables  
 Movable property (not being pledge):  
 More particularly set out in Point 13 below 18500000000 27/10/2021 - OPEN

Directors-Signatory Details		Name	Begin date	End date	Surrendered DIN
DIN/PAN					
00020949		RUNTI.KUMAR JAGDISHPRASAD ADUKIA	08/06/2015	-	
00286085		ANAND AJAY PIRAMAL	12/05/2017	-	
00322784		ANISH KUMAR SARAF	04/08/2015	-	
01259314		ANAND VARDHAN	08/06/2015	-	
AELPC7096K		VANDANA JITENDRA CHABLANI	05/01/2016	-	
07194833		SOM KRISHNA	12/10/2020	-	



बबई - ४  
 9809A 99/20  
 2022

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRL DEVELOPERS PRIVATE LIMITED  
 21/04/2011  
 AA/CP0876E



*Signature*



*Signature*



*Signature*

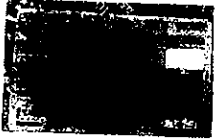
आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRL DEVELOPERS PRIVATE LIMITED  
 21/04/2011  
 AA/CP0876E

बबई - ४  
 9809A 99/20  
 2022



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
MANOJ S SAJANI  
SHYAM LOKUMAL SAJANI  
05101990  
PAN: AAKPS2179M

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2004/907/995  
2023



*R.T. Vohra*



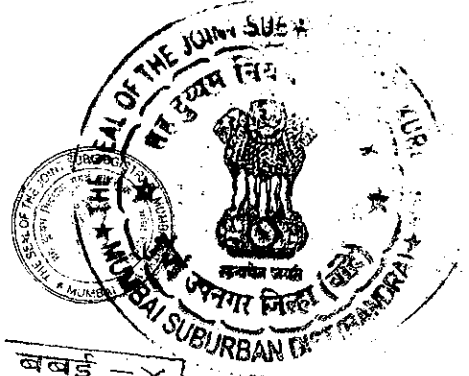
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आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
MAHESH AMBADA LOMAR  
AMBADA KALSA LOMAR  
1348998  
PAN: AAKPS2179M

*[Signature]*



*[Signature]*



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2002/95/20  
2022

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
MAHESH AMBADA LOMAR  
AMBADA KALSA LOMAR  
1348998  
PAN: AAKPS2179M

*[Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
SAHRAV MUKHERJEE  
ASHOK KUMAR MUKHERJEE  
23851984  
PAN: ANOPM955H

*[Signature]*



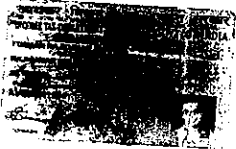
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आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
ADN BHARAKA PATEL  
14681983  
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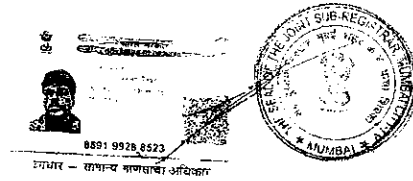
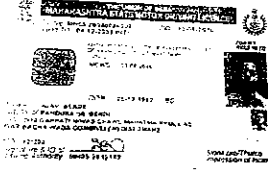
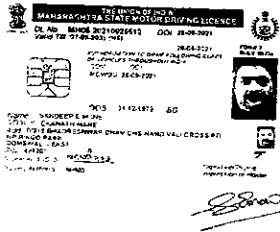
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*[Signature]*

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126/2022

Summary 1 (Dasgoshwari Bhag 1)

SUB-19092  
मुद्रण: 05 डिसेंबर 2022 11:42 म. उ.

राज कोषधारा भाग-1	बबई १४/२०
	दस्तावेज क्रमांक: 19092/2022

बला प्रस्ताव क्रमांक 4 / 5092/2022  
पत्रांक मुंब. स. 01/-  
दस्तावेज क्रमांक मुंब.: ५ 500/-

मोचकता: ₹. 00/-

५ दि. म. उ. दि. बबई 4 यांचे अर्जावयात  
म. अ. 19092 का दि. 09-12-2022  
वेळी १४:53 म. उ. का. हजर केला.

पावणी 20521 पावणी दिनांक: 09/12/2022  
मार्गदर्शकांचे नाव: पी. ज. एल. देवदत्तपुत्र रावमणुट किर्लोस्कर व जी. वी. तिरेरी मोहित गुला.

मोचणी फी	₹. 188.08
राज हाताळणी फी	₹. 400.00
दुशाची सक्ता: 20	

दस्तावेज प्रकाशाची मती

एकूण: 500.08

महं ईश्वर निवाकर, बबई-4

महं सुरेश निवाकर, मुंबई-4

दस्तावेज प्रकाश कुणाचकारपत्र

मुद्रण क्रमांक 4 वेळी मी बबईकार्य वेळी: आलेला अर्जाने त्यामुळे कोणतीही शर्तार यादामा या विक्रयव्या प्राधिकार विक्रय अंशेन मंडळा  
दिनांक: 19/12/2022 10:58:39 AM मी वेळ (सादरकारक)  
दिनांक: 19/12/2022 10:58:39 AM मी वेळ (सी)

**प्रतिज्ञापत्र**  
मदर यदावयान हा मेलवे न्यायवा 1902 अंती अस्तित्थ तसुदेमुवाच मेलवेस  
गुणता कुंठित आहे तसुदेम मेलवे वामुदे निमदक त्याने मळीय व  
दोस मेलवेला अगुलवणे मेलवे तसुदेम अं हे वताची सक्ता व पैसा  
अदोपेय कावोस्तो दस्त तसुदेम व नदुमेकाव हे सेवुल्ले लभाकरत जळवेत.

1] [Signature] तिहून देणते

2] [Signature] तिहून देणते

3] [Signature]

4] [Signature]



5] R.T. Ishankar

6] [Signature]

7] [Signature]

8] [Signature]

9] [Signature]

10] [Signature]

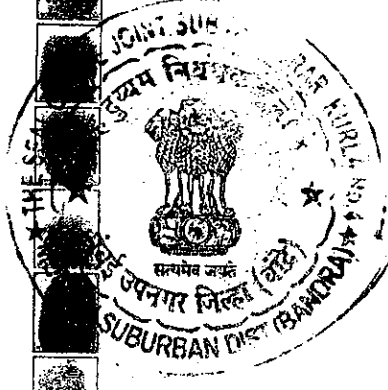
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दस्तावेजा प्रकार : 2

पृष्ठ संख्या : 10/120  
दस्तावेजा क्रमांक : 19092/2022

करल ४

- अनु क्र. पत्रकारणपत्रे नाम व पता
1. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी मॉडेल मुंबा  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  2. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  3. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  4. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  5. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  6. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  7. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  8. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  9. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  10. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  11. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  12. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E



Missing Scan Doc Records and Files

सर्वे वस्तुनिष्ठ करून देणारे तपासणीत कुलपत्रकारणपत्र या वस्तु निवेदन करून दिल्याने काढून घेतला.

श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी मॉडेल मुंबा

- अनु क्र. पत्रकारणपत्रे नाम व पता
1. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी मॉडेल मुंबा  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E
  2. नाम: श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी कलिन केवला  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E



अनु क्र. पत्रकारणपत्रे नाम व पता  
श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी मॉडेल मुंबा  
पता: प्लॉट नं. 8 वा मजला, इमारतीचे नाम: विद्यमान टॉवर, ब्लॉक नं. गणपतराव कदम मार्ग, लोअर परेस, मुंबई, रोड नं. महाराष्ट्र, मुंबई  
पिन नंबर: AACPC9978E

श्री आर एस डेवेलपर्स प्रायव्हेट लिमिटेड चे अंशे निवेदनी मॉडेल मुंबा

Statement Details.

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRL DEVELOPERS PRIVATE LIMITED	eChallan	82300042022170897879	MHO11886943202223E	500.00	SD	0005892982202223	09/12/2022
2		DNC		0912282201322	400	RF	0912282201322D	09/12/2022
3	PRL DEVELOPERS PRIVATE LIMITED	eChallan		MHO11886943202223E	300	RF	0005892982202223	09/12/2022

39092/2022  
Verify Scanned Documents for correctness through ScanSnap (4 pages on a file) pincode after scanning.  
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खबई - ४  
१२०२१ १८/२०  
२०२२



THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No: MH01 20100005128 DOJ: 14-01-2010  
 Valid Till: 02-11-2024 (NT) 27-09-2021 (TR)  
 31-01-2019  
 FORM 7  
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 LMV-TR 14-01-2010  
 MCWG 14-01-2010

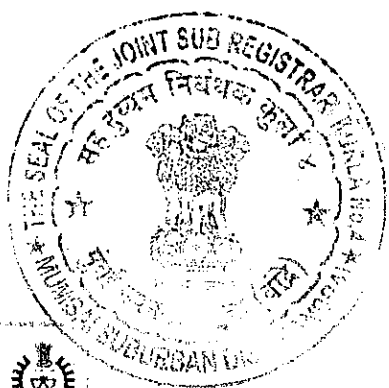
DOB: 03-11-1974 BG: A+

Name: MAHESH MUNGEKAR  
 SOA of: SUDHAKAR MUNGEKAR  
 Add: ZOPADA NO-312, JAI SHIVAJI NAGAR,  
 G D AMBEKAR MARG, WADALA MUMBAI  
 MUMBAI  
 PIN: 400037  
 Signature & ID of Issuing Authority: MH01

Signature/Thumb Impression of Holder करल ४



2024 90/99

2023



THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No: MH04 2020030052 DOJ: 04-12-2020  
 Valid Till: 25-01-2035 (NT) 04-12-2020  
 FORM 7  
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 LMV 04-12-2020  
 MCWG 04-12-2020

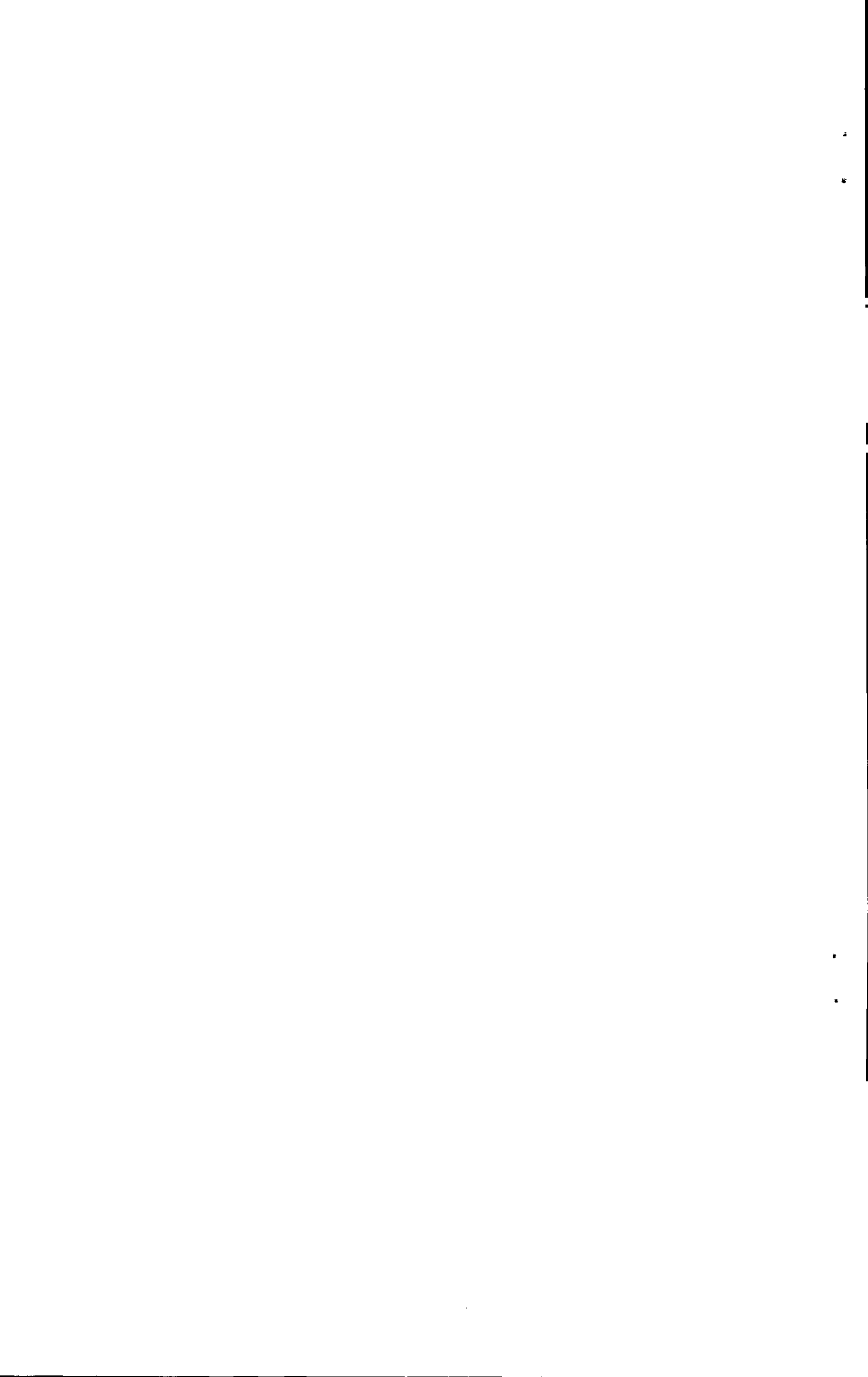



DOB: 26-01-1995 BG:

Name: SHAILESH JIGIDARLA  
 SOA of: VISHWANATH JIGIDARLA  
 Add: MH ND-349/B RM NO: 7 SUBHASH NAGAR  
 SOCIETY CHAWL KARIVALI VILLAGE  
 BHIWANDI, THANE, MH  
 PIN: 421302  
 Signature & ID of Issuing Authority: MH04

Signature/Thumb Impression of Holder

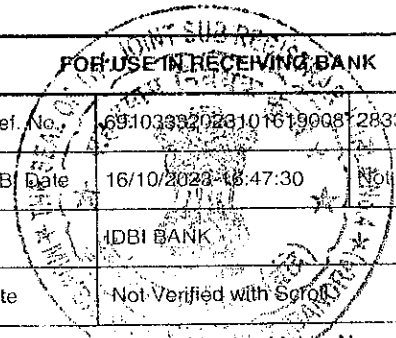
साई



**CHALLAN**  
**MTR Form Number-6**



GRN	MH009569889202304E	BARCODE	[Barcode]		Date	16/10/2023-16:46:13	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	SUNITA SHANTILAL KOTAK AND SHANTILAL J KOTAK			
Location	MUMBAI			Flat/Block No.	FLAT NO. 2506, 25TH FLOOR, RAVIN PIRAMAL			
Year	2023-2024 One Time			Premises/Building	REVANTA TOWER 3			
Account Head Details		Amount in Rs.		Road/Street				
030063301 Registration Fee		30000.00		BEHIND NIRMAL LIFESTYLE MALL, M G LINK ROAD				
				Area/Locality				
				MULUND WEST, MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 8 0				
				Remarks (If Any)				
				SecondPartyName=PRL DEVELOPERS PRIVATE LIMITED				
				Amount in Words				
				Thirty Thousand Rupees Only				
Total	30,000.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103392020101619008 2833705232				
Cheque DD No.		Bank Date	RBI Date	16/10/2023-16:47:30		Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID : [Blank] Mobile No. : 7039411234

This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
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*शुभिलाल जगजीवनकारक*

*Bill*

GRN : MH009569889202324E Amount : 30,000.00

Bank : IDBI BANK

Date : 16/10/2023 16:46:13

1	(IS)-391-20795	0005014151202324	16/10/2023-17:04:57	IGR200	30000.00
<b>Total Defacement Amount</b>					<b>30,000.00</b>

बॉन्ड नं		
20000	990	990
२०२३		





**CHALLAN**  
**MTR Form Number-6**



GRN	MH009570273202324E	BARCODE	[Barcode]		Date	16/10/2023-16:49:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL4 JT SUB REGISTRAR KURLA NO 4			Full Name	PRL DEVELOPERS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.	FLAT NO. 2506, 25TH FLOOR, RAV'N PIRAMAL			
Year	2023-2024 One Time			Premises/Building	REVANTA TOWER 3			
Account Head Details			Amount In Rs.					
0030045501 Stamp Duty			679500.00	Road/Street	BEHIND NIRMAL LIFESTYLE MALL, M G LINK ROAD			
				Area/Locality	MULUND WEST, MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 8 0			
				Remarks (If Any)	SecondPartyName=SUNITA SHANTILAL KOTAK AND SHANTILAL J KOTAK-			
				Amount In	Six Lakh Seventy Nine Thousand Five Hundred Rupees			
				Words	Only			
Total			6,79,500.00					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	651033320231016190701 2838706092		
Cheque/DD No.				Bank Date	RBI Date	16/10/2023-16:50:08 Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID : \_\_\_\_\_ Mobile No. : 7039411234  
 This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हाचाचलाना केवल दस्तावेजों के पंजीकरण के लिए मान्य है। अनपंजीकृत दस्तावेजों के लिए यह चालान मान्य नहीं है।

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-391-20795	0005014143202324	16/10/2023-17:04:48	IGR200	679500.00

शाहीबाब साहिब साहिब

GRN : MH009570273202324E Amount : 6,79,500.00

Bank : IDBI BANK

Date : 16/10/2023-16:49:16

Total Defacement Amount	6,79,500.00
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क.स.स. ४  
२०४९१ ११२ ११८  
२०२३





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1023149704495

Receipt Date 16/10/2023

Received from PRL DEVELOPERS PRIVATE LIMITED, Mobile number 7039411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 20795 dated 16/10/2023 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District

DEFACED

₹ 2000

DEFACED

### Payment Details

Bank Name IBKL

Payment Date 14/10/2023

Bank CIN 10004152023101403387

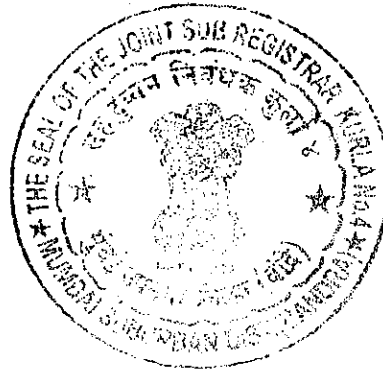
REF No. 2863465994

Deface No 1023149704495D

Deface Date 16/10/2023

This is computer generated receipt, hence no signature is required.

करल ४		
2069	993	995
२०२३		



करल ४		
2016-17	998	990
2023		



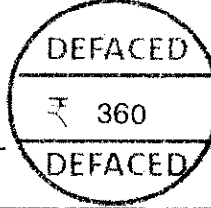


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PHN	1023144805092	Receipt Date	16/10/2023
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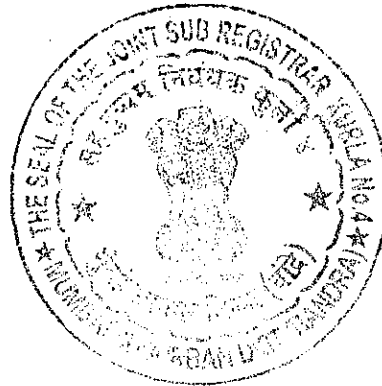
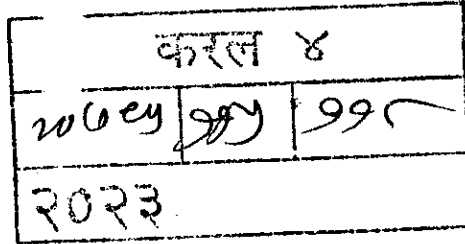
Received from PRL DEVELOPERS PRIVATE LIMITED, Mobile number 7039411234, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 20795 dated 16/10/2023 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

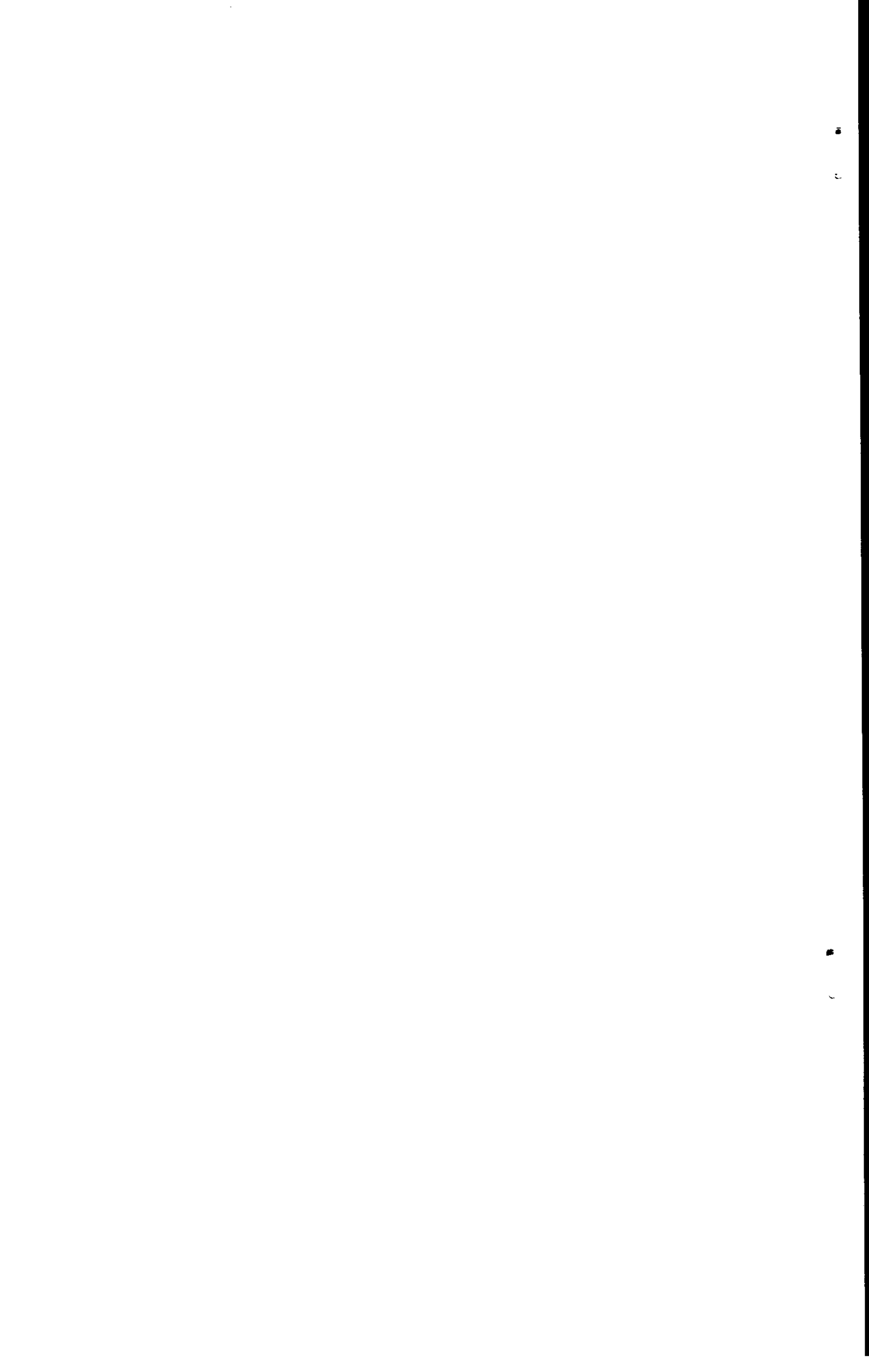


### Payment Details

Bank Name	IBKL	Payment Date	14/10/2023
Bank CIN	10004152023101403844	REF No.	2863473896
Deface No	1023144805092D	Deface Date	16/10/2023

This is computer generated receipt, hence no signature is required.





91 20795

गोपवारा 16 ऑक्टोबर 2023 5:05 म.नं.

दस्त गोपवारा भाग-1

करल4

दस्त क्रमांक: 20795/2023

दस्त क्रमांक: करल4 /20795/2023

आजारा मूल्य: रु. 99,45,071/-

मोवदला: रु. 1,13,20,947/-

असलेल पश्चात शुल्क: रु. 6,79,500/-

द. नि. सह. द. नि. करल4 यांचे कार्यालयाने

भावती: 22436

भावती दिनांक: 16/10/2023

द. क्र. 20795 वर दि. 16-10-2023

सादरकरणागचे नाव: मुनिता शांतीलाल कोटक

पार्सी 503 म.न. वा. इतर केला.

नोंदणी फी

रु. 30000.00

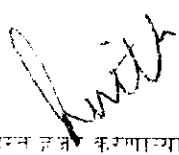
दस्त हाताळणी फी

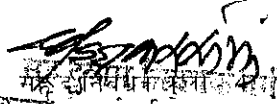
रु. 2360.00

पृष्ठांची संख्या: 118

एकूण: 32360.00

दस्त इतर करणाऱ्याची सही:

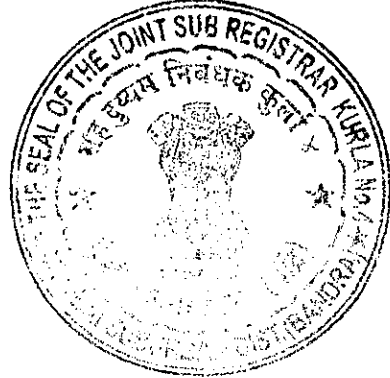
  
मुनिता शांतीलाल कोटक  
दस्ता-8, येवई उपनगर जिल्हा  
उपनामा प्रकार, करारनामा

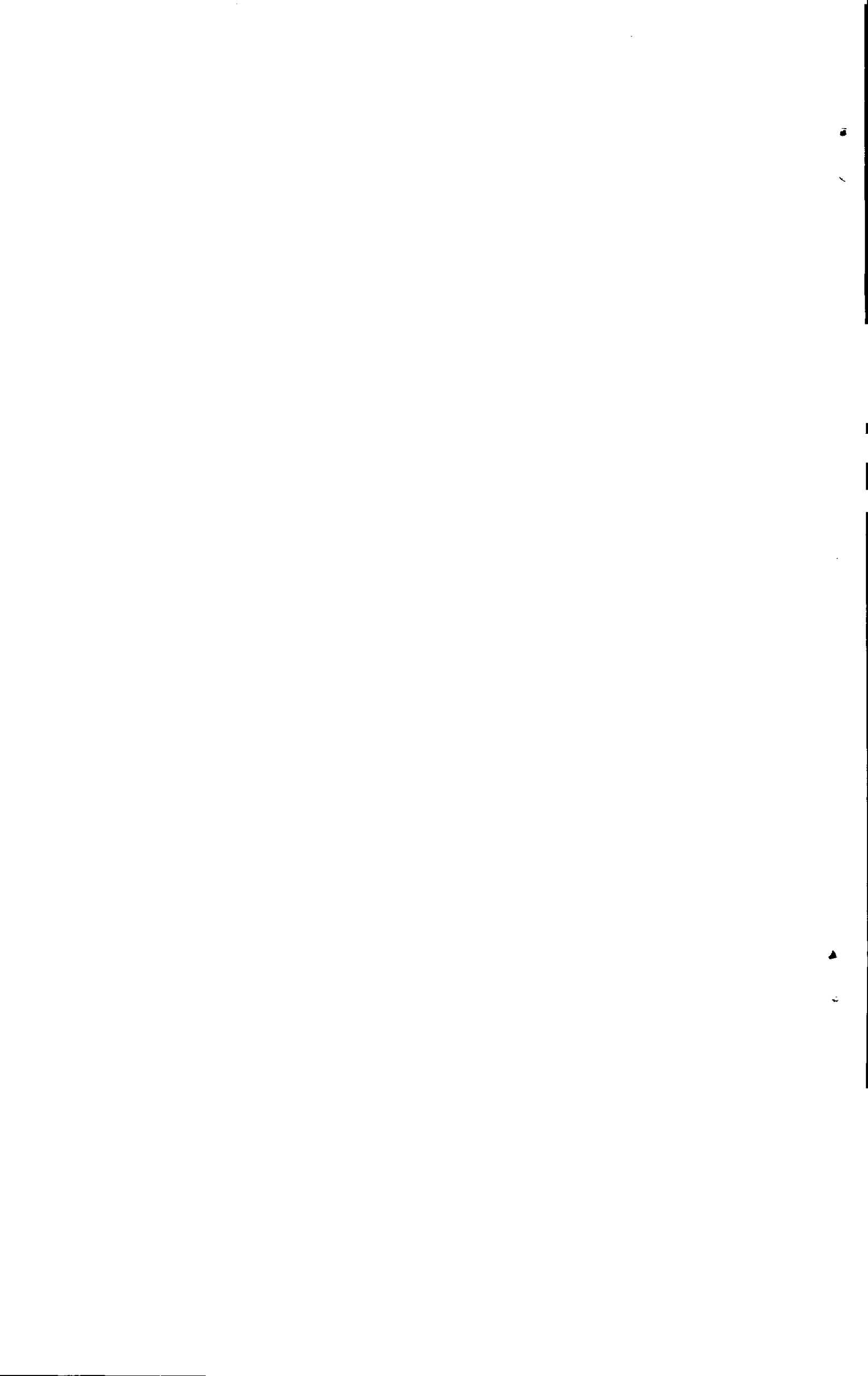
  
मुनिता शांतीलाल कोटक  
दस्ता-8, येवई उपनगर जिल्हा

पुस्तक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दिनांक 16 / 10 / 2023 05 : 03 : 21 PM ची वेळ: (सादरीकरण)

दिनांक 16 / 10 / 2023 05 : 04 : 32 PM ची वेळ: (फी)










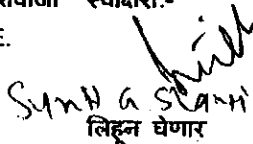

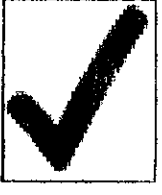
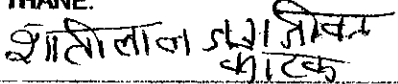


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दस्त क्रमांक:20795/2023

976/975

दस्त क्रमांक :करल4/20795/2023

दस्ताचा प्रकार :-करारनामा

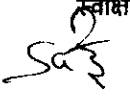

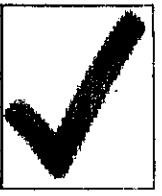



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:पी आर एल डेव्हलोपर्स प्रा. लि. तर्फे अधिकृत सहीकर्ता मोहित गुप्ता तर्फे कबुतीजबाबाकरीता मुखत्यार म्हणुन संदेश गुजर पत्ता:प्लॉट नं: ऑफिस, माळा नं: 8 वा मजला , इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: पेनिन्सुला कॉर्पोरेट पार्क, अणपहराव कदम मार्ग, रोड नं: लोअर परेल मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFPCP9978E	लिहून देणार वय :-43 स्वाक्षरी:- 		
2	नाव:सुनिता शांतीलाल कोटक पत्ता:प्लॉट नं: रुम नं. 53 , माळा नं: 3 रा मजला , इमारतीचे नाव: एलिझाबेथ बिल्डिंग , ब्लॉक नं: मुलुंड चेकनाका, शिवाजी नगर , रोड नं: वागळे इस्टेट, ठाणे , महाराष्ट्र, THANE. पॅन नंबर:BIJPK6230L	लिहून घेणार वय :-36 स्वाक्षरी:- 		
3	नाव:शांतीलाल जे. कोटक पत्ता:प्लॉट नं: रुम नं. 53 . माळा नं: 3 रा मजला , इमारतीचे नाव: एलिझाबेथ बिल्डिंग , ब्लॉक नं: मुलुंड चेकनाका, शिवाजी नगर, रोड नं: वागळे इस्टेट, ठाणे , महाराष्ट्र, THANE. पॅन नंबर:AXVPK4708M	लिहून घेणार वय :-67 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिवका क्र.3 ची वेळ:16 / 10 / 2023 05 : 08 : 27 PM

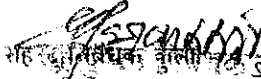
टीका:-

खालील इसम असे निघेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शैलेश विश्वनाथ जिगीदारला वय:28 पत्ता:सचिन कन्सल्टन्सी,शॉप नं-6,एकझीम लिंक,मुलुंड गोरेगाव लिंक रोड,मुलुंड पश्चिम, मुंबई पिन कोड:400080	स्वाक्षरी 		
2	नाव:महेश सुधाकर मुणगेकर वय:48 पत्ता:सचिन कन्सल्टन्सी,शॉप नं-6,एकझीम लिंक,मुलुंड गोरेगाव लिंक रोड,मुलुंड पश्चिम, मुंबई पिन कोड:400080	स्वाक्षरी 		

शिवका क्र.4 ची वेळ:16 / 10 / 2023 05 : 08 : 57 PM

शिवका क्र.5 ची वेळ:16 / 10 / 2023 05 : 09 : 25 PM नोंदणी पुस्तक 1 मध्ये

  
 महाराष्ट्र न्याय विभाग, मुंबई-2  
 कर्नाट, देवेंद्र नारायण विल्हा

