

To

Maha RERA  
6<sup>th</sup> & 7<sup>th</sup> Floors  
Housefin Bhavan  
Plot No. C – 21  
Bandra Kurla Complex  
Bandra (East)  
Mumbai 400051

## LEGAL TITLE REPORT

Sub: Title clearance report with respect to all those pieces and parcels of lands admeasuring in aggregate 1,873 square meters (Proposed Birla Niyaara Phase-2) forming part of land bearing CS No. 794 admeasuring 57,517.84 square meters situate, lying and being at Worli, Lower Parel Division Mumbai 400 030 (hereinafter referred to as (“**Property**”))

1. We have investigated the title of the Property based on the request of the owner, Century Textiles and Industries Limited (“**Company**”).

### (1) Description of the Property:

All those pieces and parcels of lands admeasuring in aggregate 1,873 square meters forming part of land bearing CS No. 794 admeasuring 57,517.84 square meters, lying and being at Worli, Lower Parel Division Mumbai 400 030 (hereinafter referred to as (“**Property**”)).

### (2) The documents pertaining to the Property:

- Indenture dated August 24, 1900 registered under Serial No. 1988A, executed between (i) Hari Jooma, (ii) Kasinath Hari and Pandurang Hari (both being minors at that time were represented by Hari Jooma), (iii) Muthoora (being widow of Manick Ramchandra) and Jana Khadia Nakhwa (iv) Cursetji Nowrosjee Wadia and (v) Century Spinning and Manufacturing Company Limited.
- Indenture dated December 11, 1900 and registered under Serial No. 538A, executed between Bai Jerbai Nowrosjee Wadia and Century Spinning and Manufacturing Company Limited.
- Indenture dated June 25, 1902 registered with the Sub-Registrar of Assurance under Serial No. 1459A, executed between (i) Battia Vitthal, (ii) Kashinath Hirajee, (iii) Sowar Lakricha alias Sowar Dhurma, (iv) Mankia Lakricha alias Mankia Dhurma Mangloo, (v) Bhawani, all daughters of Jankia Kutna and Century Spinning and Manufacturing Company Limited.
- Indenture dated November 12, 1902 registered with the Sub-Registrar of Assurance under Serial No. 2672A, executed between (i) Framji Hoshungji Kharas, (ii) Nusserwanji Rustomji Choksi and (iii) Byramji Dossabhoy Mama and Century Spinning and Manufacturing Company Limited.

- Indenture dated July 1, 1903 registered with Sub-Registrar of Assurances under Serial No. 1902A, executed between (I) Bomanjee Dinshaw Petit Esquire, (II) Manockjee Cawasjee Petit Esquire, (III) Sir Dinshaw Manockjee Petit Second Baronet and Century Spinning and Manufacturing Company Limited.
- Indenture dated November 19, 1903 registered with Sub-Registrar of Assurance under Serial No. 680A, executed between Bai Nawazbai Rustomjee and Century Spinning and Manufacturing Company Limited.
- Indenture dated January 20, 1904 registered with the Sub-Registrar of assurance under Serial No. 1551A, executed between (i) Shivshankar Moroba, (ii) Kashinath Moroba (minor under guardianship of Jayantibai, widow of Moroba Bhewji and Shivshankar Moroba), (iii) Shamrao Moroba (minor under guardianship of Jayantibai, and Shivshankar Moroba), (iv) Ramnath Narayan (minor under guardianship of Bhagirathibai, widow of Dodoba Bhewji and Narbudabai, widow of Narayan Dadoba), (v) Vasantao Narayan (minor under guardianship of Bhagirathibai, and Narbudabai), (vi) Champabai (minor under guardianship of Bhagirathibai, and Narbudabai), (vii) Krishnarao Madhusudan, (viii) Rohidao Bhaskar (minor under guardianship of Bhaskar Madhusudan, and Krishnadas Madhusudan), (ix) Jamnabai (minor under guardianship of Krishnarao Madhusudan, and Bhuerabai), (x) Jayantibai, (xi) Bhagirathibai, (xii) Narbudabai and (xiii) Bhuerabai and Century Spinning and Manufacturing Company Limited.
- Indenture dated 20 January, 1904, registered with Sub-Registrar of Assurance under Serial No. 362A, executed between Kashinath Soma and Century Spinning and Manufacturing Company Limited.
- Indenture dated February 5, 1904 registered with Sub-Registrar of Assurances under Serial No. 722A, executed between Dhaklibai (daughter of Shataram Narayan) and Century Spinning and Manufacturing Company Limited.
- Indenture of Conveyance dated September 28, 1905 registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial No. 3347A executed by (i) Dhunjibhoy Rustomjee Wadia and (ii) Framjee Rustomjee Wadia in favour of Century Spinning and Manufacturing Company Limited, Dhunjibhoy and Century Spinning and Manufacturing Company Limited.
- Indenture dated May 24, 1906 registered with the Sub-Registrar of Assurances under Serial No. 1883A, executed between Kassinath Devji Dhuru, Manik Topal Patil and Bai Bhagubai and Century Spinning and Manufacturing Company Limited
- Indenture dated February 13, 1907 registered with the Sub-Registrar of Assurance under Serial No. 912A, executed between (i) Shivshankar Moroba (ii) Kashinath Moroba and (iii) Shamrao Moroba and Century Spinning and Manufacturing Company Limited.
- Indenture dated May 8, 1907 registered with the Sub-Registrar of Assurances under Serial No. 1813A, executed between Coursetji Nowrosji

Wadia, Jamsetji Jeewanji Guzdar and Peter Harrower and Century Spinning and Manufacturing Company Limited.

- Indenture dated June 10, 1908 registered with Sub-Registrar of Assurance under Serial No. 1836A, executed between Joosub Jooma and Century Spinning and Manufacturing Company Limited.
- Indenture dated August 28, 1908 registered with the Sub-Registrar of Assurances under Serial No. 3788A, executed between Madhusudan M. Dharu, Bhai Mukundji Dharu, Shantaram Harishchandra Dharu (minor under guardianship of Madhusudan Dharu), Rajaram Madhusudan Dharu (son of Madhusudan Dharu) and Bai Laxmibai and Century Spinning and Manufacturing Company Limited.
- Indenture dated June 6, 1911 registered with the office of Sub-Registrar of Assurances under Serial No. 1744A, executed between The Textile Manufacturing Company Limited and The Century Spinning and Manufacturing Company Limited.
- Indenture dated April 21, 1913 registered with the Sub-Registrar of Assurance under Serial No. 2215A, executed between Sir Currimbhoy Ebrahim and Century Spinning and Manufacturing Company Limited.
- Indenture dated July 23, 1914 registered with Sub-registrar of Assurance under Serial No. 3454A, executed between Mariambai (widow of Hajee Mahomed Abba) and Hajee Sulleman Abdool Wahed and Century Spinning and Manufacturing Company Limited.
- Indenture dated December 20, 1916, registered with the Sub-Registrar of Assurance under Serial No. 290, executed between Janubai, daughter of Antone Pascal Kiny and Century Spinning and Manufacturing Company Limited.
- Indenture dated April 3, 1908 registered with the Sub-Registrar of Assurances under Serial No. 1262-A, executed between (i) Laxmon Yeshwant Cavli and (ii) Harishchandra Luxmonji Kowly and Century Spinning and Manufacturing Company Limited.
- Declaration cum Indemnity Bond dated June 5, 2012 executed by Century Textile and Industries Limited.
- Indenture of Lease dated October 22, 1974 registered with the office of the Sub-Registrar of Assurances under Serial No. 460 of 1975, executed between Century Spinning and Manufacturing Company Limited and The Bombay Electric Supply and Transport Undertaking.
- Undertaking dated May 17, 2012 registered with the office of the Sub-Registrar of Assurances under Serial No. BBE - 4708 of 2012, executed by Century Textiles and Industries Limited.
- Undertaking dated June 19, 2012 registered with the office of the Sub-Registrar of Assurances under Serial No. BBE - 5284 of 2012 dated June 20, 2012, executed by Century Textiles and Industries Limited.

- Certificate dated September 02, 2021 prepared by Dangji and Associates, Chartered Accountants.
- NOC dated March 5, 2008.
- Affidavit dated December 14, 2007.
- Affidavit dated January 1, 2008.
- Application to the Labour Commissioner dated February 26, 2018.
- Letter dated May 9, 2018.

**(3) Property Register Cards:**

- Property Cards issued by Superintendent, Mumbai City Survey and Land Records.
- Property Card issued on 14<sup>th</sup> September 2020 for land bearing CS No.794 of Lower Parel Division, reflects the name of Century Textiles and Industries Limited.
- Property Card issued on 15<sup>th</sup> September 2020 for land bearing CS No.8/794 of Lower Parel Division, reflects the name of Century Textiles and Industries Limited.

**(4) Search Reports:**

- We have caused searches to be conducted in the office of the Sub-registrar of Assurances in respect of the Property mentioned hereinabove and have relied upon the Search Reports dated February 5, 2020, December 28, 2019, April 27, 2021 and November 29, 2023 issued by Mr. Sameer Sawant (Property Title Investigator).
- We have caused searches to be conducted in the office of the Registrar of Companies ("**ROC**") in Mumbai in respect of the Company by VVS and Associates, Company Secretaries to ascertain whether the Company had created any encumbrance on the Property. We have relied upon their search report dated November 29, 2023.
- We have caused online litigation searches to be conducted by Karza Technologies Private Limited and have relied upon the Report dated November 24, 2023 and note that there are no litigations in respect of the Property.
- We have issued public notices inviting any objections / claims in respect of the rights of the Company in respect of the larger Property in (i) Free Press Journal dated May 3, 2021 having circulation in Mumbai (in English language) and (ii) Navshakti dated May 3, 2021 having circulation in Mumbai (in Marathi language) and have not received any objections / claims pursuant thereto.

2. Upon perusal of the above-mentioned documents and all other documents pertaining to the title of the Company to the Property, we are of the opinion that the title of the

Company i.e. Century Textiles and Industries Limited is clear and marketable and without any encumbrances.

(1) Owners of the land –

The Company i.e. Century Textiles and Industries Limited is the present owner of the land being all those pieces and parcels of lands admeasuring in aggregate 1,873 square meters forming part of land bearing CS No. 794 admeasuring 57,517.84 square meters situate, lying and being at Worli, Lower Parel Division Mumbai 400 030.

(2) Qualifying comments/remarks, if any –

3. The Report reflecting the flow of the title of Century Textiles & Industries Limited, the owner of the said land is enclosed herewith as **Annexure "A"** hereto.

Dated this 1<sup>st</sup> day of December, 2023.



Sagar Kadam  
Partner  
DSK Legal

Encl.: Annexure "A"

**Annexure "A"**  
**Flow of title in respect of the Property**

- A. Upon perusal of the PRC for CS. No. 794, we understand that the properties acquired by the following conveyance deeds were eventually allotted CS No. 794:
1. By and under an Indenture dated August 24, 1900 registered under Serial No. 1988A, (i) Hari Jooma, (ii) Kasinath Hari and Pandurang Hari (both being minors at that time were represented by Hari Jooma), (iii) Muthoora (being widow of Manick Ramchandra) and Jana Khadia Nakhwa (iv) Cursetji Nowrosjee Wadia sold and transferred inter alia land bearing Old Survey No. 1/2990 admeasuring 335.28 square meters (equivalent to 401 square yards) all Survey Numbers corresponding to New Survey No.794, aggregating to 18,831.24 square meters (equivalent to 22,521.98 square yards) in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
  2. By and under an Indenture dated December 11, 1900 and registered under Serial No. 538A Bai Jerbai Nowrosjee Wadia sold, transferred, conveyed and assigned all that piece and parcel of foras land (i) admeasuring 1,015 square yards equivalent to 848.66 square meters bearing Collectors Old Nos. 304-308-333-340, Collectors New No. A/12324 and New Survey No. 1/2985 and 1/29 (illegible) and admeasuring 1,070 square yards equivalent to 894.65 square meters bearing Collectors Old Nos. 308 and 330, Collectors New No. 12341 and New Survey No. 2/2984, (ii) admeasuring 2,138 square yards equivalent to 1,787.64 square meters bearing Collectors Old No. 308, Collectors New No. 12838 and New Survey No. 1/2984 and admeasuring 1,235 square yards equivalent to 1,032.61 square meters bearing Collectors Old No. 308, Collectors New No. 12335 and New Survey No. 3/2984 and (iii) admeasuring 1,206 square yards equivalent to 1,008.37 square meters bearing Collectors Old No. 130-339-340-328-370-374-329-174-333-338, Collectors New No. 2979 and New Survey No. B-1/12047 thus admeasuring in aggregate 6,664 square yards equivalent to 5,571.95 square meters in city and registration district of Bombay in favour of Century Spinning and Manufacturing Company Limited for the consideration and on terms and conditions more particularly set out therein.
  3. By and under an Indenture dated June 25, 1902 registered with the Sub-Registrar of Assurance under Serial No. 1459A, (i) Battia Vitthal, (ii) Kashinath Hirajee, (iii) Sowar Lakricha alias Sowar Dhurma, (iv) Mankia Lakricha alias Mankia Dhurma Mangloo, (v) Bhawani, all daughters of Jankia Kutna sold, transferred conveyed and assigned all that piece and parcel of foras land, admeasuring 1,201 square yards equivalent to 1,004.18 square meters assessed by the municipality under G ward No. 1793 and street No. 791 and by the Collector of Land Revenue under Survey No. 2/2991 in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
  4. By and under an Indenture dated November 12, 1902 registered with the Sub-Registrar of Assurance under Serial No. 2672A, (i) Framji Hoshungji Kharas, (ii) Nusserwanji Rustomji Choksi and (iii) Byramji Dossabhoy Mama sold, transferred conveyed and assigned all that piece and parcel of foras land (i) admeasuring 26,061 square yards equivalent to 21,790.31 square meters bearing Collectors Old Nos. 74-81-83-152-455-131-145-337-307-206-138 and 118, Collectors New No. 43 and New Survey No. 2997, (ii) admeasuring 4,527 square yards equivalent to 3,785.14 square meters bearing Collectors Old Nos. 118-74-84-63-152-465-131-145-337-807-138-206, Collectors No. 42 and New Survey No. 2962, and (iii) admeasuring 760 square yards equivalent to 635.45 square meters bearing Collectors Old Nos. 74-81-83-152-131-145-455-337-307-138-206 and 118, Collectors New No. 42 and New Survey No. 2962 admeasuring in aggregate 31,348 square yards equivalent to 26,210.92 square meters

situate within the Registration Sub-district of Bombay, in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.

5. By and under an Indenture dated July 1, 1903 registered with Sub-Registrar of Assurances under Serial No. 1902A, (I) Bomanjee Dinshaw Petit Esquire, (II) Manockjee Cawasjee Petit Esquire, (III) Sir Dinshaw Manockjee Petit Second Baronet sold, transferred conveyed and assigned all that piece and parcel of lands (i) admeasuring 567 square yards equivalent to 474.08 square meters bearing Collectors Old No. 146 and Collectors New No. 12073 and New Survey No. 2/2962 under Ward No. 1786, and (ii) admeasuring 3,938 square yards equivalent to 3,292.67 square meters bearing Collectors Old No. 133, Collectors New No. 12062 and New Survey No. 2995 under Ward No. 1786, admeasuring in aggregate 4,505 square yards equivalent to 3,766.75 square meters situate within the Registration Sub-district of Bombay, in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
6. By and under an Indenture dated November 19, 1903 registered with Sub-Registrar of Assurance under Serial No. 680A, Bai Nawazbai Rustomjee sold, transferred conveyed and assigned all that piece and parcel of land admeasuring 2,170 square yards equivalent to 1,814.39 square meters bearing Old No. 668-668-402-422-422-41 and 422 and New Survey No. 2/2966 under G. Ward No. 1850 and Street No. 847 situate within the Registration Sub-district of Bombay, in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
7. By and under an Indenture dated January 20, 1904 registered with the Sub-Registrar of assurance under Serial No. 1551A, (i) Shivshankar Moroba, (ii) Kashinath Moroba (minor under guardianship of Jayantibai, widow of Moroba Bhowji and Shivshankar Moroba), (iii) Shamrao Moroba (minor under guardianship of Jayantibai, and Shivshankar Moroba), (iv) Ramnath Narayan (minor under guardianship of Bhagirathibai, widow of Dodoba Bhowji and Narbudabai, widow of Narayan Dadoba), (v) Vasantrao Narayan (minor under guardianship of Bhagirathibai, and Narbudabai), (vi) Champabai (minor under guardianship of Bhagirathibai, and Narbudabai), (vii) Krishnarao Madhusudan, (viii) Rohidao Bhaskar (minor under guardianship of Bhaskar Madhusudan, and Krishnadas Madhusudan), (ix) Jamnabai (minor under guardianship of Krishnarao Madhusudan, and Bhuerabai), (x) Jayantibai, (xi) Bhagirathibai, (xii) Narbidabai and (xiii) Bhuerabai sold, transferred conveyed and assigned all that pieces and parcels of lands (i) admeasuring 1,826 square yards equivalent to 1,526.76 square meters bearing Survey No. 1/2991 and (ii) admeasuring 693 square yards equivalent to 579.43 square meters bearing Survey No. 1/2985 and admeasuring in aggregate 2,519 square yards equivalent to 2,106.20 square meters situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
8. By and under an Indenture dated 20 January, 1904, registered with Sub-Registrar of Assurance under Serial No. 362A, Kashinath Soma sold, transferred, conveyed and assigned all that piece and parcel of land admeasuring 642 square yards equivalent to 536.79 square meters bearing Collectors Old No. 124, 171, New No. 12103, 12105 and New Survey No. 1/2990 and in the books of Assessor and Collector of Municipality under Ward No. 1794 and Street No. 792, situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.

9. By an under an Indenture dated February 5, 1904 registered with Sub-Registrar of Assurances under Serial No. 722A, Dhaklibai (daughter of Shataram Narayan) sold, transferred conveyed and assigned all that piece and parcel of land admeasuring 2,614 square yards equivalent to 2,185.63 square meters bearing Collectors Old No. 467, Collectors New No. 12476 and New Survey No. 2/2990 under ward No. 1795, Street No. 793 situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
10. By and under Indenture of Conveyance dated September 28, 1905 registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial No. 3347A executed by (i) Dhunjibhoy Rustomjee Wadia and (ii) Framjee Rustomjee Wadia in favour of Century Spinning and Manufacturing Company Limited, Dhunjybhoy and another transferred and conveyed the land bearing Survey No. 2/2966 admeasuring 1,818.57 square meters (equivalent to 2,175 square yards) corresponding to New Survey No.794 in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on the terms and conditions more particularly set out therein.
11. By and under an Indenture dated May 24, 1906 registered with the Sub-Registrar of Assurances under Serial No. 1883A, Kassinath Devji Dhuru, Manik Topal Patil and Bai Bhagubai sold, transferred, conveyed and assigned all that pieces and parcels of foras lands (i) admeasuring 855 square yards equivalent to 714.88 square meters bearing Old No. 419, New No. 12446 and New Survey No. 1/2994 under G Ward No. 1787 and Street No. 785, and (ii) admeasuring 920 square yards equivalent to 769.23 square meters bearing Collectors Old No. 412, New No. 12446 and New Survey No. 1/2996 under G ward No. 1785 Street No. 783 admeasuring in aggregate 1,775 square yards equivalent to 1,484.12 square meters situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein
12. By and under an Indenture dated February 13, 1907 registered with the Sub-Registrar of Assurance under Serial No. 912A, (i) Shivshankar Moroba (ii) Kashinath Moroba and (iii) Shamrao Moroba sold, transferred conveyed and assigned all that piece and parcel of land admeasuring 10,000 square yards equivalent to 8,361.27 square meters bearing Collectors Old Nos. 280, 281, 283 and 284, Collectors New Nos. 12113 and 12115 and New Survey No. 1/2981 situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
13. By and under an Indenture dated May 8, 1907 registered with the Sub-Registrar of Assurances under Serial No. 1813A, Coursetji Nowrosji Wadia, Jamsetji Jeewanji Guzdar and Peter Harrower sold, transferred, conveyed and assigned all that piece and parcel of land, admeasuring 4,407 square yards equivalent to 3,684.81 square meters bearing Old Nos. 168, 182, 808, New No. A/12091 and New Survey No. 1/2982 under G Ward No. 1819 and Street No. 817 situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
14. By and under an Indenture dated April 3, 1908 registered with the office of Sub-Registrar of Assurances under Serial No. 1262-A on April 14, 1908, (i) Laxmon Yeshwant Cavli and (ii) Harishchandra Luxmonji Kowly transferred and conveyed all that piece and parcel of land or ground of foras land tenure, situate at Parel in the City of Bombay admeasuring 1,479 square yards equivalent to 1,236.63 square meters or thereabouts situated within the Registration Sub-district of Bombay, in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.



15. By an under an Indenture dated June 10, 1908 registered with Sub-Registrar of Assurance under Serial No. 1836A, Joosub Jooma sold, transferred, conveyed and assigned all that pieces and parcels of lands (i) admeasuring 4,550 square yards equivalent to 3,804.37 square meters under Old No. 334, New No. 12372 and 12374 and New Survey No. 1/3010, (ii) admeasuring 674 square yards equivalent to 563.55 square meters under Old No. 415, New No. A/12450 and New Survey No. 2/3309, (iii) admeasuring 878 square yards equivalent to 734.12 square meters under Old Nos. 109-181 and 332, New No. 1A/12023 and New Survey No. 4/3009 and (iv) admeasuring 850 square yards equivalent to 710.70 square meters under Old No. 415, New No. A/12450 and New Survey No. 1/3009 admeasuring in aggregate 6,952 square yards equivalent to 5,812.75 square meters situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
16. By and under an Indenture dated August 28, 1908 registered with the Sub-Registrar of Assurances under Serial No. 3788A, Madhusudan M. Dharu, Bhai Mukundji Dharu, Shantaram Harishchandra Dharu (minor under guardianship of Madhusudan Dharu), Rajaram Madhusudan Dharu (son of Madhusudan Dharu) and Bai Laxmibai sold, transferred conveyed and assigned all that piece and parcel of land admeasuring 1,523 square yards equivalent to 1,273.42 square meters bearing Old No. 415, New No. A2/12450 and New Survey No. 1A/3009 Under Ward No. 1808, Street No. 806 within the Registration Sub-district of Bombay, in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
17. By and under an Indenture dated June 6, 1911 registered with the office of Sub-Registrar of Assurances under Serial No. 1744A, The Textile Manufacturing Company Limited and The Century Spinning and Manufacturing Company Limited exchanged properties amongst themselves, thus, (i) The Century Spinning and Manufacturing Company Limited became entitled to all that piece and parcel of land admeasuring 3,162 square yards equivalent to 2,643.83 square meters bearing Collectors Old No. 415 Collectors New Nos. 1A/12450 and A3/12450, New Survey No. 1A/3006, 1/3006 under Ward G, Ward No. 1803A Street No. 801 situate within the Registration Sub-district of Bombay, and (ii) The Textile Manufacturing Company Limited became entitled to all that piece and parcel of land admeasuring 1,691 square yards equivalent to 1,413.89 square meters bearing Collectors Old Nos. 251, 300 Collectors New No. 12240 and New Survey No. 2/2964 under Ward G, Ward No. 3028 Street No. 495 situate within the Registration Sub-district of Bombay.
18. By and under an Indenture dated April 21, 1913 registered with the Sub-Registrar of Assurance under Serial No. 2215A, Sir Currimbhoy Ebrahim sold, transferred conveyed and assigned all that piece and parcel of land admeasuring 1,369 square yards equivalent to 1,144.65 square meters situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
19. By and under an Indenture dated July 23, 1914 registered with Sub-registrar of Assurance under Serial No. 3454A, Mariambai (widow of Hajee Mahomed Abba) and Hajee Sulleman Abdool Wahed sold, transferred, conveyed and assigned all that piece and parcel of land (i) admeasuring 171 square yards equivalent to 142.97 square meters bearing Old No. 114 and 333 New Survey Nos. 1/3011, 1/3013 and 2/2902 and New Survey No. 1/3013 under G Ward No. 1805 Street No. 803 and (ii) 305 square yards equivalent to 255.01 square meters under Old No. 459 New No. 12472, New Survey No. 1/3011 and 2/2902 and New Survey No. 1/3011 admeasuring in aggregate 476 square yards equivalent to 399.97 square meters situate within the Registration

Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.

20. By and under an Indenture dated December 20, 1916, registered with the Sub-Registrar of Assurance under Serial No. 290, Janubai, daughter of Antone Pascal Kiny sold, transferred conveyed and assigned all that pieces and parcels of lands admeasuring (i) 325 square yards equivalent to 271.74 square meters bearing Collectors New No. E2/12023 New Survey No. 5/3009 under Ward G No. 1810 and Street No. 808 and (ii) 589 square yards equivalent to 492.47 square meters bearing Collectors New No. E2/12023 and New Survey No. 6/3009 under Ward G No. 1810 and Street No. 608 equivalent to 914 square yards equivalent to 764.22 square meters situate within the Registration Sub-district of Bombay in favour of Century Spinning and Manufacturing Company Limited, for the consideration and on terms and conditions more particularly set out therein.
- B. Save and except the documents mentioned herein, we have not perused any other documents which are reflected on the PRC with respect to the Property.
- C. Further the original area of CS No. 794 was 1,45,801 square yards equivalent to 1,21,908.20 square meters. However, the following deductions have taken place over a period of time:
- (i) Area admeasuring 2,253.63 square yards equivalent to 1,884.32 square meters has been taken up for set-back for street improvement by the BMC in 1966;
  - (ii) Areas admeasuring 40,180.46 square meters, 467.45 square meters, 14,082.83 square meters and 4,372 square meters have been deducted from CS No. 794 and New C.S Nos. 1/794, 2/794, 3/794 and 4/794 were assigned as per the approved plan issued by BMC;
  - (iii) Areas of CS Nos. 2/794, 3/794 and 4/794 have been amalgamated in CS No. 794. Further area admeasuring 13,091.90 square meters, 4,372 square meters and 6,070.35 square meters has been deducted from CS No. 794 and new CS Nos. 5/794, 6/794 and 7/794 were assigned as per the approved plan issued by BMC; and
  - (iv) By and under an approved plan issued by BMC bearing No. EB/3086/GS/A dated November 6, 2019, land admeasuring 4,372 square meters bearing CS No. 6/794 and land admeasuring 6070.35 square meters bearing CS No. 7/794 have been amalgamated in CS. No. 794. Further land admeasuring 9,233.62 square meters has been deducted from CS No. 794 and new CS No. 8/794 has been assigned.
- D. The current area of the property bearing CS No. 794 is **57,517.84 square meters**. The tenure of the property is **L.T.A** and the holder is **Century Textiles and Industries Limited**.

#### **ENCUMBRANCES / SEARCH REPORT**

1. On perusal of the search report issued by VVS and Associates, we note that there are no outstanding charges mortgages on the Property.
2. Additionally, the Company has availed of Construction Finance and for the same a charge has been created in favour of Catalyst Trusteeship Limited. However, the same pertains to Tower A of the Project and not on the proposed tower.

**CHANGE OF NAME**

- E. By a Certificate of Incorporation dated May 26, 1987 issued by the Ministry of Corporate Affairs, the name of The Century Spinning & Manufacturing Company Limited was changed to "Century Textiles and Industries Limited".

**FACTORY CLOSURE AND LABOUR NOC**

- F. By and under a Closure Order dated January 11, 2008 the Commissioner of Labour, Maharashtra State, Mumbai pursuant to an application submitted by the Company under section 25-O (1) of the Industrial Disputes Act, 1947 seeking permission for closure of its textile undertaking known as 'Century Mills' situated at Pandurang Budhkar Marg, Worli, Mumbai 400 030, was granted under section 25-O (2) of the Industrial Disputes Act, 1947.
- G. By and under an NOC dated March 5, 2008 the Labour Commissioner granted permission to Century to develop the land admeasuring 1,56,500 square meters (less area admeasuring 4,372 square meters) bearing CS No. 794, 1545 and 1546.
- H. On perusal of the Affidavit dated December 14, 2007 and January 1, 2008, papers and proceedings of Writ Petition No. 702 of 2016, Application to the Labour Commissioner dated February 26, 2018 and Letter dated May 9, 2018 issued by the Labour Commissioner to the Municipal Commissioner, MCGM, it appears that Century was directed to reserve a plot of land admeasuring 1.08 acres equivalent to 4,372 square meters towards outstanding dues of 275 ex-workmen who had not opted for the retirement schemes offered by Century to its ex-workmen. Consequently, Century had earmarked and reserved the land admeasuring 1.08 acres bearing CS No. 6/794 towards security for outstanding dues payable to 275 ex-workmen as required by the concerned authorities. By and under an Affidavit dated December 14, 2007, Century undertook to clear the outstanding dues payable to the 275 ex-workmen and reserve and earmark the land admeasuring 1.08 acres, subject to such workmen being co-operative and not initiating any litigation against Century. Subsequently, Century cleared all its outstanding dues, by (i) lumpsum payment of monies to 213 ex-workmen, (ii) Bank Guarantee to one of the ex-workman (iii) providing a bank guarantee of Rs. 11,00,00,000/- (Rupees Eleven Crore only) towards outstanding dues of 38 ex-workmen and (iv) depositing an amount of Rs. 8,34,68,527.90/- (Rupees Eight Crore Thirty Four Lac Sixty Eight Thousand Five Hundred Twenty Seven and Ninety Paise only) in pursuance of Hon'ble Bombay High Court's Order dated January 31, 2018 (details of the litigation are more particularly set out herein) with respect to outstanding dues pertaining to the balance 10 ex-workmen. In view of the aforesaid acts of Century, the direction to reserve land admeasuring 1.08 acres mentioned in the NOC dated March 5, 2008 was revoked and cancelled (subject to Century providing a bank guarantee of Rs. 11,00,00,000/-) vide Letter dated May 9, 2018 and Century was granted full NOC to develop the entire land admeasuring 1.08 acres equivalent to 4,372 square meters bearing CS No. 6/794.