

FORMAT – A

(CIRCULAR 28-2021)

To,
MAHARERA,
Housefine Bhavan, Near RBI,
Plot No. C-21, E – Block,
Bandra Kurla Complex
Bandra Kurla East, Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property as follows:

All that piece and parcel of land admeasuring 955 square meters or thereabouts, consisting of CTS Numbers 216A, at Village Bhandup, LBS Marg, Bhandup (West), Mumbai Suburban District- 400078 (“**Project Land**”) as more particularly described in **Fourth Schedule** hereunder written, which forms part of the layout land admeasuring 21,746.56 square meters or thereabouts consisting of CTS Numbers 216A and 216CP (“**Layout Land**”) as more particularly described in **Third Schedule** hereunder written, which further forms part of Property admeasuring **27112.90 square meters** or thereabouts comprising of CTS Numbers 216A and 216C (Part) situate, lying and being at Village Bhandup, LBS Marg, Bhandup (West), Mumbai Suburban District-400078 , as defined hereunder and more as more particularly described in **Second Schedule** hereunder written.

We have investigated the title of GODREJ PROPERTIES LIMITED (“**GPL**”) to the Project Land at the request of GPL and have perused the following documents:

1. Description of the property:

All that piece and parcel of land admeasuring 955 square meters or thereabouts, consisting of CTS Numbers 216A, at Village Bhandup, LBS Marg, Bhandup (West), Mumbai Suburban District- 400078 (“**Project Land**”), as more particularly described in **Fourth Schedule** hereunder written, which forms part of the layout land



admeasuring 21,746.56 square meters or thereabouts consisting of CTS Numbers 216A and 216C (“**Layout Land**”) as more particularly described in **Third Schedule** hereunder written, which further forms part of Property admeasuring **27112.90 square** meters or thereabouts comprising of CTS Numbers 216A and 216C (Part) situate, lying and being at Village Bhandup, LBS Marg, Bhandup (West), Mumbai Suburban District-400078, as defined hereunder and more as more particularly described in **Second Schedule** hereunder written .

2. Documents in respect of the Property

- a. Indenture dated 13th April 1949 between Ramchandra Kisan Mhatre (the Vendor therein) and J. B. Advani Private Limited bearing registration No.1879/1949.
- b. Indenture dated 24th March 1959 between Sheshmal Pragji and Hajarimal Pragji (the Vendors therein) and J. B. Advani Private Limited bearing registration No.2276/1959;
- c. Indenture dated 27th November 1961 between Umedmal Chaturbhuj and Devichand Ratnaji (the Vendors therein) and J. B. Advani Private Limited bearing registration No.7863/1961.
- d. Order dated 24th July 2003 and bearing reference No. C/Off-2D/Consolidation/Sub-division/SR314 issued by the Collector of Mumbai Suburban.
- e. The Property Register Card for CTS No. 216-A and 216-C.
- f. Development Agreement dated 5th October, 2013, registered with the Sub-Registrar of Assurances under S. No. 10651 of 2013 executed by and between J. B. Advani & Company Private Limited (JBA) and GPL.
- g. Letter dated 27th January, 2023, issued by JBA to the City Survey Officer, Mulund.DP remarks bearing No. Ch.E./DP34202303111451777 dated 16th March, 2023.
- h. Suit filed by GPL being Suit (Lodging) No.747 of 2018 in the Bombay High Court against JBA.
- i. Order dated 20th June 2018 passed by Hon’ble Bombay High Court in Notice of Motion (L) No.1316 of 2018 in Suit (L) No.747 of 2018.
- j. The Arbitration Petitions being Arbitration Petition No.249 of 2021, Commercial Arbitration Petition (L) No.8645 of 2022 and Arbitration Petition (L) No.35340 of 2022 (“**Arbitration Petition**”).
- k. Consent terms dated 04th May, 2023 filed in the aforesaid Arbitration Petitions.



- l. Order dated 04th May, 2023 passed by Hon'ble Bombay High Court in aforesaid Arbitration Petitions A Deed of Conveyance dated 4th May 2023, registered with the Sub-Registrar of Assurances bearing S. No. KRL-1-8725 of 2023 executed by and between JBA and GPL.
- m. Specific Power of Attorney dated 4th May 2023 issued by JBA in favour of GPL.
- n. Search reports dated 25th March, 2012, 16th March 2023, 21st September and 27th May 2024, of Search Clerk, Mr. Sameer M. Sawant.

3. On perusal of the abovementioned documents relating to the title of GPL to the Property, we are of the opinion that:

Pursuant to and in accordance with what is stated in the detailed Title Report dated 13th June 2024 GODREJ PROPERTIES LIMITED ("GPL") has clear and marketable title with respect to the Property and is entitled to deal with the Property and is the absolute, true, rightful and complete owner, well and sufficiently entitled to the Property.

DESCRIPTION OF THE PROJECT LAND

All that piece and parcel of land admeasuring 955 square meters or thereabouts, consisting of CTS Number 216A situated in the revenue village of Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078 in Greater Mumbai Taluka Kurla, City Survey Officer Mulund, District Mumbai Suburban, Registration Sub-District Mumbai Suburban, bearing Municipal Ward S, forming part of the Layout Land and bounded as follows:

North	Podium & Fitness Centre
South	Layout Internal Road & R.G 2
East	Layout Internal Road & R.G. 2
West	Layout Internal Road & 18.30 D.P. Road

The report reflecting the title flow of the Property is enclosed herewith as Annexure A.

Encl: Annexure

Dated: 13th June 2024.


**TATVA LEGAL MUMBAI
PARTNER**



A. FLOW OF TITLE:

1. By and under three registered documents, J.B.Advani Private Limited (“**JBA**”) (now known as J.B. Advani & Company Private Limited) had purchased all those pieces or parcels of the land totally admeasuring 38,030.50 sq. mtrs. (Thirty Eight Thousand and Thirty and point Five square meters), being the property particularly described in the **First Schedule** hereunder written (hereinafter referred to as the “**Larger Property**”);
2. The three title deeds are:
 - (i) Indenture dated 13th April 1949 between Ramchandra Kisan Mhatre (the Vendor therein) and J. B. Advani Private Limited bearing registration No.1879/1949; by virtue of which JBA acquired Part III of the Larger Property as described in the First Schedule;
 - (ii) Indenture dated 24th March 1959 between Sheshmal Pragji and Hajarimal Pragji (the Vendors therein) and J. B. Advani Private Limited bearing registration No.2276/1959, by virtue of which JBA acquired Part II of the Larger Property as described in the First Schedule, and;
 - (iii) Indenture dated 27th November, 1961 between Umedmal Chaturbhuj and Devichand Ratnaji (the Vendors therein) and J. B. Advani Private Limited bearing registration No.7863/1961, , by virtue of which JBA acquired Part II of the Larger Property as described in the First Schedule.
3. In and about 1961, the Larger Property was surveyed/measured, and city survey numbers were allotted in place of the existing survey numbers. The city survey numbers corresponding to the old survey numbers, as reflected in the Kami Jasta Patrak, have been detailed below:

Survey No.	CTS No.	Area (Sq. Mt.)
191	216	32,031.00
192 (2)	215	1,834.50
192 (3)	216 (1 to 22)	2,974.50
Total		36,840.00

4. The Larger Property was re-surveyed and measured in the year 2003, when the pieces of land bearing CTS Nos. 215, 216, 216 (1 to 22) were amalgamated, consolidated and sub-divided by the Collector of Mumbai Suburban vide





Order dated 24th July, 2003 and bearing reference No. C/Off-2D/Consolidation/Sub-division/SR314, in the manner as set out below:

CTS No.	Area (Sq. Mtr.)
216 A	25,048.64
216 B	8,291.36
216 C	2,500.00
Total	35,840.00

5. A portion of the Larger Property admeasuring 8,300.10 sq. mtrs. (Eight Thousand Three Hundred Point Ten Square Metres) as per document and 8,291.36 sq. mtrs. (Eight Thousand Two Hundred and Ninety-One point Thirty Six Square Metres) as per revenue records (bearing CTS No.216-B) along with connected amenities space admeasuring 427 sq. mtrs. (Four Hundred and Twenty-Seven Square Metres) (bearing CTS No.216-C (P)) which was originally leased to BASF Industries Private Limited under an Indenture of Lease dated 1st August, 1998, was sold to BASF Industries Private Limited by and under an Indenture of Assignment of Reversion dated 12th November, 2001. Subsequently, by virtue of a conveyance deed between M/s. Axis Realty Pvt. Ltd. and M/s. BASF Industries Pvt. Ltd., the property bearing CTS Nos.216-B & 216-C (P) was transferred in favour of M/s. Axis Realty Pvt. Ltd.
6. Consequently, the original landholding of JBA in the Larger Property, stood reduced to 27,112.90 sq. mtrs. (i.e. the Property).
7. The Property, admeasuring 27,112.90 sq. mtrs. is more particularly described in the **Second Schedule** hereunder written.
8. The Property Register Card for CTS No. 216-C reflects an area of 427 sq. mtrs. (Four Hundred and Twenty-Seven Square Metres) is owned by M/s. Axis Realty Pvt. Ltd., which is not a part of the Property.
9. By and under a Development Agreement dated 5th October, 2013, registered with the Sub-Registrar of Assurances under S. No. 10651 of 2013, JBA had granted development rights in respect of the Property to GPL for the agreed revenue share and on the terms and conditions stated therein.
10. On 12th March 2018, GPL terminated the Development Agreement, which led to disputes and differences between the parties. These disputes were referred to arbitration before a Sole Arbitrator by way of an Order dated 20th June 2018 passed by this Hon'ble Court in Notice of Motion (L) No.1316 of 2018 in Suit (L) No.747 of 2018.

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 **TATVA LEGAL**
MUMBAI

11. GPL filed the following Arbitration Petition No. 249 of 2021, Comm. Arbitration Petition (L) No. 8645 of 2022 and Arbitration Petition (L) No. 35340 of 2022 under Section 34 of the Arbitration and Conciliation Act, 1996 for setting aside of awards passed by the Sole Arbitrator on the contentions and grounds mentioned therein (“**Arbitration Petitions**”).
12. Thereafter, GPL and JBA settled the disputes between them and filed Consent Terms dated 04th May, 2023 before the Hon’ble Bombay High Court with respect to the aforesaid Arbitration Petitions. The Hon’ble Bombay High Court vide its order dated 04th May, 2023 passed in the aforesaid Arbitration Petitions, took the Consent Terms on record and accordingly disposed of the aforesaid Arbitration Petitions.
13. By and under a Deed of Conveyance dated 4th May 2023, registered with the Sub-Registrar of Assurances bearing S. No. KRL-1-8725 of 2023, JBA has conveyed, transferred, assigned all the right, title, interest, benefits, with respect to the Property to GPL for the consideration and terms and conditions recorded therein.
14. Pursuant to the aforesaid Deed of Conveyance, Specific Power of Attorney dated 4th May 2023, duly registered with the Sub-Registrar of Assurances, Kurla – 1, bearing S. No. 8726-2023, was granted by JBA in favour of GPL with respect to the Property,

B. URBAN LAND CEILING :

1. In or about 2011, a Mutation Entry No.640 had been incorporated in PR Cards for CTS No.216-A and CTS No.216-C (P) stating that prior permission of the State Government is required for transfer of the Property.
2. By a letter dated 27th January, 2023 issued by the Collector and Competent Authority (ULC), BrihanMumbai and bearing number C/ULC/D-3/S 20,22/J.B. Advani & Co. Pvt. Ltd./WS-266,18/2022,23/NOC46, addressed to JBA, the Collector and Competent Authority (ULC),has grated its no objection to JBA, to carry out the development of the Property as per the provisions of DCPR, 2034.
3. By another letter issued by Collector and Competent Authority (ULC), BrihanMumbai dated 27th January, 2023 and bearing number C/ULC/D-3/S-20,22/J.B. Advani & Co. Pvt. Ltd./WS-266,18/2022,23/NOC47 issued to City Survey Officer, the Collector and Competent Authority (ULC) has directed the deletion of mutation entry no. 640 dated 9th June, 2011 from the Property Register Cards of CTS Nos.216/A & 216/C.

Accordingly, the said mutation entry no. 640 dated 9th June, 2011 have been deleted from the Property Register Cards of CTS Nos.216/A & 216/C

C. ZONING AND USER:



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As per the DP Remarks bearing No.Ch.E./DP34202206111396970 dated 16th March 2023 issued by the office of the Chief Engineer (Development Plan) MCGM, the Property is located in Residential and Industrial Zone. There are no public reservations except for road set back as per the DP remarks bearing No. Ch.E./DP34202303111451777 dated 16th March, 2023.

D. LAND REVENUE AND OTHER TAXES:

We have been informed by GPL that there is/are no amount due to be paid towards property taxes, water, electricity bills and others in respect of the said Property.

E. Litigation:

We have been informed by GP that there are no pending litigations with respect to the said Property.

F. INDEPENDENT INVESTIGATION:

1. Search with Sub-Registrar

We have caused a search to be carried out with office of Sub-Registrar of Assurances for a period of 63 years in respect of the said property and have been provided with Search Reports dated 25th March, 2013, 16th January 2023, 21st September 2023 and 27th May 2024 issued by Search Clerk Sameer M. Sawant and have not found any adverse entries or registered document for mortgage or encumbrance on the Property.

2. Inspection of Original Documents

We have taken inspection of the original documents as listed out in **Annexure - A**.

3. Public Notices

We have not issued public notices for the purpose of issuing this Title Report.

G. CONCLUSION:

GPL is the owner of the Property and the title of GPL with respect to the Property is free from encumbrance, valid, subsisting, marketable and GPL is entitled to deal with the same,

Dated this 13th Day of June, 2024.

**TATVA LEGAL MUMBAI
PARTNER**



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FIRST SCHEDULE

DESCRIPTION OF THE LARGER PROPERTY

(Part – I)

All that piece or parcel of agricultural land or ground or hereditaments situate, lying and being at village of Bhandup, Registration Sub-District of Bandra District B.S.D. within Greater Bombay, Municipal Ward N and bearing S. No.192 Hissa No.2 admeasuring 2864 square yards on actual measurement. bounded as follows: on the East, South and West by the Property of J. B, Advani & Co. Private Ltd., on or towards the North by common bund and beyond the property of Gangaben Waman and of Dr. Bose together with trees, streams, stones, ditches, drains, paths, passages, ways, rights of ways, rights of easements and all the rights appertaining thereto without reservation of any rights.

(Part – II)

All that piece or parcel of agricultural land or ground or hereditaments situate, lying and being at unsurveyed Khoti village of Bhandup, Sub-District Bandra B.S.D., District Thana, now within Greater Bombay, admeasuring 4613 square yards on actual measurement, bounded as follows: on or towards the East by the property of J. B. Advani & Co. Private Ltd., on or towards the South by Bombay-Agra Road, on or towards the West by the property of J.B. Advani & Co. Private Ltd., on or towards the North by the property formerly of Mrs. Ladibai Ramji Mahatre and now of Shri Umedmal Chaturbhuj together with trees, streams, stones, ditches, drains, paths, passages, ways, rights of ways, rights of easements and all the rights appertaining thereto without reservation of any.

(Part – III)

All that piece or parcel of agricultural land or ground or hereditaments situate, lying and being at unsurveyed Khoti village of Bhandup, Taluka Thana District Thana in the Registration Sub-District of Thana described as Seth Bhandhan or Gayan admeasuring 37960 square yards, or thereabouts.

Khata No.	Name of the field	Area Bigha Pand Kathis	Assessment
57	Sutar Pada	Kharip land $\frac{1}{4} - 2\frac{3}{4} - 4$	Rs.3 – 3 – 0
“	“	Varkas land $1\frac{3}{4} - 1 - 0$	Rs.0 – 6 - 0
“	Bandhan	Kharip land $1\frac{1}{4} - \frac{1}{2} - 4$	Rs.5 – 2 - 4
“	“	Varkas land $\frac{1}{2} - 1\frac{1}{2} - 2$	Rs.4 - 10 - 3



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Khata No.	Name	Name of the field	Area	Assessment
123	Padu Dhago Patel	Gavran-Kharip land	1 ¾ - 3 ½ - 3 ½	Rs.15 – 7 - 7
	(Gangabai Kom Damaji Padam)	Varkas land	½ - 4 ½ - 2	Rs.6 – 14 – 0
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			7 - 13 ½ - 15 ½	Rs.35 – 11- 2

bounded as follows: on or towards the East by National Highway called Bombay Agra Road, on or towards the West by Khot Road, on or towards the South partly by the property of Isherdas Ramchandra and partly by the property of Narayan Topan, on or towards the North by property at present owned and possessed by Dr. Bose together with three trees, streams, stones, ditches, drains, paths, passages, ways, rights of ways, rights of easements and all the rights appertaining thereto without reservation of any rights.

SECOND SCHEDULE

DESCRIPTION OF THE PROPERTY

All that piece or parcel of land admeasuring 27,112.90 square meters (as per the Property Register Cards) consisting of CTS Nos. 216A and 216C(Part), situated in the revenue village of Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078 in Greater Mumbai Taluka Kurla, City Survey Officer Mulund, District Mumbai Suburban, Registration Sub-District Mumbai Suburban, bearing Municipal Ward S and bounded as follows:

North	CTS No. 213 and 214 of Village Bhandup
South	CTS No. 217 and CTS No. 218
East	Lal Bahadur Shastri Marg
West	18.30 M. D.P. Road

THIRD SCHEDULE

DESCRIPTION OF LAYOUT LAND

All that piece and parcel of land and parcel of land admeasuring 21,746.56 square meters, consisting of CTS Numbers 216A and 216C (Part), situated in the revenue village of Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078 in Greater Mumbai Taluka Kurla, City Survey Officer Mulund, District Mumbai Suburban, Registration Sub-District Mumbai Suburban, bearing Municipal Ward S, forming part of the Property and bounded as follows:



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North	CTS No. 213 & 214
South	CTS No. 217 & RSA 1.1 Reservation adjusted against required Amenity.
East	L. B. S. Marg
West	18.30 M. D. P. Road

FOURTH SCHEDULE

DESCRIPTION OF THE PROJECT LAND

All that piece and parcel of land admeasuring 955 square meters or thereabouts, consisting of CTS Number 216A situated in the revenue village of Bhandup at LBS Marg, Bhandup (West), Mumbai – 400 078 in Greater Mumbai Taluka Kurla, City Survey Officer Mulund, District Mumbai Suburban, Registration Sub-District Mumbai Suburban, bearing Municipal Ward S, forming part of the Layout Land and bounded as follows:

North	Podium & Fitness Centre
South	Layout Internal Road & R.G 2
East	Layout Internal Road & R.G. 2
West	Layout Internal Road & 18.30 D.P. Road




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