



WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

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NL/KBM/10214/

To,

Maharashtra Real Estate Regulatory Authority
6th and 7th Floor, Housefin Bhavan
Plot no.C-21, E Block
Bandra Kurla Complex
Bandra (East)
Mumbai 400051

ADDENDUM TO LEGAL TITLE REPORT

Re: Title Certificate in respect of all those pieces and parcels of land or ground collectively admeasuring about 2,40,074 square metres as per 7/12 Extracts (Village Form No.VII-XII) lying, being and situate at Village Panchpakhadi and Village Majiwade in the Taluka and District of Thane in the Konkan Division of the State of Maharashtra ("the said Larger Land") and comprised of,-

- (i) Lands bearing Survey No.124, Survey No.125, Survey No.126A Hissa No.1(part) now bearing Survey No.126A Hissa No.1/A, Survey No.128A now bearing Survey No.128/A Hissa No.1, Survey No.504 Hissa No.1, Survey No.504 Hissa No.2(part) now bearing Survey No.504 Hissa No.2/A, Survey No.505 Hissa No.1(part) now bearing Survey No.505 Hissa No.1/A and Survey No.505 Hissa No.2 situate at Village Panchpakhadi; and
- (ii) Lands bearing Survey No.172 Hissa No.1, Survey No.175, Survey No.176 Hissa No.1, Survey No.176 Hissa No.5, Survey No.176 Hissa No.6, Survey No.176 Hissa No.7, Survey No.177, Survey No.178, Survey No.179, Survey No.180 Hissa No. 1, Survey No.181 Hissa No.2, Survey No.182 Hissa No.1B now bearing Survey No.182 Hissa No.1/B, Survey No.283 Hissa No.7C now bearing Survey No.283 Hissa No.7/C, Survey No.283 Hissa No.8C now bearing Survey No.283 Hissa No.8/C, Survey No.362 Hissa No.1, Survey No.362 Hissa No.2, Survey No.401 situate at Village Majiwade.

1. At the request of our client **Oberoi Realty Limited**, a company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013 having its registered office at Commerz, 3rd floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai 400063, we have issued our Legal Title Report dated 12th September, 2024 bearing reference no.KBM/NL/10214/3021/2024 ("**Title Report dated 12th September, 2024**") investigating their title to the said Land. A copy of our Title Report dated 12th September, 2024 is annexed as **Annexure "1"** hereto.
2. At the request of our client, we are issuing this Addendum to Title Report dated 12th September, 2024. Our Title Report dated 12th September, 2024 details the various steps undertaken by us for the issuance of the Title Report dated 12th September, 2024.

WADIA GHANDY & Co.

3. This Addendum is issued by us to clarify that land admeasuring 54,070 square meters ("**said Plot A**"), which is identified as 'Plot A' on the plan annexed to permission for development issued bearing reference V.P.no.S04/0183/20(Plot-A)/TMC/TDD/0030/(PIC)23/Auto DCR dated 24th November, 2023 issued by the Thane Municipal Corporation, Thane, is comprised in and forms a part of the said Land, and Oberoi Realty Limited is the owner and occupant of Plot A (save and except Survey No.175 at Village Majiwade with respect to which it is entitled to claim any compensation for acquisition in terms of the agreement entered into with GlaxoSmithKline Pharmaceuticals Limited) and has a clear and marketable title thereto, free from all encumbrances, subject to what is stated in our Title Report dated 12th September, 2024, and, that Oberoi Realty Limited is entitled to the benefit of compensation, if any, including in the form of FSI / TDR / DRC / DR / development rights, as may be sanctioned by the TMC with respect to the land bearing Survey No.175 at Village Majiwade.

Dated this 28th day of September, 2024

For **Wadia Ghandy & Co.**



Partner

Encl.: As above



WADIA GHANDY & CO.

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NL/KBM/10214/3201/2024

To,

Maharashtra Real Estate Regulatory Authority
6th and 7th Floor, Housefin Bhavan
Plot no.C-21, E Block
Bandra Kurla Complex
Bandra (East)
Mumbai 400051

LEGAL TITLE REPORT

Re: Title Certificate in respect of all those pieces and parcels of land or ground collectively admeasuring about 2,40,074 square metres as per 7/12 Extracts (Village Form No.VII-XII) lying, being and situate at Village Panchpakhadi and Village Majiwade in the Taluka and District of Thane in the Konkan Division of the State of Maharashtra ("the said Land") and comprised of,-

- (i) Lands bearing Survey No.124, Survey No.125, Survey No.126A Hissa No.1(part) now bearing Survey No.126A Hissa No.1/A, Survey No.128A now bearing Survey No.128/A Hissa No.1, Survey No.504 Hissa No.1, Survey No.504 Hissa No.2(part) now bearing Survey No.504 Hissa No.2/A, Survey No.505 Hissa No.1(part) now bearing Survey No.505 Hissa No.1/A and Survey No.505 Hissa No.2 situate at Village Panchpakhadi; and
- (ii) Lands bearing Survey No.172 Hissa No.1, Survey No.175, Survey No.176 Hissa No.1, Survey No.176 Hissa No.5, Survey No.176 Hissa No.6, Survey No.176 Hissa No.7, Survey No.177, Survey No.178, Survey No.179, Survey No.180 Hissa No. 1, Survey No.181 Hissa No.2, Survey No.182 Hissa No.1B now bearing Survey No.182 Hissa No.1/B, Survey No.283 Hissa No.7C now bearing Survey No.283 Hissa No.7/C, Survey No.283 Hissa No.8C now bearing Survey No.283 Hissa No.8/C, Survey No.362 Hissa No.1, Survey No.362 Hissa No.2, Survey No.401 situate at Village Majiwade.

- A. At the request of our client **Oberoi Realty Limited**, a company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013 having its registered office at Commerz, 3rd floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai 400063, we have investigated their title to the said Land.
- B. In accordance with the format of the Legal Title Report prescribed by this Hon'ble Authority vide Circular No.28/2021, the summary of our title investigation is as under:-

Ans

1. Description of the said Land:

All those pieces and parcels of land or ground collectively admeasuring about 2,40,074 square metres as per 7/12 Extracts (Village Form No.VII-XII) lying, being and situate at Village Panchpakhadi and Village Majiwade in the Taluka and District of Thane in the Konkan Division of the State of Maharashtra and comprised of,-

- (i) Lands bearing Survey No.124, Survey No.125, Survey No.126A Hissa No.1(part) now bearing Survey No.126A Hissa No.1/A, Survey No.128A now bearing Survey No.128/A Hissa No.1, Survey No.504 Hissa No.1, Survey No.504 Hissa No.2(part) now bearing Survey No.504 Hissa No.2/A, Survey No.505 Hissa No.1(part) now bearing Survey No.505 Hissa No.1/A and Survey No.505 Hissa No.2 situate at Village Panchpakhadi; and
- (ii) Lands bearing Survey No.172 Hissa No.1, Survey No.175, Survey No.176 Hissa No.1, Survey No.176 Hissa No.5, Survey No.176 Hissa No.6, Survey No.176 Hissa No.7, Survey No.177, Survey No.178, Survey No.179, Survey No.180 Hissa No.1, Survey No.181 Hissa No.2, Survey No.182 Hissa No.1B now bearing Survey No.182 Hissa No.1/B, Survey No.283 Hissa No.7C now bearing Survey No.283 Hissa No.7/C, Survey No.283 Hissa No.8C now bearing Survey No.283 Hissa No.8/C, Survey No.362 Hissa No.1, Survey No.362 Hissa No.2, Survey No.401 situate at Village Majiwade.

2. Documents of allotment of the said Land:

Acquisition of the said Land except Survey No.180 Hissa No.1 and Survey No.401:

- (i) By an Agreement dated 20th August, 1957 ("Acquisition Agreement 1") executed by and between Glaxo Laboratories (India) Private Limited and the Governor of Bombay under the provisions of Section 41 of the Land Acquisition Act, 1894 ("Land Acquisition Act"), the Governor of Bombay agreed to implement and utilise the provisions of the Land Acquisition Act for acquiring various lands for and on behalf of Glaxo Laboratories (India) Private Limited for the purpose of industrial use, on the terms and conditions more particularly detailed therein.
- (ii) By an Agreement dated 28th October, 1958 ("Acquisition Agreement 2") executed by and between Glaxo Laboratories (India) Private Limited and the Governor of Bombay under the provisions of Section 41 of the Land Acquisition Act, the Governor of Bombay agreed to implement and utilise the provisions of the Land Acquisition Act for acquiring various lands for and on behalf of Glaxo Laboratories (India) Private Limited for the purpose of industrial use, on the terms and conditions more particularly detailed therein.
- (iii) By Notification No. LTH.15-57/11432 issued by the Government of Maharashtra on 24th January 1958 and published in the Bombay Government Gazette on 6th February, 1958 ("Acquisition

- Agreement 1 Notification**"), the Acquisition Agreement 1 was published in accordance with the provisions of Section 42 of the Land Acquisition Act.
- (iv) By Notification No. LTH.15-57/48089(a)-H issued by the Governor of Bombay on 4th May, 1959 and published in the Bombay Government Gazette on 14th May, 1959 ("**Acquisition Agreement 2 Notification**"), the Acquisition Agreement 2 was published in accordance with the provisions of Section 42 of the Land Acquisition Act.
 - (v) Notification No.LTH.15-57/57076 issued by the Revenue Department of the Government of Bombay on 25th April, 1958 and published in the Bombay Government Gazette on 8th May, 1958, issued by the Government of Bombay under Section 4 of the Land Acquisition Act for the lands in the Acquisition Agreement 2 and the Acquisition Agreement 2 Notification, was likely to be needed for the purpose of 'factory building etc.' of Glaxo Laboratories (India) Private Limited.
 - (vi) Notification No.LTE.15-57/24013-H-Erratum dated 17th March 1960 issued by the Government of Maharashtra and published in the Bombay Government Gazette on 31st March, 1960 whereby the schedule of land mentioned in the Acquisition Agreement 1 Notification was amended in the manner stated therein.
 - (vii) By an Agreement dated 24th May, 1961 executed by and between Glaxo Laboratories (India) Private Limited and the Governor of Maharashtra under the provisions of Section 41 of the Land Acquisition Act, the Acquisition Agreement 1 was modified in the manner stated therein. Reference to the Acquisition Agreement 1 in this Report are consequently references to the Acquisition Agreement 1 as modified by the Agreement dated 24th May, 1961.
 - (viii) By Special Notice dated 29th March, 1958 bearing reference no. LAQ.SR/184 issued by the District Deputy Collector, Thane Prant, Thane under the provisions of Sections 9(3) and 9(4) of the Land Acquisition Act, notice was given to occupiers and interested persons of the proposed acquisition of various land by the State of Maharashtra for Glaxo Laboratories (India) Private Limited in accordance with the Acquisition Agreement 1 Notification and objections and claims were invited from interested persons at the designated time and place detailed therein.
 - (ix) By an Award dated 23rd March, 1960 bearing reference no. LAQSR/184 passed by the Deputy District Collector, Thane Prant, Thane under the provisions of Section 11 of the Land Acquisition Act ("**Acquisition Award**"), the Deputy District Collector declared, determined and fixed the true area of the various pieces and parcels of land comprised in the Acquisition Agreement 1 and Acquisition Agreement 2, the compensation payable in respect of the acquisition of the same and the apportionment of such compensation amongst persons interested in the such lands in the manner detailed therein. The Acquisition Award further confirms

that a of the lands comprised in Acquisition Agreement 1 and Acquisition Agreement 2 had been delivered to the acquiring body.

- (x) In order to straighten the boundaries of their land, around 3,044 square metres of land now bearing Survey No.182 Hissa No.1B was acquired by Glaxo in exchange from Blue Star Limited and Techni Glass Limited and this exchange was sanctioned by an Order dated 10th May, 1965 bearing reference no. RB/IV/IND-752 issued by the Office of the Collector, Thane, the Collector, Thane.

Acquisition of Survey No.180 Hissa No.1:

- (xi) By an Agreement dated 27th July, 1960 ("BDH Acquisition Agreement") executed between British Drug Houses (India) Private Limited and the Governor of Maharashtra under the provisions of Section 41 of the Land Acquisition Act, the Governor of Maharashtra agreed to implement and utilise the provisions of the Land Acquisition Act for acquiring the land bearing Survey No.180 for British Drug Houses (India) Private Limited for the purpose stated therein.
- (xii) By Notification No.LTH.15-58/100056(b)-H issued by the Government of Maharashtra on 13th December, 1960 and published in the Maharashtra Government Gazette on 22nd December, 1960, the BDH Acquisition Agreement was published in accordance with the provisions of Section 42 of the Acquisition Act.
- (xiii) By Notification No. LTH.15-58/100056(a)-H issued by the Government of Maharashtra on 12th December, 1960 and published in the Maharashtra Government Gazette on 22nd December, 1960 under the provisions of Section 6 of the Land Acquisition Act, Survey No.180 was declared as required for the public purpose of establishing a factory for BDH for the manufacture of pharmaceutical drugs and chemicals, laboratory chemicals, pharmaceutical preparations and toilet preparations
- (xiv) By Sanad dated 17th December, 1963 executed by the Governor of Maharashtra in favour of British Drug Houses (India) Private Limited, it was recited that in pursuance of the BDH Acquisition Agreement, the Government of Maharashtra had acquired Survey No.180 for British Drug Houses (India) Private Limited and that the full cost of acquisition had been paid and that possession of the Survey No.180 was delivered to British Drug Houses (India) Private Limited on 22nd January, 1962. It was further declared that Survey No.180 was vested in British Drug Houses (India) Private Limited subject to the Bombay Land Revenue Code, 1879 and on the various terms and conditions mentioned therein.
- (xv) By Order dated 26th July, 1968 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No.66 of 1968 connected with Company Application No.39 of 1968 filed by British Drug Houses (India) Private Limited, the scheme of amalgamation of British Drug Houses (India) Private Limited with Glaxo Laboratories (India) Private Limited annexed to the said Company

Petition No.66 of 1968 as Schedule I and Schedule II thereto was approved.

- (xvi) In order to straighten the boundaries of their lands, portions of land admeasuring 3,430 square metres comprised in Survey No.180 (now identified as Survey No.180 Hissa No.2 and Survey No.180 Hissa No.3) were sold by way of exchange by British Drug Houses (India) Private Limited to Techni Glass Limited and Blue Star Limited and the balance area remaining in Survey No.180 was renumbered as Survey No.180 Hissa No.1.

Acquisition of Survey No.401:

- (xvii) By an Order dated 11th July, 1957 bearing reference no. LND-SR.3240 passed by the Mamlatdar of Thane, Survey No.401 was vested in the Gram Panchayat of Village Majiwade.
- (xviii) By an Order dated 20th April, 1960 bearing reference no.CB/LHP/SR-585 passed by the Office of the Collector, Thane under the provisions of Section 55 of the Bombay Village Panchayats Act, 1958, the Gram Panchayat of Village Majiwade was permitted to sell and transfer Survey No.401 in favour of Glaxo Laboratories (India) Private Limited.
- (xix) By and under Indenture of Conveyance dated 8th June, 1960 registered before the Office of the Sub-Registrar of Assurances at Thane under Serial No.295 of Book No. I executed by and between the Gram Panchayat of Village Majiwade and Glaxo Laboratories (India) Private Limited, the Gram Panchayat of Village Majiwade transferred, conveyed and assigned Survey No.401 of Village Majiwade in favour of Glaxo Laboratories (India) Private Limited

Acquisition of Survey No.175:

- (xx) Challan No. 628 dated 23rd June, 1961 and the Challan No. NIL dated 10th June, 1961 issued by the Regional Settlement Commissioner, Bombay with respect to land bearing Survey No.175 of Village Majiwade.
- (xxi) Certificate of Sale dated 11th August, 1961 bearing reference no.SL/SALES CERT/IV/I/Sr No.403/61Thana under Rule 90(15) of the Displaced Persons (Compensation and Rehabilitation) Rules, 1955 issued by the Office of the Regional Settlement Commissioner, Bombay declaring Glaxo Laboratories (India) Private Limited as the purchaser of Survey No.175 of Village Majiwade with effect from 23rd June, 1961.
- (xxii) **Changes in Constitution of GlaxoSmithKline Pharmaceuticals Limited:**
- (a) H.J. Foster and Company Limited was incorporated on 13th November, 1924 under the provisions of the Indian Companies Act, 1913.

- (b) On 1st March, 1950 the name of H.J. Foster and Company Limited was changed to Glaxo Laboratories (India) Private Limited, as recorded in the Certificate No.1151 issued by the Registrar of Companies, Bombay certifying the change of name.
 - (c) On 11th July, 1968 the name of Glaxo Laboratories (India) Private Limited was changed to Glaxo Laboratories (India) Limited, as recorded in the Certificate of Change of Name No. 1151 issued by the Registrar of Companies, Bombay certifying the change of name under the provisions of Section 23 of the Companies Act, 1956.
 - (d) On 11th March, 1987 the name of Glaxo Laboratories (India) Limited was changed to Glindia Limited, as recorded in the Fresh Certificate of Incorporation Consequent on Change of Name No. 1151/TA issued by the Registrar of Companies, Bombay under the provisions of Sections 21 and 23(1) of the Companies Act, 1956.
 - (e) On 1st September, 1989 the name of Glindia Limited was changed to Glaxo India Limited, as recorded in the Fresh Certificate of Incorporation Consequent on Change of Name No. 11-1151 dated September 1, 1989 issued by the Registrar of Companies, Bombay under the provisions of Sections 21 and 23(1) of the Companies Act, 1956.
 - (f) On 8th October, 2001 the name of Glaxo India Limited was changed to GlaxoSmithKline Pharmaceuticals Limited, as recorded in the Fresh Certificate of Incorporation Consequent on Change of Name No. 11-1151 dated 8th October, 2001 issued by the Registrar of Companies, Bombay under the provisions of Sections 21 and 23(1) of the Companies Act, 1956.
 - (g) In view thereof, all references to Glaxo Laboratories (India) Private Limited, Glaxo Laboratories India Private Limited, Glaxo Laboratories (India) Limited, Glaxo Laboratories India Limited, Glindia Limited, Glaxo India Limited, Glaxo (India) Limited are references to the corporate entity presently known as GlaxoSmithKline Pharmaceuticals Limited.
- (xxiii) By and under (a) a Resolution No.LUC-10/2018/Pra.No.122/A-2 dated 15th May, 2019 issued by the Revenue and Forest Department of the Government of Maharashtra, (b) Order No.Revenue/K-1/T-2/Kavi-F1526898372783 dated 16th May, 2019 issued by the Collector of Thane, (c) Order No.Revenue/C-1/T-7/Gok/Kavi-7271/2019 dated 17th May, 2019 issued by the Tehsildar of Thane, and, (d) Order No.Revenue/K-1/T-2/ Change of User/SR-13/19 dated 26th August, 2019 issued by the Collector of Thane (collectively "Permissions 1"), permission was accorded for the sale and transfer of the portions of the said Land conveyed by GlaxoSmithKline Pharmaceuticals Limited to Oberoi Realty Limited under the Conveyance 1 (defined below) and for change of user of the aforesaid lands to residential/commercial users, on the terms

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and conditions mentioned therein, including *inter-alia*, that (i) 20% Basic/Zonal FSI of the land is to be utilised for construction of affordable housing tenements of 30-60 metres area which may be sold in the market, (ii) 20% Basic/Zonal FSI of the land is to be utilised for construction of EWS/LIG tenements which will require to be handed over to allottees approved by MHADA at pre-approved sale price, (iii) permission was accorded for sale, transfer, development, mortgage of the land, for utility of Additional FSI, Fungible FSI, TDR, (iv) permission was accorded for transfer of apartments, flats, shops to purchasers and to co-operative housing societies, apartment owners associations etc. in accordance with the provisions of MOFA, 1963 and RERA, 2016 and that unearned income would not be leviable thereon, (v) the tenure of the land is Occupant Class-II, (vi) NOC from the competent authority is required to be obtained under Section 42B of the Maharashtra Land Revenue Code, 1966, (vii) the permission for sale and transfer of the land is accorded subject to the final outcome and adjudication in Suit No.36 of 1969 filed in the Hon'ble Bombay High Court (*which Suit we have elaborated upon hereinbelow*), and, (viii) an agreement is to be executed by Oberoi Realty Limited with the Tehsildar, Thane, accepting the terms and conditions mentioned therein. We are informed that this agreement is not yet executed by Oberoi Realty Limited

- (xxiv) By an Indenture of Conveyance dated 30th August, 2019 registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-1-10474 of 2019 executed between GlaxoSmithKline Pharmaceuticals Limited and Oberoi Realty Limited read with Addendum dated 30th August, 2019 registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-1-10479 of 2019 executed between GlaxoSmithKline Pharmaceuticals Limited and Oberoi Realty Limited (collectively "**Conveyance 1**"), GlaxoSmithKline Pharmaceuticals Limited conveyed the said Land to Oberoi Realty Limited (save and except land bearing Survey No.401 and land bearing Survey No.175 with respect to which GlaxoSmithKline Pharmaceuticals Limited transferred and assigned to Oberoi Realty Limited all its rights with respect to claim FSI/TDR/compensation from the Thane Municipal Corporation / statutory authorities for acquisition) .
- (xxv) By and under (a) a Resolution No.Land-2718/1782/C.No.264/J-4 dated 8th March, 2019 issued by the Revenue and Forest Department of the Government of Maharashtra, (b) Order No.Revenue/C-1/T-2/Kavi-F1401966888516 dated 14th March, 2019 issued by the Collector of Thane, (c) Order No.Revenue/C-1/T-2/Land/Kavi-1303/19 dated 14th March, 2019 issued by the Tehsildar of Thane, and, (d) Order No.Revenue/K-1/T-2/Sale, Transfer and Change of User/SR-14/19 dated 26th August, 2019 issued by the Collector of Thane (collectively "**Permissions 2**"), permission was accorded under the provisions of Sections 37A and 40 of the Maharashtra Land Revenue Code, 1966 for the sale and transfer of the lands mentioned in Conveyance 2 (defined below) by GlaxoSmithKline Pharmaceuticals Limited in favour of Oberoi Realty Limited and for change of user of the said land from industrial

to residential users permissible as per the Development Control Regulations for Municipal Corporation of the City of Thane, 1994 ("Thane DCR, 1994"), on the terms and conditions mentioned therein, including *inter-alla*, that (i) the tenure of the land would be Occupant Class-II, (ii) Oberoi Realty Limited is mandated to develop the land as per the Thane DCR, 1994, (iii) prior permission of the Government of Maharashtra is required for creation of any mortgage/charge on the land, (iv) NOC from the competent authority is required to be obtained under Section 42B of the Maharashtra Land Revenue Code, 1966, (v) only in case of transfer of the land to co-operative societies would no unearned income be leviable, and, (vi) an agreement is to be executed by Oberoi Realty Limited with the Tehsildar, Thane, accepting the terms and conditions mentioned therein. We are informed that this agreement is not yet executed by Oberoi Realty Limited.

- (xxvi) By an Indenture of Conveyance dated 30th August, 2019 registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-1-10475 of 2019 executed between GlaxoSmithKline Pharmaceuticals Limited and Oberoi Realty Limited read with Addendum dated 30th August, 2019 registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-1-10480 of 2019 executed between GlaxoSmithKline Pharmaceuticals Limited and Oberoi Realty Limited (collectively "**Conveyance 2**") GlaxoSmithKline Pharmaceuticals Limited conveyed land bearing Survey No.401 of Village Majiwade to Oberoi Realty Limited.
- (xxvii) By an Agreement dated 30th August, 2019 executed between GlaxoSmithKline Pharmaceuticals Limited and Oberoi Realty Limited, GlaxoSmithKline Pharmaceuticals Limited conveyed the right, title and interest to claim benefit and compensation in respect of Survey No.175 to Oberoi Realty Limited.

3. **7/12 Extracts and Mutation Entries:**

- (i) **Survey No.124**
- (a) The 7/12 extract dated 3rd January, 2023 issued in respect of Survey No.124 of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 15,780 square metres. The area reflected on the 7/12 extract is approximately 1,009.48 square metres greater than the area as acquired under the Acquisition Award. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
- (b) Mutation Entry No.170 is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Panchpakhadi.

- (c) Mutation Entry No.1722 dated 1st January 1957 records the deletion of name of Pandu Gopal (as tenant) in respect of the captioned land.
 - (d) Mutation Entry No.1835 dated 11th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories (India) Private Limited and records possession was handed over on 18th March, 1959.
 - (e) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
 - (f) Mutation Entry No.4291 dated 16th December, 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (g) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the Land (Ceiling and Regulation) Act, 1976 ("ULC Act").
 - (h) Mutation Entry No.4529 dated 4th October, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
 - (i) We have not examined Mutation Entry No.4512 and 4518.
- (ii) **Survey No.125**
- (a) The 7/12 extract dated 19th December, 2019 issued in respect of Survey No.125 of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 5,770 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
 - (b) Mutation Entry No.772 is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Panchpakhadi.

- (c) Mutation Entry No.530 dated 25th January, 1935 reflected on the captioned 7/12 extract should be deleted since it does not pertain to the captioned property.
 - (d) Mutation Entry No.1030 dated 1st July 1945 records sale of the captioned land by Ganpatrao Abaji Bodake Patil in favour of Bhikaji Ghaswala in favour of Sale Deed dated 1st November 1944.
 - (e) Mutation Entry No.1836 dated 14th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories (India) Private Limited and records possession was handed over on 9th March, 1957.
 - (f) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
 - (g) Mutation Entry No.4291 dated 16th December, 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (h) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
 - (i) Mutation Entry No.4529 dated 4th October, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
 - (j) We have not examined Mutation Entry No.536, 4129 and 4512.
- (iii) **Survey No.126A Hissa No.1(part) now bearing Survey No.126A Hissa No.1/A**
- (a) The 7/12 extract dated 9th July, 2022 issued in respect of Survey No.126A Hissa No.1/A of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 5,200 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural. The tenure of the land is

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Occupant Class-I. It appears that Survey No.126A Hissa No.1(part) acquired by Oberoi Realty Limited under the Conveyance 1, is now identified as Survey No.126A Hissa No.1/A. We have not been furnished with any order of renumbering in this regard.

- (b) The area reflected on the 7/12 extract is approximately 3,702.78 square metres lesser than the area as acquired under the Acquisition Award. A portion of land admeasuring 3,642.04 square metres originally comprised in Survey No.126A Hissa No.1 was acquired by the Government of Maharashtra under the Land Acquisition Act for the 'Upper Vaitrana Scheme' implemented by the Municipal Corporation of Greater Mumbai ("MCGM"), in respect of which a separate 7/12 extract has been opened bearing Survey No.126A Hissa No.1/B and which reflects an area of 3,640 square metres and we have examined the Award dated 28th November, 1971 passed by the Special Land Acquisition Officer, Upper Vaitrana Scheme, Thane under the provisions of Section 11 of the Land Acquisition Act in Case No. LAQ-UVS-SR-50. Consequently, the balance area of Survey No.126A Hissa No.1 is approximately 5,302.78 square metres and the area as reflected on the 7/12 extract of the captioned property should be increased by 102.78 square metres to reflect an area of 5,302.78 square metres. The portion of land admeasuring 3,640 square metres acquired by the Government of Maharashtra is not comprised in the said Land.
- (c) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except (a) Mutation Entry No.772, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Panchpakhadi, and, (b) Mutation Entry No.4511, 4550, 4129 and 4562.
- (d) Mutation Entry No.4511 has not been furnished to us. Our client has informed us that this mutation entry is related to digitization of the record and does not affect the land in any manner whatsoever.
- (e) Mutation Entry No.1030 dated 1st July 1945 records sale of the captioned land by Ganpatrao Abaji Bodake Patil in favour of Bhikaji Ghaswala in favour of Sale Deed dated 1st November 1944.
- (f) Mutation Entry No.1836 dated 14th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories (India) Private Limited and records possession was handed over on 9th December, 1957.
- (g) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the

conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares

- (h) Mutation Entry No.3223 dated 26th March 1975 records by Letter dated 21st March 1975 bearing reference no. PEP/17/2/11 of Special Land Acquisition Officer, Thane, by Order L.Q.A.Q.S.L.R.R.185 captioned land is acquired for Upper Vaitarana Scheme.
 - (j) Mutation Entry No.4291 dated 16th December, 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (i) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
 - (j) Mutation Entry No.4529 dated 4th October, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (iv) **Survey No.128A now bearing Survey No.128 Hissa No.A/1**
- (a) The 7/12 extract dated 14th January, 2023 issued in respect Survey No.128 Hissa No.A/1 records the name of Oberoi Realty Limited as the owner/h of Village Panchpakhadi older thereof and reflects an area of 2,900 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II. It appears that Survey No.128A acquired by our client under the Conveyance 1, is now identified as now bearing Survey No.128 Hissa No.A/1. We have not been furnished with any order of renumbering in this regard.
 - (b) The area reflected on the 7/12 extract is approximately 1,217.88 square metres lesser than the area as acquired under the Acquisition Award. A portion of land admeasuring 1,214.01 square metres originally comprised in Survey No.128A was acquired by the Government of Maharashtra under the provisions of the Land Acquisition Act for the 'Upper Vaitrana Scheme' implemented by the MCGM, in respect of which a separate 7/12 extract bearing Survey No.128/A Hissa No.2 has been opened for an area of 1,210

square metres and we have examined the Award dated 28th November, 1971 passed by the Special Land Acquisition Officer, Upper Vaitrana Scheme, Thane under the provisions of Section 11 of the Land Acquisition Act in Case No. LAQ-UVS-SR-50. The land admeasuring 1,214.01 square metres acquired by the Government of Maharashtra is not comprised in the said Land.

- (c) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except (a) Mutation Entry No.772, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Panchpakhadi, and, (b) Mutation Entry Nos. 711, 4511, 4512, 4521, 4550 and 4562.
- (d) Mutation Entry No.1030 dated 1st July 1945 records sale of the captioned land by Ganpatrao Abaji Bodake Patil in favour of Bhikaji Ghaswala in favour of Sale Deed dated 1st November 1944.
- (e) Mutation Entry No.1426 dated 25th January 1951 records that pursuant to the death of Hundrya Ambya, the name of his heir Rama Hundrya is recorded as the protected tenant.
- (f) Mutation Entry No.1711 dated 7th December 1956 records that the deletion of Rama Hundrya as protected tenant from the 7-12 extract of the captioned land.
- (g) Mutation Entry No.1836 dated 14th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories (India) Private Limited and records possession was handed over on 9th December, 1957.
- (h) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares
- (i) Mutation Entry No.3223 dated 26th March 1975 records by Letter dated 21st March 1975 bearing reference no. PEP/17/2/11 of Special Land Acquisition Officer, Thane, by Order L.Q.A.Q.S.L.R.R.185 captioned land is acquired for Upper Vaitarana Scheme.
- (k) Mutation Entry No.4291 dated 16th December, 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (j) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of

transfer restriction on the land under Section 20 of the ULC Act.

- (k) Mutation Entry No.4529 dated 4th October, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(v) **Survey No.172 Hissa No.1**

- (a) The 7/12 Extract dated October 6th January, 2022 issued in respect of Survey No.172 Hissa No.1 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 12,170 square metres, which is virtually identical to the area acquired. The 7/12 Extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3240 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade
- (c) Mutation Entry No.813 dated 17th February, 1954 should be deleted from the captioned 7/12 extract since it does not pertain to the captioned property.
- (d) Mutation Entry No.469 dated 20th April 1942 records sale of the captioned land by Ismail Jariwala to Chhatraji Bhurmalji and Co. vide Sale Deed 21st November 1941.
- (e) The legible portion of Mutation Entry No.523 dated 26th May, 1944 records the sale of the captioned land by Chattraji Bhurmali and Co. through its partner Chhatraji Swaroopji in favour of Ali Mohhamadkhan Mohhamad and Saforabai Ali Mohhamadkhan vide Sale Deed dated 7th December 1943.
- (f) Mutation Entry No.575 dated 15th September 1946 sale of the captioned land Ali Mohhamadkhan Mohhamad and Saforabai Ali Mohhamadkhan for in favour of The Peter Good Body vide Sale Deed dated 27th August 1946.
- (g) Mutation Entry No.645 dated 6th April 1948 records sale of the captioned land by Peter Good Body in favour of Shamlal Mubarat vide 30th September 1947.

- (h) Mutation Entry No.841 dated 18th January, 1956 records Shamlal Murabat Singh as the owner/holder and appears to record one Sheikh Abdulsheikh Ismail as the protected tenant/kul and the ordinary tenant. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from Sheikh Abdulsheikh Ismail or any other person stood extinguished.
- (i) Mutation Entry No.864 dated 20th December 1956 records the name of Sheikh Abdulsheikh Ismail as protected tenant and records name of Maryan Anton as ordinary tenant in respect of the captioned land. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from Shaikh Abdul Shaikh and/or Maryan Anton or any other person stood extinguished.
- (j) Mutation Entry No.1017 dated 14th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories India Private Limited and records possession was handed over on February 22nd 1958.
- (k) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (l) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (m) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (vi) **Survey No.176 Hissa No.1**
- (a) The 7/12 extract dated 6th January, 2022 issued in respect of Survey No.176 Hissa No.1 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 14,800 square metres. The

area reflected on the 7/12 extract is approximately 29.48 square metres greater than the area acquired under the Acquisition Award, which may be due to conversion of unit of measurement to the metric system. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.

- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3240 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.649 does not pertain to this land and should be deleted from the 7/12 Extract.
- (d) Mutation Entry No.151 dated 30th October, 1927 records the sale of the captioned land by Haji Jakeria in favour of Ismail Fajal Jariwala vide that by Conveyance Deed dated 20th October 1927.
- (e) Mutation Entry No.469 dated 20th April 1942 records the sale of the captioned land by Ismail Jariwala in favour of Chhatraji Bhurmalji and Co. vide Sale Deed 21st November 1941.
- (f) Mutation Entry No.523 dated 26th May, 1944 records the sale of the captioned land by Chhatraji Bhurmali and Co. through its partner Chhatraji Swaroopji in favour of Ali Mohhamadkhan Mohhamad and Saforabai Ali Mohhamadkhan vide Sale Deed dated 7th December 1943.
- (g) Mutation Entry No.575 dated 15th September 1946 sale of the captioned land Ali Mohhamadkhan Mohhamad and Saforabai Ali Mohhamadkhan for in favour of The Peter Good Body vide Sale Deed dated 27th August 1946.
- (h) Mutation Entry No.852 dated 20th August, 1956 records that the names of Kisan Raghunath Patil, Vitthal Kisan Patil, Tukaram Kisan Patil and Damodar Gajanan Thakur was recorded on the revenue records of the captioned land pursuant to Order dated 10th June, 1955 passed by Taluka. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from Kisan Raghunath Patil, Vitthal Kisan Patil, Tukaram Kisan Patil and Damodar Gajanan Thakur stood extinguished.
- (i) Mutation Entry No.1017 dated 14th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories

India Private Limited and records possession was handed over on February 22nd 1958.

- (j) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
 - (k) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (l) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
 - (m) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (vii) **Survey No.176 Hissa No.5**
- (a) The 7/12 Extract dated 6th January, 2022 issued in respect of Survey No.176 Hissa No.5 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 21,600 square metres. The area reflected on the 7/12 extract is approximately 51.22 square metres greater than the area acquired under the Acquisition Award, which may be due to conversion of unit of measurement to the metric system. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
 - (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3240 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
 - (c) Mutation Entry No.187 dated 18th August 1929 records that by Release Deed dated 11th January 1929 executed by (i)

Madhuradas Gokuldas, (ii) Purushottamdas Mathradas, (iii) Tulsidas Madhuradas, (iv) Ranchhoddas Mathradas, (v) Bhikamdas Mathradas, (vi) Thairbhari Purushottam, (vii) Masdhavji Purushottam, (viii) Mulraj Dwarkadas Madhuradas, released their rights in respect of the captioned land.

- (d) Mutation Entry no.436 dated 20th September 1939 records by and under Mortgage Deed executed by (i) Sir Kawasji Jahangirji, (ii) Dinshaw Varshetji, (iii) Ambalal Sarabhai, (iv) Ardesar Hurmosji, (v) Hoshung Dinshaw collectively as executor of the Provident Investment Co. and Phamji Kudalji Adalji as trustee mortgaged the captioned land in favour of the Finance Minister of Gwalior Princely State Mr. Charles to secure a sum of Rs.13,00,000/-.
- (e) Mutation Entry No.992 dated 1st May, 1958 records the deletion of the name of Mathradas Gokuldas as owner/holder of the land and insertion of the name of Government of India as owner/holder.
- (f) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.
- (g) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (h) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (i) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (j) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (viii) **Survey No.176 Hissa No.6**

- (a) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.176 Hissa No.6 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 800 square metres, which is virtually identical to the area acquired. The tenure of the land is recorded as Occupant Class-II. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects the following remarks in the other rights column,-
- (a) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra.
- (b) Fragment / Tukda.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry No.3240, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.187 dated 18th August 1929 records that by Release Deed dated 11th January 1929 executed by (i) Madhuradas Gokuldas, (ii) Purushottamdas Mathradas, (iii) Tulsidas Madhuradas, (iv) Ranchhoddas Mathradas, (v) Bhikamdas Mathradas, (vi) Thairbhari Purushottam, (vii) Masdhavji Purushottam, (viii) Mulraj Dwarkadas Madhuradas, released their rights in respect of the captioned land.
- (d) Mutation Entry no.436 dated 20th September 1939 records by and under Mortgage Deed executed by (i) Sir Kawasji Jahangirji, (ii) Dinshaw Varshetji, (iii) Ambalal Sarabhai, (iv) Ardesar Hurmosji, (v) Hoshung Dinshaw collectively as executor of the Provident Investment Co. and Phamji Kudalji Adalji as trustee mortgaged the captioned land in favour of the Finance Minister of Gwalior Princely State Mr. Charles to secure a sum of Rs.13,00,000/-.
- (e) Mutation Entry No.791 dated 25th July, 1952 records a remark of 'fragment' under the provisions of the Bombay Prevention of the Fragmentation and Consolidation of Land Holdings Act, 1947.
- (f) Mutation Entry No.992 dated 1st May, 1958 records the deletion of the name of Mathradas Gokuldas as owner/holder of the land and insertion of the name of Government of India as owner/holder.
- (g) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.

- (h) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (i) Mutation Entry No.2711 dated 12th January, 2010 records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (j) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (k) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (ix) **Survey No.176 Hissa No.7**
- (a) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.176 Hissa No.7 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 1,400 square metres. The area reflected on the 7/12 extract is approximately 16.35 square metres lesser than the area acquired under the Acquisition Award, which may be due to conversion of unit of measurement to the metric system. The tenure of the land is recorded as Occupant Class-II. The other rights column of the 7/12 extract reflects the following remarks,-
- (I) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra, and
- (II) Fragment / Tukda.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except (I) Mutation Entry Nos.3240 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade, and (II) Mutation Entry No.651.
- (c) Mutation Entry No.791 dated 25th July, 1952 records a remark of 'fragment' under the provisions of the Bombay

Prevention of the Fragmentation and Consolidation of Land Holdings Act, 1947.

- (d) Mutation Entry No.841 dated 18th January, 1956 records Nargis Maneckji Modi as the owner/holder and appears to record one Bhaskar Jeevan as the protected tenant/kul and the ordinary tenant. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from Bhaskar Jeevan stood extinguished. In any event, the Acquisition Award records that Bhaskar Jeevan's landlord had produced an order of the Mamlatdar, Thane, showing that he was not the tenant of the land.
 - (e) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.
 - (f) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
 - (g) Mutation Entry No.2711 dated 12th January, 2010 records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (h) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
 - (i) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (x) **Survey No.177**
- (a) The 7/12 Extract dated 3rd February, 2022, issued in respect of Survey No.177 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 4,600 square metres, which is virtually

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identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra is reflected thereon. The tenure of the land is recorded as Occupant Class-II.

- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3160, 3242 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.411 dated 28th October 1938 records the execution by Narayandas Pokarmal Jivanlal Natapasi as present trustee and (i) Ratanji Nasarwanji, (ii) Wadialal Chunilal as New Trustees executed Deed of Settlement of Trust dated 11th November 1936 for appointment of new trustees.
- (d) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.
- (e) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (f) Mutation Entry No.2711 dated 12th January, 2010 records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (g) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (h) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(xi) Survey No.178

- (a) The 7/12 Extract dated 3rd October, 2022 issued in respect of Survey No.178 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 9,810 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except (I) Mutation Entry Nos.3187, 3242 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade, and (II) Mutation Entry No.651.
- (c) Mutation Entry No.841 dated 18th January, 1956 records Nargis Maneckji Modi as the owner/holder and appears to record one Bhaskar Jeevan Bhoir as the protected tenant/kul and the ordinary tenant. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from Nargis Maneckji Modi and Bhaskar Jeevan Bhoir stood extinguished. In any event, the Acquisition Award records that Bhaskar Jeevan's landlord had produced an order of the Mamlatdar, Thane, showing that he was not the tenant of the land.
- (d) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.
- (e) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (f) Mutation Entry No.2711 dated 12th January, 2010 records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (g) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.

- (h) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(xii) **Survey No.179**

- (a) The 7/12 Extract dated 6th January, 2022 issued in respect of Survey No.179 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 9,910 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3242 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry no.436 dated 20th September 1939 records by and under Mortgage Deed executed by (i) Sir Kawasji Jahangirji, (ii) Dinshaw Varshetji, (iii) Ambalal Sarabhai, (iv) Ardesar Hurmosji, (v) Hoshung Dinshaw collectively as executor of the Provident Investment Co. and Phamji Kudalji Adalji as trustee mortgaged the captioned land in favour of the Finance Minister of Gwalior Princely State Mr. Charles to secure a sum of Rs.13,00,000/-.
- (d) Mutation Entry No.841 dated 18th January, 1956 records Mathradas Gokuldas as the owner/holder. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from Mathradas Gokuldas stood extinguished.
- (e) Mutation Entry No.992 dated May 1st, 1958 records the deletion of the name of Mathradas Gokuldas as owner/holder of the land and insertion of the name of Government of India as owner/holder.
- (f) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.

- (g) Mutation Entry No.1019 dated 29th April 1959 records deletion of name of Ramchandra Sadashiv Sahastrabudhe is removed as ordinary tenant as per complaint registered on 2nd February 1959.
- (h) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (i) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (j) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (k) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(xiii) **Survey No.181 Hissa No.2**

- (a) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.181 Hissa No.2 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 2,630 square metres. The area reflected on the 7/12 extract is approximately 581.35 square metres greater than the area acquired under the Acquisition Award. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
- (b) At the time of the Acquisition Award, the captioned land was identified as Survey No.181(part). Subsequent to the Acquisition Award, it appears that the land comprised in Survey No.181 was sub-divided/renumbered into Survey No.181 Hissa No.1 and Survey No.181 Hissa No.2. It further appears that the land acquired by Glaxo Laboratories (India) Private Limited under the Acquisition Award and identified

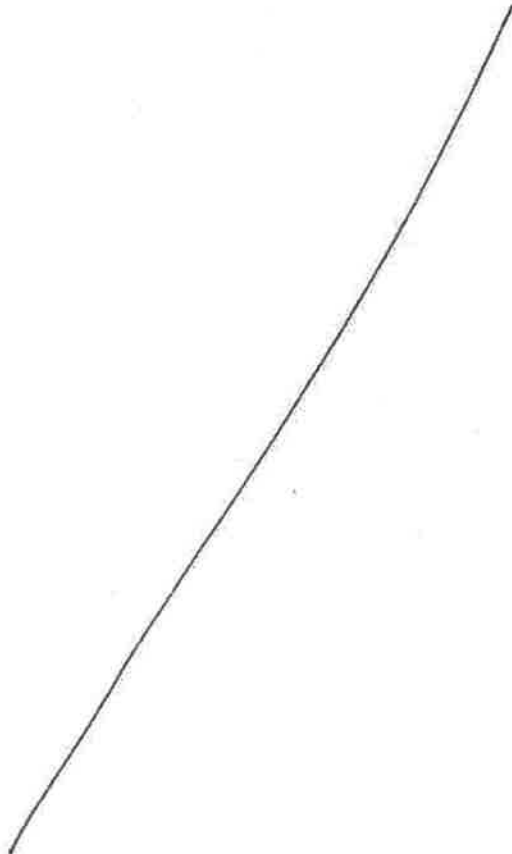
as Survey No.181(part) therein is presently comprised in Survey No.181 Hissa No.2, since the 7/12 extract of Survey No.181 Hissa No.2 reflects Mutation Entry No.1016 dated 14th April, 1959 which records the acquisition of the captioned property by Glaxo Laboratories (India) Private Limited under the Acquisition Award. We note that Mutation Entry No.1016 is not reflected on the 7/12 extract of Survey No.181 Hissa No.1, which reflects the Konkan Housing and Area Development Authority, Bandra (MHADA Division) as the owner/holder thereof.

- (c) We have not examined any orders or proceedings in respect of the renumbering and/or sub-division of Survey No.181 into Survey No.181 Hissa No.1 and Survey No.181 Hissa No.2. It may be noted that Mutation Entry No.1147 dated 4th October 1961 records a Hissa Form No.12/1961 and records Ramchandra Acharya as the holder of Survey No.181 Hissa No.1 and Glaxo Laboratories India Private Limited as the holder of Survey No.181 Hissa No.2, which indicates that the renumbering/sub-division occurred prior to that date. We have not however, examined the said Hissa Form No. 12/1961.
- (d) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3161 and 3222, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (e) Mutation Entry No.1016 dated 14th April, 1959 records the purchase of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 19th May, 1958.
- (f) Mutation Entry No.1147 dated 4th October 1961 records a Hissa Form No.12/1961 and records Ramchandra Acharya as the holder of Survey No.181 Hissa No.1 and Glaxo Laboratories India Private Limited as the holder of Survey No.181 Hissa No.2, which indicates that the renumbering/sub-division occurred prior to that date. We have not however, examined the said Hissa Form No. 12/1961.
- (g) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (h) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra

Land Revenue (Disposal of Government Land) Rules, 1971
and Section 44A of the Land Acquisition Act.

- (i) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (j) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

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(xiv) **Survey No.283 Hissa No.7/C**

- (a) The 7/12 Extract dated 3rd February, 2022 issued in respect of Survey No.283 Hissa No.7/C of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 2,800 square metres. The area reflected on the 7/12 extract is approximately 32.70 square metres lesser than the area acquired under the Acquisition Award. The other rights column on the 7/12 extract reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II. It appears that Survey No.283 Hissa No.7C acquired by our client under the Conveyance 1, is now identified as Survey No.283 Hissa No.7/C. We have not been furnished with any order of renumbering in this regard.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3240 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.469 dated 20th April 1942 records sale of the captioned land by Ismail Jariwala to Chhatraji Bhurmalji and Co. vide Sale Deed 21st November 1941.
- (d) The legible portion of Mutation Entry No.523 dated 26th May, 1944 records the sale of the captioned land by Chattraji Bhurmali and Co. through its partner Chhatraji Swaroopji in favour of Ali Mohhamadkhan Mohhamad and Saforabai Ali Mohhamadkhan vide Sale Deed dated 7th December 1943.
- (e) Mutation Entry No.645 dated 6th April 1948 records sale of the captioned land by Peter Good Body in favour of Shamlal Mubarat vide 30th September 1947.
- (f) Mutation Entry No. 841 dated 18th January, 1956 should be deleted from the captioned 7/12 extract since the captioned property is not recorded therein.
- (g) Mutation Entry No.863 dated 6th December, 1956 does not pertain to the captioned land.
- (h) Mutation Entry No.864 dated 20th December 1956 records the name of Sheikh Abdulsheikh Ismail as protected tenant and records name of Maryan Anton as ordinary tenant in respect of the captioned land. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from Shaikh Abdul Shaikh and/or Maryan Anton stood extinguished.

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- (i) Mutation Entry No.1017 dated 14th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories India Private Limited and records possession was delivered on 22nd February, 1958.
 - (j) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
 - (k) Mutation Entry No.2270 dated 19th August 2003 records pursuant to Government of Maharashtra's Revenue & Forest Department's Letter dated 13th January, 2002 bearing reference No. CLR-2001/ C. No./4 Part – I/Cell, for the purpose of computerisation of 7-12 extracts, entry is recorded to update the Record of Rights by giving new Sub-division to sub-share of survey numbers as set out therein.
 - (l) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (m) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
 - (n) Mutation Entry No.3382 dated 3rd January, 2020 records (a) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (b) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (xv) **Survey No.283 Hissa No.8/C**
- (a) The 7/12 Extract dated 25th December, 2019 issued in respect of Survey No.283 Hissa No.8/C of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder of an area admeasuring 500 square metres, which is virtually identical to the area acquired. The other rights column on the 7/12 extract reflects remarks of (i) restriction on transfer of the land comprised therein. The tenure of the land is recorded as Occupant Class-II, and (II) Fragment/Tukda. It appears that Survey No.283 Hissa No.8C acquired by our client under the Conveyance 1, is now identified as Survey No.283 Hissa No.8/C. We have not been furnished with any order of renumbering in this regard.

- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3240 and 3252, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.226 dated 27th January 1939 appears to record the captioned property as non-agricultural and its' usage (at the time) as a cemetery. The Development Plan Remark dated 3rd February 2014 does not reflect any reservation or designation of cremation ground / cemetery. Further, Oberoi Realty Limited have informed us that no portion of the said Land is used as a cremation ground / cemetery. We also clarify that the Mutation Entry No.226 is barely legible.
- (d) Mutation Entry No.436 dated 20th September, 1939 records that by and under Mortgage Deed executed by (i) Sir Kawasji Jahangirji, (ii) Dinshaw Varshetji , (iii) Ambalal Sarabhai, (iv) Ardesar Hurmosji, (v) Hoshung Dinshaw collectively as executor of the Provident Investment Co. and Phamji Kudalji Adalji as trustee, mortgaged the captioned land in favour of the Finance Minister of Gwalior Princely State Mr. Charles to secure a sum of Rs.13,00,000/-.
- (e) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.
- (f) Mutation Entry No.791 dated 25th July, 1952 records a remark of 'fragment' under the provisions of the Bombay Prevention of the Fragmentation and Consolidation of Land Holdings Act, 1947.
- (g) Mutation Entry No.996 dated 20th October, 1958 records that the deletion of name of Shri Jadirshah as the trustee and the names Rustomjee Jehangirji Cooper and two others was recorded. This mutation entry does not pertain to the captioned land.
- (h) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (i) Mutation Entry No.2270 dated 19th August 2003 records pursuant to Government of Maharashtra's Revenue & Forest Department's Letter dated 13th January, 2002 bearing reference No. CLR-2001/ C. No./4 Part - I/Cell, for the purpose of computerisation of 7-12 extracts, entry is recorded to update the Record of Rights by giving new Sub-division to sub-share of survey numbers as set out therein.

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- (j) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (k) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (l) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (xvi) **Survey No.362 Hissa No.1**
- (a) The 7/12 Extract dated 6th January, 2022 issued in respect of Survey No.362 Hissa No.1 records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 11,240 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3161 and 3244, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.370 dated 20th January 1936 records that Vishwanath Sadashiv Acharya died on 27th November 1935 leaving behind his heirs, sons (i) Ramchandra, (ii) Gajanan Vishwanath and, his wife (iii) Kamalabai Vishwanath Acharya.
- (d) Mutation Entry No.841 dated 18th January, 1956 records Ramchandra and Gajanan through their legal guardian and mother Kamalabai Vishwanath as the owner/holder and appears to record one Jayatu Barkya as the protected tenant/kul and the ordinary tenant. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra for Glaxo Laboratories India Private Limited, stood duly freed from all

encumbrances, conditions or limitations either as to title or possession and any claims thereto from Ramchandra and Gajanan through their legal guardian and mother Kamlabai Vishwanath and Jayatu Barkya stood extinguished.

- (e) Mutation Entry No.874 dated 8th February 1957 records Jaitu Barkya voluntarily relinquished his tenancy rights in respect of the captioned land and accordingly his name is deleted pursuant to Order dated 23rd January 1957.
 - (f) Mutation Entry No.1016 dated 14th April, 1959 records the purchase of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 19th May, 1958.
 - (g) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
 - (h) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (i) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
 - (j) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxii) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (xvii) **Survey No.362 Hissa No.2**
- (a) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.362 Hissa No.2 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder of 700 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and the other rights column reflects the remarks of (I) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra, and (II) Fragment/Tukda. The tenure of the land is Occupant Class-II.

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- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry Nos.3161 and 3244, which are certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.187 dated 18th August 1929 records that by Release Deed dated 11th January 1929 executed by (i) Madhuradas Gokuldas, (ii) Purushottamdas Mathradas, (iii) Tulsidas Madhuradas, (iv) Ranchhoddas Mathradas, (v) Bhikamdas Mathradas, (vi) Thairbhari Purushottam, (vii) Masdhavji Purushottam, (viii) Mulraj Dwarkadas Madhuradas, released their rights in respect of the captioned land.
- (d) Mutation Entry no.436 dated 20th September 1939 records by and under Mortgage Deed executed by (i) Sir Kawasji Jahangirji, (ii) Dinshaw Varshetji, (iii) Ambalal Sarabhai, (iv) Ardesar Hurmosji, (v) Hoshung Dinshaw collectively as executor of the Provident Investment Co. and Phamji Kudalji Adalji as trustee mortgaged the captioned land in favour of the Finance Minister of Gwalior Princely State Mr. Charles to secure a sum of Rs.13,00,000/-.
- (e) Mutation Entry No.992 dated 1st May, 1958 records the deletion of the name of Mathradas Gokuldas as owner/holder of the land and insertion of the name of Government of India as owner/holder.
- (f) Mutation Entry No.1015 dated 28th March 1959 records the purchase and acquisition of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 18th March, 1959.
- (g) Mutation Entry No.1016 dated 14th April, 1959 records the purchase of the captioned property by Glaxo Laboratories India Private Limited and that possession was delivered on 19th May, 1958.
- (h) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (i) Mutation Entry No.2711 dated 12th January, 2010, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.

- (j) Mutation Entry No.3356 dated 30th August, 2019 records deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (k) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(xviii) Survey No.504 Hissa No.1

- (a) The 7/12 Extract dated 11th January, 2023 issued in respect of Survey No.504 Hissa No.1 of Village Panchpakhadi records the name of Glaxo Laboratories India Private Limited as the owner/holder thereof and reflects an area of 1 Hectare 61 Ares 9 Prathi equivalent to approximately 16,190 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is reflected as Occupant Class-II.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except (a) Mutation Entry No.772, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Panchpakhadi, and, (b) Mutation Entry Nos.4512.
- (c) Mutation Entry No.531 dated 25th February, 1935 records that Jairam Ganpat Shinde and Yashnwant Ganpat Shinde sold the captioned land in favour of Ganpat Abaji Bodke on 3rd September, 1934.
- (d) Mutation Entry No.1030 dated 1st July 1945 records sale of the captioned land by Ganpatrao Abaji Bodake Patil in favour of Bhikaji Ghaswala in favour of Sale Deed dated 1st November 1944.
- (e) Mutation Entry No.1836 dated 14th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories India Private Limited and records possession was handed over on 9th December, 1957.
- (f) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.

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- (g) Mutation Entry No.4291 dated 16th December, 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (h) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (i) Mutation Entry No.4554 dated 14th January, 2020 duly records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
- (j) Mutation Entry No.4512 has not been furnished to us. Our client has informed us that this mutation entry is related to digitization of the record and does not affect the land in any manner whatsoever.
- (xix) **Survey No.504 Hissa No.2(part) now bearing Survey No.504 Hissa No.2/A**
- (a) The 7/12 Extract dated 14th June, 2022 issued in respect of Survey No.504 Hissa No.2/A of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 93 Ares 1 Prathi equivalent to approximately 9,310 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is reflected as Occupant Class-II. It appears that Survey No.504 Hissa No.2(part) acquired by our client under the Conveyance 1, is now identified as Survey No.504 Hissa No.2/A. We have not been furnished with any order of renumbering in this regard.
- (b) The area reflected on the 7/12 extract is approximately 604.46 square metres lesser than the area acquired under the Acquisition Award. A portion of land admeasuring 505.84 square metres comprised in Survey No.504 Hissa No.2 was acquired by the Government of Maharashtra under the provisions of the Land Acquisition Act for the 'Upper Vairana Scheme' implemented by the MCGM, in respect of which a separate 7/12 extract bearing Survey No.504 Hissa No.2/B has been opened and which reflects an area of 500 square metres and we have examined the Award dated 28th

November, 1971 passed by the Special Land Acquisition Officer, Upper Vaitrana Scheme, Thane under the provisions of Section 11 of the Land Acquisition Act in Case No. LAQ-UVS-SR-50. Consequently, the balance area of Survey No.504 Hissa No.2 is approximately 9,414.46 square metres and the area as reflected on the 7/12 extract of the captioned property should be increased by 104.46 square metres to reflect an area of 9,414.46 square metres. The land admeasuring 505.84 square metres acquired by the Government of Maharashtra is not comprised in the said Land.

- (c) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except (a) Mutation Entry No.110, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Panchpakhadi, and, (b) Mutation Entry Nos.4512 and 4550.
- (d) Mutation Entry No.1834 dated 11th April, 1959 records the acquisition of the captioned property by Glaxo Laboratories India Private Limited and records possession was delivered on 11th March, 1959.
- (e) Mutation Entry No.1836 dated 14th April, 1959 does not pertain to the captioned land.
- (f) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (g) Mutation Entry No.3223 dated 26th March 1975 records by Letter dated 21st March 1975 bearing reference no. PEP/17/2/11 of Special Land Acquisition Officer, Thane, by Order L.Q.A.Q.S.L.R.R.185 captioned land is acquired for Upper Vaitarana Scheme.
- (h) Mutation Entry No.4291 dated 16th December 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (i) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (j) Mutation Entry No.4554 dated 14th January, 2020 duly records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxii)

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above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(k) Mutation Entry No.4512 has not been furnished to us. Our client has informed us that this mutation entry is related to digitization of the record and does not affect the land in any manner whatsoever.

(xx) **Survey No.505 Hissa No.1(part) now bearing Survey No.505 Hissa No.1/A**

(a) The 7/12 Extract dated 14th June, 2022 issued in respect of Survey No.505 Hissa No.1/A of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 9 Ares 2 Prathi equivalent to approximately 920 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. It appears that Survey No.505 Hissa No.1(part) acquired by our client under the Conveyance 1, is now identified as Survey No.505 Hissa No.1/A. We have not been furnished with any order of renumbering in this regard.

(b) The area reflected on the 7/12 extract is approximately 395.18 square metres lesser than the area acquired under the Acquisition Award. A portion of land admeasuring 400 square metres originally comprised in Survey No. 505(part) was acquired by the Government of Maharashtra under the provisions of the Land Acquisition Act for the 'Upper Vaitrana Scheme' implemented by the MCGM, in respect of which a separate 7/12 extract bearing Survey No.505 Hissa No.1/B has been opened and which reflects an area of 400 square metres and we have examined the Award dated 28th November, 1971 passed by the Special Land Acquisition Officer, Upper Vaitrana Scheme, Thane under the provisions of Section 11 of the Land Acquisition Act in Case No. LAQ-UVS-SR-50. Though the Award dated 28th November 1971 records acquisition of an area of 505.85 square metres, the 7/12 Extract standing in the name of MCGM presently reflects an area of 400 square metres. The portion of land admeasuring 400 square metres acquired by the Government of Maharashtra is not comprised in the said Land.

(c) We have examined all the Mutation Entries recorded on the 7/12 Extract save and except Mutation Entry Nos.211, 4512, and 1420.

(d) Mutation Entry No.1729 dated 14th February, 1957 records the deletion of the name of Kashibai Vama Bhoir from the captioned property pursuant to release of her rights in the captioned property.

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- (e) Mutation Entry No.1834 dated 11th April, 1959 records the acquisition of the captioned property by Glaxo and records possession was handed over on 11th May, 1958.
 - (f) Mutation Entry No.1497 dated 25th July, 1959 records a remark of 'fragment' under the provisions of the Bombay Prevention of the Fragmentation and Consolidation of Land Holdings Act, 1947.
 - (g) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
 - (h) Mutation Entry No.3223 dated 26th March 1975 records by Letter dated 21st March 1975 bearing reference no. PEP/17/2/11 of Special Land Acquisition Officer, Thane, by Order L.Q.A.Q.S.L.R.R.185 captioned land is acquired for Upper Vaitarana Scheme.
 - (i) Mutation Entry No.4291 dated 16th December, 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
 - (j) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
 - (k) Mutation Entry No.4554 dated 14th January, 2020 duly records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.
 - (l) Mutation Entry No.4512 has not been furnished to us. Our client has informed us that this mutation entry is related to digitization of the record and does not affect the land in any manner whatsoever.
- (xxi) **Survey No.505 Hissa No.2**
- (a) The 7/12 extract dated 14th June, 2022 issued in respect of Survey No.505 Hissa No.2 of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 6,470 square metres. The

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7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra.

- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract save and except Mutation Entry No.4512.
- (c) Mutation Entry No.1834 dated 11th April, 1959 records the acquisition of the captioned property by Glaxo and records possession was handed over on 11th May, 1958.
- (d) Mutation Entry No.3078 dated 5th July 1971 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (e) Mutation Entry No.4291 dated 16th December, 2009, records the insertion of remark of Occupant Class-II and a transfer restriction without prior permission of the Government on the 7/12 extract as required under Rule 15 of the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971 and Section 44A of the Land Acquisition Act.
- (f) Mutation Entry No.4526 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (g) Mutation Entry No.4554 dated 14th January, 2020 duly records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxii) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(xxii) **Survey No.180 Hissa No.1**

- (a) The 7/12 extract dated 19th October, 2019 issued in respect of Survey No.180 Hissa No.1 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 75,130 square metres ("BDH Land"). The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the captioned land is reflected as Occupant Class-II.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry No.3242,

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which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.

- (c) Mutation Entry no.436 dated 20th September 1939 records by and under Mortgage Deed executed by (i) Sir Kawasji Jahangirji, (ii) Dinshaw Varshetji, (iii) Ambalal Sarabhai, (iv) Ardesar Hurmosji, (v) Hoshung Dinshaw collectively as executor of the Provident Investment Co. and Phamji Kudalji Adalji as trustee mortgaged the captioned land in favour of the Finance Minister of Gwalior Princely State Mr. Charles to secure a sum of Rs.13,00,000/-.
- (d) Mutation Entry No.992 dated 1st May, 1958 records the deletion of the name of Mathradas Gokuldas as owner/holder of the land and insertion of the name of Government of India as owner/holder.
- (e) Mutation Entry No.1018 dated 16th April, 1959 records the Government of India as mortgagee in possession and Mathradas Gokuldas as mortgagor.
- (f) Mutation Entry No.1157 dated 22nd January, 1962 records the acquisition of Survey No.180 by British Drug Houses (India) Private Limited and that possession was handed over on that date. This Mutation Entry indicates that the Award under Section 11 of the Land Acquisition Act may be dated 19th January, 1962 and may bear reference no.LAQ/97.
- (g) Mutation Entry No.1555 dated 1st August, 1969 records the amalgamation of British Drug Houses (India) Private Limited and Glaxo Laboratories India Private Limited and records Glaxo Laboratories India Private Limited as the owner of Survey No.180.
- (h) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (i) Mutation Entry No.2270 dated 19th August 2003 records pursuant to Government of Maharashtra's Revenue & Forest Department's Letter dated 13th January, 2002 bearing reference No. CLR-2001/ C. No./4 Part - I/Cell, for the purpose of computerisation of 7-12 extracts, entry is recorded to update the Record of Rights by giving new Sub-division to sub-share of survey numbers as set out therein.
- (j) Mutation Entry No.2686 dated 25th May, 2009 records the insertion of the remark that the land is exempted under Section 20 of the ULC Act and a restriction on transfer without prior permission.

- (k) Mutation Entry No.3356 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (l) Mutation Entry No.3360 dated 23rd September, 2019 records (a) the various changes of name from Glaxo Laboratories (India) Private Limited to GlaxoSmithKline Pharmaceuticals Limited as explained at paragraph 2(xxi) above, (b) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (c) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(xxiii) **Survey No.401**

- (a) The 7/12 Extract dated 27th June, 2022 issued in respect of Survey No.401 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 6,400 square metres. The tenure of the land is recorded as Occupant Class-I. The other rights column reflects a remark of Fragment/Tukda.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry No.3244, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No.889 dated 30th August, 1957 records Gram Panchayat, Majiwade as the holder of the captioned land pursuant to an Order dated 11th July, 1957 bearing reference no. LND-SR.3240 issued by the Mamlatdar of Thane.
- (d) Mutation Entry No.1082 dated 1st July, 1960 records the purchase of the captioned land by Glaxo Laboratories India Private Limited from the Majiwade Gram Panchayat with Collector permission.
- (e) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (f) Mutation Entry No.3359 dated 23rd September, 2019 records (a) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer of the captioned land, and, (b) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 2.

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(xxiv) **Survey No.182 Hissa No.1(part) now identified as Survey No.182 Hissa No.1/B**

- (a) The 7/12 Extract dated 3rd February, 2022 issued in respect of Survey No.182 Hissa No.1/B of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 3,044 square metres, which is identical to the area recorded in Mutation Entry No.1559 dated 1st October, 1969. The 7/12 Extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II. It appears that Survey No.182 Hissa No.1B acquired by our client under the Conveyance 1, is now identified as Survey No.182 Hissa No.1/B. We have not been furnished with any order of renumbering in this regard.
- (b) We have examined all the Mutation Entries recorded on the 7/12 Extract, save and except Mutation Entry No.3243, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.
- (c) Mutation Entry No. 1559 dated 1st October, 1969 records Order dated 10th May, 1965 bearing reference no. RB/IV/IND-752 issued by the Office of the Collector, Thane sanctioning the exchange of lands as stated therein and the name of Glaxo Laboratories India Private Limited as owner/holder of the Exchange Land. We have not examined any instrument of exchange executed by Blue Star Limited and Techni Glass Limited in favour of Glaxo Laboratories India Private Limited with respect to the Survey No.182 Hissa No.1(part) now identified as Survey No.182 Hissa No.1/B and Survey No.192 Hissa No.2(part) now identified as Survey No.192 Hissa No.2/C/D.
- (d) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (e) Mutation Entry No.2270 dated 19th August 2003 records pursuant to Government of Maharashtra's Revenue & Forest Department's Letter dated 13th January, 2002 bearing reference No. CLR-2001/ C. No./4 Part - I/Cell, for the purpose of computerisation of 7-12 extracts, entry is recorded to update the Record of Rights by giving new Sub-division to sub-share of survey numbers as set out therein
- (f) Mutation Entry No.2686 dated 25th May, 2009 records the insertion of the remark that the land is exempted under Section 20 of the ULC Act and a restriction on transfer without prior permission.

- (g) Mutation Entry No.3356 dated 30th August, 2019 records the deletion of the erstwhile remark (on the 7/12 extract) of transfer restriction on the land under Section 20 of the ULC Act.
- (h) Mutation Entry No.3382 dated 3rd January, 2020 records (a) the Order dated 26th August, 2019 issued by the Collector of Thane for sale and transfer *inter-alia* of the captioned land, and, (b) the purchase and acquisition of this land by Oberoi Realty Limited vide the Conveyance 1.

(xxv) **Survey No.175**

- (a) The 7/12 extract dated 4th June, 2019 issued in respect of Survey No.175 of Village Majiwade records the name of Glaxo Laboratories Private Limited as the owner/holder thereof and reflects an area of 1,770 square metres. The 7/12 extract reflects the tenure of the land is Occupant Class-II. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects the following remarks in the other rights column,-
 - (i) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra; and
 - (ii) Fragment / Tukda.
- (b) Mutation Entry No.595 dated 14th July, 1947 should be deleted from the captioned 7/12 extract since it does not pertain to the captioned property.
- (c) Mutation Entry No.820 dated 24th July, 1954 records the name of Deputy Custodian of evacuee property, Thane, is mutated on the 7-12 extract of the captioned land.
- (d) Mutation Entry No.841 dated 18th January, 1956 records the name of Deputy Custodian of evacuee property, Thane as the holder of the captioned property.
- (e) Mutation Entry No.791 dated 25th July, 1956 furnished to us is illegible.
- (f) Mutation Entry No.1164 dated 18th April, 1962 records the purchase of the captioned property by Glaxo Laboratories Private Limited at a public auction conducted by the Office of the Regional Settlement Commissioner, Bombay, Ministry of Rehabilitation of the Government of India under the provisions of Section 20 of the Displaced Persons (Compensation and Rehabilitation) Act, 1954 and Rule 90 of the Displaced Persons (Compensation and Rehabilitation) Rules, 1955, on 9th June, 1961.

- (g) Mutation Entry No.1640 dated 21st August 1972 records that the provisions of the Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were implemented and accordingly the records were mutated to reflect the conversion of the unit of measurement from Acre and Gunthas to Hectares and Ares.
- (h) We have not examined Mutation Entry No.3240, which is certified as not available under the Certificate dated 24th May, 2018 issued by the Talathi, Majiwade.

4. Searches in the Offices of the Sub-Registrar of Assurances:

For the purpose of issuing this Report we have caused searches to be conducted at the relevant Offices of the Sub-Registrar of Assurances at Mumbai City, Thane, Thane-1, Thane-2, Thane-5, Thane-9 and Thane-12 from the year 1950 upto 2021, depending on the concerned Office of the Sub-Registrar of Assurances. We have caused searches to be conducted of the records of the Sub-Registrar of Assurances at Thane, Thane-1, Thane-2, Thane-5, Thane-9 and Thane-12 as available online for a period of 20 years from the year 2002 upto 26th September, 2023. We have been informed by our search clerk that for certain years, the records maintained by the Offices of the Sub-Registrar of Assurances are torn and mutilated and the Index-II records maintained in digital form have not been properly maintained. We have also been informed that certain records have been maintained in an untied and loose sheet form. Searches at the Offices of the Sub-Registrar of Assurances are subject to the availability of records and also to records being torn and mutilated and maintained in an improper condition. We therefore disclaim any responsibility for consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated or maintained improperly.

- C. We hereby certify that Oberoi Realty Limited is the owner and occupant of the said Land (save and except Survey No.175 at Village Majiwade with respect to which it is entitled to claim any compensation for acquisition in terms of the agreement entered into with Glaxo) and has a clear and marketable title thereto, free from all encumbrances, subject to what is stated hereinabove and subject to compliance by Oberoi Realty Limited of the terms and conditions of the Permissions 1 and Permissions 2 mentioned above subject to what is stated at **Annexure B** hereto, and, that Oberoi Realty Limited is entitled to the benefit of compensation, if any, including in the form of FSI / TDR / DRC / DR / development rights, as may be sanctioned by the TMC with respect to the land bearing Survey No.175 at Village Majiwade.

Sr. No.	Survey No.	Hissa No.	Village	Owner
1.	172	1	Majiwade	Oberoi Realty Limited
2.	175	-	Majiwade	
3.	176	1	Majiwade	Oberoi Realty Limited
4.	176	5	Majiwade	Oberoi Realty Limited
5.	176	6	Majiwade	Oberoi Realty Limited
6.	176	7	Majiwade	Oberoi Realty Limited
7.	177	-	Majiwade	Oberoi Realty Limited

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Sr. No.	Survey No.	Hissa No.	Village	Owner
8.	178	-	Majiwade	Oberoi Realty Limited
9.	179	-	Majiwade	Oberoi Realty Limited
10.	180	1	Majiwade	Oberoi Realty Limited
11.	181	2	Majiwade	Oberoi Realty Limited
12.	182	1/B	Majiwade	Oberoi Realty Limited
13.	283	7/C	Majiwade	Oberoi Realty Limited
14.	283	8/C	Majiwade	Oberoi Realty Limited
15.	362	1	Majiwade	Oberoi Realty Limited
16.	362	2	Majiwade	Oberoi Realty Limited
17.	401	-	Majiwade	Oberoi Realty Limited
18.	124	-	Panchpakhadi	Oberoi Realty Limited
19.	125	-	Panchpakhadi	Oberoi Realty Limited
20.	126A	1/A	Panchpakhadi	Oberoi Realty Limited
21.	128A	-	Panchpakhadi	Oberoi Realty Limited
22.	504	1	Panchpakhadi	Oberoi Realty Limited
23.	504	2/A	Panchpakhadi	Oberoi Realty Limited
24.	505	1/A	Panchpakhadi	Oberoi Realty Limited
25.	505	2	Panchpakhadi	Oberoi Realty Limited

- D. The Report reflecting the flow of the title of Oberoi Realty Limited to the said Land is enclosed herewith as Annexure A.

Dated this 12th day of September, 2024

For M/s. Wadia Ghandy & Co.

Bhakt Mehta
Partner

Encl.:

1. Annexure - A (Flow of title to the said Land)
2. Annexure - B (Qualifications & Encumbrances to Title)

ANNEXURE - A

FLOW OF TITLE

1. 7/12 Extracts as on date of application for registration

- (i) The 7/12 extract dated 3rd January, 2023 issued in respect of Survey No.124 of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 15,780 square metres. The area reflected on the 7/12 extract is approximately 1,009.48 square metres greater than the area as acquired under the Acquisition Award. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
- (ii) The 7/12 extract dated 19th December, 2019 issued in respect of Survey No.125 of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 5,770 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
- (iii) The 7/12 extract dated 9th July, 2022 issued in respect of Survey No.126A Hissa No.1/A of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 5,200 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural. The tenure of the land is Occupant Class-I.
- (iv) The 7/12 extract dated 14th January, 2023 issued in respect Survey No.128 Hissa No.A/1 records the name of Oberoi Realty Limited as the owner/h of Village Panchpakhadi older thereof and reflects an area of 2,900 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
- (v) The 7/12 Extract dated October 6th January, 2022 issued in respect of Survey No.172 Hissa No.1 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 12,170 square metres, which is virtually identical to the area acquired. The 7/12 Extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.
- (vi) The 7/12 extract dated 6th January, 2022 issued in respect of Survey No.176 Hissa No.1 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 14,800 square metres. The area reflected on the 7/12 extract is approximately 29.48 square metres greater than the area acquired under the Acquisition Award, which may be due to conversion of unit of measurement to the metric system. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a

remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.

- (vii) The 7/12 Extract dated 6th January, 2022 issued in respect of Survey No.176 Hissa No.5 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 21,600 square metres. The area reflected on the 7/12 extract is approximately 51.22 square metres greater than the area acquired under the Acquisition Award, which may be due to conversion of unit of measurement to the metric system. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
- (viii) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.176 Hissa No.6 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 800 square metres, which is virtually identical to the area acquired. The tenure of the land is recorded as Occupant Class-II. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects the following remarks in the other rights column,-
- (a) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra.
- (b) Fragment / Tukda.
- (ix) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.176 Hissa No.7 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 1,400 square metres. The area reflected on the 7/12 extract is approximately 16.35 square metres lesser than the area acquired under the Acquisition Award, which may be due to conversion of unit of measurement to the metric system. The tenure of the land is recorded as Occupant Class-II. The other rights column of the 7/12 extract reflects the following remarks,-
- (a) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra, and
- (b) Fragment / Tukda.
- (x) The 7/12 Extract dated 3rd February, 2022, issued in respect of Survey No.177 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 4,600 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra is reflected thereon. The tenure of the land is recorded as Occupant Class-II.
- (xi) The 7/12 Extract dated 3rd October, 2022 issued in respect of Survey No.178 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 9,810 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior

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permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.

- (xii) The 7/12 Extract dated 6th January, 2022 issued in respect of Survey No.179 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 9,910 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.
- (xiii) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.181 Hissa No.2 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 2,630 square metres. The area reflected on the 7/12 extract is approximately 581.35 square metres greater than the area acquired under the Acquisition Award. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is Occupant Class-II.
- (xiv) The 7/12 Extract dated 3rd February, 2022 issued in respect of Survey No.283 Hissa No.7/C of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 2,800 square metres. The area reflected on the 7/12 extract is approximately 32.70 square metres lesser than the area acquired under the Acquisition Award. The other rights column on the 7/12 extract reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II. It appears that Survey No.283 Hissa No.7C acquired by our client under the Conveyance 1, is now identified as Survey No.283 Hissa No.7/C. We have not been furnished with any order of renumbering in this regard.
- (xv) The 7/12 Extract dated 25th December, 2019 issued in respect of Survey No.283 Hissa No.8/C of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder of an area admeasuring 500 square metres, which is virtually identical to the area acquired. The other rights column on the 7/12 extract reflects remarks of (a) restriction on transfer of the land comprised therein. The tenure of the land is recorded as Occupant Class-II, and (b) Fragment/Tukda.
- (xvi) The 7/12 Extract dated 6th January, 2022 issued in respect of Survey No.362 Hissa No.1 records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 11,240 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.
- (xvii) The 7/12 Extract dated 3rd January, 2022 issued in respect of Survey No.362 Hissa No.2 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder of 700 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-

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agricultural and the other rights column reflects the remarks of (I) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra, and (II) Fragment/Tukda. The tenure of the land is Occupant Class-II.

- (xviii) The 7/12 Extract dated 11th January, 2023 issued in respect of Survey No.504 Hissa No.1 of Village Panchpakhadi records the name of Glaxo Laboratories India Private Limited as the owner/holder thereof and reflects an area of 1 Hectare 61 Ares 9 Prathi equivalent to approximately 16,190 square metres, which is virtually identical to the area acquired. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is reflected as Occupant Class-II
- (xix) The 7/12 Extract dated 14th June, 2022 issued in respect of Survey No.504 Hissa No.2/A of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 93 Ares 1 Prathi equivalent to approximately 9,310 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is reflected as Occupant Class-II.
- (xx) The 7/12 Extract dated 14th June, 2022 issued in respect of Survey No.505 Hissa No.1/A of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 9 Ares 2 Prathi equivalent to approximately 920 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra.
- (xxi) The 7/12 extract dated 14th June, 2022 issued in respect of Survey No.505 Hissa No.2 of Village Panchpakhadi records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 6,470 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra.
- (xxii) The 7/12 extract dated 19th October, 2019 issued in respect of Survey No.180 Hissa No.1 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 75,130 square metres. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the captioned land is reflected as Occupant Class-II.
- (xxiii) The 7/12 Extract dated 27th June, 2022 issued in respect of Survey No.401 of Village Majiwade records the name of Oberoi Realty Limited as the owner/holder thereof and reflects an area of 6,400 square metres. The tenure of the land is recorded as Occupant Class-I. The other rights column reflects a remark of Fragment/Tukda.
- (xxiv) The 7/12 Extract dated 3rd February, 2022 issued in respect of Survey No.182 Hissa No.1/B of Villahje Majiwade records the name of Oberoi Realty Limited

as the owner/holder thereof and reflects an area of 3,044 square metres, which is identical to the area recorded in Mutation Entry No.1559 dated 1st October, 1969. The 7/12 Extract indicates that the land comprised therein is non-agricultural and reflects a remark recording a restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra. The tenure of the land is recorded as Occupant Class-II.

- (xxv) The 7/12 extract dated 4th June, 2019 issued in respect of Survey No.175 of Village Majiwade records the name of Glaxo Laboratories Private Limited as the owner/holder thereof and reflects an area of 1,770 square metres. The 7/12 extract reflects the tenure of the land is Occupant Class-II. The 7/12 extract indicates that the land comprised therein is non-agricultural and reflects the following remarks in the other rights column (a) restriction on transfer of the land comprised therein without the prior permission of the State of Maharashtra; and (b) Fragment / Tukda.

2. Mutation Entries

As per para B(3) of the Report above.

3. Searches in the Offices of the Sub-Registrar of Assurances

For the purpose of issuing this Report we have caused searches to be conducted at the relevant Offices of the Sub-Registrar of Assurances at Mumbai City, Thane, Thane-1, Thane-2, Thane-5, Thane-9 and Thane-12 from the year 1950 upto 2021, depending on the concerned Office of the Sub-Registrar of Assurances. We have caused searches to be conducted of the records of the Sub-Registrar of Assurances at Thane-1, Thane-2, Thane-5, Thane-9 and Thane-12 as available online for a period of 22 years from the year 2002 upto the 30th August, 2024. We have been informed by our search clerk that for certain years, the records maintained by the Offices of the Sub-Registrar of Assurances are torn and mutilated and the Index-II records maintained in digital form have not been properly maintained. We have also been informed that certain records have been maintained in an untied and loose sheet form. Searches at the Offices of the Sub-Registrar of Assurances are subject to the availability of records and also to records being torn and mutilated and maintained in an improper condition. We therefore disclaim any responsibility for consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated or maintained improperly.

4. Litigations

(i) Public Interest Litigation No.83 of 2015:

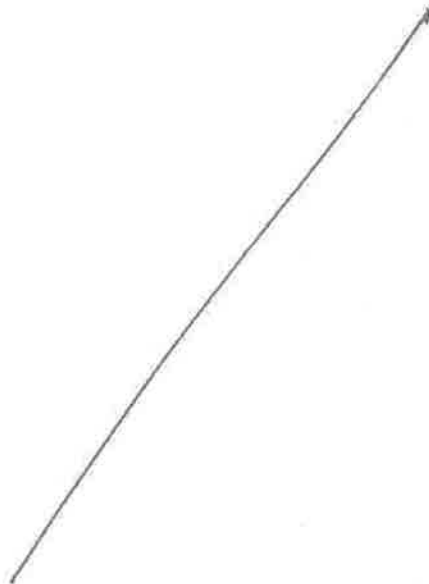
- (a) This PIL was filed by Jitendra Avhad against GlaxoSmithKline Pharmaceuticals Limited and several other entities holding exemption orders under Section 20 of the ULC Act. This PIL principally alleges that wherever an exemption order under Section 20 of the ULC Act is accorded, the State Government is prohibited from according approval to any development proposal of such land for a purpose other than 'industry'.
- (b) The Government of Maharashtra vide Resolution dated 16th June, 2017 constituted a 2-member committee of Mr. Justice B.N. Srikrishna (Retd.) and Mr. B.N. Makhija to recommend standard

policies and measures that may be followed by the Government whilst dealing with lands exempted under Section 20 of the ULC Act. By their Report dated 9th August, 2018 ("ULC Policy"), the 2-member Committee recommended that lands exempted under Section 20 of the ULC Act for industrial purpose, may be released from the conditions of the exemption order (i.e. transfer and user restrictions) as a one-time settlement, on the terms mentioned therein.

- (c) The ULC Policy was filed by the Government of Maharashtra in the Civil Appeal No.558 of 2018 (filed by Maharashtra Chamber of Housing Industry in the Supreme Court of India) vide its Affidavit dated 25th January, 2019 with prayers that the Government be allowed to implement the ULC Policy.
 - (d) By an Order dated 2nd July, 2019, the ULC Appeal was disposed of by the Hon'ble Supreme Court of India with directions that the Government of Maharashtra was permitted to implement the ULC Policy as mentioned therein.
 - (e) Thereafter, the Government of Maharashtra issued a Resolution dated 1st August, 2019 whereby the framework within which applications (where subsisting Section 20 exemption orders were issued) would be considered and permission accorded, was approved and sanctioned ("ULC Resolution").
 - (f) In view of the ULC Policy, ULC Resolution and the judgment of the Hon'ble Supreme Court as mentioned above, the captioned PIL would not affect the ULC permissions issued with respect to the said Land. No substantive orders have been passed in the captioned PIL till date.
- (ii) Writ Petition No.3476 of 2022:
- (a) The captioned Petition is filed by Oberoi Realty Limited against the Collector and District Magistrate Thane, Thane Municipal Corporation and GlaxoSmithKline Pharmaceuticals Limited before the Hon'ble High Court of Bombay challenging *inter-alia* a demand dated 14th October 2021 issued by the Collector Thane for payment of additional purported amount of Rs.202.08 Crore towards the premium payable under Permissions 1 and Permissions 2.
 - (b) By an Order dated 29th March, 2022 passed by the Hon'ble Bombay High Court in the captioned Petition, the Hon'ble High Court granted interim reliefs and restrained the Collector from taking any steps or action pursuant to the demand dated 14th October, 2021 and directed TMC to process and grant Commencement Certificate for the development on the said Land. The captioned Petition is pending.
- (iii) Suit No.36 of 1969:
- One Premabai Mathradas Gokuldas & several other individuals filed Suit No.36 of 1969 against *inter-alia* Provident Investment Company before the Hon'ble Bombay High Court seeking to redeem the mortgage over the

various properties detailed therein. The plaintiffs in the Suit claim to be the legal heirs of Mathradas Gokuldas and the members of the Mathradas Gokuldas HUF and claim that the Mathradas Gokuldas HUF is the owner of the various properties detailed in the Suit. The mortgage which is sought to be redeemed was created in the year 1925. The portions of the said Land bearing Survey No.176 Hissa Nos.1, 5, 6 and 7 and Survey No.180 Hissa No.1 were acquired by the Government of Maharashtra from our client's predecessors-in-title under the provisions of the Land Acquisition Act. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from the plaintiffs and/or their ancestors, stood duly extinguished. Neither GlaxoSmithKline Pharmaceuticals Limited nor Oberoi Realty Limited are parties to the Suit No.36 of 1969 and consequently the orders passed in this Suit do not affect the said Land. On examination of the status of this Suit on the website of the Bombay High Court at bombayhighcourt.nic.in, it appears that several applications, notices of motion and appeals have been filed by the plaintiffs and defendants respectively. The plaintiffs in the Suit filed a Notice of Motion No.3905 of 2009 seeking various interim reliefs. By and under an Order dated 27th January, 2010, the Hon'ble Bombay High Court directed Provident Investment Co. Limited to maintain status quo with respect to suit properties and not issue any NOCs to any developers or other persons with respect to the suit properties.

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ANNEXURE - B

QUALIFICATIONS & ENCUMBRANCES TO TITLE

1. The final outcome and adjudication of the litigation proceedings listed at para 5 of Annexure A above.
2. Compliance by Oberoi Realty Limited of the terms and conditions of the Permissions 1 and Permissions 2 and the other approvals / permissions mentioned in the Report.
3. As specifically stated in the Report.

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