

Adv. Rutuja Ambekar, B. A. LLB.

**402, Sitaram Apartment, Plot No. 120, Charkop, Sector No. 2, Opposite Amit Tower, Kandivli (West), Mumbai, 400067.
Tel No. 022-28695812, 9004171500, 9324098995.**

Email:- rutujaambekar11@gmail.com

1st May, 2019.

TO WHOMSOEVER IT MAY CONCERN

Sub: Title Report about the title of **ROMELL REAL ESTATE PVT. LTD.**, in respect of **CTS No.590/6** admeasuring 1208.30 square meters, AND land bearing **CTS No.616** admeasuring 139.80 square meters of Village Eksar, Taluka Borivli, Mumbai Suburban District.

1. I have been approached by **ROMELL REAL ESTATE PVT. LTD.**, a Company incorporated under the provisions of the Companies Act, I of 1956, (CIN - U 70100 MH 1995 PTC 094736), having its Registered Office at 101/ Wing 'B', Gharkul CHS (prop), Azad Road, Vile Parle (East), Mumbai - 400 057 and its Corporate Office at "PRIUS INFINITY", 4th Floor, Subhash Road, Vile Parle (East), Mumbai - 400 057 ("the Owner/Developer"), to investigate their title to the following property, viz.:

ALL THAT piece or parcel of land or ground situate, lying and being at Village Eksar, Taluka Borivli, Mumbai Suburban District bearing Survey No.117, Hissa No.2(pt) corresponding **CTS No.590/6** admeasuring 1208.30 square meters, hereinafter referred to as "the land bearing **CTS No.590/6**" AND land bearing Survey No.117, Hissa No.23 corresponding **CTS No.616**

admeasuring 139.80 square meters hereinafter referred to as "the land bearing CTS No.616", both plots bearing CTS No.590/6 and CTS No.616 are adjoining plots totallly admeasuring 1348.10 square meters or thereabouts, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and within the Jurisdiction of Sub-Registrar of Borivall and within the Jurisdiction of Municipal Corporation of Greater Bombay and are bounded as under:-

On or towards the East by : CTS No. 617/C, 927A;
On or towards the West by : CTS Nos. 613A, 614, 615, 607, 659;
On or towards the North by : 13.40m D.P. Road & CTS No.590/5;
On or towards the South by : CTS No. 929A.

The boundaries of individual land bearing CTS. No.590/6, is as under:-

On or towards the East by : CTS No.927A, 617C;
On or towards the West by : CTS No.613A,614, 615, 616, 607, 659;
On or towards the North by : 13.40m D.P. Road & CTS No.590/5;
On or towards the South by : CTS No.929A.

The boundaries of individual land bearing CTS. No.616, is as under:-

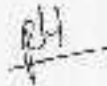
On or towards the East by : CTS No.590/6;
On or towards the West by : CTS No.615;
On or towards the North by : CTS No.590/6;
On or towards the South by : CTS No.613/A.



2. For the purpose of verification and scrutiny of the title to the aforesaid land bearing **CTS No.590/6** and **CTS No.616**, I have been provided with the following documents and information:-

A. Documents in respect of the land bearing CTS No.590/6 corresponding to Survey No.117, Hissa No.2(pt) of Village Eksar, Borivali, Mumbai Suburban District are as under:

- (i) Latest Original City survey extract / Property Register Card of land bearing CTS No. 590/6 admeasuring 1208.30 square meters.
- (ii) Latest Original 7/12 extract bearing S.No.117, Hissa No.2(pt) (corresponding to land bearing CTS No.590/6) admeasuring 1 Acre, 31.50 Gunthas having assessment of Rs.15.15 Ps.
- (iii) Original Mutation Entry No.5111 dated 6th December, 2010 made in Village Form No.6 of Village Eksar, Taluka Borivali, thereby recording the name of Romell Real Estate Pvt. Ltd. as owner/kabjadar.
- (iv) Original City Survey Plan of land bearing CTS No.590/6.
- (v) Copy of Death Certificate of Motiram Nathu Mhatre who died on 2nd October, 1972.
- (vi) Copy of Death Certificate of Suresh Motiram Mhatre who died on or about 25th March, 1993.



- (vii) Copy of Death Certificate of Bhamini Vishnu Patil nee Bhamini Motiram Mhatre who died on or about 14th January, 1994.
- (viii) Copy of Death Certificate of Ramchandra Motiram Mhatre who died on 1st April, 1999.
- (ix) Copy of Deed of Release dated 19th March, 2004, registered with the Sub-Registrar of Assurances at Borivall, Mumbai, under Serial No.BDR-6/02619 of 2004, executed by and between Smt. Savitri Manik Patil nee Savitri Motiram Mhatre (daughter of late Shri Motiram Nathu Mhatre) and 4 Others, therein referred to as "the Releasers" of the One Part, in favour of Smt. Shantabai Ramchandra Mhatre and 11 Others, therein referred to as "the Releasees" of the Other Part.
- (x) Copy of Deed of Release dated 24th November, 2006 registered with the Sub-Registrar of Assurances at Borivall, Mumbai under Serial No. BDR-12/ 08302 of 2006 executed by and between Smt. Palvi Prakash Patil alias Kumud Ramchandra Mhatre and 7 Others, therein referred to as "the Releasers" of the One Part in favour of Smt. Shantabai Ramchandra Mhatre and 6 Others, therein referred to as "the Releasees" of the Other Part.
- (xi) Original Indenture of Conveyance dated 14th October, 2010 registered with the Sub-Registrar of Assurances at, Borivall, Mumbai under Serial No.BDR-5/8880 of 2010 dated 16th



November, 2010 executed by and between Smt. Shantabai Ramchandra Mhatre and 7 Others, therein referred to as "the Vendors" of the First Part and Smt. Pushpa Kesarinath Mhatre & 12 Others, therein referred to as "the Confirming Party" of the Second Part, in favour of Romell Real Estate Private Limited, the Owner/ Developer herein, therein referred to as 'the Purchaser' of the Third Part.

- (xii) Original copy of Search Report of land bearing CTS No.590/6 dated 8th August, 2009 taken for a period of 30 years i.e. from 1979 upto 2009, by Search Clerk Shri. Omkar V. Dhagawkar.
- (xiii) Original copy of further Search Report of land bearing CTS No.590/6 dated 19th March, 2018 taken for a period of 10 years i.e. from 2009 to 2018, by Search Clerk Shri. N. A. Giridhar.
- (xiv) Original copy of Supplementary Search Report of land bearing CTS No.590/6 dated 31st December, 2018 taken from March 2018 till December, 2018 by Search Clerk, Shri. N. A. Giridhar.
- (xv) Fresh Development Plan Remarks downloaded from the official website of Municipal Corporation of Greater Mumbai from the office of the Chief Engineer (Development Plan) in respect of the remarks of 2034 sanctioned Development Plan of land bearing CTS No.590/6. A part plan of the sanctioned



D.P. is also annexed to the said D. P. Remarks which clearly shows the boundaries of CTS No.590/6 and the proposed area of 13.4 meter D.P.Road and the Fresh DP Remarks also shows that CTS No.590/6 is not affected by any Reservation.

B. Documents in respect of land bearing CTS No.616 corresponding to Survey No.117, Hissa No.23 of Village Eksar, Taluka Borivali, Mumbai Suburban District are as under:

- (i) Latest Original City Survey Extract of CTS No.616 showing its area as 139.8 square meters, which indicate that the land is being used for agricultural purpose. In the said extract, there is Mutation Entry No.1173 dated 27th July, 2015 which indicates that on the basis of Circular No.CS-1/MP/Akshari Nond/2015 dated 16th February, 2015 issued by the Settlement Commissioner and Director of Land Records, Maharashtra State, Pune, and the consequential Order bearing No.CS/Eksar/ME 1173 dated 27th July, 2015 since the area indicated in the Enquiry Register and the City Survey Extract tally, in the City Survey Extract the area of 139.8 square meters is entered in words.
- (ii) Latest Original 7/12 extract bearing Survey No.117, Hissa No.23 (corresponding to land bearing CTS No.616) admeasuring 2 Gunthas having assessment of Rs.7.00 Ps. In the said 7/12 extract there is a remark that the land has



been allotted new tenure. In the 'other rights' column, there is a remark that the said land cannot be sold, mortgaged, gifted, donated, leased without the prior permission of the Collector.

- (iii) Original Mutation Entry No.325 made in Village Form No.5 of Village Eksar, Taluka Borivali, thereby showing the name of Dharman Walys which has been entered as occupant in respect of land bearing S.No.117/23, admeasuring 2 Gunthas assessed at 7 paise on the basis of Order dated 22nd October, 1929 passed by the District Inspector of Land Records finalizing Aakar Phod Patrak of the said village.
- (iv) Original Mutation Entry No.618 dated 28th April, 1940 made in Village Form No.6 of Village Eksar, Taluka Borivali, made in respect of land bearing S.No.117/23. The said entry is in respect of a possessory mortgage executed by Alice Kini and Simon and Baptista Kini on 18th May, 1940 from Daskubhai Rajaram Dharman, etc.
- (v) Original Mutation Entry No.650 dated 18th April, 1941 in Village Form No.6 of Village Eksar, Taluka Borivali, made on the basis of Order dated 25th February, 1941 passed by the Tahsildar, Borivali, Inquiry Register Case showing that Dharman Walya had died about 2 months ago leaving behind his grand sons: Balkrishna Rajaram Patil and Jagannath Rajaram Patil as his heirs. The said entry was made in

12
1

respect of Survey No.117, Hissa No.23 along with several other lands.

- (vi) Original Mutation Entry No.1296 in Village Form No.6 of Village Eksar, Taluka Borivli, made on the basis of Notification No.5869 VI 45 dated 9th July, 1951, issued under the provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 thereby describing the standard area under the said Act and mentioning that since the area of the land bearing S.No.117/23 is less than the standard area, the said land should be treated as fragment and the entry should be taken on the 7/12 extract.
- (vii) Original Mutation Entry No.1564 dated 11th March, 1955 made on the basis of Inquiry Register proceedings indicating that the occupant Balkrishna Rajaram Patil had died two years prior to the mutation entry being made leaving behind his minor sons Gopinath Balkrishna Patil, age: 15 years and Purshottam Balkrishna Patil age: 7 years through their mother and natural guardian Chandrabhagabai Balkrishna Patil. The lands affected by the said Mutation Entry include land bearing S.No.117/23.
- (viii) Original Mutation Entry No.1972 dated 12th December, 1955 in Village Form No.6 of Village Eksar, Taluka Borivli, showing that the possessory mortgage executed in favour of Alice Kini, Simon Kini and Baptista Kini on 18th May, 1940



had been redeemed on 26th October, 1942 by executing a Deed of Redemption registered in the office of Sub-Registrar, Bandra at Serial No.1453.

- (ix) Original Mutation Entry No.2154 dated 18th July, 1960 made in Village Form No.6 of Village Eksar, Taluka Borivli, showing that by registered Sale Deed dated 23rd March, 1960 Jagannath Rajaram Patil had sold several lands including land bearing S.No.117/23 for a sum of Rs.850 to one Mr. Phillip Nicolas Rodrigues.
- (x) Original Mutation Entry No.4102 dated 18th January, 1971 made in Village Form No.6 of Village Eksar, Taluka Borivli, thereby indicating that the said Phillip Nicolas Rodrigues died on 2nd January, 1967 leaving behind his heirs viz., (1) Rosybai widow of Phillip Nicolas Rodrigues, (2) Ignatius Phillip Rodrigues, (3) Sebastian Phillip Rodrigues, (4) Anna Mary Baptist Kamachkar and (5) Manuel Phillip Rodrigues. But on the application of widow Rosybai her name was entered as occupant of several lands including the land bearing S.No.117/23.
- (xi) Original Mutation Entry No.4386 dated 6th May, 1978 made in Village Form No.6 of Village Eksar, Taluka Borivli, indicating that the said Rosybai Phillip Rodrigues died on 18th August, 1972 leaving behind 4 heirs viz., (1) Ignatius Phillip Rodrigues (son), (2) Celestine Phillip Rodrigues (son), (3)

PH
+---

Manuel Phillip Rodrigues (son) and (4) Anne Mary Baptist Kamachkar (daughter).

- (xii) Original City Survey Plan of CTS No.615 of Village Eksar, Taluka Borivli, showing that there is no construction on the said land.
- (xiii) Copy of Order dated 4th February, 1960 passed in Tenancy Case T.N.C.-1323/Eksar/46, whereby the said Philip Nicolas Rodrigues was declared as "deemed tenant purchaser" under section 32G of the B.T.A.L. Act, 1948 in respect of land bearing CTS No.616 corresponding to Survey No.117 Hissa No.23 admeasuring 2 gunthas as per the record of rights.
- (xiv) Copy of Certificate of Purchase under S.32-M under section 32G of the B.T.A.L. Act, 1948 dated 23rd March, 1960.
- (xv) Copy of Death Certificate of said Mr. Philip Nicolas Rodrigues who died on or about 2nd January, 1967.
- (xvi) Original Development Agreement dated 10th March, 2003 being an Agreement for Grant of Development Rights cum Sale executed by and between Mary Ignatius Rodrigues and 22 Others (being the heirs of Philip Nicolas Rodrigues), therein referred to as "the Owners" of the One Part in favour of M/s. B.M.K. ENTERPRISE, a Partnership Firm registered under the Partnership Act, 1952 having its office at Mukund Nagar, 1. C. Colony, Holy Cross Road Extension, Borivli



(West). Mumbai 400103, therein referred to as "the Developers" of the Other Part.

(xvii) Original General Power of Attorney dated 6th March, 2003 executed by the said Mary Ignatius Rodrigues and 22 others (being the legal heirs of Philip Nicolas Rodrigues) in favour of Shri Balraji M. Mhatre and Shri Mangesh M. Mhatre i.e. the partners of the M/s. B.M.K. ENTERPRISE, duly notarized under No.600/2003.

(xviii) Original Conveyance Deed dated 25th September, 2018, registered with the Sub-Registrar of Assurances at Borivali-4 under Serial No. BRL-4/14394 of 2018, executed by and between Smt. Mary Ignatius Rodrigues and 22 Others as 'Vendors therein', and M/s. B.M.K. ENTERPRISE as 'the Confirming Party therein', in favour of M/s. Romell Real Estate Pvt. Ltd.

(xix) Copy of Order dated 9th March, 2003 issued by the SDO-MSD u/s 43 & 53 of the Bombay Tenancy and Agricultural Lands Act, 1948 read with Rule 25A (E) of the Bombay Tenancy & Agricultural Rules, 1966 granting permission for sale of land bearing S.No.117/23 corresponding to CTS No.516 of Village Ekser in favour of Sebastian Philip Rodrigues and others permitting them to sell the land in favour of Shri. Balraji Mukund Mhatre for non-agricultural purpose.



- (xx) Original Search Report dated 10th September, 2014 taken for a period of 60 years i.e. from 1955 upto 2014 and another Search Report dated 10th April, 2018 taken for a further period of 7 years i.e. from 2011 upto 2018 both by Shr. N. A. Girdhar with respect to land bearing CTS No.616.
- (xxi) Copies of Fresh Development Plan Remarks downloaded from the official website of Municipal Corporation of Greater Mumbai from the office of the Chief Engineer (Development Plan) in respect of the remarks of 2034 sanctioned Development Plan of land bearing CTS No.616. A part plan of the sanctioned D.P. is also annexed to the said D. P. Remarks which clearly shows the boundaries of CTS No.616 and the proposed area of 13.4 meters D.P.Road. As per the Fresh DP Remarks CTC No.616 is not affected by any Reservation.
- (xxii) Public Notice published in Newspapers viz. The Free Press Journal, Mumbai Samachar and NavShakti all dated 17th November, 2018 and another Public Notice published in Newspapers also in The Free Press Journal, Mumbai Samachar and NavShakti all dated 10th April, 2019.
- (xxiii) Original Order dated 2nd March, 2019 issued by Tahsildar, Borivali, Mumbai granting Sale Permission to Salestine and Others after payment of Nazarena to Tahsildar, Borivali.



C. Documents in respect of the statutory sanctions, permissions and approvals for the development of the land bearing CTS No.590/6 and CTS No.616:

- (i) Copies of (I) LETTER OF INTENT bearing No. SRA /DDTP /0155 /RN /PL /LOI dated 24th November, 2010, (ii) Amended Letter of Intent bearing No. SRA /DDTP /595 /RN /PL /LOI and No.SRA /DDTP /202 /RN /PL /LOI dated 11th May, 2012, (III) Further Revised Letter of Intend dated 16th March, 2016 and (iv) Further Revised Letter of Intend dated 27th March, 2017. Copies of (I) INTIMATION OF APPROVAL bearing No. SRA /DDTP /595 /RN /PL /AP dated 14th January, 2011 and (II) Amended INTIMATION OF APPROVAL of even number dated 29th May, 2012 for development of the said property in accordance with the provisions of Regulation 33(14)(D) of the Development Control Regulations, 1991 where under the said Planning Authority viz., Slum Rehabilitation Authority has sanctioned Building Plans in respect of Wing C consisting stit plus 22 or more upper floors.
- (ii) Copy of Order passed by SRA, being Planning Authority, for clubbing of two Slum Schemes bearing amended LETTER OF INTENT No. SRA /DDTTP /595/RN /PL /AP dated 11th May, 2012 amended INTIMATION OF APPROVAL of even number dated 29th May, 2012.

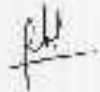


- (iii) Copy of approved Plans and Commencement Certificate (CC) dated 17th February, 2011 with an endorsement under the heading SRA /DDTP /595 /RN /PL /AP dated 14th November, 2017 stating "This CC is granted for carrying out the work upto Plinth level for Wing 'C'. The said CC has been further extended on 20th April, 2018 from stilt to 5th floor and to 12th floor and by subsequent endorsement dated 9th October, 2018 CC has been further extended to 14th floor and further endorsement dated 09th January, 2019 the same was extended till 22nd floor.
- (iv) Copy of Registration Certificate under the provisions of Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine payable, Forms of Complaints and Appeal, etc.) Rules, 2016, bearing No. P51800018513 dated 12th November, 2018.
- (v) Copy of standard agreement with Architect, Mr. GIRISH CHOUDHARI, registered with the Council of Architects.
- (v) Copy of Agreement executed by Romell Real Estate Pvt. Ltd. and Structural Engineer, M/s. J. W ASSOCIATES, for the preparation of the structural design and drawings of the building.
- (vii) Copy of Application for Amalgamation dated 10th October, 2018 submitted by Girish Choudhari, Architect, in



Amalgamation of land bearing CTS No.616 Under DC reg. 32 of DCR 1991 with ongoing proposed S.R. Scheme on land bearing CTS No.590/6, 929A, 929B, 929C and 929D of Village Eksar, Borivli West under Reg. 33(14)D of DCR 1991.

- (viii) Copy of Order dated 8th January, 2019 issued by the CEO-SRA on the said Application for amalgamation whereby a revised LOT has been issued approving and sanctioning FSI of 2.20 for newly amalgamated Plot No.616 with the ongoing scheme,
- (ix) Copy of the Report dated 3rd November, 2018 in the form of a file note by DILR attached to the office of SRA stating therein that there is no objection for accepting the proposal for sanctioning SR Scheme even in respect of CTS No.616 to the extent of 91 square meters.
- (x) Copy of Order dated 16th August, 2018 Issued by the Govt. of India, Ministry of Environment, Forest & Climate Change to the Coastal Zone Management Plan of 5 districts in Maharashtra communicating that the Coastal Zone Management Plan (CZMP) of Maharashtra, drawn as per the provisions of the Coastal Regulation Zone Notification, 2011 has been approved by the Government of India along with the CSMP. Sheet No.E 43A 15/SW.



- (xi) Copy of INTIMATION OF APPROVAL No. SRA /ENG/R-N/PVT/0069/20100806/2 dated 2nd April, 2019 for development of the land bearing CTS 616 in accordance with the provisions of Regulation 33(14)(d) of the Development Control Regulations, 1991 where under the said Planning Authority has sanctioned Building Plans in respect of Building B comprising of Wing A and Wing B issued by the Planning Authority viz., Slum Rehabilitation Authority.
- (xii) Copy of the Certificate issued by the Architect, Girish Choudhary indicating that no area of the land bearing CTS No.616 and 590/6 of Village Eksar, fall within the CRZ area.
- (xiii) Copy of Occupation Certificate No. SRA/DDTF/642/PN/PL/AP dated 27th March, 2017, issued by SRA for 164 Permanent Transit Camp Tenements constructed by Romell Real Estate Pvt. Ltd. on plots bearing CTS No.19A(pt), 20A, 21A of Village Maled (East), Mumbai Suburban District, which shows that the Company, the Owner/ Developer herein has complied with its obligation of constructing 164 PTC Tenements as provided by the Order passed by SRA, being Planning Authority, for clubbing of two Slum Schemes bearing amended LETTER OF INTENT No. SRA /DDTTP /595/RN /PL /AP dated 11th May, 2012, amended INTIMATION OF APPROVAL of even number dated 29th May, 2012.



D. Documents relating to CRZ:

In exercise of the powers conferred by the Environment (Protection) Act, 1986 and Environment (Protection) Rules, 1986, the Government of India, in its Ministry of Environment & Forest, has issued CRZ Notification dated 6th January, 2011. Under the said Notification an authority at the state level called as Maharashtra Coastal Zone Management Authority (MCZMA for short) has been constituted. MCZMA had an obligation to prepare a new CRZ Map. Pursuant to the said Notification, the MCZMA has prepared a Costa Zone Management Plan (CZMP). In respect of the issue of CRZ following documents have been furnished to me viz.:

- (i) The DP 2034 Remarks, which are obtained online from the official website of MCGM in which in the relevant column of CRZ the following remarks are found:

Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/ 8/95-1A.III dated 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No.: SO 114(E) of 19.2.1991 as amended up to date, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority. As per sanctioned CZMP, HTL/setback lines with map scale (as shown in
--	---

	accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 590/6, 616, 929 A, 929B, 929C, 929D, of Village, EKSAR, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India. Notification No. 114(E) of 19.02.1991 as amended up to date.
--	---

- (II) Copy of part plan of sanctioned DP 2034 in respect of land bearing CTS Nos.590/6, 616, 929 A, 929 B, 929 C and 929 D of Eksar Village in R North Ward. In so far as the present opinion is concerned, the relevant CTS No. is only 590/6. In this Map, the CRZ land is shown in blue dotted line and the same is shown to be passing through CTS No.590/6. The Note on the said Plan reads thus-

"This is an electronically generated report. Hence personal signature is not required. Assistant Engineer (DP), R/W Ward dated 22th November, 2018."

- (III) Copy of letter No. MCZMA - 2016/CR-22/T.C.-4, dated 14th December, 2018 issued by MCZMA to Municipal Commissioner of MCGM and 22 other planning and City Planning Authorities including the District Collectors, MMRDA, SRA and MHADA. By the said letter it has been informed that the Ministry of Environment,


1

Forest and Climate Change (MCE&CC) of Government of India, has approved the CZMPs of Mumbai City and Mumbai Suburban, Raigad, Ratnagiri and Sindhudurg Districts under the provisions of CRZ Notification, 2011 and the said CZMP is published on the website of MCZMA. The letter further mentions that in its 127th meeting held on 2nd November, 2018, the MCZMA decided that the Concern Planning Authorities and District Collectors to follow the said approved CZMPs in their jurisdiction. Copies of the Government of India Letter dated 15th August, 2018 and the copies of the Minutes of the 127th Meeting of the MCZMA were also forwarded to the Planning Authority. On perusal of the said Minutes of the 127th Meeting, which has also been provided to me, it is clear that the Authority had taken the approved CZMPs on record.

- (iv) Copy of the relevant extract of CZMP, Maharashtra, Sheet No.E 43/A 45 AW prepared by the Institute of Remote Sensing Anna University, Chennai-600 025.
- (v) Enlarged copy of the relevant portion of CRZ Map prepared by the Institute of Remote Sensing Anna University, Chennai-600 025 referred hereinabove which shows the location of the Plot and "Goral Creek" which is the CRZ reference area, which shows that the CRZ land which is marked in brown/red colour is situated on the Western side of the Link Road; whereas the land in question bearing CTS No.590/G is not at all affected by CRZ line of CZMP, 2018.



- (vi) Certified copy of the map showing demarcation of high-tide line, low-tide line and Coastal Regulation Zone for land bearing CTS No.590/6 and 616 and other lands of Village Eksar in R-North Ward of T.C. Colony, Borivali (West), Mumbai, based on CRZ-II Guidelines, issued by Prof. S. S. Ramakrishnan, B.E. (Hons.), M.Tech., Ph.D.; Director of Institute of Remote Sensing Anna University, Chennai-600 025. In this map the proposed project site of CTS 590/6 and 616 and other lands are shown marked verged in red coloured hashed boundary lines. The High tide line (HTL) from approved CZMP is shown in red line. Existing roads are shown and the 100 meters wide zone from HTC is shown in dotted red/ brown colour. The Mangroves in CRZ-1A are shown in green flowers. The 50 meters stretch line from mangroves land is shown as CRZ/1B is shown in blue colour. The CRZ-II is shown in yellow colour and CRZ-III is show in pink colour. The distance from both the lines is clearly shown which shows that the land in question CTSNo.590/6 is 240 & 366 metres away from the High Tide line. Since the reference CRZ notification area is "Gorai Creek", the area beyond 100 metres is not affected

3. After perusing and considering the papers, documents and search reports provided to me and advertisements inserted in Newspapers inviting claims if any, I hereby submit my report and opinion about the title to the land bearing CTS No.590/6 admeasuring 1,208.30 square meters and Land bearing CTS No.616 admeasuring 139.80