

APH/SS/

To,
 MahaRERA
 Maharashtra Real Estate Regulatory Authority,
 Housefin Bhavan, 6th and 7th Floor,
 E Block, Bandra Kurla Complex,
 Bandra (East),
 Mumbai 400 051.

LEGAL TITLE REPORT

Dear Sir,

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing CTS No. 967A admeasuring 2200.27 square meters or thereabouts of Village Juhu, Taluka Andheri *[earlier forming part of larger land bearing CTS No. 967 admeasuring 2247.40 square meters corresponding to Survey No.25, Hissa No. 1 (part) admeasuring 2600 square yards as per the title documents]*, in the Registration District and Sub District of Mumbai Suburban, situate, lying and being at Juhu Tara Road, Juhu (hereinafter referred to as "**said Property**").

1. We have investigated the title of the said Property as more particularly described hereinbelow on the request of K. Raheja Corp Private Limited ("**KRCPL**"), a private limited company incorporated under the provisions of the Companies Act, 1956 (now Companies Act, 2013) having CIN No. U55100MH1979PTC021866 and its registered office at Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai 400051 by undertaking various steps as set out in "**Annexure A**". The summary of the investigation of title undertaken by us is set out herein below:

(1) Description of the said Property:

All that piece and parcel of land bearing CTS No. 967A admeasuring 2200.27 square meters or thereabouts of Village Juhu, Taluka Andheri *[earlier forming part of larger land bearing CTS No. 967 admeasuring 2247.40 square meters corresponding to Survey No.25, Hissa No. 1 (part) admeasuring 2600 square yards (as per the title documents)]*, in the Registration District and Sub District of Mumbai Suburban, situate, lying and being at Juhu Tara Road, Juhu and bounded as under:

On or towards the North : By Plots bearing CTS Nos. 964, 965 and 966;

On or towards the South : By Plot bearing CTS No. 968;



1

On or towards the East : By Plot bearing CTS No. 967B;
On or towards the West : By Plot bearing CTS No. 962/1.

- (2) The documents of allotment of the said Property as under:
- (a) Consent Decree dated 27 February 2006 passed in Suit No. 1903 of 2002 filed by KRCPL against Mrs. Goolistan / Goolestan Peter Coelho and Ors. and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BDR-1/3878 of 2006
 - (b) Other title documents perused by us are more particularly set out in Schedule I of **Annexure "A"**.
- (3) Property Register Card dated July 2012 (*date not fully legible*) for lands bearing CTS No. 967/A [which reflects the name of KRPCL as K. Raheja Corporation Private Limited (in Marathi therein) as the owner therein and the name of 'Burmah-Shell Oil Storage and Distributing Co. of India' as the lessee continues to be reflected therein along with entry / remark '20 years from 1 May 1953' with no corresponding entry for deletion of their name].
- (4) Search Report/s for the said Property issued as under:
- (a) Search Report/s dated 28 September 2020 and 25 February 2022 issued by Mr. Harish D. Mashelkar (search clerk) in respect of the search conducted in the offices of the Sub-Registrars *inter alia* in respect of the said Property commencing from the year 1946 to 25 February 2022, copies whereof are annexed as **Annexure "B-1"** and **Annexure "B-2"**.
 - (b) ROC Charge Report dated 2 August 2020 issued by Jaya Sharma & Associates (on 3 August 2020) in respect of the online search conducted with Ministry of Corporate Affairs portal in respect of the entity 'K. Raheja Corp Private Limited', a copy whereof is annexed and marked as **Annexure "C"**.
 - (c) CERSAI Report dated 13 July 2020 issued by Jaya Sharma & Associates in respect of the online search conducted on the CERSAI portal in respect of the entity 'K. Raheja Corp Private Limited', a copy whereof is annexed and marked as **Annexure "D"**.

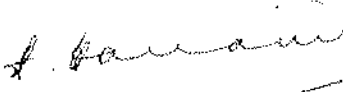


(d) Legal Audit Report dated 15 July 2020 issued by Cubictree Technology Solutions Private Limited in respect of the online litigation search conducted in respect of the entity 'K. Raheja Corp Private Limited', a copy whereof is annexed and marked as **Annexure "E"**.

2. On perusal of the above mentioned documents and all other relevant documents relating to the title to the said Property as stated herein, we are of the opinion that in view of and subject to what is stated in **Annexure "A"** (including the observations and qualifications therein) and specifically subject to the (a) Suit No. 1383 of 2008 before the Hon'ble High Court of Bombay filed by Bharat Petroleum Corporation Limited against (i) Mrs. Goolistan / Goolestan Peter Coelho (ii) Mr. Christopher Mascarenhas (iii) Mrs. Sharon Dennis Coelho and (iv) KRCPL and proceeding/s therein, (b) Mortgage created under the Deed of Mortgage cum Charge dated 9 September 2021 in favour of IDBI Trusteeship Services Limited, as security trustee and agent in trust for the benefit of Standard Chartered Bank for an amount of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only) and (c) right of way in respect of ROW Portion (as defined in **Annexure "A"**) in favour of the owner of land bearing Survey No. 26, {(a), (b) and (c) being set out in **"Annexure "A1"**}, K. Raheja Corp Private Limited is the owner of the said Property and its title thereto is clear, marketable and free from encumbrances.
3. The report reflecting the flow of title of KRCPL and their rights and entitlements in respect to the said Property is annexed as **"Annexure A"**.
4. This Legal Report at all times is to be read in conjunction with what is stated in **"Annexure A"** in its entirety and **"Annexure A1"** and is subject to what is stated therein including the observations and qualifications stated therein.

Dated this 31st day of March 2022.

For M/s. Hariani & Co.


Partner



Encl: Annexures as above

ANNEXURE – “A”

SECTION I
(Flow of Title)

On perusal of the original or photocopy or scanned copy or electronic copy, as the case may be, of documents mentioned/set out in the Legal Title Report and **Schedule I** annexed below, responses given by K. Raheja Corp Private Limited (“**KRCPL**”) to our requisitions from time to time, the Declaration cum Undertaking dated 31 March 2022 of Mr. Ramesh Ranganathan on behalf of KRCPL furnished to us by KRCPL, we observe as follows:

1. By an Indenture dated 8 November 1946 made and entered into between Mr. Basil Francis Gomes alias Brazil Francis Gomes alias Basilio Francisco Gomes in his personal right and capacity, therein referred to as the Vendor of First Part, Mr. Basil Francis Gomes in his capacity as the sole proving executor of the last Will of Mr. Duming G. Gomes alias Dumingo Gabriel Gomes, therein referred to as the Confirming Party of the Second Part and Mr. Jehangir Nadirshaw Vakil, therein referred to as the Purchaser of the Third Part and registered with the office of the sub-registrar of assurances under Serial No. BND-1317 of 1946, the Vendor therein granted, conveyed and assured all that piece and parcel of land bearing Survey No. 25 Hissa No. 1 (part) admeasuring 2600 square yards, or thereabouts lying and being at Juhu, Taluka South Salsette, Registration District Bombay Suburban, Registration Sub-District of Bandra (hereinafter referred to as the said “**said Land**”) to Mr. Jehangir Nadirshaw Vakil for the consideration and on terms and conditions more particularly mentioned therein. Under the aforesaid Indenture, Mr. Jehangir Nadirshaw Vakil covenanted with the Vendor that the Vendor, his heirs, executors, administrators and assigns, shall have a right to pass and repass on foot from and to the other land of the Vendor bearing Survey No. 26 to and from the shore on and over a strip of 6 feet in width passing through the said Land (hereinafter referred to as the said “**ROW Portion**”).
2. By an Indenture dated 1 May 1947 made and entered into between Mr. Jehangir Nadirshaw Vakil, therein referred to as the Vendor of the One Part and Mr. Gasper Diego Coelho, therein referred to as the Purchaser of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. BOM-2193 of 1947, Mr. Jehangir Nadirshaw Vakil granted, conveyed and assured the said Land in favour of Mr. Gasper Diego Coelho, subject to the right of way in

 1

respect of the ROW Portion (*as reserved in the Indenture dated 8 November 1946 referred to above*), for the consideration and on terms and conditions more particularly mentioned therein.

3. It appears that in the interim, Mr. Gasper Diego Coelho constructed a building comprising of basement, ground and first floor on the said Land.
4. By the Articles of Agreement dated 5 December 1952 made and entered into between Mr. Gasper Diego Coelho, therein referred to as the Landlord of the One Part and Burmah-Shell Oil Storage and Distributing Co. of India Limited ("**Burmah**"), therein referred to as the Tenant of the Other Part and registered with the office of the sub-registrar of assurances at Bombay under Serial No. BOM / 6818 of 1952, Burmah advanced by way of loan a sum Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only) to enable Mr. Gasper Diego Coelho to construct an additional floor to the existing building and a retaining wall on the sea side of the said Land and it was agreed by and between the parties thereto that Mr. Gasper Diego Coelho shall thereafter demise unto Burmah , as and by way of lease, (i) the said Land and the building thereon (including the additional floor to be constructed) as well as (ii) leasehold land bearing Survey No. 78-B(part) of Village Juhu admeasuring 290 square yards or thereabouts held by Mr. Gasper Diego Coelho on lease granted by the Government for the purpose of a garden (hereinafter referred to as the "**Adjacent Land**"), for a period of 20 (twenty) years on the terms and conditions more particularly mentioned therein. Mr. Gasper Diego Coelho covenanted with Burmah to utilize the loan granted by Burmah for the purpose stated therein and to repay the same within a period of 5 (five) years from the date of execution thereof or within a period of 6 (six) months in case of termination of tenancy by Mr. Gasper Diego Coelho, whichever is earlier, in the manner detailed therein. It was agreed that the amount towards the installments for repayment of the aforesaid loan along with interest shall be deducted from and out of the lease rent payable by Burmah to Mr. Gasper Diego Coelho. The aforesaid Articles of Agreement also recorded that Burmah shall have the first option to purchase the demised premises in the manner and on the terms and conditions as more particularly stated therein, if Mr. Gasper Diego Coelho intends to dispose off the same or any part thereof.
5. It appears that Gasper Diego Coelho completed the construction of the additional floor above the existing building. The building comprising of basement, ground plus 2 (two) upper floors are hereinafter referred to as the "**said Building**".

6. By an Indenture dated 15 June 1953 made and entered into between Mr. Gasper Diego Coelho, therein referred to as the Landlord of the One Part and Burmah, therein referred to as the Tenant of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. BOM-3846 of 1953, Mr. Gasper Diego Coelho demised, as and by way of lease unto Burmah, (i) the said Land and the said Building (subject to the right of way in respect of the ROW Portion) and (ii) the Adjacent Land for a period of 20 (twenty) years commencing from 1 May 1953 on terms and conditions including lease rent more particularly mentioned therein. Under clause VI of this Indenture, the Parties confirmed the earlier Articles of Agreement dated 5 December 1952 registered under Serial No. BOM / 6818 of 1952 and bound themselves to carry out the terms thereof in addition to the terms recorded in this Indenture.
7. By an unregistered Indenture dated 29 September 1973 (referred to as 1 October 1973 in certain documents) made and entered into between Mr. Gasper Diego Coelho therein referred to as the Landlord of the One Part and Burmah therein referred to as the Tenant of the Other Part, the Landlord therein demised unto Burmah (i) the said Land and the said Building (subject to the right of way in respect of the ROW Portion) and (ii) the Adjacent Land, for a period of 3 (three) years commencing from 1 May 1973 for the rent and on the terms and conditions more particularly recorded therein. Under clause VI of this Indenture, the Parties confirmed the earlier Articles of Agreement dated 5 December 1952 registered under Serial No. BOM / 6818 of 1952 and bound themselves to carry out the terms thereof in addition to the terms recorded in this Indenture.
8. From the (i) letter dated 18 March 1976 addressed by Bharat Refineries Limited to Mr. Gasper Diego Coelho (ii) letter dated 10 August 1977 addressed by Bharat Petroleum Training Centre to Mr. Gasper Diego Coelho and (iii) letter dated 30 September 1977 (12.12.1977) addressed by Bharat Petroleum Corporation Ltd. to Mr. Gasper Diego Coelho, we understand as under:
 - (a) By virtue of the Burmah Shell (Acquisition of Undertaking in India) Act, 1976 (hereinafter referred to as the "**said Act**"), the Central Government i.e. Government of India acquired all the right, title and interest of Burmah in relation to its undertakings in India, and the same stood transferred to and vested in the Central Government and as such with effect from 24

January 1976, the leasehold rights of Burmah in the said Land and the said Building vested in the Central Government.

- (b) It appears that on the same date i.e. 24 January 1976, Government of India issued a notification bearing reference No. GSR 40(E) under Section 7 of the said Act in the Gazette directing that the right, title and interest of Burmah in relation of its Undertakings in India, shall instead of continuing to vest in the Central Government, shall, with effect from 24 January 1976, vest in Burmah Shell Refineries Limited, a Government company.
 - (c) Thereafter, it appears that a fresh certificate of incorporation dated 12 February 1976 came to be issued under Section 23 of the Companies Act, 1956 effecting the change in the name of Burmah from 'Burmah Shell Refineries Limited' to 'Bharat Refineries Limited'.
 - (d) The name of the company was further changed from 'Bharat Refineries Limited' to 'Bharat Petroleum Corporation Limited' ("BPCL") and a fresh certificate of incorporation dated 1 August 1977 reflecting change of name of the company came to be issued under Section 23 of the Companies Act, 1956.
 - (e) The building constructed on the said Land (i.e. the said Building) was known / referred to as "Trombay House".
9. From the Kami Jasti Patrak, it appears that the Survey No. 25 Hissa No. 1/A/1 and 2 (the manner in which the same is written is not clear) was assigned CTS No. 967 admeasuring 2247.4 square meters. Accordingly, the term "said Land" which was defined as Survey No. 25 Hissa No. 1 (part) admeasuring 2600 square yards or thereabouts (*as referred in title documents*) shall hereinafter mean land bearing CTS No. 967 admeasuring 2247.4 square meters.
10. It appears that upon expiry of the lease period as stated in the Indenture dated 29 September 1973 (referred to as 1 October 1973 in certain documents), BPCL continued to remain in possession of the said Land and the said Building as monthly tenants and claimed to be a statutory tenant. It further appears that rent receipts were issued in the name of BPCL in respect of the same.
11. Mr. Gasper Diago Coelho (alias Gasper Diego Coelho) died on or about 7 April 1983. Prior to his death he had executed his last Will and Testament dated 22

December 1970 whereby (i) he *inter alia* bequeathed the said Land along with the said Building (which was initially leased in favour of Burmah) to his son Mr. Peter Gasper Coelho absolutely and (ii) appointed his son, Mr. Peter Gasper Coelho as the sole Executor and Trustee of the aforementioned last Will and Testament.

12. The Hon'ble High Court of Bombay on 2 December 1983 granted a Probate to the aforesaid last Will and Testament dated 22 December 1970 of Mr. Gasper Diago Coelho (alias Gasper Diego Coelho) in favour of Mr. Peter Gasper Coelho in Testamentary Petition No. 343 of 1983 filed before the Hon'ble High Court of Bombay.
13. Pursuant to the aforesaid, the name of Peter Gasper Coelho as (the executor), was recorded as the owner in the Property Register Card for CTS No. 967.
14. Accordingly, Mr. Peter Gasper Coelho became well and sufficiently entitled to the said Land and the said Building.
15. In the interim, by an Indenture dated 15 March 1988 made and entered into between Mr. Keki P. Balsara therein referred to as the Settlor of One Part and (1) Mr. Peter Gasper Coelho and (2) Mrs. Goolestan P. Coelho therein referred to as the Trustees of the Other Part, the Settlor therein created a Private Trust in the name of "**Coelho Associates**" by settling a sum of Rs.1000/- (Rupees One Thousand Only) on the terms and conditions as specifically mentioned therein. On perusal of the aforementioned Indenture dated 15 March 1988 it appears as follows:
 - (a) The beneficiaries of the Private Trust were (i) Mr. Malcom Peter Coelho (ii) Ms. Esther Peter Coelho and (iii) Mr. Dennis Peter Coelho.
 - (b) The aforementioned Private Trust was to be dissolved on 31 March 2005 or on such earlier date as may be mutually decided by the Trustees by transferring all the assets of the Trust to the surviving beneficiaries in the proportion as more particularly mentioned in Clause 3 of the aforementioned Indenture i.e.
 - a) Mr. Malcom Peter Coelho – 40%
 - b) Ms. Esther Peter Coelho – 20%
 - c) Mr. Dennis Peter Coelho – 40%

Provided that in case when any of the above beneficiaries dies before expiry or determination of the Trust, the share of income due to the deceased beneficiary shall be payable to his / her respective heirs.

16. By a Gift Deed dated 30 March 1988 made and entered into between Mr. Peter Gasper Coelho, therein referred to as the Donor of the One Part and Mrs. Goolestan Peter Coelho in her capacity as the Trustee of Coelho Associates, therein referred to as the Donee of the Other Part and registered with the office of the sub-registrar of assurances at Bombay (Bandra) under Serial No. P/962 of 1988 on 9 August 2000, Mr. Peter Gasper Coelho being the Donor therein out of natural love and affection that he had towards the beneficiaries of the Private Trust i.e. Coelho Associates, granted by way of gift his 50% undivided right, title and interest in the said Land and the said Building to the Donee in the manner stated therein. The said Land was described as Survey No. 25, Hissa No. 1 (part) admeasuring 2600 square yards in the aforesaid Gift. It is observed that the aforesaid Gift Deed was not witnessed by 2 witnesses as mandated under the Transfer of Property Act, 1882 which is one of the requirements for a valid gift. However, as stated below, the legal heirs of Mr. Peter Gasper Coelho, the beneficiaries as well as the Trustees of Coelho Associates were party to the Consent Terms and Consent Decree referred to herein below, whereby the said Land and the said Building were transferred in favour of KRCPL.
17. Pursuant to the aforesaid, (i) Mr. Peter Gasper Coelho and (ii) Coelho Associates (private trust through its Trustees) became the owners of the said Land and the said Building, as tenants-in-common, each having an undivided equal share therein.
18. Thereafter, by an (i) Order dated 28 February 1991 passed by the Deputy Collector and C.A II (ULC) Gr. Bombay) in Case No. C/ULC/D-XIII/6(i)SR-VII-268/2207 read with (ii) Order bearing No. REV- 1091/(5053)/XIII dated 12 March 1992 passed by the Secretary to the Government (*Housing and Special Assistance Department for the State of Maharashtra*), the earlier Order of the Deputy Collector C.A II dated 28 February 1991 was modified and it was recorded that that there is no vacant land held by Mr. Peter Coelho.
19. By and under a letter in the form of a Memorandum of Understanding dated 1 June 1994 made and entered into between (1) Mr. Peter Gasper Coelho (in his individual capacity) and (2) Coelho Family Trust (a private trust created under

Indenture dated 29 March 1975) [as co-owners of the said Land and the said Building] of the one part and Paramount Hotels Private Limited (now known as K. Raheja Corp Private Limited as per Fresh Certificate of Incorporation Consequent on Change of Name dated 29 March 2001) of the other part ("**MOU**"), the parties thereto recorded the terms and conditions for joint redevelopment of the said Land and the said Building. It is not clear as to why it has been recorded that Coelho Family Trust is co-owner instead of Coelho Associates and it appears that same was done so inadvertently. In any event, it has been recorded and confirmed in the Consent Terms and Consent Decree referred to herein below that Coelho Family Trust was created under an Indenture dated 29 March 1975 and that the same came to an end in the year 1992 i.e. prior to execution of the aforesaid Memorandum of Understanding dated 1 June 1994.

20. Mr. Peter Gasper Coelho died on or about 5 June 2000. Prior to his death, he had executed his Last Will and Testament dated 3 December 1999 whereby (i) he inter alia bequeathed his 50% undivided right, title, interest and share in the said Land and the said Building in favour of his wife, Mrs. Goolistan Peter Coelho (referred in certain documents as 'Mrs. Goolistan Peter Coelho') (ii) appointed his wife Mrs. Goolistan Peter Coelho (alias Goolistan Peter Coelho) as the sole Executrix of the aforementioned last Will and Testament and, (iii) bequeathed the rest and residue of his estate, whether movable or immovable, to his wife, Mrs. Goolistan Peter Coelho (alias Goolistan Peter Coelho). It was further stated in the aforesaid Will that the balance 50% share in the said Land and the said Building was owned by a private trust, Coelho Associates, (set up under an Indenture dated 15 March 1988) pursuant to the Gift Deed (referred to hereinabove). It was further recorded that his children (i.e. 2 sons, Mr. Malcolm Peter Coelho and Mr. Dennis Peter Coelho and 1 daughter, Mrs. Esther Christopher Mascarenhas nee Esther Peter Coelho) were the beneficiaries under the aforesaid Indenture dated 15 March 1988. It was further stated in the aforesaid Will that the family of Peter consists of (i) Mrs. Goolistan Peter Coelho (wife) (ii) Mr. Malcolm Peter Coelho (son) (iii) Mr. Dennis Peter Coelho (son) and (iv) Mrs. Esther Christopher Mascarenhas nee Esther Peter Coelho (married daughter).
21. The Hon'ble High Court of Bombay on 27 April 2001 granted a Probate to the last Will and Testament dated 3 December 1999 of Mr. Peter Gasper Coelho in favour of his wife Mrs. Goolistan Peter Coelho in Testamentary Petition No. 1004 of 2000 filed before the Hon'ble High Court of Bombay.

22. By a Deed of Appointment of New Trustees dated 9 April 2001 made and entered into between Mrs. Goolestan Peter Coelho, therein referred to as the Continuing Trustee of the One Part and (1) Mr. Christopher Mascarenhas and (2) Mrs. Sharon Dennis Coelho therein referred to the New Trustees of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. BDR-1/1844 of 2001, the Continuing Trustee therein appointed (1) Mr. Christopher Mascarenhas and (2) Mrs. Sharon Dennis Coelho as the New Trustees in place of the deceased Trustee Mr. Peter Gasper Coelho of the Private Trust named "Coelho Associates".
23. Pursuant to the aforesaid, (i) Mrs. Goolistan Peter Coelho (alias Mrs. Goolestan Peter Coelho) and (ii) Coelho Associates (Private Trust) [*comprising of 3 trustees being Mrs. Goolistan Peter Coelho (alias Mrs. Goolestan Peter Coelho), Mr. Christopher Mascarenhas and Ms. Sharon Dennis Coelho*], were the owners of the Land and the said Building, as tenants-in-common.
24. In the interim, there were disputes between (i) the owners and BPCL pertaining to the alleged tenancy rights; and (ii) the owners and K. Raheja Corp Private Limited ("KRCPL") pertaining to the MOU and sometime in the year 2001, the following 2 (two) proceedings were filed:
- (a) (i) Mrs. Goolistan Peter Coelho, (ii) Mr. Christopher Mascarenhas (iii) Ms. Sharon Dennis Coelho [*no. (i) in her individual capacity as well as in her capacity as the trustees of the Coelho Associates (Private Trust) and nos. (ii) and (iii) in their capacity as the trustees of the Coelho Associates (Private Trust)*], therein referred to as the Plaintiffs filed proceedings being T. E & R Suit No. 57/64 of 2001 before the Hon'ble Small Causes Court, Mumbai (Bandra) against BPCL, therein referred to as the Defendant *inter-alia* for eviction and possession of the said Land and the said Building, payment of arrears towards the rent etc. By an Order dated 25 August 2004 passed in the aforementioned T.E & R Suit, the Hon'ble Small Causes Court, Mumbai (Bandra) was pleased to partly decree the Suit in favour of the Plaintiffs therein, and directed BPCL to (i) handover vacant possession of the said Land and the said Building to the Plaintiffs within a period of 4 (four) months from the date of the Order (ii) pay a sum of Rs.15,435/- (Rupees Fifteen Thousand Four Hundred and Thirty Five Only) to the Plaintiffs towards the arrears of rent and (iii) to pay mesne profits to the Plaintiffs for the period from the date of the Suit till the

Plaintiffs receive possession of the suit premises which include said Land and the said Building. The Order further directed an inquiry under Order 20 Rule 12 (c) of the Code of Civil Procedure for determination of the quantum of mesne profits. The aforesaid Order dated 25 August 2004 was challenged by BPCL by way of an appeal being Appeal No. 191 of 2004 and thereafter the matter went upto the Hon'ble Supreme Court of India by way of a Special Leave Petition being SLP (C) No. 15737 of 2007 and by an Order dated 10 September 2007, the Hon'ble Supreme Court was pleased to dismiss the aforementioned SLP filed by BPCL and granted BPCL time up till 30 September 2008 to handover possession of the said Land along with the said Building and the Adjacent Land. The Hon'ble Supreme Court also directed BPCL to file an undertaking to that effect. In compliance of the aforesaid Order, BPCL filed the Undertaking dated 27 September 2007 in the Hon'ble Supreme Court of India and thereafter BPCL handed over vacant and peaceful possession of the said Land along with the said Building and the Adjacent Land to KRCPL (who was made a party to the proceedings subsequently). As on date, the Application for ascertaining the quantum of mesne profits being Mesne Profit Proceeding No. 5 of 2006 filed in T.E & R Suit No. 57/64 of 2001 by Mrs. Goolistan Peter Coelho & Others against BPCL is pending.

- (b) KRCPL filed proceedings being Suit No. 1903 of 2002 before the Hon'ble High Court, Bombay against (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs. Esther Peter Coelho (iv) Mr. Dennis Peter Coelho [*Nos. (i) to (iv) being the legal heirs of Mr. Peter Gasper Coelho*] and (v) Mrs. Goolestan Peter Coelho (vi) Mr. Christopher Mascarenhas (vii) Mrs. Sharon Dennis Coelho [*Nos. (v) to (vii) being the then Trustees of Coelho Associates created under the Indenture dated 15 March 1988 referred to above and/or Coelho Family Trust created under Indenture dated 29 March 1975*] for specific performance of the aforementioned MOU. These proceeding/s are dealt with hereinafter.
25. As per the terms of the Indenture dated 15 March 1988, the Private Trust viz. Coelho Associates came to an end and hence by Deed of Transfer dated 14 February 2006 made and entered into between (i) Mrs. Goolestan Peter Coelho, (ii) Mr. Christopher Mascarenhas and (iii) Mrs. Sharon Dennis Coelho, being the then Trustees of Coelho Associates, a Private Trust, therein referred to as the Transferors of the One Part and (i) Mr. Malcolm Peter Coelho, (ii) Mrs. Esther

Christopher Mascarenhas nee Esther Peter Coelho and (iii) Mr. Dennis Peter Coelho, therein referred to as the Transferees of the Other Part, and registered with the office of the sub-registrar of assurances under Serial No.BDR-1/1255 of 2006, the Transferors transferred their 50% undivided right, title and interest in the said Land and the said Building in favour of the Transferees (being the beneficiaries under the aforesaid Private Trust viz. Coelho Associates) such that the Transferees shall be entitled to 40%, 20% and 40% share respectively in the 50% undivided right, title and interest in the said Land and the said Building. The said Land has been described as Survey No. 25, Hissa No. 1 (part) admeasuring 2600 square yards corresponding to CTS No. 967 admeasuring 2247.40 square meters in the aforementioned Deed of Transfer dated 14 February 2006.

26. Accordingly, as per the aforesaid documents, the following persons became the owners of and well and sufficiently entitled to the said Land and the said Building, as tenants-in-common, holding undivided right, title, interest and share therein in the below mentioned proportion:

- (a) Mrs. Goolestan Peter Coelho - 50%
- (b) Mr. Malcom Peter Coelho - 20%
- (c) Mrs. Esther Christopher Mascarenhas nee Esther Peter Coelho - 10%
- (d) Mr. Dennis Peter Coelho— 20%

27. Thereafter, the Hon'ble High Court, Bombay was pleased to pass the Consent Decree dated 27 February 2006 in Suit No. 1903 of 2002 ("**Consent Decree**") pursuant to and in terms of the Consent Terms dated 26 February 2006 ("**Consent Terms**") executed by all the Parties in Suit No. 1903 of 2002 filed by KRCPL against Mrs. Goolestan Peter Coelho and Others. The Consent Terms records that the MOU stands modified as per the terms and conditions more particularly mentioned in the Consent Terms. The Consent Terms and the Consent Decree *inter-alia* record as follows:

- (a) The Defendant Nos. 1 to 4 viz; (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs. Esther Peter Coelho (iv) Mr. Dennis Peter Coelho, grant, sell, convey, transfer and assign to KRCPL and KRCPL purchases from (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs. Esther Peter Coelho (iv) Mr. Dennis Peter Coelho, the said Land and the said Building (subject to possession of BPCL and Appeal No. 191 of 2004 filed by BPCL which has been dealt with herein) for a total consideration of Rs.16,00,00,000/- (Rupees Sixteen Crore Only)

and (i) Mrs. Goolestan Peter Coelho (ii) Mr. Christopher Mascarenhas and (iii) Mrs. Sharon Dennis Coelho (being the Trustees of Coelho Family Trust/ Coelho Associates) confirm the sale as above;

- (b) The Defendant Nos. 1 to 4 i.e. (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs. Esther Peter Coelho (iv) Mr. Dennis Peter Coelho have handed over a comprehensive irrevocable Power of Attorney executed by all of them in favour of KRCPL which is deemed to be a part of the Consent Terms;
 - (c) the Consent Decree shall operate as a conveyance from (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs. Esther Peter Coelho (iv) Mr. Dennis Peter Coelho in favour of KRCPL;
 - (d) (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs. Esther Peter Coelho (iv) Mr. Dennis Peter Coelho are entitled to mesne profit, if any, in respect of the said Land and the said Building standing thereon upto the date of the aforementioned Consent Terms and thereafter, KRCPL shall be entitled to mesne profit, if any.
28. We have been provided with the Declaration cum Undertaking dated 31 March 2022 made by KRCPL ("**said Declaration**") which inter-alia states the entire consideration amount/s as recorded under the Consent Terms read with the Consent Decree dated 27 February 2006 and registered with the office of the sub-registrar of assurances under Serial No.BDR-1/3878 of 2006 was paid by KRCPL to (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs Esther Peter Coelho (iv) Mr. Dennis Peter Coelho (being owners of the said Land and the said Building).
29. Simultaneously with and in terms of the aforementioned Consent Terms, (i) Mrs. Goolestan Peter Coelho (ii) Mr. Malcom Peter Coelho (iii) Mrs. Esther Christopher Mascarenhas nee Esther Peter Coelho (iv) Mr. Dennis Peter Coelho (in their individual capacity) and (v) Mrs. Goolestan Peter Coelho (vi) Mr. Christopher Mascarenhas and (vii) Mrs. Sharon Dennis Coelho (the then trustees of Coelho Associates Private Trust) executed a Power of Attorney dated 26 February 2006 registered with the office of the sub-registrar of assurances under Serial No. BDR-1/1628 of 2006 in favour of KRCPL, appointing KRCPL as their Constituted Attorney to do the acts more particularly enlisted therein.

30. By a letter bearing reference No. C/ULC/D-XIII/WS/147/06 dated 24 March 2006 addressed by the office of the Additional Collector and C.A (ULC) Greater Mumbai [signed by the Deputy Collector and C.A (II) (ULC) Gr. Mumbai] to Mrs. Goolistan Peter Coelho *[in pursuance to the application dated 2 March 2006 made by her requesting for grant of no-objection under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC") for transfer of the said Land and the Adjacent Land]*, no objection was granted from the ULC point of view for transfer of the said Land and the Adjacent Land.
31. The said Consent Decree dated 27 February 2006 was adjudicated and thereafter registered with the office of the sub-registrar of assurances under Serial No.BDR-1/3878 of 2006 and based thereon, the name of KRCPL reflected as K. Raheja Corporation Private Limited (in Marathi) has been recorded as the owner on the Property Register Card pertaining to the said Property i.e. CTS No. 967A on 23 November 2006.
32. Pursuant to the Order dated 10 September 2007 passed in Special Leave Petition being SLP (C) No. 15737 of 2007 and the Undertaking dated 27 September 2007 filed by BPCL in the Hon'ble Supreme Court of India, by a Possession Receipt dated 29 September 2008, BPCL handed over vacant and peaceful possession of the said Land along with the said Building and the Adjacent Land to (i) Mrs. Goolistan Peter Coelho (ii) Mr. Christopher Mascarenhas, (iii) Mrs. Sharon Dennis Coelho [(i) to (iii) through their Constituted Attorney, KRCPL] and (iv)KRCPL.
33. Accordingly, KRCPL became seized and possessed thereof and well and sufficiently entitled to the said Land the said Building.
34. Sometime in the year 2008, BPCL filed a Suit before the Hon'ble High Court, Bombay being Suit No. 1383 of 2008 against (i) Mrs. Goolistan Peter Coelho (ii) Mr. Christopher Mascarenhas (iii) Mrs. Sharon Dennis Coelho and (iv) KRCPL *inter-alia* seeking (i) sale of the said Land and the said Building in favour of KRCPL to be declared null and void and/or be cancelled and set aside and registration of the Consent Decree be cancelled; (ii) specific performance of the Articles of Agreement dated 5 December 1952 and; (iii) in the alternative to prayer (i) above, Defendant Nos. 1 to 3 i.e. (i) Mrs. Goolistan Peter Coelho (ii) Mr. Christopher Mascarenhas (iii) Mrs. Sharon Dennis Coelho be directed to pay to BPCL, a sum of Rs.10,00,00,000/- (Rupees Ten Crore Only) with interest @18% per annum till date of payment and (iv) pending hearing and final disposal of the



- suit, Defendant Nos. 1 to 4 be restrained by an order and injunction of the Hon'ble Court from executing the said decree and evicting and/or in any manner disturbing possession of BPCL to the said Property . BPCL had also filed Notice of Motion No. 2359 of 2008 in the aforesaid Suit *inter-alia* for urgent interim and ad-interim reliefs.
35. By an Order dated 22 July 2008 passed by the Hon'ble High Court, Bombay, the Notice of Motion No. 2359 of 2008 filed in Suit No. 1383 of 2008 for urgent interim and ad-interim reliefs was dismissed by the Hon'ble High Court, Bombay.
36. Thereafter, BPCL filed an appeal being Appeal No. 69 of 2009 before the Division Bench of the Hon'ble High Court, Bombay against the aforesaid Order dated 22 July 2008. By an Order dated 24 June 2009, the Division Bench of the Hon'ble High Court, Bombay was pleased to set aside the Order dated 22 July 2008 passed in the Notice of Motion No. 2359 of 2008 and remitted the Notice of Motion No. 2359 of 2008 back to the Learned Single Judge for a fresh hearing on the preliminary issue of jurisdiction under Section 9A of the Civil Procedure Code. It appears that the Suit No. 1383 of 2008 as well as the Notice of Motion No. 2359 of 2008 are pending before the Hon'ble High Court, Bombay as on date. However, as on date no adverse orders have been passed by the Hon'ble High Court, Bombay against KRCPL.
37. It is observed that in some of the proceedings, the name of 'K. Raheja Corp Private Limited' is reflected as 'K. Raheja Corporation Private Limited' though the board resolution attached thereto reflect the correct name of the company i.e. K. Raheja Corp Private Limited. As stated above, we have also been provided with the Fresh Certificate of Incorporation Consequent on Change of Name dated 29 March 2001 whereby the name of 'Paramount Hotels Limited' (originally incorporated as Paramount Hotels Private Limited) was changed to 'K. Raheja Corp Private Limited'.
38. It appears that a portion admeasuring 47.13 square meters out of the said Land (i.e. CTS No. 967) was affected by setback as per sanctioned road line prescribed by the Municipal Traffic Department. By an Undertaking / Affidavit dated 29 November 2010 executed by KRCPL addressed to The Municipal Commissioner, MCGM and registered with the office of the sub-registrar of assurances under Serial No. BDR-15/12646 of 2010, KRCPL stated that KRCPL will not claim any

85

compensation for the setback land but would take the benefit thereof in FSI (i.e. Floor Space Index) as permissible under the Development Control Rules in force.

39. Subsequently, the aforesaid portion admeasuring 47.13 square meters was handed over by KRCPL, free of costs and encumbrances to the Municipal Corporation of Greater Mumbai ("**MCGM**") as evidenced by the Possession Receipt bearing reference No. KW/2813/AEM dated 13 June 2011 signed by MCGM and KRCPL. Simultaneously, a letter bearing reference No. KW/2813/AEM dated 13 June 2011 was addressed by MCGM to KRCPL whereby MCGM inter alia recorded that subject to measurement of the land by the City Survey Office, possession of the set-back land admeasuring 47.13 square meters has been taken over, free of cost. It was further recorded that MCGM has no objection to KRCPL availing Floor Space Index concession under the Development Control Rule 10 (2) subject to the terms set out therein. A separate letter bearing reference No. KW/2813/AEM dated 13 June 2011 was also addressed by the Brihanmumbai Mahanagarpalika to the City Survey Office (Juhu / Vile Parle) informing them that possession of the land admeasuring 47.13 square meters out of CTS No. 967 has been handed over for road widening purposes to Mumbai Municipal Corporation on 13 June 2011 and requesting them to transfer ownership thereof in the name of Mumbai Municipal Corporation after recovering necessary charges directly from the owner.
40. Thereafter, by a Sub-Division Order bearing reference No. C/Karya-3 Ka/PoVi/SR – 1598 dated 23 February 2012 issued by the Collector in favour of KRCPL, it is observed that the said Land was sub-divided into land bearing CTS No. 967A admeasuring 2200.27 square meters (hereinafter referred to as the "**said Property**") and land bearing CTS No. 967B admeasuring 47.13 square meters on the terms and conditions stated therein.
41. Pursuant to the Possession Receipt dated 13 June 2011 pertaining to the portion admeasuring 47.13 square meters out of the said Land (i.e. CTS No. 967) (referred to above), KRCPL executed an Indemnity Bond cum Declaration in favour of the Collector dated 25 May 2012 registered with the office of the sub-registrar of assurances under Serial No. BDR-15/6071 of 2012 [in respect of the portion admeasuring 47.13 square meters out of the said Land (i.e. CTS No. 967)].



42. It appears that KRCPL availed of financial assistance from time to time against security of the said Land and the said Building. However, as on date, based on the documents provided to us, it appears that only the mortgage created under the Deed of Mortgage cum Charge dated 9 September 2021 made and entered into between KRCPL, (therein referred to as the Borrower / Mortgagor) and IDBI Trusteeship Services Limited, (therein referred to as the Security Trustee) and registered with the office of the Sub-Registrar of Assurances at Andheri No. 7 under Serial No. BDR-18 /11876 of 2021 whereunder the Borrower / Mortgagor therein mortgaged inter alia the said Property along with the present and future FSI accrued thereon in favour of the Security Trustee therein i.e. IDBI Trusteeship Services Limited (as security trustee and agent) in trust for the benefit of Standard Chartered Bank, therein referred to as the Original Lender as security for repayment of the loan of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only) on the terms and conditions stated therein, is subsisting.
43. The said Declaration made by KRCPL inter alia states that the said Building was demolished on or about July 2019.
44. On perusal of the Development Plan Remarks bearing reference No. Ch.E./DP34201910111245533/DP/WS/K/W dated 4 October 2019 issued by the MCGM, Office of the Chief Engineer (Development Plan) to Mr. Manoj Shah along with 2 (two) plans as annexures, it is observed that the said Land falls under the Residential Zone and is affected by Coastal Regulation Zone (falling under CRZ II category).



SECTION II
(Revenue Records)

1. From the Property Register Card pertaining to the said Property i.e. CTS No. 967A issued on or about July 2012 (*date not fully legible*), it is observed that the name of KRCPL reflected as K. Raheja Corporation Private Limited (in Marathi therein) has been recorded as the owner on 23 November 2006.
2. The name of 'Burmah-Shell Oil Storage and Distributing Co. of India' as the lessee continues to be reflected therein along with entry / remark '20 years from 1 May 1953' and no corresponding entry for deletion of their name.
3. The Property Register Card pertaining to the said Property i.e. CTS No. 967A also contains reference to the aforesaid Sub-Division Order bearing reference No. C/Karya-3 Ka/PoVi/SR – 1598 dated 23 February 2012 as well as reference to Order bearing No. C/Desk-III-C/LND/NAP/SR-2073 dated 30 April 2012 (granting the Non-Agricultural Permission to K. Raheja Corporation Private Limited to use the land as stated therein as per the plans approved by MCGM subject to terms and conditions stated therein), both passed by the Collector, Mumbai Suburban District.



SECTION III
(Permissions and Approvals)

1. By an Order bearing No. C/Desk-III-C/LND/NAP/SR-2073 dated 30 April 2012, the Collector, Mumbai Suburban District granted Non-Agricultural Permission ("NA") in respect of the said Land for Residential Use on the terms and conditions more particularly contained therein. Though this order records that the NA Permission has been granted in respect of land bearing CTS No. 967, however the area recorded in the Schedule of this Order is 2200.27 square meters (which corresponds to land bearing CTS No. 967A). We have been provided a copy of the Sanad issued by the Special District Inspector, Land Records with respect to the said Land. However, the same is not dated and the name of the addressee is blank.
2. We have been provided with a copy of the letter dated 5 October 2020 addressed by Mr. GK Vanwari, (Architect) to the Executive Engineer (Building Proposal), WS-I, K Ward whereby Mr. GK Vanwari surrendered the Original (a) Intimation of Disapproval dated 1 October 2013 bearing reference No. CE/9084/WS/AK; and (b) Commencement Certificate dated 27 August 2015. The letter further records that a fresh proposal was submitted to MCGM under the provisions of the DCPR 2034 and the MoEF Notification dated 6 January 2011 with a request to approve the same at the earliest.
3. We have also been provided with the following permissions in favour of KRCPL:
 - (i) Intimation of Disapproval bearing reference No. CE/9084/WS/AK/IOD/1/ New dated 1 March 2021 issued by MCGM;
 - (ii) Amended Plan Approval Letter bearing reference No. CE/9084/WS/AK/337/2/Amend dated 12 August 2021 issued by MCGM;
 - (iii) Amended Plan Approval Letter bearing reference No. CE/9084/WS/AK/337/3/Amend dated 4 January 2022 issued by MCGM;



SECTION IV
(Taxes and Outgoings)

- 1) We have been provided with a copy of Property Tax Bill dated 1 September 2021 (bearing Nos. 202110BIL13616077 and 202120BIL13616078) for the period 1 April 2021 till 31 March 2022 along with copies of (i) Receipt bearing no. 2021ACR03362420 dated 30 November 2021 and (ii) Receipt bearing no. 2021ACR03261924 dated 29 (illegible) October 2021, both issued by MCGM and (iii) letter dated 29 November 2021 addressed by KRCPL to the Asst. Assessor & Collector, for the payment made towards property tax in respect of property bearing A/c No. KW2506410020000 for the period 1 October 2021 till 31 March 2022. We have been provided with a copy of the Property Tax Bill dated 1 September 2021 (bearing Nos. 202110BIL13616079 and 202120BIL13616080) for the period 1 April 2021 till 31 March 2022 issued by MCGM along with a copy of (i) Receipt bearing no. 2021ACR03362424 dated 30 November 2021 issued by MCGM (ii) letter dated 29 November 2021 addressed by KRCPL, all pertaining to the payment made towards property tax in respect of property bearing A/c No. KW2506410110000 for the period 1 October 2021 till 31 March 2022.
- 2) It is to be noted that although the aforesaid Property Tax Bill dated 1 September 2021 (bearing Nos. 202110BIL13616077 and 202120BIL13616078) raised by MCGM for the period 1 April 2021 to 31 March 2022 in respect of property bearing A/c No. KW2506410020000 makes reference to a remark that payment to be made from KRCPL, and letter dated 29 November 2021 addressed by KRCPL in respect of property bearing A/c No. KW2506410110000 states that payment has been made by KRCPL, the aforesaid Receipt/s issued by MCGM in respect thereof as well as both the aforesaid Property Tax Bill dated 1 September 2021 raised by MCGM mentions the name of 'Shri G. Coelho' as the 'Assessee' and the name of 'The Supervisor Burmahshell' as the 'Billing Name' in respect of the property bearing A/c No. KW2506410020000 and A/c No. KW2506410110000.
- 3) We have been further provided with a No Dues Certificate bearing no. Online NOC KW/NDC/18-01-2022/64235 dated 18 January 2022 issued by MCGM stating that there are no property tax dues against property bearing A/c No. KW2506410020000 upto 31 March 2022.



- 4) We have not been provided nor perused the latest receipts acknowledging payment of N. A. Assessment in respect of the said Land.
- 5) We have been informed by KRPCL vide its Declaration dated 31 March 2022 that save and except property bearing A/c No. KW2506410020000 and A/c No. KW2506410110000, there are no other A/c's pertaining to the said Property towards the property tax payments and further that the property taxes and other statutory amounts have been paid in respect of the said Property and that there are no other there are no outstanding taxes, and/or penalties, interest etc. payable in respect thereof pertaining to the said Property.



SECTION V
(Public Notice)

1. Based on the instructions of KRCPL, prior to issuance of this Legal Title Report, we have caused public notice/s to be issued on 6 July 2020 in the Free Press Journal (in English) and Navshakti (in Marathi) in order to investigate the title of KRCPL to the said Property.
2. The period stated in the Public Notice has expired and till date, we have not received any objections / claims.



SECTION VI

(Search conducted in the office/s of sub-registrar of assurances)

1. In order to investigate the title of KRCPL to the said Property, we have through a search clerk caused a search in the offices of the Sub-Registrar of Assurances for the period from the year 1946 till 2022.
 - (a) A copy of the Search Report dated 28 September 2020 issued by Mr. Harish D. Mashelkar (search clerk) in respect of the search conducted in the offices of the Sub-Registrar of Assurances in respect of the said Property for the period commencing from 1946 till 2020 (as stated therein), is annexed and marked as **Annexure "B-1"**. The computerized register record pertaining to the Bandra and Andheri Taluka (Sub-Registrar of Assurances), was maintained at the office only upto 10 March 2020 as stated in the aforesaid Search Report.
 - (b) A copy of the Search Report dated 25 February 2022 for the period from 2020 to 25 February 2022 issued by Mr. Harish D. Mashelkar (search clerk) in respect of the search conducted in the offices of the Sub-Registrar of Assurances in respect of the said Property for the period commencing from 2020 till 25 February 2022 (as stated therein), is annexed and marked as **Annexure "B-2"**.
2. On a perusal of the aforesaid Search Report dated 28 September 2020, it is observed that the same reflects the following entries, copies whereof are not available:
 - a) Notice of Lis Pendens dated 26 June 2002 bearing registration No. BDR-1/3428 of 2002 is reflected therein pertaining to Survey No. 25/1, CTS No. 968. The Index-II for the aforesaid Notice of Lis Pendens (*available on the IGR Maharashtra website*) also reflects the description of the property as above. It appears that the said Notice of Lis Pendens was filed by KRCPL and was in respect of Suit No. 1903 of 2002 as is mentioned in the Consent Decree dated 27th February 2007 but we are unable to confirm the same / comment thereon since the document i.e. Notice of Lis Pendens is not provided to us. It is further mentioned in the aforesaid Consent Decree that the Notice of Lis Pendens filed by KRCPL (*the Plaintiff therein*) was wrongly filed in respect of CTS No. 968 and that

KRCPL agrees to do the needful to withdraw / cancel the Notice of Lis Pendens.

- b) Notice of Lis Pendens dated 9 July 2008 bearing registration No. BDR-4/5875 of 2008 is reflected therein pertaining to Survey No. 25/1 (part), Survey No. 78-B (part). The Index-II for the aforesaid Notice of Lis Pendens (*available on the IGR Maharashtra website*) also reflects the description of the property as above. It appears that the same was filed by BPCL and was in respect of Suit No. 1383 of 2008 filed by BPCL before the Hon'ble High Court, Bombay but we are unable to confirm the same / comment thereon since the document i.e. Notice of Lis Pendens is not provided to us. The details of Suit No. 1383 of 2008 have been discussed above and the aforesaid proceedings are pending as on date.

On a perusal of the aforesaid Search Report dated 25 February 2022, it is observed that the same inter alia reflects an Affidavit dated 20 May 2021 executed by KRCPL and registered with the office of Sub-Registrar of Assurances under Serial No. BDR-9/5508 of 2021.

We have been provided with a copy of the aforesaid Affidavit dated 20 May 2021 and on perusal thereof it is observed that the same is an Undertaking executed by KRCPL in favour of the Municipal Commissioner, MCGM undertaking various acts as stated therein.

The other documents mentioned in the Search Report/s have been dealt with at the relevant places herein.



SECTION VII

(Search conducted in the registrar of companies)

1. Based on the instructions of KRCPL, we instructed Jaya Sharma & Associates, Company Secretaries and caused a limited search to be conducted in the Office of the Registrar of Companies in respect of KRCPL for charges specifically pertaining to the said Property. Jaya Sharma & Associates issued a ROC Charge Report dated 2 August 2020 (*based on online search conducted on the MCA portal*) and issued on 3 August 2020 ("**ROC Charge Report**"), a copy whereof is annexed as **Annexure "C-1"**. The ROC Charge Report is subject to the qualifications and assumptions stated therein.
2. On a perusal of the ROC Charge Report, it is observed that there were total 6 (six) charges reflected therein in respect of the said Land (which includes the said Property) and the said Building, out of which 5 (five) charges [*i.e. charge in favour of the Ratnakar Bank Limited, Kotak Mahindra Bank Limited, Citibank N.A, Citicorp Finance (India) Limited and Yes Bank Limited respectively*] have been satisfied and there is only 1 (one) subsisting charge for a sum of Rs. 110,00,00,000/- (Rupees One Hundred and Ten Crore Only) created in favour of Aditya Birla Finance Limited on 10 August 2017 inter alia in respect of the said Land and the said Building.
3. However, thereafter we have been provided with a copy of the Deed of Reconveyance dated 9 September 2021 made and entered into Aditya Birla Finance Limited therein referred to the Mortgagee/Lender and KRCPL, therein referred to as the Mortgagors/ Borrowers and registered with the office of the sub-registrar of assurances under Serial No. BDR-19/11875 of 2021 whereby reflects that the loan in the form of credit facility / facilities not exceeding Rs. 110,00,00,000/- (Rupees One Hundred and Ten Crore Only) which was secured by and under a Deed of Mortgage dated 10 August 2017 made and entered into between KRCPL, therein referred to as the Mortgagor and Aditya Birla Finance Limited therein referred to the Lender and registered with the office of the sub-registrar of assurances under Serial No. BDR-4/7134 of 2017 was fully repaid by KRCPL and accordingly the aforesaid mortgage was released as stated therein.
4. Further, we have also been provided with Deed of Mortgage cum Charge dated 9 September 2021 made and entered into between KRCPL, therein referred to as

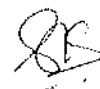
the Borrower / Mortgagor and IDBI Trusteeship Services Limited, therein referred to the Security Trustee and registered with the office of the Sub-Registrar of Assurances at Andheri No. 7 under Serial No. BDR-18 /11876 of 2021 referred to above for a sum upto Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only) and which appears to be subsisting as on date.

5. In addition to the aforesaid, KRCPL also obtained a Certificate dated 29 March 2022 issued by Kaushal Dalal & Associates, Company Secretaries, copy whereof was provided to us. On perusal of the aforesaid Certificate, only the aforesaid subsisting charge for a sum of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only) created in favour of IDBI Trusteeship Services Limited on 9 September 2021 inter alia in respect of the said Land and the said Building is reflected therein.



SECTION VIII
(Cersai Search)

1. Based on the instructions of KRCPL, we have caused to conduct a search on the CERSAI portal through Jaya Sharma & Associates, Practicing Company Secretaries, pertaining to KRCPL for charges specifically pertaining to the said Property. Jaya Sharma & Associates has issued a Cersai Report dated 13 July 2020 ("CERSAI Report"), a copy whereof is annexed as **Annexure "D"**. The CERSAI Report is subject to the qualifications and assumptions stated therein.
2. The CERSAI Report reflects an entry in respect of charge of Kotak Mahindra Bank Limited.
3. The ROC Charge Report dated 2 August 2020 issued by Jaya Sharma & Associates reflects that a charge created by KRCPL in favour of Kotak Mahindra Bank Limited was satisfied on 10 January 2014. We are unable to correlate the same with the entry reflected in the CERSAI Report although the description pertains to the said Property. However, KRCPL vide its Declaration dated 31 March 2022 stated that as on date there is only 1 (one) subsisting charge for a sum of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only) created in favour of IDBI Trusteeship Services Limited and we have relied on the same.



SECTION IX
(Litigations)

1. Based on documents provided it appears that as on date the following proceedings are pending in respect of the said Property:
 - a) Suit No. 1383 of 2008 filed before the Hon'ble High Court, Bombay by BPCL against (i) Goolistan Peter Coelho (ii) Mr. Christopher Mascarenhas (iii) Mrs. Sharon Dennis Coelho and (iv) KRCPL and proceedings therein; and
 - b) Mesne Profits Application No. 5 of 2006 in T.E.& R Suit No. 57/64 of 2001 filed before the Hon'ble Small Causes Court (Bandra) by (i) Goolistan Peter Coelho (ii) Mr. Christopher Mascarenhas (iii) Mrs. Sharon Dennis Coelho and (iv) KRCPL against BPCL.
2. Based on the instructions of KRCPL, we instructed Cubictree Technology Solutions Private Limited to conduct a litigation search (Pan-India) with respect to KRCPL and pursuant thereto the Legal Audit Report dated 15 July 2020 has been duly issued by Cubictree Technology Solutions Private Limited, a copy whereof is annexed as **Annexure "E"**. The Legal Audit Report is subject to the disclaimers stated therein.
3. We have not carried out any independent litigation search in any court/ tribunal/ authority/ appellate authority/ government department/ forum etc. in respect of the said Property and/or KRCPL. KRCPL vide the said Declaration (referred to herein) *inter alia* states that:
 - a) no orders, directions and/or judgments have been passed by any Court and/or Authority by which KRCPL is restrained from creating any third party rights in respect of the said Property; and
 - b) save and except the litigation set out in I(a) and I(b) above, there are no pending litigations pertaining to the said Property.



SECTION X
(CONCLUSION)

In the circumstances, we are of the opinion that in view of and subject to what is mentioned herein (including the observations and qualifications herein) and specifically subject to (a) Suit No. 1383 of 2008 before the Hon'ble High Court of Bombay filed by BPCL against (i) Mrs. Goolistan /Goolestan Peter Coelho (ii) Mr. Christopher Mascarenhas (iii) Mrs. Sharon Dennis Coelho and (iv) KRCPL and proceeding/s therein, (b) Mortgage created under the Deed of Mortgage cum Charge dated 9 September 2021 in favour of IDBI Trusteeship Services Limited, as security trustee and agent in trust for the benefit of Standard Chartered Bank for an amount of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only) and (c) right of way in respect of ROW Portion in favour of the owner of land bearing Survey No. 26, KRCPL i.e. **K. Raheja Corp Private Limited** is the owner of the said Property and its title to the said Property is clear, marketable and free from encumbrances.



SECTION XI
(Qualifications)

A. General:

- (a) This report i.e. Annexure A read with the Legal Title Report (collectively "**Report**") merely certifies the matters expressly dealt with in the Report. The Report does not consider or certify any other questions not expressly answered therein.
- (b) This Report is issued solely on the basis of the documents provided by KRPL i.e. K. Raheja Corp. Private Limited as mentioned in this Report and we have no obligation to update this Report with any information or replies or documents received by us beyond this date.
- (c) We are not qualified to and have not independently verified the area / boundaries of the said Property. We have referred to and retained the admeasurements in hectares, ares, acres, gunthas, square yards and square meters, as we have found them in various documents.
- (d) We have not perused any plans or photocopies of plans (including as annexures to any documents) except as specifically mentioned in this Report.
- (e) For the purpose of this Report, we have assumed:
 - (i) All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - (ii) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - (iii) that the persons executing documents have the necessary authority to execute them;
 - (iv) That there have been no amendments or changes to the documents examined by us.



- (v) The accuracy and completeness of all the factual statements and representations made in the documents.
- (vi) That all prior documents have been adequately stamped and duly registered.
- (vii) Any statements in the documents, authorization or any certificates or confirmations relied upon by us for issuance of this Report is correct and otherwise genuine.
- (viii) Each document binds the parties intended to be bound thereby.
- (ix) Photocopies provided to us are accurate photocopies of originals.
- (f) For the purpose of this Report, we have relied upon:
 - (i) the said Declaration.
 - (ii) originals and/or photocopies of documents as provided to us.
 - (iii) information relating to boundaries on the basis of the documents provided to us by you.
 - (iv) information relating to lineage, if applicable on the basis of revenue records and information provided to us by you.
- (g) For the purpose of issuing this Report, we have relied on the Search Report/s issued by Mr. Harish D. Mashelkar, who has conducted independent searches / investigations in respect of the said Property at the office of the Registrar / Sub-Registrar of Assurances or online search facility available with the Department of Registration and Stamps of Government of Maharashtra as the case may be in the manner stated therein. We have not carried out any independent or subsequent searches of the registers or records maintained with the offices or websites of the Registrar / Sub-Registrar of Assurances or any other authorities.
- (h) We have been informed by the search clerk that, for certain years, the records maintained by the offices of the Sub-Registrar of Assurances are torn and mutilated and certain Index II record have not been prepared/ maintained properly etc. We therefore disclaim any responsibility for consequences which may arise on account of such non-availability of records or on account of the records being torn or mutilated or not having

been maintained properly.

- (i) For the purpose of issuing this Report, we have relied on the said ROC Search Report issued by Jaya Sharma & Associates, who has conducted independent searches / investigations for 'K. Raheja Corp Private Limited' in respect of the said Property on the website of the Registrar of Companies. We have not carried out any subsequent or independent searches of the registers or records maintained with the offices or websites of the Registrar of Companies or any other authorities.
- (j) For the purpose of issuing this Report, we have relied upon the Legal Audit Report issued by Cubictree Technology Solutions Private Limited in respect of the online litigation search conducted in respect of the entity 'K. Raheja Corp Private Limited'. We have not carried out any searches on any websites or in the records of any courts / tribunals or governmental or regulatory agencies, authorities or bodies and have accepted your assertions as regards the pending litigations, proceedings, enquiries, etc. before any court of law, tribunal, authority, arbitrator, etc. in respect of the said Property. We have assumed that except as stated in this Report, there is no pending litigation affecting the said Property. Our comments relating to any dispute or litigation (if any) are based solely on (i) the dispute or litigation you have disclosed; (ii) documents provided to us; and (iii) the Legal Audit Report issued by Cubictree Technology Solutions Private Limited.
- (k) Save as otherwise specifically stated in this Report, (i) we have not issued any public notice to invite claims from the public at large in respect of title of K. Raheja Corp Private Limited to the said Property (ii) we have not carried out any searches and (iii) we have not inspected or reviewed the original documents in respect of the said Property.
- (l) We are not certifying the boundaries of the said Property.
- (m) We have not visited the site on which the said Property is situated. We are not qualified to express our opinion on physical identification of the said Property.
- (n) We do not express our opinion on matters related to actual physical use of the said Property.



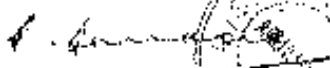
- (o) We express no view about the user / reservations / FSI / developability of the said Property.
 - (p) We have not verified issues relating to reservation on the said Property or any portion thereof by Governmental Authorities.
 - (q) We have not independently validated the taxes / cess / duties / charges payable in respect of the said Property and our comments with respect to these are based solely on the documents provided to us by KRPCL.
 - (r) We have not verified the market value of the property involved nor whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion thereon.
 - (s) We are not authorized or qualified to express an opinion relating to plan permissions, approvals, sanctions or development potential of the said Property and we are not commenting on and/or certifying the compliance thereof.
 - (t) A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
 - (u) This Report is limited to the matters pertaining to Indian Law (as on the date of this Report) alone and we express no opinion on laws of any other jurisdiction.
 - (v) Even though this document is titled "Legal Title Report", it is in fact an opinion based on the documents we have reviewed.
- B. This Report is addressed to MahaRERA, as required as per Circular No. 28/2021 dated 8 March 2021 issued by MahaRERA. This Report may not be disclosed, furnished, quoted or relied on by any person or entity other than KRCPL i.e. K. Raheja Corp. Private Limited for any purpose without our prior written consent. It may, however, be disclosed or furnished by KRCPL as may be required in connection with any transaction in relation to business of KRPCL pertaining to the said Property or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.



- C. We shall not be liable to any person, association of persons whether incorporated or not, authority, to whom this Report shall be disclosed and/or furnished or who shall rely on the same, and even otherwise for any aspect relating to the services provided in connection with the preparation and issuance of this Report. Further, in no event shall we also be liable for any consequential, special, incidental or punitive loss, damage or expense, even if we have been advised of the possibility of such loss, damage or expense.

Dated this 31st day of March 2022.

For M/s. Hariani & Co.


Partner



Schedule I

Photocopies / scanned copies of the following documents have been provided:

1. Indenture dated 8 November 1946 made and entered into between Mr. Basil Francis Gomes alias Brazil Francis Gomes alias Basilio Francisco Gomes (in his personal capacity), therein referred to as the Vendor of the First Part and Basil Francis Gomes (being the sole proving executor of Last Will of late Mr. Duming G Gomes alias Dumingo Gabriel Gomes, therein referred to as the Confirming Party of the Second Part and Mr. Jehangir Nadirshaw Vakil, therein referred to as the Purchaser of the Third Part and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BND - 1317 of 1946;
2. Indenture dated 1 May 1947 made and entered into between Mr. Jehangir Nadirshaw Vakil, therein referred to Vendor of the One Part and Mr. Gasper Diego Coelho, therein referred to as the Purchaser of the Other Part and registered with the office of the sub-registrar of assurances at Bombay under Serial No. BOM - 2193 of 1948;
3. Articles of Agreement (lease-loan) dated 5 December 1952 made and entered into between Mr. Gasper Diego Coelho, therein referred to as the Landlord of the One Part and Burmah-Shell Oil Storage and Distributing Co. of India Limited, therein referred to as the Tenant and registered with the office of the sub-registrar of assurances at Bombay under Serial No. 6818 of 1952;
4. Indenture (lease) dated 15 June 1953 made and entered into between Gasper Diego Coelho, therein referred to as the Landlord of the One Part and Burma-Shell Oil Storage and Distributing Company of India Limited, therein referred to as the Tenant of the Other Part and registered with the office of the sub-registrar of assurances at Bombay under Serial No. 3846 of 1953;
5. Letter bearing reference no. LNDA- 4119 dated 18 January 1955 addressed by the Additional Collector, Bombay Suburban District to Gasper Diego Coelho;
6. Letter dated 18 March 1976 addressed by Bharat Refineries Limited to Mr. Gasper Diego Coelho;
7. Letter dated 10 August 1977 addressed by Bharat Petroleum Training Centre to Mr. Gasper Diego Coelho;



8. Letter dated 30 September 1977 addressed by Bharat Petroleum Corporation Ltd.
9. Will of Mr. Gasper Diago Coelho dated 22 December 1970;
10. Indenture (renewal of lease) dated 1 October 1973 / 29 September 1973 made and entered into between Gasper Diago therein referred to as the Landlord of the One Part and Burmah-Shell Oil Storage and Distribution Co. of India Limited therein referred to as the Tenant;
11. 7/12 extract pertaining to Survey No. 25/A/1, Hissa No. 1 for the year 1967-68;
12. Kami Jasti Patrak (correlation with CTS No. 967);
13. Probate dated 2 December 1983 in respect of Last Will of Mr. Gasper Diago Coelho granted in favour of Mr. Peter Gasper Coelho (sole executor) by the Hon'ble Bombay High Court in Testamentary Petition No. 343 of 1983;
14. Indenture dated 15 March 1988 made and entered into between Mr. Keki P. Balsara, therein referred to as the Settlor of the One Part and (1) Mr. Peter Gasper Coelho and (2) Mrs. Goolestan P. Coelho, therein referred to as the Trustees of the Other Part (Coelho Associates, private trust);
15. Gift Deed dated 30 March 1988 made and entered into between Mr. Peter G. Coelho, therein referred to as the Donor of the One Part and Mrs. Goolestan P. Coelho (in her capacity as the Trustee of "Coelho Associates" (formed as per the Deed of Settlement dated 15 March 1988), therein referred to as Donee of the Other Part along with a registration receipt bearing No. P-962 of 1988 dated 11 April 1988;
16. Memorandum of Understanding 1 June 1994 Mr. Peter Gasper Coelho in his individual capacity and (1) Mr. Peter Coelho and (2) Mrs. Goolestan Peter Coelho in their capacity as the Trustees of the Private Trust being Coelho Family Trust (created under Indenture dated 29 March 1975) and Paramount Hotels Private Limited;
17. Fresh Certificate of Incorporation dated 29 March 2001 of K. Raheja Corp Private Limited.
18. Deed of Appointment of New Trustees dated 9 April 2001 made and entered into between Mrs. Goolestan Peter Coelho, therein referred to as the Continuing Trustee of the One Part and (1) Mr. Christopher Mascarenhas and (2) Mrs.



Sharon Dennis Coelho, therein referred to as the New Trustees and registered with the office of the office of the sub-registrar of assurances under Serial No. BDR-1/1844 of 2001;

19. Probate dated 27 April 2001 in respect of Last Will of Mr. Peter Gasper Coelho granted in favour of Mrs. Goolistan Peter Coelho by the Hon'ble Bombay High Court in Testamentary Petition No. 1004 of 2000 along with a copy of the Last Will of Peter Gasper Coelho dated 3 December 1999;
20. Deed of Transfer (by Trustees to Beneficiaries) dated 14 February 2006 made and entered into between (1) Mrs. Goolistan Peter Coelho, (2) Mr. Christopher Mascarenhas and (3) Mrs. Sharon Dennis Coelho, all being the Trustees of Coelho Associates, therein referred to as the Transferors of the One Part and (1) Mr. Malcom Peter Coelho, (2) Mrs. Esther Christopher Mascarenhas nee Ester Peter Coelho and (3) Mr. Dennis Peter Coelho therein referred to as the Transferees of the Other Part and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BDR-1/1255 of 2006;
21. 4 (four) receipts each dated 20 February 2006 issued by K. Raheja Corp Private Limited in favour of Goolistan Peter Coelho, Malcom Peter Coelho, Esther Peter Coelho, and Dennis Peter Coelho;
22. Letter dated 26 February 2006 addressed by K. Raheja Corp Private Limited to Mr. Ramesh S. Vasavada;
23. Power of Attorney dated 26 February 2006 executed by (1) Mrs. Goolistan Peter Coelho (2) Mr. Dennis Peter Coelho (3) Mrs. Esther Christopher Mascarenhas nee Esther Peter Coelho (4) Mr. Malcom Coelho in their individual capacity and (5) Mrs. Goolistan Peter Coelho (6) Mr. Christopher Mascarenhas and (7) Mrs. Sharon Dennis Coelho, being the Trustees of Coelho Associates in favour of K. Raheja Corp Private Limited and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BDR-1/1628 of 2006;
24. Consent Terms dated 26 February 2006 passed in Suit No. 1903 of 2002 filed by K. Raheja Corp Private Limited against Mrs. Goolistan Peter Coelho and Ors.;
25. Consent Decree dated 27 February 2006 passed in Suit No. 1903 of 2002 filed by K. Raheja Corp Private Limited against Mrs. Goolistan Peter Coelho and Ors.

- and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BDR-1/3878 of 2006;
26. Undertaking dated 27 September 2007 filed by BPCL;
 27. Notice issued by K. Raheja Corp Private Limited to the Assessor Collector, Municipal Corporation of Greater Mumbai as per Section 149 of Mumbai Municipal Corporation Act, 1888 (of transfer / purchase of the property);
 28. Memorandum Recording Creation of Mortgage by Deposit of Title Deeds dated 1 April 2008 made and entered into between K. Raheja Corp Private Limited therein referred to as the Mortgagor of the First Part and Citicorp Finance India Limited therein referred to as the Lender/Mortgagee of the Second Part;
 29. Possession Receipt dated 29 September 2008 confirming handing over of possession of the property by Bharat Petroleum Corporation Limited to (1) Mrs. Goolistan Peter Coelho (2) Mr. Christopher Mascarenhas and (3) Mrs. Sharon Dennis Coelho through their Constituted Attorney K. Raheja Corp Private Limited and K. Raheja Corp Private Limited;
 30. Letter dated 22 September 2009 addressed by Citicorp Finance (India) Limited to K. Raheja Corp Private Limited;
 31. Indenture dated 9 November 2009 made and entered into between (1) K. Raheja Corp Private Limited therein referred to as Borrower or Mortgagor No.1 and (2) Novel Properties Ltd. therein referred to as Mortgagor No. 2, and Yes Bank Ltd. therein referred to as the Mortgagee, and registered with the office of the sub-registrar of assurances under serial no. BDR-4/10431 of 2009;
 32. Undertaking / Affidavit dated 29 November 2010 executed by KRCPL addressed to The Municipal Commissioner, MCGM and registered with office of the sub-registrar of assurances under Serial No. BDR-15/12646 of 2010;
 33. Deed of Re-conveyance dated 7 April 2011 made and entered into between (1) K. Raheja Corp Private Limited therein referred to as Borrower or Mortgagor of One Part and (2) Novel Properties Ltd. therein referred to as Mortgagor 2 of the Second Part and Yes Bank Ltd. therein referred to as Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under serial no. BDR-4/3198 of 2011;

34. Possession Receipt bearing reference No. KW/2813/AEM dated 13 June 2011 issued by MCGM (*pertaining to the portion admeasuring 47.13 square meters out of CTS No. 967 handed over by K. Raheja Corp Private Limited*).
35. Letter bearing reference No. KW/2813/AEM dated 13 June 2011 addressed by MCGM to K. Raheja Corp Private Limited (*pertaining to portion admeasuring 47.13 square meters out of CTS No. 967 handed over by K. Raheja Corp Private Limited*).
36. Letter bearing reference No. KW/2813/AEM dated 13 June 2011 addressed by the Brihanmumbai Mahanagarपालिका to the City Survey Office (Juhu / Vile Parle) (*pertaining to portion admeasuring 47.13 square meters out of CTS No. 967 handed over by K. Raheja Corp Private Limited*).
37. Sub-Division Order bearing reference no. C/Karya-3 Ka/PoVi/SR – 1598 dated 23 February 2012 issued by the Collector, Mumbai Suburban District in favour of K. Raheja Corp. Private Limited (*in Marathi*);
38. Sanad issued by the Special District Inspector, Land Records (certain details blank);
39. Order bearing reference no. C/Desk-III-C/LND/NAP/SR-2073 dated 30 April 2012 issued by the Collector, Mumbai Suburban District (in respect of land bearing CTS No. 967 of Village Juhu) addressed to K. Raheja Corp Private Limited;
40. Indemnity Bond cum Declaration dated 25 May 2012 executed by K. Raheja Corp Private Limited in favour of the Collector and registered with the office of the sub-registrar of assurances under Serial No. BDR-15/6071 of 2012 [in respect of the portion admeasuring 47.13 square meters out of CTS No. 967].
41. Property Register Card dated July 2012 (*date not fully legible*) for lands bearing CTS No. 967/A and CTS No. 967/B;
42. Memorandum of Deposit of Title Deed dated 1 August 2012 executed by Kotak Mahindra Bank alongwith Schedule A, Schedule B and Schedule C;
43. Affidavit dated 14 August 2013 executed by K. Raheja Corp Private Limited in favour of The Municipal Commissioner, MCGM and registered with office of the sub-registrar of assurances under Serial No. BDR-4/6252 of 2013;

44. CTS Plan reflecting CTS No. 967/A and CTS No. 967/B;
45. Letter dated 10 January 2014 addressed by Kotak Mahindra Bank Ltd. to Chalet Hotels Pvt. Ltd. (no dues confirmation);
46. Composite Deed of Mortgage dated 9 April 2014 made and entered into between K. Raheja Corp Private Limited therein referred to as Mortgagor of the One Part and Ratnakar Bank Ltd. therein referred to as the Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under serial no. BDR-17/2824 of 2014;
47. Letter bearing reference no. CAD/MUM//011/2017-118 dated 11 April 2017 addressed by Ratnakar Bank Ltd. to K. Raheja Corp Private Limited.;
48. Deed of Mortgage dated 10 August 2017 made and entered into between K. Raheja Corp Private Limited therein referred to as the Mortgagor and Aditya Birla Finance Limited therein referred to as the Mortgagee and registered with the office of the sub-registrar of assurances under serial no. BDR-4/7134 of 2017;
49. Deed of Reconveyance dated 9 September 2021 made and entered into between Aditya Birla Finance Ltd., therein referred to as the Mortgagee / Lender and K. Raheja Corp Private Limited, therein referred to as Mortgagor/s / Borrowers and registered with the office of the sub-registrar of assurances Andheri No. 7 under serial no. BDR-18/11875 of 2021;
50. Deed of Mortgage cum Charge dated 9 September 2021 made and entered into between KRCPL, therein referred to as the Borrower / Mortgagor and IDBI Trusteeship Services Limited, therein referred to the Security Trustee and registered with the office of the sub-registrar of assurances Andheri No. 7 under Serial No. BDR-18/11876 of 2021;
51. Undertaking / Affidavit dated 20 May 2021 executed by KRCPL (through its Authorized Signatory Mr. Ramesh Ranganathan) addressed to The Municipal Commissioner, MCGM and registered with the office of the sub-registrar of assurances under Serial No. BDR-9/5508 of 2021.
52. Property Tax Bill (bearing Nos. 202110BIL13616077 and 202120BIL13616078) dated 1 September 2021 raised by MCGM for the period 1 April 2021 to 31 March 2022 in respect of property bearing A/c No. KW2506410020000 along with (i) Receipt bearing no. 2021ACR03362420 dated 30 November 2021 and (ii) Receipt

bearing no. 2021ACR03261924 dated 29 (illegible) October 2021, both issued by MCGM in respect of such property bearing A/c No. KW2506410020000.

53. No Dues Certificate bearing no. Online NOC KW/NDC/18-01-2022/64235 dated 18 January 2022 issued by MCGM stating inter alia that there are no property tax dues against property bearing A/c No. KW2506410020000 upto 31 March 2022.
54. Property Tax Bill dated 1 September 2021 (bearing Nos. 202110BIL13616079 and 202120BIL13616090) issued by MCGM along with a copy of (i) Receipt bearing no. 2021ACR03362424 dated 30 November 2021 issued by MCGM (ii) letter dated 29 November 2021 addressed by KRCPL in respect of property bearing A/c No. KW2506410110000.
55. Certificate dated 29 March 2022 issued by Kaushal Dalal & Associates, Company Secretaries.

ROC Documents:

56. Form 17 filed before the Registrar of Companies in respect of the satisfaction of charge created in favour of Citicorp Finance (India) Limited;
57. Form 17 and Memorandum of Satisfaction of Charge dated 18 April 2011 in respect of the satisfaction of charge created by Yes Bank Ltd.

DP Remarks

58. DP Remarks bearing reference no. CHE/781/DPWS/K/W dated 7 September 2009 issued by the Municipal Corporation of Greater Mumbai to Mr. Yashwant Pandit;
59. DP Remarks bearing reference no. Ch.E./DP34201910111245533/DP/WS/K/W dated 4 October 2019 issued by the Municipal Corporation of Greater Mumbai, Office of the Chief Engineer (Development Plan) to Mr. Manoj Shah along with 2 (two) plans as annexures;

ULC Related Documents:

60. Order dated 28 February 1991 passed in case no. C/ULC/D-XIII/6(i) SR-VII-268/2207 passed by the Deputy Collector and C.A II (ULC) Gr. Bombay;
61. Order dated 12 March 1992 bearing reference no. REV-1091/(5053)/XIII addressed by the Secretary to Government to Peter G. Coelho;

62. Order/Letter dated 24 March 2006 bearing reference no. C/ULC/D-XIII/WS/147/06 addressed by the Office of the Additional Collector and CA(II) (ULC) Cr. Mumbai to Mrs. Goolestan Peter Coelho;

Permissions / Approvals:

63. Intimation of Disapproval bearing reference no. CE/9084/WS/AK dated 15 February 2010 issued by the Municipal Corporation of Greater Mumbai in favour of K. Raheja Corp Private Limited (for proposed residential building on plot bearing CTS No. 967 of Village Juhu);
64. Letter bearing reference no. KW/IE-394/2010-11 dated 21 May 2010 addressed by the Municipal Corporation of Greater Mumbai to K. Raheja Corp Private Limited (pertaining to first date of assessment of the property);
65. Letter dated 28 March 2014 addressed by G.K Vanwari to the Executive Engineer of Municipal Corporation of Greater Mumbai;
66. Parking layout approval bearing reference no. Dy.Ch.E/P-1452/Traffic dated 31 January 2013 issued by the Deputy Chief Engineer (Traffic) of Municipal Corporation of Greater Mumbai in favour of G.K Vanwari;
67. Intimation of Disapproval bearing reference no. CE/9084/WS/AK dated 1 August 2013 issued by the Municipal Corporation of Greater Mumbai in favour of K. Raheja Corp Private Limited for proposed residential building on plot bearing CTS No. 967 of Village Juhu);
68. Copy of the letter dated 5 October 2020 addressed by Mr. GK Vanwari, Architect to the Executive Engineer (Building Proposal), WS-I, K Ward.
69. Intimation of Disapproval bearing reference No. CE/9084/WS/AK/IOD/1/New dated 1 March 2021 issued by MCGM;
70. Amended Plan Approval Letter bearing reference No. CE/9084/WS/AK/337/2/ Amend dated 12 August 2021 issued by MCGM;
71. Amended Plan Approval Letter bearing reference No. CE/9084/WS/AK/337/3/ Amend dated 4 January 2022 issued by MCGM;



Litigation

72. Typed copy of Plaint in T.E&R Suit No. 57/64 of 2001 filed before the Small Causes Court at Mumbai (Bandra) by Mrs. Goolistan Peter Coelho, Mr. Christopher Mascarenhas and Mrs. Sharon Dennis Coelho, (all for self and as Trustees of Coelho Associates, a private Trust) against Bharat Petroleum Corporation Limited;
73. Memo of Appeal being Appeal No. 191 of 2004 in T.E& R Suit No. 57/64 of 2001 before the Small Causes Court at Mumbai (Bandra) filed by Bharat Petroleum Corporation Limited against Mrs. Goolistan Peter Coelho, Mr. Christopher Mascarenhas and Mrs. Sharon Dennis Coelho, (all for self and as Trustees of Coelho Associates, a private Trust);
74. Typed copy of the following documents in Interim Notice No. 10 of 2005 in Appeal No. 191 of 2004 in T.E&R Suit No. 57/64 of 2001 filed in the Small Causes Court by Bharat Petroleum Corporation Limited against Mrs. Goolistan Peter Coelho and Others:
 - a) Typed copy of Affidavit of Mrs. Goolistan Peter Coelho (dated [*not legible*] January 2006);
 - b) Typed copy of Affidavit of Mr. Anil Yeshwant Jadhav, Manager (Adm) of Appellant Goolistan Peter Coelho (dated [*not legible*] January 2006);
 - c) Typed copy of the Order / Oral Judgment dated 22 March 2006 in Interim Notice No. 10 of 2005 in Appeal No. 191 of 2004 in T.E&R Suit No. 57/64 of 2001;
75. Writ Petition No. 5768 of 2006 in the Civil Appellate Jurisdiction of the Hon'ble Bombay High filed by Bharat Petroleum Corporation Limited against Mrs. Goolistan Peter Coelho and Others (without Exhibits);
76. Typed copy of Special Leave Petition bearing SLP (C) No. 15737 of 2007 filed before the Hon'ble Supreme Court by Bharat Petroleum Corporation Limited against Mrs. Goolistan Peter Coelho and Others;
77. Notice of Motion No. 2359 of 2008 filed in Suit No. 1383 of 2008 before the Hon'ble Bombay High Court by Bharat Petroleum Corporation Limited against Mrs. Goolistan Peter Coelho and Others;

78. Appeal Memo filed in Appeal No. 69 of 2009 [Appeal (L) No. 502 of 2008] in Notice of Motion No. 2359 of 2008 in Suit No. 1383 of 2008 filed before the Hon'ble Bombay High Court by Bharat Petroleum Corporation Limited against Mrs. Goolistan Peter Coelho and Others;

Orders in the Litigation:

79. Order dated 25 August 2004 passed in T.E & R Suit No. 56/67 of 2001 filed before the Hon'ble Small Causes Court at Mumbai (Bandra);
80. Order / Oral Judgment dated 22 March 2006 passed in Interim Notice dated 10 of 2005 in Appeal No. 191 of 2004 in T.E.& R Suit No. 57/64 of 2001 filed before the Hon'ble Small Causes Court at Mumbai (Bandra);
81. Order dated 23 February 2007 in Appeal No. 191 of 2004 in T.E.& R Suit No. 57/64 of 2001 filed before the Hon'ble Small Causes Court at Mumbai (Bandra);
82. Order dated 30 August 2006 passed in Writ Petition No. 5768 of 2006 filed before the Hon'ble High Court of Bombay;
Order dated 26 June 2007 in Civil Revision Application No. 305 of 2007 filed before the Hon'ble High Court of Bombay;
83. Order dated 10 September 2007 in SLP (C) No. 15737 of 2007 filed before the Hon'ble Supreme Court (Civil Appellate Jurisdiction);
84. Order dated 22 July 2008 passed in Notice of Motion No. 2359 of 2008 in Suit No. 1383 of 2008 filed before the Hon'ble High Court, Bombay;
85. Typed copy of Order dated 24 June 2009 passed in Appeal No. 69 of 2009 in Notice of Motion No. 2359 of 2008 in Suit No. 1383 of 2008;

Mesne Profit Application:

86. Mesne Profit Application bearing no. 5 of 2006 filed in T.E & R Suit No. 57/64 of 2001 filed by Mrs. Goolistan Peter Coelho, Mr. Christopher Mascarenhas, Mrs. Sharon Dennis Coelho, (for self and as Trustees of Coelho Associates) and K. Raheja Corp. Private Limited against Bharat Petroleum Corporation Limited;

In addition to the aforesaid, we have been provided with inspection of the following documents on 6 October 2020 (via a Zoom Call):

1. Original Indenture dated 8 November 1946 made and entered into between Mr. Basil Francis Gomes alias Brazil Francis Gomes alias Basilio Francisco Gomes (in his personal capacity), therein referred to as the Vendor of the First Part and Basil Francis Gomes (being the sole proving executor of Last Will of late Mr. Duming G Gomes alias Dumingo Gabriel Gomes, therein referred to as the Confirming Party of the Second Part and Mr. Jehangir Nadirshaw Vakil, therein referred to as the Purchaser of the Third Part and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BND - 1317 of 1946;
2. Original Indenture dated 1 May 1947 made and entered into between Mr. Jehangir Nadirshaw Vakil, therein referred to Vendor of the One Part and Mr. Gasper Diego Coelho, therein referred to as the Purchaser of the Other Part and registered with the office of the sub-registrar of assurances at Bombay under Serial No. BOM - 2193 of 1948;
3. Original Articles of Agreement (lease-loan) dated 5 December 1952 made and entered into between Mr. Gasper Diego Coelho, therein referred to as the Landlord of the One Part and Burmah-Shell Oil Storage and Distributing Co. of India Limited, therein referred to as the Tenant and registered with the office of the sub-registrar of assurances at Bombay under Serial No. 6818 of 1952;
4. Original Indenture (lease) dated 15 June 1953 made and entered into between Gasper Diego Coelho, therein referred to as the Landlord of the One Part and Burma-Shell Oil Storage and Distributing Company of India Limited, therein referred to as the Tenant of the Other Part and registered with the office of the sub-registrar of assurances at Bombay under Serial No. 3846 of 1953;
5. Notarized Copy of the Probate dated 2 December 1983 in respect of Last Will of Mr. Gasper Diago Coelho granted in favour of Mr. Peter Gasper Coelho (sole executor) by the Hon'ble Bombay High Court in Testamentary Petition No. 343 of 1983;
6. Original Indenture of Settlement dated 15 March 1988 made and entered into between Mr. Keki P. Balsara, therein referred to as the Settlor of the One Part and (1) Mr. Peter Gasper Coelho and (2) Mrs. Goolistan P. Coelho, therein referred to as the Trustees of the Other Part (Coelho Associates, private trust);

7. Original Gift Deed dated 30 March 1988 made and entered into between Mr. Peter G. Coelho, therein referred to as the Donor of the One Part and Mrs. Goolestan P. Coelho (in her capacity as the Trustee of "Coelho Associates" (formed as per the Deed of Settlement dated 15 March 1988), therein referred to as Donee of the Other Part along with a registration receipt bearing No. P-962 of 1988 dated 11 April 1988;
8. Original Memorandum of Understating 1 June 1994 Mr. Peter Gasper Coelho in his individual capacity and (1) Mr. Peter Coelho and (2) Mrs. Goolestan Peter Coelho in their capacity as the Trustees of the Private Trust being Coelho Family Trust (created under Indenture dated 29 March 1975) and Paramount Hotels Private Limited;
9. Original Deed of Appointment of New Trustees dated 9 April 2001 made and entered into between Mrs. Goolestan Peter Coelho, therein referred to as the Continuing Trustee of the One Part and (1) Mr. Christopher Mascarenhas and (2) Mrs. Sharon Dennis Coelho, therein referred to as the New Trustees and registered with the office of the office of the sub-registrar of assurances under Serial No. BDR-1/1844 of 2001;
10. Original Deed of Transfer (by Trustees to Beneficiaries) dated 14 February 2006 made and entered into between (1) Mrs. Goolestan Peter Coelho, (2) Mr. Christopher Mascarenhas and (3) Mrs. Sharon Dennis Coelho, all being the Trustees of Coelho Associates, therein referred to as the Transferors of the One Part and (1) Mr. Malcom Peter Coelho, (2) Mrs. Esther Christopher Mascarenhas nee Ester Peter Coelho and (3) Mr. Dennis Peter Coelho therein referred to as the Transferees of the Other Part and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BDR-1/1255 of 2006;
11. Original 4 (four) Receipts, each dated 20 February 2006 issued by K. Raheja Corp Private Limited in favour of Goolestan Peter Coelho, Malcom Peter Coleho, Esther Peter Coelho, and Dennis Peter Coelho;
12. Acknowledged copy of Letter dated 26 February 2006 addressed by K. Raheja Corp Private Limited to Mr. Ramesh S. Vasavada;
13. Original Power of Attorney dated 26 February 2006 executed by (1) Mrs. Goolestan Peter Coelho (2) Mr. Dennis Peter Coelho (3) Mrs. Esther Christopher Mascarenhas nee Esther Peter Coelho (4) Mr. Malcom Coelho in their individual

- capacity and (5) Mrs. Goolestan Peter Coelho (6) Mr. Christopher Mascarenhas and (7) Mrs. Sharon Dennis Coelho, being the Trustees of Coelho Associates in favour of K. Raheja Corp Private Limited and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BDR-1/1628 of 2006;
14. Original Consent Terms dated 26 February 2006 in Suit No. 1903 of 2002 filed by K. Raheja Corp Private Limited against Mrs. Goolestan Peter Coelho and Ors.;
 15. Original Consent Decree dated 27 February 2006 in Suit No. 1903 of 2002 filed by K. Raheja Corp Private Limited against Mrs. Goolestan Peter Coelho and Ors. and registered with the office of the sub-registrar of assurances at Bandra under Serial No. BDR-1/3878 of 2006;
 16. Original Possession Receipt dated 29 September 2008 confirming handing over of possession of the property by Bharat Petroleum Corporation Limited to (1) Mrs. Goolistan Peter Coelho (2) Mr. Christopher Mascarenhas and (3) Mrs. Sharon Dennis Coelho through their Constituted Attorney K. Raheja Corp Private Limited and K. Raheja Corp Private Limited;
 17. Original Title Certificate dated 20 February 2006 issued by R.S Vasavada, Advocate;
 18. Original Order dated 28 February 1991 passed in case no. C/ULC/D-XIII/6(i) SR-VIII-268/2207 passed by the Deputy Collector and C.A II (ULC) Gr. Bombay;
 19. Certified Copy of Order dated 12 March 1992 bearing reference no. REV-1091/(5053)/XIII addressed by the Secretary to Government to Peter G. Coelho;
 20. Certified Copy of the Order / Oral Judgment dated 22 March 2006 passed in Interim Notice dated 10 of 2005 in Appeal No. 191 of 2004 in T.E.& R Suit No. 57/64 of 2001 filed before the Hon'ble Small Causes Court at Mumbai (Bandra);
 21. Certified Copy of the Order dated 30 August 2006 passed in Writ Petition No. 5768 of 2006 filed before the Hon'ble High Court of Bombay.
 22. Original Sub-Division Order bearing reference no. C/KAR-3C/SR – 1598 dated 23 February 2012 issued by the Collector in favour of K. Raheja Corp. Private Limited *(in Marathi) along with 1 (one) plan bearing reference no. SRA- 1598;*
 23. Original Order bearing reference no. C/Desk-III-C/LND/NAP/SR-2073 dated 30 April 2012 issued by the Collector, Mumbai Suburban District (in respect of land

- bearing CTS No. 967 of Village Juhu) addressed to K. Raheja Corp Private Limited *along with 1 (one) plan bearing reference no. SRA-2073;*
24. Certified extract of the Property Register Card dated July 2012 for lands bearing CTS No. 967/A and CTS No. 967/B;
 25. Original CTS Plan reflecting CTS No. 967/A and CTS No. 967/B;
 26. Original DP Remarks bearing reference no. CHE/567/DPWS/KW dated 28th August 2012 issued by the Municipal Corporation of Greater Mumbai to Mr. Manoj Shah along with one plan as annexure;
 27. Original DP Remarks bearing reference no. Ch.E./DP34201910111245533/DP/WS/ KW dated 4 October 2019 issued by the Municipal Corporation of Greater Mumbai, Office of the Chief Engineer (Development Plan) to Mr. Manoj Shah along with 2 (two) plans as annexures;
 28. Original Intimation of Disapproval bearing reference no. CE/9084/WS/AK dated 15 February 2010 issued by the Municipal Corporation of Greater Mumbai in favour of K. Raheja Corp Private Limited (for proposed residential building on plot bearing CTS No. 967 of Village Juhu) along with 3 (three) plans;
 29. Original Parking layout approval bearing reference no. Dy.Ch.E/P-1452/Traffic dated 31 January 2013 issued by the Deputy Chief Engineer (Traffic) of Municipal Corporation of Greater Mumbai in favour of G.K Vanwari, along with 4 (four) plans.



Annexure A1
(Encumbrances*)

- (a) Suit No. 1383 of 2008 before the Hon'ble High Court of Bombay filed by Bharat Petroleum Corporation Limited against (i) Mrs. Goolestan/Goolistan Peter Coelho (ii) Mr. Christopher Mascarenhas (iii) Mrs. Sharon Dennis Coelho and (iv) KRCPL and proceeding/s therein;
- (b) Mortgage created under the Deed of Mortgage cum Charge dated 9 September 2021 and registered with the office of the Sub-Registrar of Assurances at Andheri No. 7 under Serial No. BDR-18 /11876 of 2021, in favour of IDBI Trusteeship Services Limited (as security trustee and agent) in trust for the benefit of Standard Chartered Bank for repayment of loan of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only);
- (c) Right of way in respect of ROW Portion (as defined in Section I of the Flow of Title) in favour of the owner of land bearing Survey No. 26.

*For details of the aforesaid encumbrances and our other observations and qualifications as regards title to the said Property, please refer to the Legal Title Report and Annexure A.



HARISH D. MASHELKAR

Search Report, Property Transfer & Estate N.O.C.



Nisarg Greens, Orchid B, 2nd floor, Flat no. 205 & 208
Plot no. RH-1, B Cabin Road, Near Navare Nagar,
Ambernath (E) - 421504, Dist. Thane.
Mobitel: +91-9320 34 44 33 / +91 9323 29 73 69
E-mail: harish@mashelkar.in; rajeshmashelkar@yahoo.in
Pan no. AKWPM3179Q

To,
Hariani and Co.
Bakhtawar, 7th floor,
Ramnath Goenka Marg,
Nariman Point,
Mumbai - 400 021.

Date: - September 28, 2020

Re: - Investigation Title of Property situated
village Juhu, Taluka Andheri bearing
Survey no. 25, Hisaa no. 1(part)
admeasuring 2600 sq. yards
corresponding to C.T.S. no. 967 of City
Survey Juhu Taluka M.S.D. i.e.
admeasuring 2247.40 sq. meters

Owner

M/s. K. Raheja Corp. Pvt. Ltd.

As per your instructions, for and behalf of your client to take search of the records relating to the abovementioned property, I have taken search of the records for the period from years 1946 to 2020 respectively maintained by the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka on submitting hereunder report of search as under:

MUMBAI AND BANDRA (S. R. OFFICE) MANUAL RECORD

From years 1946 to 2020 (75 years)

BND/1317

1946

Sale Deed

08-11-1946

08-11-1946

Between

Brasil Francis Gomer

"The Vendor"

To

Jehangir Nadirshaw Vakil

"The Purchaser"

Schedule: - Property situated at Khoti land village Juhu, Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) Admeasuring 2600 sq. yards.

BOM/2193

1947

Sale Deed

Rs.40,000/-

01-05-1947

07-05-1947

Between

Jehangir Nadirshaw Vakil

"The Vendor"

To

Gaspar Diego Coelho

"The Purchaser"

Schedule: - Property situated at Khoti land village Juhu, Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) Admeasuring 2600 sq. yards.

1948-----NIL

1949-----NIL

1950-----NIL

1951-----NIL

1952-----NIL



BOM/6818
1952

Agreement
Rs.1,20,000/-

05-12-1952
26-02-1953

Between

Gasper Diego Coelho

"The Landlord"

To

**Burma Shell Oil Storage and Distribution Company of India
Limited**

"The Tenant"

Whereas, the landlord is seized and possessed and otherwise well and sufficiently entitled to all that piece or parcel of land with building thereon consisting of a basement a ground floor and first floor and more particularly described in the First Schedule hereunder written.

Whereas, the landlord also holds on a lease from Government for a period of 50 years the adjoining piece of land bearing Survey no. 78-B(part) and more particularly described in the Second Schedule hereunder written.

Whereas, there have been negotiations between the Landlord and the Tenant for the leasing to the Tenant of the land hereditaments and premises described in the First and Second Schedule hereunder written.

Whereas, during the said negotiations it was agreed between the Landlord and the Tenant that the Landlord should erect an additional storey over the first floor of the said building and a retaining wall on the sea side on the said land hereditaments and premises in accordance with the amended plan drawn by the Tenant and that the Tenant should advance to the Landlord by way of loan a sum of Rs.1,20,000/- for the purpose of enabling the landlord to construct the said additional storey and retaining wall and on the terms and conditions hereafter contained.

Whereas it is agreed between the parties that the Landlord shall grant to the Tenant and that the Tenant shall take from the Landlord a lease of the whole building including the said additional storey and all amenities gardens, etc. on the land more particularly described in the first and second schedule hereunder written at the monthly rental of Rs.3087/- and on the terms and conditions hereinafter contained.

Schedule First – Property situate at Khoti land, village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) Admeasuring 2600 (sq. yards)

Schedule Second – Property situate at leasehold land bearing Survey no. 78-B(part) village Juhu Taluka Andheri Admeasuring 290 sq. yards.

BOM/3846

Deed of Lease

15-06-1953

Term of 20 years

08-08-1953

Between

Gaspar Diego Coelho

“The Landlord”

To

**Burma Shell Oil Storage and Distribution Company of India
Limited**

“The Tenant”

Schedule First – Property situate at Khoti land in the village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) Admeasuring 2600 (sq. yards)

Schedule Second – Property situate at leasehold land in the village Juhu Taluka Andheri bearing Survey no. 78-B(part) Admeasuring 290 sq. yards.

1954-----NIL	1955-----NIL	1956-----NIL
1957-----NIL	1958-----NIL	1959-----NIL
1960-----NIL	1961-----NIL	1962-----NIL
1963-----NIL	1964-----NIL	1965-----NIL
1966-----NIL	1967-----NIL	1968-----NIL
1969-----NIL	1970-----NIL	1971-----NIL
1972-----NIL	1973-----NIL	1974-----NIL
1975-----NIL	1976-----NIL	1977-----NIL
1978-----NIL	1979-----NIL	1980-----NIL
1981-----NIL	1982-----NIL	1983-----NIL
1984-----NIL	1985-----NIL	1986-----NIL
1987-----NIL	1988-----NIL	1989-----NIL
1990-----NIL	1991-----NIL	1992-----NIL
1993-----NIL	1994-----NIL	1995-----NIL
1996-----NIL	1997-----NIL	1998-----NIL
1999-----NIL		

BOM/P/962
1988

Deed of Gift

30-03-1988
09-08-2000

Between

Peter Gasper Coelho

"The Donor"

Mrs. Goolestan Peter Coelho
{in her capacity as a Trustee of Coelho Associates settled by
Deed of Settlement dated 15-03-1988}

"The Donee"

Schedule – Property situate at village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part)
Admeasuring 2600 (sq. yards), 50% undivided share.

BDR-1/P/1844
2001

Deed of Appointment

09-04-2001

Between

Mrs. Goolestan Peter Coelho

"The Continuing Trustee"

To

- 1) Christopher Mascarenhas
- 2) Mrs. Sharon Dennis Coelho

"The New Trustees"

Schedule – Property situate at village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) C.T.S.
no. 967 Admeasuring 2600 sq. yards i.e. 2247.40 sq. meters.

2002-----NIL	2003-----NIL	2004-----NIL
2005-----NIL	2006-----NIL	2007-----NIL
2008-----NIL	2009-----NIL	2010-----NIL
2011-----NIL	2012-----NIL	2013-----NIL
2014-----NIL	2015-----NIL	2016-----NIL
2017-----NIL	2018-----NIL	2019-----NIL
2020-----NIL		

28

BANDRA AND ANDHERI TALUKA (S.R. OFFICE)

From years 2002 to 2020 (19 years)

COMPUTERISED REGISTER RECORD

BDR-1/3428

2002

Notice of Lispendence

26-06-2002

26-06-2002

Between

**K. Raheja Corporation Pvt. Ltd.
CA Doly Khatwani**

Schedule: - Property situated at village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1, C.T.S. no. 968, containing by Admeasuring 2247.40 sq. meters.

2003-----NIL

2004-----NIL

2005-----NIL

BDR-1/1255

2006

Deed of Transfer

14-02-2006

14-02-2006

Between

- 1) Mrs. Goolestan Peter Coelho**
- 2) Christopher Mascarenhas**
- 3) Mrs. Sharon Dennis Coelho**

The Trustees of Coelho Associates a Private Trust

The Transferors

To

- 1) Malcolm Peter Coelho**
- 2) Mrs. Esther Christopher Mascarenhas**
- 3) Dennis Peter Coelho**

The Transferee

Schedule: - Property situated at village Juhu Taluka Andheri Land and Building bearing C.T.S. no. 967, Admeasuring 2247.40 sq. meters, part of 50% undivided Hissa (share)

SE

BDR-1/3878
2006

Deed of Conveyance
Rs. Nil

09-05-2006
10-05-2006

Between

High Court Mumbai Registration Act 1908, Section 88

To

M/s. Raheja Corporation Pvt. Ltd.

Schedule: - Property situated at village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) Admeasuring 2500 sq. yards, CTS no. 967, Adineasuring 2247.40 sq. meters, Total construction Area 17580 sq. feet "Trombay House" Basement Ground floor plus Two floor Suit no. 1903/2002 Registrar Document no. BDR-1/1628/2006 dated 27/07/2006.

2007 NIL

BDR-4/5875
2008

Notice of Lis Pendences

09-07-2008
09-07-2008

Between

Bharat Petroleum Corporation Ltd.

Schedule: - Property situated at village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) and Survey no. 78 B (part).

BDR-4/10431
2009

Deed of Mortgage
Rs.1,03,00,00,000/-

09-11-2009
13-11-2009

Between

M/s. K. Raheja Corporation Pvt. Ltd.
M/s. Navel Property Pvt. Ltd.

Schedule: - Property situated at village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part) admeasuring 2247.40 sq. meters, C.T.S. no. 967, "Trombay House" Ground + 2.

815

BDR-15/12646
2010

AFFIDAVIT

29-11-2010
30-11-2010

Between

K. Raheja Corporation Pvt. Ltd.

To

B.M.C

Schedule: - Property situated at village Juhu Taluka Andheri bearing C.T.S. no. 967.

2011-----Nil

BDR-15/6071
2012

Indemnity Bond

25-05-2012
31-05-2012

Between

K. Raheja Corporation Pvt. Ltd.

To

B.M.C

Schedule: - Property situated at village Juhu Taluka Andheri bearing C.T.S. no. 967.

BDR-4/6252
2013

AFFIDAVIT

14-08-2013
26-08-2013

Between

K. Raheja Corporation Pvt. Ltd.

To

B.M.C

Schedule: - Property situated at village Juhu Taluka Andheri bearing C.T.S. no. 967.



Andheri-17/2824
2014

Deed of Mortgage
Rs.100,00,00,000/-

09-04-2014
09-04-2014

Between

M/s. K. Raheja Corporation Pvt. Ltd.

To

The Ratnakar Bank Ltd.

Schedule: - Property situated at village Juhu Taluka Andheri bearing Survey no. 25, Hissa no. 1(part), C.T.S. no. 967 Admeasuring 15/9.92 sq. meters, "Irombay House" Ground + 2, Total Built up Area 1579.92 sq. meters Land Area 2600 sq. yards.

2015-

NIL

2016-

NIL

BDR-4/6411
2017

Reconveyance

25-07-2017
25-07-2017

Between

K. Raheja Corporation Pvt. Ltd.

To

The Ratnakar Bank Ltd.

Schedule: - Property situated at village Juhu Taluka Andheri bearing C.T.S. no. 967 Admeasuring 15/9.92 sq. meters, Original Mortgage Document no. BDR-17/2824/2014 dated 09/04/2014.

BDR-4/7134
2017

Deed of Mortgage
Rs.110,00,00,000/-

10-08-2017
10-08-2017

Between

K. Raheja Corporation Pvt. Ltd.

To

Aditya Birla Finance Ltd.

8/8

Schedule: - Property situated at village Juha Taluka Andheri bearing Survey no. 25, Hissa no. 1(part), C.T.S. no. 967 Admeasuring 2247.40 sq. meters (latest CTS no. 967/A, admeasuring 2200.27 sq. meters and CTS no. 967/B, Admeasuring 47.13 sq. meters "Trombay House".

2018-----NIL

2019-----NIL

2020-----NIL upto dated 10-03-2020

I have not come across in any document relating to the above mentioned property during the course of taking search of the records for the years 1955 to 1966, 1971 to 2015 same pages are torn in the office of the Sub-Registrar of Assurances at Mumbai and 1948 to 1967, 1974 to 2019 same pages are torn in the office of the Sub-Registrar of Assurances at Bandra subject to the same of Index II Registrar found in torn/fully torn condition.

Harish
Mashelkar
Digital y signed by
Harish Mashelkar
Date: 2020.03.28
23:31:50 +05'30"
H. D. MASHELKAR
SEARCH REPORTER

RE

DATE: - September 28, 2020

=====

Re: - Investigation Title of Property situated village Juhu, Taluka Andheri bearing Survey no. 25, Hisaa no. 1(part) admeasuring 2600 sq. yards corresponding to C.T.S. no. 967 of City Survey Juhu Taluka M.S.D. i.e. admeasuring 2247.40 sq. meters

Owner

M/s. K. Raheja Corp. Pvt. Ltd.

=====

THE NOTES OF SEARCH

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Search taken at Sub-Registrar office at Mumbai, Bandra and Andheri Taluka from years 1946 to 2020 (75 years).

Harish Masheika
Digitally signed
by Harish
Masheika
Date: 2020.09.28
15:32:21 +05'30'

**H. D. MASHELKAR
SEARCH REPORTER**

ANNEXURE "B-2"



HARISH D. MASHELKAR

Search Report, Property Transfer & Estate N.O.C.

Nisarg Greens, Orchid B, 2nd floor, Flat no. 205 & 206
Plot no. RII-1, B Cabin Road, Near Navare Nagar, Ambernath
(E) - 421501, Dist. Thane.

Mobile:- +91-9320 34 44 33 / +91 9323 29 73 69

E-mail:- harish@mashelkar.in; rajeshmashelkar@yahoo.in

Pan no. AKWPM3179Q

To,
HARIANI & CO.
Advocates & Solicitors
Bakhtawar, 7th floor,
Ramuath Guenka Marg,
Nariman Point,
Mumbai - 400 021.

Date: - February 25, 2022

Re: - Investigation Title of Property situated at
village Juhu Taluka Andheri bearing
Survey no. 25, Hissa no. 1(part),
Admeasuring 2600 sq. yards
corresponding to C.T.S. no. 967, City
Survey Juhu Admeasuring 2247.40 sq.
meters

Owner

M/s. K. Raheja Corp. Pvt. Ltd.

As per your instructions, for and behalf of your client to take search of the records relating to the abovementioned property, I have taken search of the records for the period from years 2020, 2021 and 2022 respectively maintained by the office of the Sub-Registrar of Assurances at Bandra and Andheri Taluka and submitting hereunder report of search as under:

BANDRA AND ANDHERI TALUKA
From years 2020, 2021 & 2022 (3 years)
COMPUTERISED REGISTER RECORD

2020-----NIL

BDR-9/5508
2021

Affidavit

20-05-2021
20-05-2021

Between

K. Raheja Corp. Pvt. Ltd.
Authorised Signatory – Ramesh Ranganathan

Schedule – Property situated at village Juhu bearing C.T.S. no. 967-A.

Andheri-7/11875
2021

Reconveyance

09-09-2021
09-09-2021

Between

K. Raheja Corp. Pvt. Ltd.

To

Aditya Birla Finance Ltd.

Schedule – Property situated at village Juhu Taluka Andheri Original Mortgage Document Registrar under No. BDR-4/7154/17 dated 10/08/2017 bearing C.T.S. no. 967A, 967B, Admeasuring 2247.40 sq. meters.

Andheri-7/11876
2021

Mortgage
Rs.250,00,00,000/-

09-09-2021
09-09-2021

Between

K. Raheja Corp. Pvt. Ltd.

To

IDBI Trusteeship Services Ltd.

Schedule – Property situated at village Juhu Taluka Andheri bearing C.T.S. no. 967A, Area 2200.27 sq. meters Village Juhu, C.T.S. no. Office Vile Parle Taluka Andheri Old C.T.S. no. 967, Area 2247.40 sq. meters bearing Survey no. 25, Hissa no. 1(part)

2022-----NIL

Harish Digitally signed by
Mashelkar Digitally signed by
Date: 2022.09.26
16:03:41 +05'30'

H. D. MASHELKAR
SEARCH REPORTER



DATE: - February 25, 2022

=====

Re: - Investigation Title of Property situated at village Juhu Taluka Andheri bearing Survey no. 25. Hissa no. 1(part), Admeasuring 2600 sq. yards corresponding to C.T.S. no. 967, City Survey Juhu Admeasuring 2247.40 sq. meters.

Owner

M/s. K. Raheja Corp. Pvt. Ltd.

=====

THE NOTES OF SEARCH

=====

Search taken at Sub-Registrar office at Bandra and Andheri Taluka from years 2020, 2021 & 2022 (3 years)

Harish
Mashelkar
Dated & signed for
H.D. Mashelkar
Dec. 2021 02.21
18.04.09 105339

**H. D. MASHELKAR
SEARCH REPORTER**

J. Biol. Chem. 267:1098-1102, 1992. © 1992 by American Society for Biochemistry and Molecular Biology.

The said General Search Report is being issued on the basis of the Online Search as per the MCA Portal conducted by our firm for:

NAME OF THE COMPANY	K RAHEJA CORP PRIVATE LIMITED
COMPANY STATUS	ACTIVE
CIN NO	U55100MH1979PTC021866
REGISTERED ADDRESS	PLOT NO. C-30, BLOCK 'G', OPP. SIDBI, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI MH 400051 IN
ADDRESS OTHER THAN R/O WHERE ALL OR ANY BOOKS OF ACCOUNT AND PAPERS ARE MAINTAINED.	HOTEL THE RESORT, MADH-MARVE ROAD, AKSA BEACH, P. O. KHARODI, MALAD (W), MUMBAI 400095 MH IN
DATE OF INCORPORATION	NOVEMBER 08, 1979
ACTIVE COMPLIANCE	ACTIVE COMPLIANT
AUTHORISED CAPITAL	RS. 71.00,00,000/- (RUPEES SEVENTY ONE CRORES ONLY)
PAID UP CAPITAL	RS. 60.48,00,000/- (RUPEE SIXTY CRORE FORTY EIGHT THREE LAKHS ONLY)

85

1. TABLED BELOW ARE THE DETAILS OF THE CHARGES THAT ARE CREATED OR REGISTERED OR MODIFIED/SATISFIED BY THE COMPANY ON THE SAID PROPERTY AS ON THE DATE OF ISSUANCE OF THIS REPORT:

SR. NO.	CHARGE ID	DATE OF CREATION / MODIFICATION OF CHARGE	CHARGE AMOUNT	CHARGE HOLDER	PLACE	ITEM	AREA OF PLOT (SQ. FEET, SQ. METER, ACRE, GUNTA, CENTS, HECTARE S)	PROPERTY DESCRIPTION
1	100117389	10/08/2017	Rs 110,00,00,000 (Rupees One Hundred Ten Crore only)	Aditya Birla Finance Limited	Village Juhu, Andheri Mumbai City	Land	2247.40 sq mtrs. plus 17580 sq ft.	- The Charge was created on August 10, 2017 for an amount of Rs.110,00,00,000/- (Rupees One Hundred Ten Crore only) - The description of the said property is (i) Property being all that piece and parcel of land bearing Survey No. 25, Hissa No. 1 (part) and corresponding CTS No. 967 admeasuring 2247.40 sq. mtrs. (now bearing CTS No. 967A admeasuring 2200.37 sq. mtrs. and CTS No. 367B admeasuring 47.13 sq. mtrs.) in village Juhu, Taluka Andheri, Mumbai Suburban

JS

							<i>District situated at Juhu together with the building comprising of basement area, ground floor plus two upper floors, measuring in aggregate 17560 sq. ft. built up area and other structure standing thereon popularly known as "Trambay House" as more particularly described in the Schedule I of Deed of Mortgage cum Charge attached herein.</i> <i>(ii) Exclusive charge on the scheduled receivables (receivables / cash flows / revenues including booking amounts arising out of or in connection with or relating to the Project) and all insurance proceeds thereon, both present and future.</i>
2	10489503	09/04/2014	Rs 100,00,00,000 (Rupees One Hundred Crore only)	The Ratnakar Bank Limited	Juhu, Taluka Andheri	Immovable property	The charge was created on April 09, 2014 for an amount of Rs. 100,00,00,000/- (Rupees One Hundred Crore only) and later it was satisfied on April 11, 2017

								The description of the said property is premises known as Trombay House consisting of ground & two upper floors with total built up area of 1579.92 sq. mtrs. on land adm. about 2800 sq. yard bearing S. No. 25, Hissa No. 1(part) CTS No. 987, of Juhu, Taluka Andheri MSD Mumbai together with fittings & fixtures annexed thereto building structure standing thereon as described in Composite Deed of Mortgage dated 9th April, 2014.
3	10372957	01/08/2012	Rs. 45,00,00,000/- (Rupees Forty Five Crore only)	Kotak Mahindra Bank Limited	Juhu, Taluka Andheri	Immovable property	-----	- The charge was created on August 01, 2012 for an amount of Rs.45,00,000/- (Rupees Forty Five Crore only) and later it was satisfied on January 10 2014 - The description of the said property is First & exclusive charge on immovable properties being Trombay House consisting of ground & 2 upper floors having a total built up area of 1579.92 sq. mtrs. lying on land bearing survey no. 25 and Hissa no.

JS

								1(pt) admeasuring 2800 sq. yard corresponding CTS no. 967 of Juhu, Taluka Andheri M.S.D. Mumbai together with all present & future buildings, structures & plant and machinery, if any, affixed to the earth or permanently affixed to something attached to the earth;
4	10003867	01/04/2008	Rs 1,000,000,000/- (Rupees One Hundred Crore only)	Calicorp Finance (India) Limited	Juhu, Taluka South Galsell e	Immo vable propertly		- The charge was created on April 01, 2008 for an amount of Rs. 1,000,000,000/- (Rupees One Hundred Crore only) and later it was satisfied on September 22, 2009. - The description of the said property is All that piece & parcel of land of Khoti tenure bearing Survey No. 25 Hissa No. 1 (Part) adm.2800 sq yds corresponding to CTS No.967 of City Survey Juhu,Tal. M.S.D. i.e adm.2,247.40sq.mts. together with the building comprising of basement area, ground + two upper floors popularly known as Trombay House & other

8/5

								structures standing thereon situate lying & being at Juhu, Taluka South Salsette, Regn. Dist. Bombay, Suburban, Regn. Sub. Dist. of Mumbai Suburban & Andheri. As per First Schedule of MCE at 1-4-2008:
5	10188*91	09/11/2009	Rs. 1,030,000,000/- (Rupees One Hundred Three Crore only)	Yes Bank Limited	Juhu	Immovable property		- The charge was created on November 09, 2009 for an amount of Rs. 1,030,000,000/- (Rupees One Hundred Three Crore only) and later it was satisfied on April 07, 2011. - The description of the said property All that piece or parcel of land of Khod tenure bearing Survey No. 25, Hissa No. 1 (part) admeasuring 2,600 sq.yds corresponding to C.T.S. No. 967 of City Survey Juhu, Taluka M.S.D. i.e. admeasuring 2247.40 sq. mtrs., together with building comprising of basement area, ground plus two upper floors popularly known as Trombay House and other structures standing thereon situate lying and being at

8/5

								Juhu, Taluka South Salsette Registration District Bombay Suburban, Registration Sub-district of Mumbai Suburban and Andhari.
6	101*3308	09/07/2008	Rs. 160,000,000/- (Rupees Sixteen Crore only)	Citibank N.A.	Juhu	Immo- vable prop- erty	_____	- This charge was created on July 09, 2008 for an amount of Rs 160,000,000/- (Rupees Sixteen Crore only) and later it was satisfied on July 10, 2009. - The description of the said property is the Working Capital Facility of Rs. 16 crores ("Facility") advanced by Citibank, N.A., Mumbai branch ("Citibank") to K Raheja Corp Pvt. Ltd., ("Borrower") secured by of mortgage of property admeasuring 2,247.40 sq. mts. bearing C.T.S. No. 967 of City Survey Juhu, Taluka M.S.D. situated at Juhu together with a building known as Trombay House and other structures standing thereon (the "Juhu Property") owned by the Borrower.

815

Annexures:

- **Company Master Data;**
- **Copy of Index of Charges;**

Kindly take note that the said details are based on the qualifications and assumptions as provided in Annexure "A" below.

For Jaya Sharma & Associates

JAYA ANKUR DESAI
SINGHANIA

Jaya Sharma
Membership No.: 7557

Place: Mumbai

Date: August 02, 2020

Annexure A

1. Qualifications

- 1.1 This certificate is prepared to the extent of the documents available at the Ministry of Company Affairs (MCA) website. Hence, we shall not be held responsible for any losses, damages, costs or other consequences, if information available on the MCA website is untrue, inaccurate or incomplete. No warranty or representation is given by us as to the accuracy or completeness of the information available on the MCA.
- 1.2 All statements contained herein are made after due diligence and relying solely on the documents made available with the MCA for our review unless expressly stated otherwise.
- 1.3 We are in no position to verify that the parties to any agreements/contracts entered into by the Company, had the authority to enter into such agreements or whether the agents acting for such parties had the powers of attorney to do so.
- 1.4 We have not verified the register of charges maintained by the Company under the provisions of the Companies Act, 2013 read with Companies Act 1956 (to the extent of applicability) and provisions.
- 1.5 We have not reviewed the balance sheet of the Company and thus we are not aware of any other claims created by the Company for which charge has not been registered with MCA.
- 1.6 We are not aware of any loan documents or guarantee arrangement which may have been entered into by the Company with any bank or financial institutions whereby security is required to be created on the immovable property in issue and which has not been registered with MCA.
- 1.7 We have not carried out any independent physical verification or searches at the Registrar of Assurances or Sub-Registrar of Assurances in respect of the immovable land owned or leased or proposed to be owned or leased by the Company with the concerned authorities or any other court. Accordingly, we

8/2

expressing opinion nor assuming any liability on the veracity of title of the Company to immovable land owned or leased or proposed to be owned or leased by the Company.

- 1.6 Any liability of us arising from this certificate shall not increase due to a contractual or other obligation on liability of an other party. Our liability shall be limited to the extent of fees charged by us in respect of this assignment.

2. Assumptions

This certificate has been prepared on the basis of the following assumptions:

- 2.1 The authenticity of all signatures, the authenticity and completeness of all documents available with MCA are in conformity with the original documents. We do not purport to have reviewed the original documents unless otherwise expressly stated in the certificate. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed. We have no motive, to induce nor reasons to believe that such statements are not correct or genuine.
- 2.2 All Agreements, instruments and documents entered into, executed and/or issued by or on behalf of a co which have been reviewed by us were duly authorised and were validly executed and that the relevant parties to them had all necessary capacity under its or their constitutions to do such things.
- 2.3 All information or documentation supplied to, or examined by, us in connection with the preparation of this certificate, or from which this certificate was compiled, was and remains true and complete and is not misleading in any way.
- 2.4 All relevant documents and information available on the MCA are complete set of documents and that no further documents and/or information exist that may have been withheld and/or not updated with the MCA.



ANNEXURE "D"

Jaya Sharma & Associates

Practising Company Secretaries

101, Shreekrishna, 1st Floor Opp. NRI Angkorana Hospital, Ram Sati Marg, Malad (East), Mumbai - 400 097 Office: 422-28818/19

To,
Hariani & Co.,
Advocates & Solicitors,
Bakhtawar, 7th Floor,
Ramnath Goenka Marg,
Nariman Point,
Mumbai 400 021.

SUB: SEARCH REPORT (PROPERTY SPECIFIC) BASED ON CENTRAL REGISTRY OF SECURITISATION ASSET RECONSTRUCTION AND SECURITY INTEREST OF INDIA (CERSAI) OF 'K RAHEJA CORP PRIVATE LIMITED':

This Search Report is being issued on the basis of the online public search as per the CERSAI portal conducted by our Firm for:

NAME OF THE COMPANY	K RAHEJA CORP PRIVATE LIMITED
CIN NO	U55100MH1979PTC021866
REGISTERED ADDRESS	PLOT NO. C-30, BLOCK 'G', OPP. SIDBI, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI MH 400051 IN
DATE OF INCORPORATION	NOVEMBER 08, 1979
AUTHORISED CAPITAL	RS. 71,00,00,000/- (RUPEES SEVENTY ONE CRORES ONLY)
PAID UP CAPITAL	RS. 60,48,00,000/- (RUPEE SIXTY CRORE FORTY EIGHT THREE LAKHS ONLY)
ACTIVE COMPLIANCE	ACTIVE COMPLIANT

Asset details as available on CERSAI portal: The following assets have been registered by the Company with the CERSAI portal. Details of the same are mentioned below:

1. Asset Details (In case of Immovable Asset)

Asset Id:	200002770389	Asset Type:	Immovable
Nature of Property:	Commercial Plot	Plot Id:	Survey no. 25 and Hissa no.1(pt) and CTS # 967
Survey No:	Survey no. 25 and Hissa no.1(pt) and CTS # 967	House Id:	-

Jaya Sharma & Associates

Practising Company Secretaries

101, Park Road, 1st Floor, Opp. Old Sagar Hospital, Goregaon (East), Mumbai - 400097. Office: 022 28818173

Floor No:	-	Building No:	-
Building Name:	-	Buildup Area:	1579 Square metre
Street Name:	Trombay House, Survey no. 25 Hissa no.1 (pt) and CTS # 9677	Sector/Ward No:	-
Locality:	Juhu, Taluka Andheri	Landmark:	-
Block No:	-	Village:	-
Town:	-	Taluka:	-
District:	Mumbai	PIN Code:	400049
State:	Maharashtra		

General Details of Security Interest(s) for the Property

Sr. No.	Charge Holder Name	BSR/ Branch Code	Branch Name
1	Kotak Mahindra Bank Limited	1234567	Kotak HO

Annexures:

- Company Master Data;

Kindly take note that the said details are based on the qualifications and assumptions as provided in Annexure "A" below.

For Jaya Sharma & Associates

JAYA ANKUR SINGHANIA
Chartered Accountant
Firm Registration No. 1234567890
Enrollment No. 123456

Jaya Sharma
Membership No.: 7557
Place: Mumbai

Date: July 13, 2020

Annexure A

1. Qualifications

- This certificate is prepared to the extent of the documents available at the CERSAI website. Hence, we shall not be held responsible for any losses, damages, costs or other consequences, if information available on the CERSAI website is untrue, inaccurate or incomplete. No warranty or representation is given by us as to the accuracy or completeness of the information available on the CERSAI.
- The details of the property as above is "as is basis" which are fed in the Central Registry by the respective Banks/ FIs pursuant to Section 21 of the SARFAESI Act.
- The search is based on registrations done up to the previous day only and is based on exact matching.
- All statements contained herein are made after considering and relying solely on the documents made available with the CERSAI for our review unless expressly stated otherwise.
- We are in no position to verify that the parties to any agreements/ contracts entered into by the Company had the authority to enter into such agreements or whether the agent acting for such parties had the powers of attorney to do so.
- We have not reviewed the balance sheet of the Company and thus we are not aware of any other loans availed by the Company for which charge has not been registered with MCA.

- 1.7. We are not aware of any loan documents or guarantee arrangement which may have been entered into by the Company with any bank or financial institutions whereby security is required to be created on the immovable property in issue and which has not been registered with MCA & CERSAI.
- 1.8. We have not carried out any **Independent Physical verification** or searches at the Registrar of Assurances or Sub-Registrar of Assurances in respect of the immovable land owned or leased or proposed to be owned or leased by the Company with the concerned authorities or any other court. Accordingly, we express no opinion nor assume any liability on the veracity of title of the Company to immovable land owned or leased or proposed to be owned or leased by the Company.
- 1.9. Any liability on us arising from this certificate shall not increase due to a contractual or other limitation on liability of another party. Our liability shall be limited to the extent of fees charged by us in respect of this assignment.
- 2. Assumptions**
This certificate has been prepared on the basis of the following assumptions:
- 2.1. The authenticity of all signatures, the authenticity and completeness of all documents available with CERSAI are in conformity with the original documents. We do not purport to have reviewed the original documents unless otherwise expressly stated in the certificate. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed. We have no material to indicate nor reason to believe that such statements are not correct or genuine.
- 2.2. all agreements, instruments and documents entered into, executed and/or issued by or on behalf of and which have been reviewed by us were duly authorised and were validly executed and that the relevant parties to them had all necessary capacity under law or their constitutions to do such things.
- 2.3. all information or documentation supplied to, or examined by, us in connection with the preparation of this certificate or from which this certificate was compiled, was and remains true and complete and is not misleading in any way;
- 2.4. all relevant documents and information available on the CERSAI are complete set of documents and that no further documents and/or information exist that may have been withheld and/or not updated with the CERSAI.



CT

Cubetree Technology Solutions Pvt. Ltd.

PREPARED ON: 15 JULY 2020

Company Details

Name of the Company	K. RAHEJA CORP. PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	021856
Company Category	Company limited by Shares
Company Subcategory	Non-govt company
Class of Company	Private
Authorized Capital (in Rs.)	710000000
Paid up capital (in Rs.)	604800000
Number of Members (Applicable only in case of company without Share Capital)	0
Date of Incorporation	08/11/1979
Address	Plot No. C-30, Block 'G', Opp. SIDB , Bandra Kurla Complex, Bandra (East), Mumbai MH 400051 IN
Email Id	krsec@kraheja.com
Whether listed or not	Unlisted
Date of Last AGM	30/09/2019
Date of Balance sheet	31/03/2019
Company Status (for eFiling)	Active



SUMMARY

CIN : U55100MH1979PTC021866

Company Name: K RAHEJA CORP PRIVATE LIMITED

Legal Cases

SC Supreme Court	HC High Court	DC District Court	CC Consumer Court	ITAT/ CESTAT	NCLT/ NCLAT	Others
16	83	29	1	26	0	1

*Others include cases from DRI, EPFO, and IPAB.

OK



Details of legal cases

Court: SUPREME COURT OF INDIA

Sl. No. 1

Case No: MA 000166 / 2019

State: Delhi

District: New Delhi

Case Details: K RAHEJA CORP. PVT. LTD. V/S FRANKY MONTEIRO

Hearing Date: 24-01-2019

No. Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA

Sl. No. 2

Case No: COMPLPET (C) No. 000700 - 000701 / 2018

State: Delhi

District: New Delhi

Case Details: SANDEEP THAKUR V/S K. RAHEJA CORPORATION PVT. LTD.

Hearing Date: 02-04-2018

No. Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA

Sl. No. 3

Case No: SLP (C) No. 000698 - 000699 / 2015

State: Delhi

District: New Delhi

Case Details: K. RAHEJA CORP. PVT LTD. & RAHEJA CORP. PRIVATE LIMITED V/S SUNIL PATIL AND ORS. ETC & Others

Hearing Date: 10-08-2016

No. Of occurrences: 1

Case Status: PENDING

Court: SUPREME COURT OF INDIA

Sl. No. 4

Case No: SLP (C) No. 002695 - 002696 / 2015, SLP (C) - CC No. 001255 - 001256 / 2015

State: Delhi

District: New Delhi

Case Details: SUNIL PATADE S/O BHRA. PATADE V/S K. RAHEJA CORP. PRIVATE LIMITED, THROUGH ITS & Others

Hearing Date: 10-08-2020

No. Of occurrences: 1

Case Status: PENDING

Court: SUPREME COURT OF INDIA

Sl. No. 5

Case No: SLP (C) No. 000693 - 002694 / 2015, SLP (C) - CC No. 000879 - 000880 / 2015

State: Delhi

District: New Delhi

Case Details: RETAILERS ASSOCIATION OF INDIA THROUGH ITS AUTHORIZED SIGNATORY MR. GAUTAM JAIN V/S THE STATE OF MAHARASHTRA V/S K. RAHEJA CORPORATION (P) LIMITED, ITS DIRECTOR, V/S K. RAHEJA CORPORATION PRIVATE LIMITED & Others

Hearing Date: 10-08-2020

No. Of occurrences: 1

Case Status: PENDING

Court: SUPREME COURT OF INDIA

Sl. No: 1

Case No: C.A. No. 006825 / 2014, SLP(C) No. 008174 / 2014

State: Delhi

District: New Delhi

Case Details: MAXGROW FINLEASE PVT. LTD. V/S THE STATE OF GOA M/S K RAHEJA CORPORATION PVT. LTD. & Others

Hearing Date: 22-10-2018

No. Of occurrences: 1

Case Status: PENDING

Court: SUPREME COURT OF INDIA

Sl. No: 2

Case No: C.A. No. 005663 / 2014, SLP (C) CC No. 015491 / 2013, SLP(C) No. 009799 / 2013

State: Delhi

District: New Delhi

Case Details: MAXGROW FINLEASE PVT. LTD V/S THE STATE OF GOA M/S K. RAHEJA CORPORATION PVT. LTD & Others

Hearing Date: 22-10-2018

No. Of occurrences: 1

Case Status: PENDING

Court: SUPREME COURT OF INDIA

Sl. No: 3

Case No: C.A. No. 000710 / 2013, SLP (C) CC No. 011493 / 2011, SLP(C) No. 020496 / 2011

State: Delhi

District: New Delhi

Case Details: FRANKY MONTEIRO V/S M/S K. RAHEJA CORPORATION LTD.

Hearing Date: 22-10-2018

No. Of occurrences: 1

Case Status: PENDING

Court: SUPREME COURT OF INDIA

Sl. No: 4

Case No: C.A. No. 000336 / 2013, SLP(C) No. 036458 / 2010

State: Delhi

District: New Delhi

Case Details: K RAHEJA CORP. LTD. V/S FRANKY MONTEIRO

Hearing Date: 31-07-2018

No. Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA

Sl. No: 10

Case No: C.A. No. 009343 / 2013, SLP(C) No. 038529 / 2010

State: Delhi

District: New Delhi

Case Details: K RAHEJA CORP. LTD. V/S STATE OF GOA.

Hearing Date: 31-07-2018

No. Of occurrences: 1

Case Status: DISPOSED





Court: SUPREME COURT OF INDIA

Sr. No: 11

Case No: C.A. No. 000719 / 2013, SLP(C) No. 000055 / 2011

State: Delhi

District: New Delhi

Case Details: K RAHEJA CORP. P.LTD V/S JOHN PHILIP PEREIRA .

Hearing Date: 09-08-2018

No Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA

Sr. No: 12

Case No: SLP(C) No. 024799 / 2009

State: Delhi

District: New Delhi

Case Details: M/S. K RAHEJA CORP. (P) LTD. V/S COMMNR. OF INCOME TAX

Hearing Date: 18-05-2010

No Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA

Sr. No: 13

Case No: SLP(C) No. 024541 / 2009

State: Delhi

District: New Delhi

Case Details: M/S. K. RAHEJA CORP.(P) LTD. V/S COMMNR. OF INCOME TAX

Hearing Date: 13-05-2010

No Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA

Sr. No: 14

Case No: C.A. No. 001520 / 2006, SLP(C) No. 023610 / 2005

State: Delhi

District: New Delhi

Case Details: K RAHEJA CORPN. PVT. LTD V/S BOMBAY ENVIRONMENTAL ACTION GROUP

Hearing Date: 02-11-2006

No Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA

Sr. No: 15

Case No: SLP(C) No. 009801 / 2005, SLP(C) LCC No. 005775 / 2005

State: Delhi

District: New Delhi

Case Details: K RAHEJA CORP. (PVT.) LTD. V/S NORTH EAST INVESTORS ASSOCIATION

Hearing Date: 28-03-2008

No Of occurrences: 1

Case Status: DISPOSED

Court: SUPREME COURT OF INDIA
 Sr. No: 16
 Case No: T.P.(C) No. 000694 / 000695 / 2005, D No. 009830 / 2005
 State: Delhi
 District: New Delhi
 Case Details: K.RANE, A CORP. (PVT.) LTD. V/S UNION OF INDIA
 Hearing Date: 28-03-2008
 No Of occurrences: 1
 Case Status: DISPOSED

Court: High Court of Bombay (Original)
 Sr. No: 1
 Case No: WP/682/2020
 State: Maharashtra
 District: Mumbai
 Case Details: SIR MOHAMMED YUSUF TRUST AND 4 ORS. V/S K. RAHEJA CORP. PVT.LTD.
 Hearing Date: 19/03/2020
 No Of occurrences: 1
 Case Status: Pre-Admission

Court: High Court of Bombay (Original)
 Sr. No: 2
 Case No: WP/132/2020(stamp)
 State: Maharashtra
 District: Mumbai
 Case Details: MAHARASHTRA RALYA MATHADI AND GUMASTA GENERAL KAMGAR SANGHATANA AND ANR V/S K.RAHEJA CORP.PVT.LTD AND 3 ORS
 Hearing Date: 03/03/2020
 No Of occurrences: 1
 Case Status: Pre-Admission

Court: High Court of Bombay (Original)
 Sr. No: 3
 Case No: ITXA/656/2020(stamp)
 State: Maharashtra
 District: Mumbai
 Case Details: THE PR. COMMISSIONER OF INCOME TAX C-2 V/S K. RAHEJA CORPORATION PVT. LTD.
 Hearing Date: 19/03/2020
 No Of occurrences: 1
 Case Status: Pre-Admission

Court: High Court of Bombay (Civil)
 Sr. No: 4
 Case No: FA/16514/2018(stamp)
 State: Maharashtra
 District: Mumbai
 Case Details: MUNICIPAL CORPORATION OF GREATER MUMBAI AND ANR V/S K. RAHEJA CORP. PVT. LTD. (FORMERLY PARAMOUNT HOTELS LTD.) AND ANR
 Hearing Date: 23/09/2019
 No Of occurrences: 1
 Case Status: Pre-Admission





Court: High Court of Bombay (Civil)

Sl. No: 5

Case No: CA/178/2020

State: Maharashtra

District: Mumbai

Case Details: MUNICIPAL CORPORATION OF GREATER MUMBAI AND ANR. V/S K. RAHEJA CORP. PVT. LTD. (FORMERLY PARAMOUNT HOTELS, LTD.) AND ANR.

Hearing Date: 17/02/2020

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Civil)

Sl. No: 6

Case No: CA/177/2020

State: Maharashtra

District: Mumbai

Case Details: MUNICIPAL CORPORATION OF GREATER MUMBAI AND ANR. V/S K. RAHEJA CORP. PVT. LTD. (FORMERLY PARAMOUNT HOTELS, LTD.) AND ANR.

Hearing Date: 17/02/2020

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)

Sl. No: 7

Case No: S/341/2019

State: Maharashtra

District: Mumbai

Case Details: SIR MOHAMMED YUSUF TRUST AND 4 ORS. V/S K. RAHEJA CORP. PVT. LTD. AND 25 ORS

Hearing Date: 10/06/2020

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)

Sl. No: 8

Case No: NM5/749/2019

State: Maharashtra

District: Mumbai

Case Details: SIR MOHAMMED YUSUF TRUST AND 4 ORS. V/S K. RAHEJA CORP. PVT. LTD. AND 25 ORS

Hearing Date: 07/07/2020

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)

Sl. No: 9

Case No: CHS/814/2019

State: Maharashtra

District: Mumbai

Case Details: SIR MOHAMMED YUSUF TRUST (A)HAKOUN AHMAD YUSUF AND 5 ORS V/S M/S K RAHEJA CORP PVT LTD AND 7 ORS AND SUNSET II CO-OPERATIVE HOUSING SOCIETY LTD (APPLICANT)

Hearing Date: 05/07/2020

No Of occurrences: 1

Case Status: Pre-Admission

BS



Court: High Court of Bombay (Original)

Sr. No: 10

Case No: CHS/811/2019

State: Maharashtra

District: Mumbai

Case Details: SIR MOHAMMED YUSUF TRUST (A)HAROUN ALIM A R YUSUF AND 5 ORS V/S K RAHEJA CORP PVT LTD AND 2 ORS AND MAPLE LEAF CO OPERATIVE HOUSING SOC. LTD. (APPLICANT)

Hearing Date: 05/02/2020

No Of occurrences: 1

Case Status: Pre Admission

Court: High Court of Bombay (Original)

Sr. No: 11

Case No: CHS/816/2019

State: Maharashtra

District: Mumbai

Case Details: SIR MOHAMMED YUSUF TRUST (A)HAROUN ALIM A R YUSUF AND 5 ORS V/S K RAHEJA CORP PVT LTD AND 2 ORS AND HARMONY CO-OPERATIVE HOUSING SOCIETY LTD. (APPLICANT)

Hearing Date: 05/02/2020

No Of occurrences: 1

Case Status: Pre Admission

Court: High Court of Bombay (Original)

Sr. No: 12

Case No: NMA/577/2019

State: Maharashtra

District: Mumbai

Case Details: RAAD: INFRASTRUCTURE PVT LTD V/S K. RAHEJA CORPORATION PVT. LTD. AND ANR.

Hearing Date: 28/08/2019

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Criminal)

Sr. No: 13

Case No: WP/1707/2018

State: Maharashtra

District: Mumbai

Case Details: MAHARASHTRA RAJYA MATHAD AND GUMASTA GERNAL KAMGAR SANGHATANA AND ANR V/S K K RAHEJA CORP PVT LTD

Hearing Date: 13/06/2018

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 14

Case No: ITXA/3111/2018(stamp)

State: Maharashtra

District: Mumbai

Case Details: PR. COMMISSIONER OF INCOME TAX CENTRAL-2 V/S K RAHEJA CORP. PVT. LTD.

Hearing Date: 21/06/2019

No Of occurrences: 1

Case Status: Disposed



Court: High Court of Bombay (Original)

Sr. No. 15

Case No: HXG/2018/2018

State: Maharashtra

District: Mumbai

Case Details: PR. COMMISSIONER OF INCOME TAX CENTRAL-2 V/S K RAHEJA CORP. PVT. LTD.

Hearing Date: 17/10/2018

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)

Sr. No. 16

Case No. TD/88/2017

State: Maharashtra

District: Mumbai

Case Details: K RAHEJA CORP. PVT. LTD. V/S ANANT SAMANT AND SURUCHI K. SAMANT

Hearing Date: 22/05/2017

No Of occurrences: 1

Case Status: Transferred

Court: High Court of Bombay (Original)

Sr. No. 17

Case No. APP/95/2017

State: Maharashtra

District: Mumbai

Case Details: KARADJI INFRASTRUCTURE PVT LTD V/S K. RAHEJA CORPORATION LTD

Hearing Date: 01/02/2017

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No. 18

Case No. NMA/12/2017(stamp)

State: Maharashtra

District: Mumbai

Case Details: KARADJI INFRASTRUCTURE PVT LTD V/S K. RAHEJA CORPORATION LTD

Hearing Date: 01/02/2017

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Civil)

Sr. No. 19

Case No. WP/11637/2016

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. AND AYB V/S NAVI MUMBAI MUNICIPAL CORPORATION AND ORS

Hearing Date: 17/02/2017

No Of occurrences: 1

Case Status: Disposed

815



Court: High Court of Bombay (Original)

Sr. No: 20

Case No: F2/y1432/2016(stamp)

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP PVT LIMITED V/S ANANT SAMANT AND ANR

Hearing Date: 05/10/2016

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 21

Case No: C 10L/839/2016(stamp)

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP PVT LIMITED V/S ANANT SAMANT AND ANR

Hearing Date: 15/02/2017

No Of occurrences: 1

Case status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 22

Case No: A.MS/270/2016

State: Maharashtra

District: Mumbai

Case Details: K RAHEJA CORPN PVT LTD V/S MAHARASHTRA TOURISM DEVELOPMENT CORPN.LTD

Hearing Date: 13/02/2016

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Civil)

Sr. No: 23

Case No: CAVW/184/2015

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PRIVATE LIMITED AND ANR. V/S CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED AND ORS

Hearing Date: 29/01/2015

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Civil)

Sr. No: 24

Case No: W2/358/2015

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PRIVATE LIMITED AND ANR. V/S CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED AND ORS

Hearing Date: 14/02/2020

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Civil)

Sr. No: 15

Case No: CAW/149/2015

State: Maharashtra

District: Mumbai

Case Details: SANDILIP SHARADCHANDRA THAKUR V/S K. RAHEJA CORPORATION PRIVATE LIMITED AND ANR

Hearing Date: 24/03/2015

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Criminal)

Sr. No: 25

Case No: WP/4730/2015

State: Maharashtra

District: Mumbai

Case Details: RAMS SHORE MANGAL AND ORS V/S M/S. K. RAHEJA CORP. PVT. LTD.

Hearing Date: 14/12/2015

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 27

Case No: SJ/15/2015

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S KARADE INFRASTRUCTURE PVT. LTD AND 2 ORS.

Hearing Date: 05/06/2017

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 28

Case No: NMA/1571/2015

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORPN PVT LTD V/S MAHARASHTRA TOURISM DEVELOPMENT CORPN.LTD.

Hearing Date: 06/10/2015

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 29

Case No: APP/540/2015

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORPN PVT.LTD. V/S MAHARASHTRA TOURISM DEVELOPMENT CORPN.LTD

Hearing Date: 30/11/2015

No Of occurrences: 1

Case Status: Disposed





Court: High Court of Bombay (Original)

Sr. No: 30

Case No: APP/262/2010

State: Maharashtra

District: Mumbai

Case Details: SKYLUZ CITYSCAPES PVT. LTD. AND ANOTHER V/S K. RAHEJA CORP. PVT. LTD. AND ANOTHER

Hearing Date: 18/12/2018

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 31

Case No: NMA/409/2019

State: Maharashtra

District: Mumbai

Case Details: SKYLUZ CITYSCAPES PVT. LTD. AND ANOTHER V/S K. RAHEJA CORP. PVT. LTD. AND ANOTHER

Hearing Date: 07/08/2015

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 32

Case No: AP2/441/2015

State: Maharashtra

District: Mumbai

Case Details: KAKADE INFRASTRUCTURE PVT.LTD. V/S K. RAHEJA CORPORATION PVT.LTD

Hearing Date: 10/12/2015

No Of occurrences: 1

Case Status: Admitted{Urgent}

Court: High Court of Bombay (Original)

Sr. No: 33

Case No: NMA/1449/2015(stamp)

State: Maharashtra

District: Mumbai

Case Details: KAKADE INFRASTRUCTURE PVT.LTD. V/S K. RAHEJA CORPORATION PVT.LTD.

Hearing Date: 07/08/2015

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 34

Case No: CKPUP/5/2014

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S KAKADE INFRASTRUCTURE PVT. LTD. AND 2 OTHERS

Hearing Date: 03/02/2017

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No. 35

Case No: CHTN/157/2014

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S KAKADE INFRASTRUCTURE PVT. LTD AND 2 ORS.

Hearing Date: NA

No. Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)

Sr. No. 36

Case No: CHTN/542/2014

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S KAKADE INFRASTRUCTURE PVT. LTD AND 2 ORS.

Hearing Date: 05/06/2017

No. Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No. 37

Case No: CHTN/24/2014

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORPN PVT.LTD. V/S MAHARASHTRA TOURISM DEVELOPMENT CORPN.LTD.

Hearing Date: 12/01/2015

No. Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Civil)

Sr. No. 38

Case No: JAWP/33/2013

State: Maharashtra

District: Mumbai

Case Details: M/S. K. RAHEJA CORP. PVT. LTD. AND ORS V/S STATE OF MAHARASHTRA, THROUGH MINISTRY OF REVENUE AND FORESTS AND ORS

Hearing Date: 03/03/2013

No. Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Civil)

Sr. No. 39

Case No: WP/2489/2013

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PRIVATE LIMITED AND ANR V/S CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED AND ANR

Hearing Date: 15/04/2014

No. Of occurrences: 1

Case Status: Disposed



Court: High Court of Bombay (Original)

Sr. No: 40

Case No: CP/196/2013

State: Maharashtra

District: Mumbai

Case Details: K RAHEJA CORP. PVT.LTD. V/S KAKADE INFRASTRUCTURE PVT.LTD., CIN NO.45203PV2009PT0133427

Hearing Date: 01/12/2016

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 41

Case No: NMS/933/2013

State: Maharashtra

District: Mumbai

Case Details: SR MOHAMMED YUSUF TRUST (A)-HAROUN ALI A R YUSUF AND 5 ORS V/S M/S K RAHEJA CORP PVT. LTD AND 2 ORS

Hearing Date: 06/03/2020

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)

Sr. No: 42

Case No: S/401/2013

State: Maharashtra

District: Mumbai

Case Details: SR MOHAMMED YUSUF TRUST (A)-HAROUN ALI A R YUSUF AND 5 ORS V/S M/S K RAHEJA CORP PVT LTD AND 2 ORS

Hearing Date: 11/07/2014

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Civil)

Sr. No: 43

Case No: CAW/2955/2013

State: Maharashtra

District: Mumbai

Case Details: M/S. K. RAHEJA CORP. PVT. LTD. AND ORS V/S STATE OF MAHARASHTRA, THROUGH MINISTRY OF REVENUE AND FORESTS AND ORS

Hearing Date: 15/03/2013

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Civil)

Sr. No: 44

Case No: CAW/2093/2012

State: Maharashtra

District: Mumbai

Case Details: M/S. K. RAHEJA CORP. PVT. LTD. AND ORS V/S STATE OF MAHARASHTRA, THROUGH MINISTRY OF REVENUE AND FORESTS AND ORS

Hearing Date: 11/02/2013

No Of occurrences: 1

Case Status: Pre-Admission





Court: High Court of Bombay (Civil)
Sr. No: 35

Case No: WP/825/2012

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PRIVATE LIMITED AND ORS V/S NAVI MUMBAI MUNICIPAL CORPORATION AND ORS

Hearing Date: 19/01/2012

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Civil)
Sr. No: 40

Case No: CAW/108/2013

State: Maharashtra

District: Mumbai

Case Details: SH MOHAMMED YUSUF TRUST AND ORS V/S M/S. K. RAHEJA CORP. PVT. LTD. AND ANR

Hearing Date: 15/02/2013

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)
Sr. No: 47

Case No: PETN/578/2012

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. AND ANR V/S 3 MOHD YUSUF TRUST AND ORS

Hearing Date: NA

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)
Sr. No: 48

Case No: SS/1380/2012

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S ARUN JAIN

Hearing Date: 02/10/2012

No Of occurrences: 1

Case Status: Transferred

Court: High Court of Bombay (Original)
Sr. No: 49

Case No: VMS/1113/2012

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S ANANT SAMANT AND SURUCHI K. SAMANT

Hearing Date: 05/12/2012

No Of occurrences: 1

Case Status: Disposed



Court: High Court of Bombay (Original)

Sr. No. 40

Case No: 57/42/2013

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. AND ANR V/S SIR MOHD. YUSUF TRUST AND ORS

Hearing Date: 26/06/2014

No Of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay (Original)

Sr. No. 51

Case No: NMS/350/2013

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. AND ANR V/S S R MOHD. YUSUF TRUST AND ORS

Hearing Date: 05/02/2020

No Of occurrences: 1

Case Status: Pre Admission

Court: High Court of Bombay (Original)

Sr. No. 52

Case No: CTS/825/2012

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S MRS. GOOHL SHAM P. GOHLI & ORS.

Hearing Date: 10/07/2012

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Civil)

Sr. No. 53

Case No: MPT/280/2012

State: Maharashtra

District: Mumbai

Case Details: M/S. K. RAHEJA CORP. PVT. LTD. AND ORS V/S STATE OF MAHARASHTRA, THROUGH MINISTRY OF REVENUE AND FORESTS AND ORS

Hearing Date: 15/07/2013

No Of occurrences: 1

Case Status: Admitted(Unready)

Court: High Court of Bombay (Original)

Sr. No. 54

Case No: SS/1295/2013

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP PVT. LTD. V/S ANAAT SAMANT AND SUBJOH K. SAMANT

Hearing Date: 27/05/2012

No Of occurrences: 1

Case Status: Disposed



Court: High Court of Bombay (Original)

Sr. No: 55

Case No: WP/1245/2011

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. V/S BRIHAN MUMBAI MUNICIPAL CORPORATION AND 3 OTHERS

Hearing Date: 01/02/2016

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 56

Case No: SJ/434/2011

State: Maharashtra

District: Mumbai

Case Details: K RAHEJA CORP PVT LTD V/S ANANT SAMANT AND SURUCHI N. SAMANT

Hearing Date: 27/03/2017

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 57

Case No: ITXA/2262/2011

State: Maharashtra

District: Mumbai

Case Details: THE COMMISSIONER OF INCOME TAX-CENTRAL-II, MUMBAI V/S K. RAHEJA CORP PVT LTD

Hearing Date: 07/09/2011

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 58

Case No: ITXA/2263/2011

State: Maharashtra

District: Mumbai

Case Details: THE COMMISSIONER OF INCOME TAX-CENTRAL II, MUMBAI V/S K. RAHEJA CORP. PVT LTD

Hearing Date: 07/05/2011

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 59

Case No: KA/23/2011(Stamp)

State: Maharashtra

District: Mumbai

Case Details: THE COMMISSIONER OF INCOME TAX, CENTRAL, MUMBAI V/S M/S. K. RAHEJA CORPORATION PVT. LTD, MUMBAI

Hearing Date: 23/09/2011

No Of occurrences: 1

Case Status: Disposed



Court: High Court of Bombay (Civil)
 Sr. No: 60
 Case No: WP/7914/2010
 State: Maharashtra
 District: Mumbai
 Case Details: M/S K. RAHEJA CORP. PVT. LTD AND ANR V/S STATE OF MAHARASHTRA AND ORS.
 Hearing Date: 24/11/2010
 No Of occurrences: 1
 Case Status: Disposed

Court: High Court of Bombay (Original)
 Sr. No: 61
 Case No: TxA/1359/2009
 State: Maharashtra
 District: Mumbai
 Case Details: THE COMMISSIONER OF INCOME TAX- CENTRAL II MUMBAI V/S K. RAHEJA CORPORATION P. LTD
 Hearing Date: 08/08/2011
 No Of occurrences: 1
 Case Status: Disposed

Court: High Court of Bombay (Original)
 Sr. No: 62
 Case No: TxA/1260/2009
 State: Maharashtra
 District: Mumbai
 Case Details: THE COMMISSIONER OF INCOME TAX- CENTRAL II MUMBAI V/S K. RAHEJA CORPORATION P. LTD
 Hearing Date: 08/08/2011
 No Of occurrences: 1
 Case Status: Disposed

Court: High Court of Bombay (Original)
 Sr. No: 63
 Case No: NMA/1611/2009
 State: Maharashtra
 District: Mumbai
 Case Details: THE COMMISSIONER OF INCOME TAX- CENTRAL II MUMBAI V/S K. RAHEJA CORPORATION PVT LTD
 Hearing Date: 15/06/2009
 No Of occurrences: 1
 Case Status: Disposed

Court: High Court of Bombay (Original)
 Sr. No: 64
 Case No: NMA/1612/2009
 State: Maharashtra
 District: Mumbai
 Case Details: THE COMMISSIONER OF INCOME TAX- CENTRAL II MUMBAI V/S K. RAHEJA CORPORATION PVT LTD
 Hearing Date: 16/06/2009
 No Of occurrences: 1
 Case Status: Disposed



Court: High Court of Bombay (Original)

Sr. No: 65

Case No: HXA/4381/2010

State: Maharashtra

District: Mumbai

Case Details: T T C COMMISSIONER OF INCOME TAX, CENTRAL, MUMBAI V/S M/S. K. RAHEJA CORPORATION PVT. LTD, MUMBAI.

Hearing Date: 11/07/2009

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay (Original)

Sr. No: 66

Case No: CHG./406/2007

State: Maharashtra

District: Mumbai

Case Details: K. Raheja Corp Pvt Limited V/S quantum e-services pvt limited

Hearing Date: 11/04/2007

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay at Goa

Sr. No: 67

Case No: MCA/557/2009

State: Goa

District: North Goa

Case Details: K. RAHEJA CORP. PVT. LTD. AND ANR V/S THE STATE OF GOA THROUGH SECRETARY (REVENUE) AND 5 ORS

Hearing Date: 27-07-2009

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay at Goa

Sr. No: 68

Case No: WP / 345 / 2008

State: Goa

District: North Goa

Case Details: K. RAHEJA CORP PVT. LTD. AND ANR V/S STATE OF GOA THROUGH SECRETARY (INDUSTRIES) AND 2 ORS

Hearing Date: 26-11-2010

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay at Goa

Sr. No: 69

Case No: WP / 176 / 2008

State: Goa

District: North Goa

Case Details: K. RAHEJA CORP PVT. LTD. AND ANR V/S STATE OF GOA THROUGH SECRETARY (INDUSTRIES) AND 2 ORS

Hearing Date: 25-06-2008

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay at Goa

Sr. No: 70

Case No: WP / 316 / 2008

State: Goa

District: North Goa

Case Details: Franky Monteiro and 4 ORS. V/S M/S. S. RAHEJA CORPORATION PVT. LTD

Hearing Date: 26-11-2010

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay at Goa

Sr. No: 71

Case No: WP / 1755 / 2008

State: Goa

District: North Goa

Case Details: S. RAHEJA CORP. PVT. LTD. AND ANR V/S THE STATE OF GOA THROUGH SECRETARY (REVENUE) AND 5 ORS

Hearing Date: NA

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay at Goa

Sr. No: 72

Case No: WP / 1805 / 2008

State: Goa

District: North Goa

Case Details: FRANKY MONTEIRO AND 4 ORS V/S B. M/S. S. RAHEJA CORPORATION PVT. LTD, THROUGH MANAGING DIRECTOR & Others

Hearing Date: NA

No Of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay

Sr. No: 73

Case No: AC/415/2008

State: Maharashtra

District: Mumbai

Case Details: THE TATA POWER COMPANY LIMITED V/S S. RAHEJA CORP PRIVATE LTD AND ORS

Hearing Date: 30/03/2009

No of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay

Sr. No: 74

Case No: CAA/503/2006

State: Maharashtra

District: Mumbai

Case Details: THE TATA POWER COMPANY LIMITED V/S S. RAHEJA CORP PRIVATE LTD AND ORS

Hearing Date: 30/08/2006

No of occurrences: 1

Case Status: Disposed





Court: High Court of Bombay

Sr. No. 75

Case No: SS/2831/2005

State: Maharashtra

District: Mumbai

Case Details: K RAHEJA CORP. PVT. LIMITED V/S QUANTUM E SERVICES PVT. LIMITED

Hearing Date: 22/05/2008

No of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay

Sr. No. 76

Case No: NMS/1296/2005

State: Maharashtra

District: Mumbai

Case Details: COMMISSIONER OF INCOME TAX CENTRAL II, MUMBAI V/S M/S K RAHEJA PVT. LTD.

Hearing Date: 12/12/2006

No of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay

Sr. No. 77

Case No: CUS/442/2005

State: Maharashtra

District: Mumbai

Case Details: JOSEPH BERNARD FERNANDES V/S K RAHEJA CORPN. PRIVATE LIMITED

Hearing Date: 07/05/2005

No of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay

Sr. No. 78

Case No: SJ/355/2004

State: Maharashtra

District: Mumbai

Case Details: JOSEPH BERNARD FERNANDES V/S K RAHEJA CORP. PVT. LTD.

Hearing Date: 13/08/2005

No of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay

Sr. No. 79

Case No: ARB/112/2003

State: Maharashtra

District: Mumbai

Case Details: MR. MOHAN CH. LADURAI NADAR PROP OF M/S GEAFER'S V/S M/S K RAHEJA PVT. LTD.

Hearing Date: 21/04/2003

No of occurrences: 1

Case Status: Disposed



Court: High Court of Bombay

Sl. No: 80

Case No: S/1903/2002

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORPN. P.LTD. V/S MRS. GOOLESTIAN P.GOELHO & ORS.

Hearing Date: 27/02/2006

No of occurrences: 1

Case Status: Disposed

Court: High Court of Bombay

Sl. No: 81

Case No: S/3762/2002

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORPN PVT LTD. V/S MAHARASHTRA TOURISM DEVELOPMENT CORPN.LTD.

Hearing Date: 17/03/2020

No of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay

Sl. No: 82

Case No: NM/2800/2002

State: Maharashtra

District: Mumbai

Case Details: M/S.AUTODIESX INC. V/S M/S K.RAHEJA CORPN.LTD.& ORS.

Hearing Date: 18/08/2005

No of occurrences: 1

Case Status: Pre-Admission

Court: High Court of Bombay

Sl. No: 83

Case No: S/3300/2002

State: Maharashtra

District: Mumbai

Case Details: AUTODIESX INC V/S K.RAHEJA CORPN. LTD.& ORS.

Hearing Date: 05/11/2009

No of occurrences: 1

Case Status: Disposed

Court: City Civil Court, Mumbai

Sl. No: 1

Case No: EXECUTION APPLN/100329/2016

State: Maharashtra

District: Mumbai

Case Details: M/S. K. RAHEJA CORP PVT LTD Versus ARUN BAIN

Hearing Date: 14-12-2018

No Of occurrences: 1

Case Status: Disposed

Court: City Sessions Court, Mumbai
Sr. No: 2

Case No: CRI REV APP/100330/2015

State: Maharashtra

District: Mumbai

Case Details: Ms. Omnitree Infosolutions Ltd. and Atul Maganlal Hemani, Devanshi Dushyant Buch and Ors.@MA1146-15 Versus The State and Ms. K. Raheja Corp. P. Ltd. - Respet.

Hearing Date: 20-06-2015

No Of occurrences: 1

Case Status: Disposed

Court: City Sessions Court, Mumbai

Cr. No: 3

Case No: CRI MA/101145/2015

State: Maharashtra

District: Mumbai

Case Details: Ms. Omnitree Infosolutions Ltd. and Atul Maganlal Hemani, Devanshi Dushyant Buch and Ors.@R-550-15 Versus The State and Ms. K. Raheja Corp. P. Ltd. - Respet.

Hearing Date: 20-06-2015

No Of occurrences: 1

Case Status: Disposed

Court: City Sessions Court, Mumbai

Sr. No: 4

Case No: CRI REV APP/100331/2014

State: Maharashtra

District: Mumbai

Case Details: Lalimohan Bhattacharya and Others @ MA-645-14- Applicants Versus State of Maharashtra and Ms K Raheja Corp Pvt Ltd- Respondents

Hearing Date: 07-08-2014

No Of occurrences: 4

Case Status: Disposed

Court: City Sessions Court, Mumbai

Cr. No: 5

Case No: CRI MA/100646/2014

State: Maharashtra

District: Mumbai

Case Details: Lalimohan Bhattacharya and Others @ Revd 32114- Applicants Versus State of Maharashtra and Ms K Raheja Corp Pvt Ltd- Respondents

Hearing Date: 07-08-2014

No Of occurrences: 4

Case Status: Disposed

Court: City Civil Court, Mumbai

Sr. No: 6

Case No: SUI/133675/2012

State: Maharashtra

District: Mumbai

Case Details: K RAHEJA CORP PVT LTD Versus ARUN JAIN

Hearing Date: 20-12-2012

No Of occurrences: 1

Case Status: Disposed





Court: Small Causes Court, Dhobi Talao, Mumbai

Sr. No. 7

Case No. Mun.Appn/700160/2012

State: Maharashtra

District: Mumbai

Case Details: K. Raheja Corp.Pvt.Ltd. and Anr. Versus The Municipal Corporation Of Gr. Mum and Anr.

Hearing Date: 25-11-2014

No Of occurrences: 4

Case Status: Disposed

Court: Civil Court, Dandoshi

Sr. No. 8

Case No: Darkhast/200076/2019

State: Maharashtra

District: Mumbai

Case Details: M/s K. Raheja Corp Pvt Limited Versus Romal Bansal

Hearing Date: 10-01-2020

No Of occurrences: 1

Case Status: Disposed

Court: Additional Metropolitan Magistrate, Bandra, Mumbai

Sr. No: 9

Case No: Summons Cases SS/707830/2013

State: Maharashtra

District: Mumbai

Case Details: K. RAHEJA CORP. PVT. LTD. Versus M-S OMK TEC- INFOSOLUTION LTD.

Hearing Date: 05-09-2020

No Of occurrences: 17

Case Status: PART HEARD

Court: Industrial Court, Mumbai

Sr. No: 10

Case No: Complaint ULP1/5000303/2015

State: Maharashtra

District: Mumbai

Case Details: Bhartiya Shram, vi Sahha Versus M/s. K. Raheja Corporation Pvt. Ltd., and 7 Ors

Hearing Date: 14-02-2017

No Of occurrences: 1

Case Status: Disposed

Court: Industrial Court, Mumbai

Sr. No: 11

Case No: Complaint ULP1/5000160/2015

State: Maharashtra

District: Mumbai

Case Details: Mr. Santosh Atharam Pawar, Versus Ms K.Raheja Corporation

Hearing Date: 17-02-2016

No Of occurrences: 10

Case Status: Disposed



Court: Industrial Court, Mumbai

Sr. No: 12

Case No: Complaint U/P1/186/2015

State: Maharashtra

District: Mumbai

Case Details: Bhartiya Shramajivi Sabha Versus M/s. K. Raheja Corporation's Raheja Vihar Club And Ors. 8

Hearing Date: 05-03-2019

No Of occurrences: 7

Case Status: Disposed

Court: Industrial Court, Mumbai

Sr. No: 13

Case No: Complaint U/P1/55/2020

State: Maharashtra

District: Mumbai

Case Details: Bhartiya Shramajivi Sabha Versus M/s K. Raheja Corp. pvt.ltd

Hearing Date: 31-07-2020

No Of occurrences: 2

Case Status: Reply

Court: Industrial Court, Mumbai

Sr. No: 14

Case No: Complaint U/P1/59/2020

State: Maharashtra

District: Mumbai

Case Details: Rashtriya Aadyogik Kamgar Sena Versus M/s K. Raheja Corp. Pvt. Ltd

Hearing Date: 07-07-2020

No Of occurrences: 4

Case Status: Steps

Court: Industrial Court, Mumbai

Sr. No: 15

Case No: Complaint: U/P1/370/2019

State: Maharashtra

District: Mumbai

Case Details: Bhartiya Shramajivi Sabha Versus M/s K. Raheja Corp. pvt.ltd

Hearing Date: 27-07-2020

No Of occurrences: 4

Case Status: Stay

Court: Industrial Court, Mumbai

Sr. No: 16

Case No: Complaint: U/P1/196/2019

State: Maharashtra

District: Mumbai

Case Details: Bhartiya Shramajivi Sabha Versus M/s Raheja Corp.

Hearing Date: 30-07-2020

No Of occurrences: 5

Case Status: Steps



Court: Labour, Mumbai
Sr. No: 17
Case No: Comp. U/P/112/2019
State: Maharashtra
District: Mumbai
Case Details: Bharatiya Shramajivi Sabha Versus M/s.K.Rateja Corp and Ors.
Hearing Date: 10/07/2020
No Of occurrences: 5
Case Status: Hearing

Court: Industrial Court, Mumbai
Sr. No: 18
Case No: Complaint U/P/1/325/2018
State: Maharashtra
District: Mumbai
Case Details: Bharatiya Shramajivi Sabha Versus M/s. K. Rateja Corporation and Ors.
Hearing Date: 17/07/2018
No Of occurrences: 10
Case Status: Say

Court: Labour, Mumbai
Sr. No: 19
Case No: Comp U. P/146/2017
State: Maharashtra
District: Mumbai
Case Details: Bharatiya Shramajivi Sabha Versus M/s. K. Rateja Corporation Pvt. Ltd. and Ors.
Hearing Date: 25-03-2019
No Of occurrences: 11
Case Status: Disposed

Court: Labour, Mumbai
Sr. No: 20
Case No: Ref/DA/116/2018
State: Maharashtra
District: Mumbai
Case Details: M/s. K. Rateja Corporation Pvt. Ltd. and Ors. Versus Prakash W. Muzale
Hearing Date: 12-12-2019
No Of occurrences: 10
Case Status: Disposed

Court: Industrial Court, Mumbai
Sr. No: 21
Case No: Complaint U/P/1/3000016/2013
State: Maharashtra
District: Mumbai
Case Details: M/s. K. Rateja Corpn. Pvt. Ltd. Versus Mrs. Mangal Sarode and Atr
Hearing Date: 04-02-2013
No Of occurrences: 1
Case Status: Disposed



Court: Industrial Court, Mumbai

Sr. No. 23

Case No: Complaint OLP1/5000173/2009

State: Maharashtra

District: Mumbai

Case Details: Mr. Subhash L. Dabrey, Versus Ms.The Resort, S. Raheja Corp. P.Ltd. And,

Hearing Date: 22-10-2010

No. Of occurrences: 1

Case Status: Reply

Court: METROPOLITAN MAGISTRATE COURT, BANDRA, MUMBAI

Sr. No. 22

Case No: Summons Cases SW Case /6/2018

State: Maharashtra

District: Mumbai

Case Details: SURJINDER SINGH BUNDEL Versus M-S R RAHEJA CORP & Others

Hearing Date: NA

No. Of occurrences: 1

Case Status: CASES AT 2:45 PM

Court: COURT OF SMALL CAUSES, BANDRA, MUMBAI

Sr. No. 24

Case No: M-1-1/200005/2006

State: Maharashtra

District: Mumbai

Case Details: MRS. GORDHIS AN PETER COHENCO, Pjs. RAHEJA CORP. PVT LTD. & Others Versus MS. BHARAT PETROLEUM CORPORATION LIMITED & Others

Hearing Date: NA

No. Of occurrences: 1

Case Status: Part Heard at 11:00 A.M.

Court: City Civil Court, Mumbai

Sr. No. 25

Case No: SUIT/801247/2007

State: Maharashtra

District: Mumbai

Case Details: SAHITSINGH ZORAVARSINGH NAIR AND Versus MS RAHEJA CORPORATION PVT. LTD. ORS

Hearing Date: 14-06-2008

No. Of occurrences: 1

Case Status: ORDER

Court: City Civil Court, Mumbai

Sr. No. 26

Case No: NOTICE OF MOTION/801286/2007

State: Maharashtra

District: Mumbai

Case Details: SAHITSINGH ZORAVARSINGH NAIR AND Versus MS RAHEJA CORPORATION PVT. LTD. ORS

Hearing Date: 04-03-2008

No. Of occurrences: 1

Case Status: DISPOSED



Court: City Civil Court, Mumbai

Sr. No. 27

Case No. SU. T/10:583/2006

State: Maharashtra

District: Mumbai

Case Data Is: THE TATA POWER COMPANY LTD, Versus K.RAHEJA CORP PRIVATE LTD ANR.

Hearing Date: 05-10-2006

No Of occurrences: 1

Case Status: DISPOSED

Court: City Civil Court, Mumbai

Sr. No. 28

Case No. NOTICE OF MOTION/861375/2006

State: Maharashtra

District: Mumbai

Case Data Is: THE TATA POWER COMPANY LTD, Versus K.RAHEJA CORP PRIVATE LTD ANR.

Hearing Date: 05-05-2006

No Of occurrences: 1

Case Status: DISPOSED

Court: City Civil Court, Mumbai

Sr. No. 29

Case No. CHAMBER SUMMONS/670/2006

State: Maharashtra

District: Mumbai

Case Data Is: THE TATA POWER COMPANY LTD, Versus K.RAHEJA CORP PRIVATE LTD ANR.

Hearing Date: 06-05-2006

No Of occurrences: 1

Case Status: DISPOSED

Court: District Forum (Consumer Court)

Sr. No. 1

Case No. CC/9/239

State: Delhi

District: South West

Case Data Is: PRIYANKA SINGHA CHHABRA V/S K. RAHEJA CORP.

Hearing Date: 15-07-2019

No Of occurrences: 1

Case Status: Registered

Court: ITAT

Sr. No. 1

Case No. ITA 356/MUM/2013

State: Maharashtra

District: Mumbai

Case Data Is: K. RAHEJA CORP P. LTD V/S ASST CIT V CIR 29

Hearing Date: NA

No Of occurrences: 1

Case Status: Disposed



Court: ITAT
 Sr. No. 2
 Case No: ITA 567/MUM/2009
 State: Maharashtra
 District: Mumbai
 Case Details: ACIT CEN CIR 2009 / V/S K. RAHEJA CORPORATION P. LTD
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: ITAT
 Sr. No. 3
 Case No: ITA 1834/MUM/2015
 State: Maharashtra
 District: Mumbai
 Case Details: K. RAHEJA CORP P. LTD V/S ASST CIT CEN CIR 29
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: ITAT
 Sr. No. 4
 Case No: ITA 1506/MUM/2010
 State: Maharashtra
 District: Mumbai
 Case Details: K. RAHEJA CORP P. LTD V/S ACT CEN CIR 29
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: ITAT
 Sr. No. 5
 Case No: ITA 1531/MUM/2010
 State: Maharashtra
 District: Mumbai
 Case Details: ACT CEN CIR 29 V/S K. RAHEJA CORP P. LTD
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: ITAT
 Sr. No. 6
 Case No: ITA 2847/MUM/2005
 State: Maharashtra
 District: Mumbai
 Case Details: DGT CEN. C R. - 29 V/S M/S. K. RAHEJA CORPORATION PVT. LTD
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed



Court: ITAT
Sr. No: 7
Case No: ITA 3187/MUM/2005
State: Maharashtra
District: Mumbai
Case Details: M/S. K. RAHEJA CORPN. P. LTD V/S THE DY CIT CC-28
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITAT
Sr. No: 8
Case No: ITA 3188/MUM/2005
State: Maharashtra
District: Mumbai
Case Details: M/S. K. RAHEJA CORPN. P. LTD V/S THE DY CIT CC-28
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITA
Sr. No: 9
Case No: ITA 3231/MUM/2005
State: Maharashtra
District: Mumbai
Case Details: DCT CENT. CIR. - 28 V/S M/S. K. RAHEJA CORPN. P. LTD.
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITAT
Sr. No: 10
Case No: ITA 3238/MUM/2005
State: Maharashtra
District: Mumbai
Case Details: DCT CENT. CIR. - 29 V/S M/S. K. RAHEJA CORPN. P. LTD.
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITAT
Sr. No: 11
Case No: ITA 3352/MUM/2019
State: Maharashtra
District: Mumbai
Case Details: K RAHEJA CORP PVT LTD. V/S DCT- CENTRAL CIRCLE-4(2)
Hearing Date: NA
No Of occurrences: 1
Case Status: Pending

Court: ITAT
Sr. No. 12
Case No: ITA 4099/MUM/2012
State: Maharashtra
District: Mumbai
Case Details: DCIT CEN CIR 29 V/S K. RAHEJA CORP. P. LTD
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITAT
Sr. No. 13
Case No: ITA 4100/MUM/2006
State: Maharashtra
District: Mumbai
Case Details: THE ACIT CEN CIR 29 V/S M/S. K. RAHEJA CORP. PVT. LTD
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITAT
Sr. No. 14
Case No: ITA 4823/MUM/2007
State: Maharashtra
District: Mumbai
Case Details: M/S. K. RAHEJA CORP. PVT. LTD V/S THE DY CH CEN CIR 29
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITAT
Sr. No. 15
Case No: ITA 5430/MUM/2010
State: Maharashtra
District: Mumbai
Case Details: K. RAHEJA CORP. P. LTD V/S ACIT CEN CIR 29
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: ITAT
Sr. No. 16
Case No: ITA 5530/MUM/2004
State: Maharashtra
District: Mumbai
Case Details: K. Raheja Corp. P Ltd. V/S HODUS Worn 1(S)
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed





Court: ITAT
 Sl. No: 17
 Case No. TA 5531/MUM/2004
 State: Maharashtra
 District: Mumbai
 Case Details: K.Rajeja Corp. P.Ltd. V/S ITO 128 Ward 1(5)
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: ITAT
 Sl. No: 18
 Case No. ITA 5956/MUM/2010
 State: Maharashtra
 District: Mumbai
 Case Details: ASST. CIT CEN CIR 29 V/S K. RAHEJA CORP. P. LTD.
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: TAT
 Sl. No: 19
 Case No. ITA 6003/MUM/2016
 State: Maharashtra
 District: Mumbai
 Case Details: DCIT CEN C R 4(2), CEN T. RANGE 4 V/S K. RAHEJA CORP PVT. LTD.
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: ITAT
 Sl. No: 20
 Case No. TA 6900/MUM/2011
 State: Maharashtra
 District: Mumbai
 Case Details: K. RAHEJA CORP P. LTD V/S ASST CIT CEN CIR 29
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed

Court: ITAT
 Sl. No: 21
 Case No: ITA 7226/MUM/2007
 State: Maharashtra
 District: Mumbai
 Case Details: THE ACIT CEN CIR-29 V/S M/S. K. RAHEJA CORPN. PVT. LTD
 Hearing Date: NA
 No Of occurrences: 1
 Case Status: Disposed



Court: HAT
Sr. No: 22
Case No: HA 7329/MUM/2007
State: Maharashtra
District: Mumbai
Case Details: THE ACIT CEN CIR-29 V/S M/S K. RAHEJA CORPN. PVT. LTD
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: HAT
Sr. No: 23
Case No: HA 7423/MUM/2008
State: Maharashtra
District: Mumbai
Case Details: K. RAHEJA CORP. P. LTD V/S ACIT CEN CIR-29
Hearing Date: NA
No Of occurrences: 1
Case Status: Disposed

Court: HAT
Sr. No: 24
Case No: HA 7453/MUM/2016
State: Maharashtra
District: Mumbai
Case Details: K RAHEJA CORP P L D V/S DR. T C CHA(2)
Hearing Date: NA
No Of occurrences: 1
Case Status: Pending

Court: TAT
Sr. No: 25
Case No: HA 4855/MUM/2007
State: Maharashtra
District: Mumbai
Case Details: THE ACIT CEN CIR-29 V/S M/S K. RAHEJA CORP PVT LTD
Hearing Date: 18-02-2012
No Of occurrences: 1
Case Status: Disposed

Court: CESTAT
Sr. No: 1
Case No: ST/85813/2014
State: Maharashtra
District: Mumbai
Case Details: K RAHEJA CORP PVT LTD V/S CCE PUNE III
Hearing Date: 14/10/2014
No Of occurrences: 1
Case Status: Disposed



Court: Appellate Tribunal For Electricity

Sr. No.: 1

Case No: APJ- 155/ 2010

State: Maharashtra

District: Mumbai

Case Details: E. Rahija Corporation Pvt. Ltd. Vs Maharashtra Electricity Regulatory Commission

Hearing Date: 14/07/2010

No. Of occurrences: 1

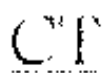
Case Status: Disposed

Disclaimer

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