

TO WHOMSOEVER IT MAY CONCERN

DETAILS OF ENCUMBRANCES CONCERNED TO LEGAL

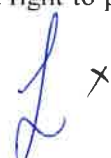
Re: Proposed project known as “Valletta” to be developed on land bearing CTS No.967A admeasuring 2200.27 square meters of Village Juhu, Taluka Andheri, Mumbai Suburban District (“**Project Land**”).

I. Details of Litigation:

- a. Suit No.1383 of 2008 has been filed by Bharat Petroleum Corporation Limited (“**BPCL**”) against (a) Goolistan Peter Coelho, (b) Mr. Christopher Mascarenhas, (c) Mrs. Sharon Dennis Coelho and (d) K. Raheja Corp Private Limited (mentioned therein as K. Raheja Corporation Private Limited) (“**KRCPL**”) (collectively “**Defendants**”) before the Hon’ble High Court, Bombay *inter alia* seeking (i) sale of the land bearing CTS No.967 admeasuring 2247.40 square meters (which includes the Project Land) and the building then standing thereon (“**the Suit Property**”), in favour of KRCPL be declared null and void and/or be cancelled and set aside and registration of the Consent Decree (i.e. *Consent Decree dated 27th February, 2006 passed by the Hon’ble High Court of Judicature at Bombay in terms of the Consent Terms dated 26th February, 2006 executed between all the parties in Suit No.1903 of 2002 filed by KRCPL against Mrs. Goolistan Peter Coelho and others*) be cancelled; (ii) specific performance of the Articles of Agreement dated 5th December 1952; (iii) in the alternative to prayer (i) above, Defendant Nos. 1 to 3 i.e. (a) Mrs. Goolistan Peter Coelho (b) Mr. Christopher Mascarenhas (c) 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 the hearing and final disposal of the aforesaid suit, the Defendants 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 Suit Property. The aforesaid suit is pending and as on date no adverse orders have been passed affecting the entitlement of KRCPL in respect of the Suit Property.
- b. Mesne Profits Application No.5 of 2006 in T.E. & R Suit No.57/64 of 2001 is 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) K. Raheja Corp Private Limited against Bharat Petroleum Corporation Limited for ascertaining mesne profit under order 20, Rule 12(1)(c) of the Code of Civil Procedure in respect of the suit property (which includes the Project Land). The said Application is pending.

II. Details of Right of Way:

By and under an Indenture dated 8th November 1946 and registered with the office of the sub-registrar of assurances under Serial No. BND-1317 of 1946, Mr. Jchangir Nadirshaw Vakil (Purchaser therein) *inter alia* covenanted with Mr. Basil Francis Gomes (Vendor therein) that the Vendor therein and 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 therein bearing Survey No.26 to and from the shore, on and over a strip 6 feet in width passing through the Project Land.

For K. Raheja Corp Private Limited


Mr. Ramesh Ranganathan
Director

Date: 8th August 2022

Place: Mumbai