

KSV/ 407 /2024

FORMAT-A
(Circular No. 28/2021)

1st February, 2024

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No: C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051

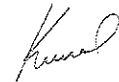
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all those pieces and parcels of partly perpetual leasehold and partly freehold land admeasuring in aggregate to 7,763 square metres, bearing Old Survey Nos. 14(pt.), 15 (pt.), 16(pt.), 17(pt.), 18(pt.) and 19(pt.) corresponding to New Survey No. 1(pt.), corresponding to Old C.T.S. Nos. 56 (Pt) and 61 (Pt), 61/1 to 61/ 32 and 61/34 to 61/48, corresponding to new C.T.S. No. 8A/1 corresponding to new **C.T.S No. 8/A/1/2 (pt.)** of Village Vikhroli (hereinafter referred to as the **“the said Project Land”**).

- 1) We have investigated the title of the said Project Land at the request of Godrej & Boyce Manufacturing Company Limited (**“the Company”**) and *inter alia* on the basis of perusal of the documents mentioned hereinbelow, we have to state as under:

a) **Description of the said Project Land:**

All those pieces or parcels of partly perpetual leasehold and partly freehold land admeasuring in aggregate to 7,763 square metres, bearing Old Survey Nos. 14(pt), 15 (Pt), 16(Pt), 17(Pt), 18(Pt) and 19(Pt) corresponding to New Survey No. 1 (Pt), corresponding to Old C.T.S. Nos. 56 (Pt) and 61 (Pt), 61/1 to 61/ 32 and 61/34 to 61/48 corresponding to new C.T.S. No. 8A/1 corresponding to new **C.T.S Nos. 8/A/1/2 (Pt)** of Village Vikhroli and bounded as follows:

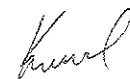


- On or towards the North: Existing Private Road owned by Godrej & Boyce Mfg. Co. Ltd.;
- On or towards the South: 18.30 metres. Wide Internal Layout Road;
- On or towards the East: Recreational open space owned by Municipal Corporation of Greater Mumbai; and
- On or towards the West: Partly by Existing Club House and Partly by Existing Sewage Treatment Plant.

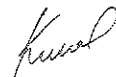
b) The documents of allotment of the said Project Land:

We have perused following copies of document-of-title and other papers, in respect of the said Project Land: -

1. Indenture dated 30th July, 1948, made between the said Nowroji Pirojsha, therein referred to as "the Vendor" of One Part and the Company, therein referred to as "the Purchasers" of Other Part and registered with Sub-Registrar of Bombay under Serial No. BOM/3050 of 1948;
2. English Translation of Kowl dated 7th July, 1835;
3. Letter dated 7th January 1948, bearing Ref. No. L.M.D. 6615 issued by Collector of Thana;
4. Papers pertaining to Suit No. 413 of 1943 in the Hon'ble High Court of Bombay;
5. Consent Decree dated the 8th January 1962, passed by the Hon'ble Bombay High Court in the aforesaid Suit No. 413 of 1953;
6. Melpatrak (being an amalgamation statement) dated 5th April, 1999;
7. Kami Jasti Patrak dated 29th May, 2023;
8. Order dated 17th March, 2004, bearing Ref. No. C-Karya-2D/PoVi/SRK-426, issued by the office of the Collector, Mumbai Suburban District;
9. Order dated 13th December, 2006, bearing Ref. No. C-Karya- 2K//PoVi/SR-2220, issued by the office of the Collector, Mumbai Suburban District;
10. Pot Hissa M.R No. 111/31/03/04;
11. Order dated 22nd February, 2007, issued by City Survey Officer, Ghatkopar;



12. Order dated 7th January, 2016, issued by the Collector of Bombay Suburban District bearing Ref. No. C/ADM-2D/Almg./Sub-Div/SRK/1923;
13. Order dated 20th May, 2019 bearing Ref No. C/Karya-2D/ Ekatri- PoVi/ SRK-1923;
14. Order dated 6th July, 2018, issued by Collector Bombay Suburban District under Ref. No. CTSO / 3C / CTS / Vikhroli / boundary Correction / SR /1684 /2017 / 2392;
15. Order bearing No. ULC-1081/1786/(938)/XIV dated 5th October, 1984 passed by the Secretary to Government, Housing and Special Assistance Department;
16. Letter dated 29th March, 2000, bearing reference No. C/ULC/D.III/22/6525, addressed by the office of the Additional Collector and the Competent Authority;
17. Letter dated 9th February, 2021 bearing reference No. C/ULC/D-3/S-20/WS-304,305/2020/100;
18. Intimation of Disapproval (IOD) dated 21st March, 2022 bearing Ref. No. CHE/ES/4409/S/337(NEW)/IOD/1/Amend;
19. Commencement Certificate dated 3rd March, 2023, bearing Ref. No. CHE/ES/4409/S/337(NEW)/CC/1/New alongwith endorsement thereon dated 23rd January, 2024;
20. Papers pertaining to Revision Application bearing No. Appeal 2618/ 6764/ Pra.Kra.138/ J-3;
21. Papers pertaining to Writ Petition No. 269 of 2021 before the Hon'ble Bombay High Court;
22. Papers pertaining to Writ Petition No. 1675 of 2022 before the Hon'ble Bombay High Court;
23. Order dated 15th March, 2023 issued by the Dy. Municipal Commissioner (Zone VI);
24. Property Register Card in respect of CTS No. 8A/1/2; and
25. Letter dated 21st April, 2023 bearing reference No. NX/NDC/21-04-2023/90704.



c) **7/12 extract or property card:**

We observe that the Property Register Card in respect of C.T.S No. 8/A/1/2 issued on 4th December, 2021, reflects the name of the Company i.e., Godrej & Boyce Manufacturing Company Limited as the holder of land bearing C.T.S No. 8/A/1/2.

d) **Search report:**

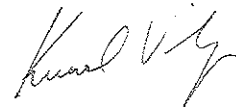
Search Report dated 7th June, 2023 of Mr. D.K Patil from 1989 to 2023 (35 years), and (Computerized Record) from 2002 to 2021 (20 years) for the searches taken in the office of the concerned Sub-Registrar of Assurances at Mumbai in respect of the said Project Land.

- 2) On perusal of the abovementioned documents and all other relevant documents relating to title of the said Project Land, and on the basis of and subject to what is stated in our Report on Title dated 1st February, 2024 bearing Reference No. KSV/ 408 /2024 ("**the Report on Title**") (which is annexed hereto as Annexure-A), we are of the opinion that the Company, viz. Godrej & Boyce Manufacturing Company Limited is the owner/ perpetual lessee of the Project Land, bearing C.T.S No. 8/A/1/2 (pt.) of Village Vikhroli, and the Company's title to the Project Land, is clear, marketable and without any encumbrance.
- 3) As stated above, the Report on Title reflecting the flow of the title of the Company, viz. Godrej & Boyce Manufacturing Company Limited in respect of the said Project Land is enclosed herewith as Annexure-A.

4) **Conclusion:**

On the basis of and subject to the Report on Title, in our opinion, the Company i.e., Godrej & Boyce Manufacturing Company Limited is the owner/ perpetual lessee of and otherwise well and sufficiently entitled to the said Project Land, and its title is clear and marketable.

Yours faithfully,
Kanga and Company,



Partner

Encl: Annexure-A