Strictly Private & Confidential

THIRD SUPPLEMENTAL TITLE REPORT

OF

BISHOPGATE,

BHULABHAI DESAI ROAD

MUMBAI

DESAI & DIWANJI
LENTIN CHAMBERS
DALAL STREET, FORT,
MUMBAI 400001

TEL: +91 (22) 3984 1000
FAX: +91 (22) 2265 8245

INDEX

DESAI & DIWANJI
ADVOCATES, SOLICITORS AND NOTARIES

LENTIN CHAMBERS, DALAL STREET
FORT, BOMBAY - 400 001.
TEL.: [illegible]
FAX: 91-22-[illegible]
91-22-[illegible]

Ref. No.
RJSM/AST

THIRD SUPPLEMENTAL TITLE REPORT

To,
Kotak Mahindra Prime Limited
27 BKC
C-27 G Block
Bandra Kurla Complex
Bandra (East)
Mumbai- 400051

Kind Attn: Mr. Sunil Hotchandani

Dear Sir,

Re: ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Pension and Tax Tenure the cess whereof has since been redeemed) bearing C.S No.1A/698 of Malabar and Cumballa Hill Division admeasuring 2482.72 square yards equivalent to 2075.88 sq.meters situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos.455 and B/455, New Survey Numbers formerly 7/7131,1/7133 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos.3513(2A), Street No.61(B) Bhulabhai Desai Road. (**"said Property"**)

---

1. We had vide our Title Certificate dated 14 December 2011 and Supplemental Title Report dated 18 December 2012, certified the title of Bridgeview Real Estate Development LLP (formerly Bridgeview Real Estate Development Private Limited) to the said Property. We have further in the month of October 2013 carried out diligence in respect of the said Property and set out our findings in the Second Supplemental Title Report dated 17 October 2013. The copy of Title Certificate dated 14 December 2011, Supplemental Title Report

dated 18 December 2012 and material extracts of Second Supplemental Title Report dated 17 October 2013 are annexed hereto as **Annexure A, Annexure B** and **Annexure C** respectively

2. The Municipal Corporation of Greater Mumbai has issued to Bridgeview Real Estate Development Private Limited a Commencement Certificate dated 14 October 2013, for development of the said Property on terms and conditions more particularly mentioned therein. The Commencement Certificate is reendorsed on 27 May 2015 and full commencement certificate as per amended approved plans dated 12 May 2015 is granted.

3. Pursuant to a certificate of registration on conversion dated 2 January 2014 issued by the Ministry of Corporate Affairs, Bridgeview Real Estate Development Private Limited was registered as a limited liability partnership i.e Bridgeview Real Estate Development LLP.

4. We have perused the Property Register Card issued by the Office of Mumbai City Survey and Land Records on 7 January 2016 with respect to the said Property. The said Property Register Card records the name of Bridgeview Real Estate Development Private Limited as beneficial owner thereof. Further, the said Property Register Card records the tenure of the said Property as Pension and Tax.

5. Pursuant to Deed of Mortgage cum Charge dated 18 January, 2014 registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBE-2/572/2014 executed between Bridgeview Real Estate Development LLP and Standard Chartered Bank, the said Property is mortgaged in favour of Standard Chartered Bank on the terms and conditions recorded therein.

6. We have appointed Mr. Sameer Sawant to carry out search in respect of the said Property in the office of the Sub-Registrar of Assurances at Mumbai for the years 2013 to 2015. The report of Mr. Sameer Sawant dated 1 December 2015, reveals the mortgage set out in clause 5 hereinabove. A copy of the Search Report of Mr.Sameer Sawant dated 1 December 2015 is hereto

annexed as **Annexure D**.

7. On instructions of Bridgeview Real Estate Development LLP, we have not caused Public Notice to be published in newspapers inviting the public to raise any claim or objection on Bridgeview's title to the said Property.

8. Subject to the aforesaid, read with observations set out in the Title Certificate dated 14 December 2011, Supplemental Title Report dated 18 December 2012 and material extracts of Second Supplemental Title Report dated 17 October 2013, we are of the opinion that Bridgeview Real Estate Development LLP has a clear and marketable title to the said Property.

9. This Third Supplemental Report shall at all times be read as a part of, and along with, our Title Certificate dated 14 December 2011, Supplemental Title Report dated 18 December 2012 and material extracts of Second Supplemental Title Report dated 17 October 2013.

Dated this 22nd day of January 2016

Yours faithfully,
for Desai & Diwanji

Partner

Annexure A

(4)

Strictly Private & Confidential

TITLE CERTIFICATE

OF

BISHOPSGATE,
BHULABHAI DESAI ROAD
MUMBAI

DESAI & DIWANJI
LENTIN CHAMBERS
DALAL STREET, FORT
MUMBAI 400001

TEL. +91 (22) 3084 1000
FAX. +91 (22) 2265 8245

INDEX

(6)

DESAI & DIWANJI
ADVOCATES, SOLICITORS & NOTARIES

[illegible]
POST BOX NO. 400 001

TEL. [illegible]
[illegible]
[illegible]
FAX [illegible]

Ref. No. 6534

SKD/RJSM

TITLE REPORT

Re: ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Pension and Tax Tenure the cess whereof has since been redeemed) bearing C.S.No.1A/698 of Malabar and Cumballa Hill Division admeasuring 2482.77 square yards equivalent to 2075.88 square meters together with one main residential building admeasuring 3532.32 square meters, twelve garages and other structures standing thereon all collectively known as "Bishopsgate" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New No.455 and B/455, New Survey Numbers formerly 7/7131,7/7133 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos.3513(2A), Street No 61(B) Bhulabhai Desai Road. ("said Property")

1. Under instructions from our client, Bridgeview Real Estate Development Private Ltd. a company incorporated and registered under the Companies Act, 1956 and having its registered office at Peninsula Spenta, Mathuradas Mills, Senapati Bapat Marg, Lower Parel, Mumbai-400 013, we have investigated the title of HSBC Agency (India) Private Limited, The Hongkong and Shanghai Bank Ltd. and Standard Chartered Bank ("the Vendors") to the said Property and herewith submit our Report.

2. Pursuant to a Deed of Partition dated 24th November 1904 registered with the Sub-Registrar of Assurances at Bombay under Serial No 3992A of Volume 1263 of Book No I on 10th December 1904, made and executed between Tribhovandas Vurjiwandas and Jugmohandas Vurjiwandas (in their capacities as the executors

of the last Will and testament of Vurjiwandas Madhavdas) of the First Part, Tribhovandas Vurjiwandas (in his individual capacity) of the Second Part and Jugmohandas Vurjiwandas (in his individual capacity) of the Third Part, the said Tribhovandas Vurjiwandas (in his individual capacity) granted and conveyed unto the said Jugmohandas Vurjiwandas, property being all that two piece or parcel of freehold land in total admeasuring 10,833 sq yards together with bungalows or dwelling house standing thereon (then known as "Westfield") situate lying and being at Cumballa Hill and registered in the books of the Collector of land revenue under collectors new nos.455 and B/455 and new Survey nos.2/7131, 1/7133 and 7/7133 and as more particularly described therein (hereinafter referred to as "**the Larger Property**") subject to the covenants and on the terms and conditions mentioned therein. The said Tribhovandas Vurjiwandas entered into a covenant for the production of title deeds with the said Jugmohandas Tribhovandas Vurjiwandas.

3. Pursuant to a Deed of Mortgage dated 31st day of January 1914 registered with the Sub-Registrar of Assurances at Mumbai under Serial No 660A of Volume 2122 of Book No.I on 16th February 1914, made and executed between Sir Jugmohandas Vurjiwandas Knight therein called the Borrower of the One Part and Jivanlal Panalal therein called Mortgagor of the Other Part, the Larger Property was mortgaged by the said Sir Jugmohandas Vurjiwandas Knight in favour of Jivanlal Panalal for the amount and on the terms and conditions mentioned therein.

4. Pursuant to a Deed of Reconveyance dated 01st July 1915 registered with the Sub-Registrar of Assurances at Mumbai under Serial No 7484A of Volume 2722 of Book No.I on 09th September 1915 made and executed between Jivanlal Panalal therein called the Mortgagee of One Part and Sir Jugmohandas Vurjiwandas Knight therein called the Mortgagor of the other part, the said Jivanlal Panalal in lieu of payment of the principal sum with interest thereon of the money borrowed under the aforesaid Deed of Mortgage dated 31st day of January 1914, reconveyed the Larger Property to the said Sir Jugmohandas Vurjiwandas Knight.

5. Pursuant to an Indenture of Conveyance dated 08th February 1917 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2234 of Volume No. 2292 of Book No. I on 27th July 1917, made and executed between Sir Jugmohandas Vurjiwandas of the first part and Bachubai wife of Hormasji Bapuji of the Second Part and Mukund Ramrao Jayakar of the Third Part, the said Jugmohandas Vurjiwandas on the direction of the said Bachubai wife of Hormasji Bapuji Gazdar granted, conveyed and assured and the said Bachubai granted and confirmed unto the said Mukund Ramrao Jayakar a major portion of the Larger Property i.e. all that piece or parcel of land admeasuring 9642 square yards (hereinafter referred to as "the Portion of the Larger Property") at or for consideration and on the covenants and on the terms and conditions mentioned therein. It is observed from the recitals of the said Indenture of Conveyance dated 08th February 1917 that the said Jugmohandas Vurjiwandas had by an Agreement dated 16th December 1916 agreed to sell the portion of the Larger Property to Bachubai wife of Hormasji Bapuji Gazdar and the said Bachubai wife of Hormasji Bapuji Gazdar had by an Agreement dated 17th December 1916, agreed to sell the Portion of the Larger Property to Mukund Ramrao Jayakar. In pursuance of the aforesaid two Agreement dated 16th December 1916 and Agreement dated 17th December 1916, it was agreed between the parties that the said Jugmohandas Vurjiwandas shall convey the Portion of the Larger Property directly to Mukund Ramrao Jayakar and the said Bachubai wife of Hormasji Bapuji shall be joined as a party to the said Indenture of Conveyance.

6. Pursuant to an Indenture of Conveyance dated 8th December 1919 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 1837 of Volume 2742 of Book No. I on 22nd June 1920, made and executed between Mukund Ramrao Jayakar therein called the Vendor of the One Part and Hooseinbhoy Abdoolabhoy Lalji and Jafferbhoy Abdoolabhoy Lalji therein referred to as the Purchasers of the Other Part, the said Mukund Ramrao Jayakar transferred unto the said Hooseinbhoy Abdoolabhoy Lalji and Jafferbhoy Abdoolabhoy Lalji as

tenants-in-common in equal shares the Portion of the Larger Property subject to the covenants and on the terms and conditions mentioned therein

7. Pursuant to a Deed of Mortgage dated 05th December 1919 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 1861 of Volume 2682 of Book No.I on 24th June 1920 made and executed between Hooseinbhoy Abdoolabhoy Lalljee & Anr. therein referred to as the Mortgagors of the One Part and Mukund Ramrao Jayakar therein referred as the Mortgagee of the Other Part, the Portion of the said Larger Property was mortgaged in favour of Mukund Ramrao Jayakar to secure repayment of the balance consideration of Rs.6,00,000/- (Rupees Six Lakhs Only) payable to Mukund Ramrao Jayakar under the abovementioned Indenture of Conveyance dated 5th December 1919 and on the terms and conditions mentioned therein

8. Pursuant to an Indenture of Reconveyance dated 8th November 1920 registered with the Sub-Registrar of Assurances at Bombay under Serial No.179 of Volume 2864 of Book No.I on 22nd January 1921, made and executed between Mukund Ramrao Jayakar therein referred as the Mortgagee of the One Part and Hooseinbhoy Abdoolabhoy Lalljee & Anr., therein referred as the Mortgagors of the Other Part, the Mortgagee therein reconveyed unto the Mortgagors therein, the mortgaged property i.e. the Portion of the Larger Property in consideration of repayment of the mortgage debt by the Mortgagors to the Mortgagee in the manner contained therein

9. From perusal of the recitals to the Indenture of Conveyance dated 06th November 1946 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 5030 of Book No.I on 20th January 1947 (as elaborated in clause no.10 hereinbelow) the following is observed -

a. The said Hooseinbhoy Abdoolabhoy Lalljee and Jafferbhoy Abdoolabhoy Lalljee(who were the partners of Abdoolabhoy Lalljee & Co.) created a

mortgage by deposit of title deeds over the Portion of the Larger Property in favour of The Hongkong and Shanghai Banking Corporation

b. The said Jafferbhoy Abdoolabhoy Lalljee died at Bombay on 14th day of May 1936 leaving behind his last Will and Testament dated 13th day of June 1933. The said Jafferbhoy Abdoolabhoy Lalljee appointed his brother Hoosenbhoy Abdoolabhoy Lalljee, his wife Baj Sheebunoo and his son-in-law Haroon as the Executors of his Will

c. The Hongkong and Shanghai Banking Corporation filed a suit in the High Court of Judicature at Bombay being Suit No.446 of 1939 against the firm of Abdoolabhoy Lalljee & Co. to enforce the mortgage created by deposit of title deeds over the Portion of the said Larger Property

d. By a Consent Decree dated 26th April 1939 passed in the said Suit No.446 of 1939 it was inter alia declared that mortgaged property i.e. the Portion of the Larger Property should be sold at any time after but not before 30th April 1940 by the Commissioner of the High Court by public auction

e. For the purpose of public auction, the Commissioner of High Court for taking Accounts with the consent of parties divided the Portion of the said Larger Property, into four lots i.e.

i) Lot No I (Rukhia Manzil)- All that piece or parcel of land admeasuring 2416 sq.yards or thereabouts together with the building and other structure standing thereon

ii) Lot No II (Land adjoining Warden Road, South Side)- All that piece or parcel of land admeasuring 1424 sq.yards or thereabouts.

(11)

iii) Lot No III (Land adjoining Warden Road (North Side)- All that piece or parcel of land admeasuring 1411 sq.yards or thereabouts and

iv) Lot No IV (Flower Mead Property) – All that piece or parcel of land admeasuring 4391 sq.yards or thereabouts together with the house property and other bungalow and structure standing thereon

f. The Commissioner of High Court for Taking Accounts put up the above four lots for auction on 15th September 1943. Hosseinbhoy Abdoolabhoy Lalljee, Bai Haluma Hosseinbhoy Lalljee, Haroon Hosseinbhoy Lalljee, Aziz Hosseinbhoy Lalljee, Anees Hosseinbhoy Lalljee were the highest bidders as to Lots No II, III and IV. The sale of Lot No II, III and IV was confirmed by the Hon'ble High Court of Bombay by its order dated 22nd October 1943 in favour of the aforesaid successful bidders i.e. Hosseinbhoy Abdoolabhoy Lalljee & Ors

g. One Fazal Hosseinbhoy Lalljee had also contributed one-eight share in the purchase price of Lot No II, III and IV and hence, the High Court of Judicature of Bombay by its order dated 27th September 1944 directed that the name of Fazal Hosseinbhoy Lalljee be inserted as one of the Purchaser of the said Lots No.II, III and IV

h. During the public auction on 15th September 1943, Lot No I was not sold as the reserve bid fixed by the said Commissioner of High Court for taking Accounts was not reached. By a consent Judge's Order dated 06th April 1944, the said Commissioner of High Court for taking accounts ordered to reduce the reserve bid fixed for Lot No.I

i. The said Lot No.I was one again put up for sale and the said Hosseinbhoy Abdoolabhoy Lalljee, Bai Haluma Hosseinbhoy Lalljee, Haroon

Hooseinbhoy Laljee, Aziz Hooseinbhoy Laljee, Anees Hooseinbhoy Laljee and Fazal Hooseinbhoy Laljee were declared the highest bidders of the said Lot No I By an order dated 16th June 1944 passed by the High Court of Judicature at Bombay the sale of the said Plot No I was confirmed in favour of the said Hosseinbhoy Abdoolabhoy Laljee & Ors

10. In pursuance of the aforesaid public auction and aforesaid order dated 22nd October 1943 and 16th June 1944, by and under an Indenture of Conveyance dated 06th November 1946 registered with the Sub-Registrar of Assurances at Mumbai under Serial No 3036 of Book No I on 26th January 1947 made and executed between Hosseinbhoy Abdoolabhoy Laljee therein referred to as the party of the first part and Hosseinbhoy Abdoulabhoy Laljee & Ors (being the executors of the Last Will and Testament dated 13th June 1933 of late Jafferbhoy Abdoolabhoy Laljee)therein referred to as the party of the Second Part and The Hongkong And Shanghai Banking Corporation therein referred to as the Mortgagee of the third part and Hosseinbhoy Abdoolabhoy Laljee & Ors , therein referred to as the Purchasers of the fourth part , Lots no I, II ,III and IV i e the portion of the said Larger property was transferred and conveyed in favour of Hosseinbhoy Abdoolabhoy Laljee & Ors as tenants in common in equal shares for the consideration and on the terms and conditions mentioned therein

11. Pursuant to an Indenture of Conveyance dated 06th July 1950 registered with the Sub Registrar of Assurances at Mombai under Serial No. BOM/3677/1950 of Book No.I on 15th May 1953, made and executed between Hooseinbhoy Abdoollabhoy Laljee & Ors, therein referred to as the Vendors of the One Part and the Mercantile Bank of India Limited and National Bank of India Limited therein referred to as the Purchasers of the Other Part, the Vendors therein conveyed and transferred unto the Purchasers a portion of the said Larger Property i e. a portion of Flower Mead Property being all that piece or parcel of land admeasuring 2678 sq.yards or thereabouts (hereinafter referred to as the "said Property")for the covenants and on the consideration mentioned therein.

(13)

Since the balance Portion of the Larger Property was retained by the Vendors therein, they entered into a covenant for production of title deeds with Mercantile Bank and the National Bank of India Limited. The parties thereto also entered into a covenant that they shall not erect, build or construct or set up or permit to be erected, built, constructed or set up any erection, building or structure whatsoever exceeding ten feet in height on a strip of land twenty five feet in width along and immediately adjoining the Eastern boundary of the said Property and as more particularly stated therein and as delineated on the plan annexed thereto.

12. From the perusal of recitals of Indenture of Conveyance dated 29th November 1979 registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BOM/2760/1979 on 19th December 1979 (as elaborated in clause no 13 hereinbelow)the following is observed -

a. Certain buildings and structures were erected on the said Property namely (i) a main residential building(called Mansion") consisting of ground plus five upper floors with a terrace, containing two flats on each floor and two rooms on the terrace, (ii) a ground floor structure consisting of twelve garages for motor cars and (iii) a small ground floor structure for watchmen together with underground water storage tanks and pump house and other amenities and the said Property and the said Mansion and other structures thereon is since known as "Bishopsgate"

b. The name of Mercantile Bank was by a special resolution and with the authority of the Board of Trade changed on the 31st day of December 1957 from "The Mercantile Bank of India Limited" to "Mercantile Bank Limited"

c. The name of National Bank was by a special resolution and with the authority of the Board of Trade changed on the 31st day of December 1957 from "The National Bank of India Limited" to "National Overseas and

Grindlays Bank Limited" and was subsequently by another special resolution and with the authority of the Board of Trade changed on the 31st day of December 1958 from "National Overseas and Grindlays Bank Limited" to "National And Grindlays Bank Limited" and later by another special resolution and with authority of the Board of Trade changed with effect from the 01st day of January 1975 to "Grindlays Bank Limited".

d. By mutual arrangement, Mercantile Bank used and occupied six out of twelve flats in the building known as Mansion i.e. flat bearing no 2,3,6,7,10 and 11 and six Garages bearing nos 2,3,6,7,8 and 10 while the remaining flats bearing nos. 1,4,5,8,9 and 12 in the building known as Mansion and the remaining six Garages bearing nos. 1,4,5,9,11 and 12 are being used and occupied by Grindlays Bank. Two rooms on the terrace of the building known as Mansion are being used as machine room for the lift and as staircase room respectively. The terrace with the garden and trellis work thereon and the ground floor structure for the watchmen in the compound of Bishopsgate together with all other amenities are being used for the common benefit of Mercantile Bank and Grindlays Bank.

e. A portion abutting on the Warden Road(now known as "Bhulabhai Desai Road") and admeasuring 195.28 sq yards equivalent to 163.27 sq meters or thereabouts out of the said Property was acquired by the Municipal Corporation of Greater Bombay for street improvement on the 24th February 1963 and the compensation in respect of the said acquisition was received from Municipal Corporation of Greater Bombay by Mercantile Bank and Grindlays Bank and in consequence of the said acquisition the area of the said Property comprising of Bishopsgate has been reduced to 2482.72 sq yards equivalent to 2075 sq.meters

13. Pursuant to an Indenture of Conveyance dated 29th November, 1979, registered with the Sub-Registrar of Assurances at Mumbai under Serial

No BOM/2760/1979 on 19th December 1979 made and entered into between Mercantile Bank Limited therein referred to as Mercantile Bank of One Part and Grindlays Bank Limited therein referred to as Grindlays Bank of the Other Part, the Mercantile Bank transferred unto Grindlays Bank their five equal undivided twelfth parts or shares in the said Property being flat no 2,3,6,7 and 10 together with garages bearing no 2,3,6,7 and 10 at or for the covenants and on the terms and conditions therein contained

14 Pursuant to a Deed of Rectification dated 29th November 1979 registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/2762/1979 on 19th December 1979 made and entered into between Mercantile Bank Limited therein referred to as Mercantile Bank of the One Part and Grindlays Bank Limited therein referred to as Grindlays Bank of the Other Part, the parties thereto mutually agreed to rectify the aforesaid Indenture of even date, to the effect that the aforesaid Conveyance shall at all times be read and construed as if three equal undivided twelfth parts or shares in the said Property including three flats bearing Nos 3,6, and 7 and three garages bearing Nos. 2,6 and 7 were granted, conveyed and transferred by Mercantile Bank Limited to Grindlays Bank in place and stead of five equal undivided twelfth parts or shares in the said Property

15. Pursuant to an Order dated 31st December 1982 passed by the High Court of Judicature at Bombay in Company Petition No 375 of 1982 read with Order dated 23rd December 1982 passed by the High Court of Judicature at Bombay Company Petition No 403 of 1982, the Hon'ble Court sanctioned the Scheme of Arrangement between Mercantile Bank Limited, Mercantile Bank (Agency) Private Limited and The Hongkong and Shanghai Banking Corporation Ltd. whereby with effect from the close of business on 31st December 1982, the entire business and undertaking in India of Mercantile Bank Limited vested in The Hongkong and Shanghai Banking Corporation Ltd and the immovable properties of Mercantile Bank Limited (including the said Property) stood vested in Mercantile Bank (Agency) Private Limited

16. Pursuant to a letter dated 9th December, 1982 addressed by the Reserve Bank of India, Central Office to Mercantile Bank Limited, it has been *inter alia* stated that Mercantile Bank (Agency) Private Limited, will hold the immovable property vested in it under Section 394 of the Companies Act, 1956 for the benefit of The Hongkong and Shanghai Banking Corporation Ltd in relation to the business of The Hongkong and Shanghai Banking Corporation Ltd in India;

17. The name of Mercantile Bank (Agency) Private Limited was changed in the year 1984 to Hongkong Bank (Agency) Private Limited which was subsequently changed in the year 2000 to HSBC Agency (India) Private Limited as evidenced by Fresh Certificates of Incorporation Consequent on Change of Name dated 12th November, 1984 and 11th January, 2000, respectively issued by the Registrar of Companies, Maharashtra;

18. HSBC Agency (India) Private Limited is a wholly owned subsidiary of The Hongkong and Shanghai Banking Corporation Ltd

19. The name of Grindlays Bank was changed to ANZ Grindlays Bank p l c with effect from 1st October 1989, which was subsequently changed to ANZ Grindlays Bank Limited with effect from 22nd July 1996, and was thereafter changed to Standard Chartered Grindlays Bank Limited with effect from 1st August 2000 and ultimately by an Order dated 16th August, 2002 issued by the Reserve Bank of India under Section 44A of the Banking Regulation Act, 1949 the Indian Branches of Standard Chartered Grindlays Bank Limited were amalgamated with the Indian Branches of Standard Chartered Bank.

20. In the circumstances aforesaid, HSBC Agency (India) Private Limited as the co-owners of the said Property to the extent of 25% therein (holding the same for the benefit of The Hongkong and Shanghai Banking Corporation Ltd) and Standard Chartered Bank as the co-owners of the said Property to the extent of 75% therein

were seized and possessed of or otherwise well and sufficiently entitled to the said Property in their respective co-ownership shares of 25% and 75%.

21. The Hongkong and Shanghai Banking Corporation Ltd and Standard Chartered Bank, being desirous of selling the said Property, invited sealed offers from willing purchasers (hereinafter referred to as "the **Bid Process**") by a Bid Document dated 08th August 2011. The sealed offers received from various bidders were opened on 29th September, 2011 and thereafter, in an auction held between the shortlisted bidders on 4th October, 2011, Bridgeview Real Estate Development Private Limited was declared as the highest bidder. As per the Bid Document dated 08th August 2011 the sale of the said Property was to be completed by 28th November 2011.

22. We are informed that the Property Card of the said Property is not available in the office of the City Survey and Land Records at Mumbai. The Advocates for Hongkong and Shanghai Banking Corporation Ltd and Standard Chartered Bank vide its note on Property Register Card(PR Card) of the said Property dated 26th September 2011 stated that the upon diligent search by them in the office of the City Survey and Land Records at Mumbai, it was learnt that the register containing the Property Card of the said Property i.e Register No. 312 ("said Register"), was sent to Anti Corruption Bureau and on further enquiries with the Anti Corruption Bureau, it was learnt that the said Register was sent to the Hon'ble High Court of Bombay in connection with Criminal Appeal No 379/2004 and disposed of Special Case No 1 of 1988. Upon inspection in the Hon'ble High Court of Bombay, it was learnt by the Advocates of Hongkong and Shanghai Banking Corporation Ltd and Standard Chartered Bank that the said Register did not contain a ledger folio of the said Property. It was further stated that The City Survey and Land Records, Mumbai are under the process of inspecting their old records for the said Property Card. In the event the Property Card of the said Property is not available with the City Survey and Land Records,

Mumbai, the Property Card of the said Property shall require reconstruction by the office of the City Survey and Land Records(Mumbai)

23. By and under a writing termed as Memorandum of Agreed Terms dated 28th November 2011 entered into between The Hongkong and Shanghai Banking Corporation Limited and Standard Chartered Bank as the Vendors therein and Bridgeview Real Estate Development Private Ltd. as the Purchaser therein, the parties thereto agreed to extend the date for completion for sale of the said Property to 12th December 2011 on the terms more particularly stated therein

24. As HSBC Agency (India) Private Limited was not a party to the aforesaid Memorandum of Agreed Terms dated 28th November 2011, by and under a Deed of Adherence dated 08th December 2011 made and executed between the Vendors And Bridgeview Real Estate Development Private Limited, HSBC Agency ratified the aforesaid Bid Document dated 08th August 2011 and the aforesaid Memorandum of Agreed Terms dated 28th November 2011

25. We had caused to publish Public Notices inviting claims in respect of the said Property in Economic Times (English), Free Press Journal (English) and Navshakti (Marathi) in issue dated 04th November 2011. A copy of the said Public Notices is annexed as **Annexure A** (collectively) hereto. No claims have been received till date.

26 We have caused searches to be taken in the office of Sub-Registrar of Assurances at Mumbai for the period commencing from 1962 to 2011. Mr.Arvind Kadam, Search Clerk, submitted his Search Report dated 14th November 2011. The said report is hereto annexed as **Annexure B**. The said Search Report does not reflect any encumbrances or lispenders on the said Property

27. We have caused searches to be taken on the website of the Ministry of Company Affairs (www.mca.gov.in) As per the Registrar of Charges (RoC) search report

(19)

dated 21st November 2011 and 07th December 2011 of V Sundaram & Co. it is observed that, with respect to The Hongkong and Shanghai Bank Ltd, at the portal there was no such company in existence and with respect to HSBC Agency (India) Private Limited and Standard Chartered Bank there were no charges registered in its name. The said RoC search reports dated 21st November 2011 and 07th December 2011 are hereto collectively annexed as Annexure C.

28. During the course of our investigation of title of the Vendors to the said Property, we administered requisitions and the same were duly answered by The Hongkong and Shanghai Bank Ltd and Standard Chartered Bank vide their response dated 09th November 2011 and by the Vendors on 07th December 2011. The Vendors vide their response dated 09th November 2011 and 07th December 2011 informed us that to the best of their knowledge the said Property is not subject to any encumbrance, litigation or third party right or claim.

29. During the course of investigating the title of the Vendors we also conducted an inspection of documents as set out in the list Annexure D hereto.

30. The Vendors through their respective authorised signatories executed a Declaration dated 12th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under Serial no. BBE/8667/2011 on 12th December 2011 stating that the Property Card of the said Property is not available with the office of the City Survey and Land Records and that the Vendors have not committed any act or deed nor are aware of any act, deed, matter or thing or circumstance as a result of which the Property Card of the said Property cannot be issued so as to reflect the name of HSBC Agency (India) Private Limited and Standard Chartered Bank as the owners of the said Property. The said Declaration was executed to enable the Collector of Mumbai, City Survey and Land Records to endorse the name of HSBC Agency (India) Private Limited And Standard Chartered Bank in the PR Card of the said Property.

(25)
15

31. The Vendors executed a Power of Attorney dated 12th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under Serial No BBE2/8669/2011 on 12th December 2011 in favour of Bridgeview Real Estate Development Private Limited (acting through any of its authorised representatives) to enable Bridgeview Real Estate Development Private Limited to obtain and/or reconstruct the Property Card of the said Property

32. Subject to the aforesaid, pursuant to an Indenture of Conveyance dated 13th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under Serial No BBE2/8668/2011 on 12th December 2011 made and executed between the Vendors and Bridgeview Real Estate Development Private Limited (herein referred to as the Purchaser), Bridgeview Real Estate Development Private Limited completed the acquisition of the said Property and acquired from the Vendors thereof a clear and marketable title to the said Property

Dated this 14th day of December 2013

For M/s Desai & Diwanji

Partner
Advocates & Solicitors

(21)

16

Annexure - A

Banking & Finance

PUBLIC NOTICE

We are instructed to investigate the title of (1) THE HONGKONG AND SHANGHAI BANKING CORPORATION LTD., a Company incorporated under the Companies Ordinance, Chapter 32 of the Laws of Hong Kong and having its registered office at 1, Queen's Road Central, Hong Kong and its India corporate office at 52/60, M. G. Road, Fort, Mumbai - 400 001 and (2) STANDARD CHARTERED BANK, a Banking Company incorporated and registered in the United Kingdom under the Companies Act 1862 having its registered office at principal office in England at 1, Aldermanbury Square London EC2V 7SB, United Kingdom and one of its branch offices in India at Crescenzo Building, C-38/C-39 G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 with respect to the property described in the Schedule hereunder.

All persons having any right, title, claim or interest in respect of the undermentioned Property by way of sale, exchange, mortgage, lease, inheritance, gift, lien, charge, maintenance, easement, trust, tenancy, leave and license, occupation, possession or otherwise of whatsoever nature are hereby required to make the same known in writing along with documentary evidence to the undersigned at the office at Desai & Diwanji, Lexion Chambers, Dalal Street, Fort, Mumbai - 400 001 within 14 days from the date hereof, failing which such claims or claims, if any, shall be deemed to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO.

ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Paraiso and Tax Tenure the same whereof has since been redeemed) bearing C.S.No. 1A/98 of Malabar and Cumballa Hill Division admeasuring 2462.77 square yards equivalent to 2075.82 sq.meters together with one main residential building, twelve garages in the compound and other structures standing thereon all collectively known as "Bhalchandra" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered at the books of the Collector of Land Revenue, Bombay under New nos 455 and D/455, new Survey Numbers formerly 7/1131, 67/133 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'F' Ward Nos. 3513(2A), Street No 61(B) Bhulabhai Desai Road.

Dated this 4th day of November, 2011

M/s. DESAI & DIWANJI

sd/-

K. J. S. MISTRY - PARTNER

Advocates, Solicitors & Notaries

Lexion Chambers, Dalal Street

Fort, Mumbai 400 001

(22)

PUBLIC NOTICE

We are instructed to investigate the title of (i) THE HONGKONG AND SHANGHAI BANKING CORPORATION LTD., a Company incorporated under the Companies Ordinance, Chapter 32 of the Laws of Hong Kong and having its registered office at 1, Queen's Road Central, Hong Kong and its India corporate office at 52/60, M.G. Road, Fort, Mumbai - 400 001 and (ii) STANDARD CHARTERED BANK, a Banking Company incorporated and registered in the United Kingdom under the Companies Act,1862 having its registered office at principal office in England at 1, Aldermanbury Square London EC2V 7SB United Kingdom and one of its branch offices in India at Crescenzo Building, G-38 / G-39 G Block, Bandra Kurla Complex, Bandra(East), Mumbai 400 051 with respectively in property described in the Schedule hereunder.

All persons having through, title, claim or interest in respect of the undermentioned Property by way of sale, exchange, mortgage, lease, maintenance, pension, charge, inheritance, easement, trust, tenancy, lease, license, occupation, possession or otherwise of whatsoever nature are hereby required to make the same known in writing along with documentary evidence to the undersigned at his office at Desai & Diwanji, Lentin Chambers, Dalal Street, Fort, Mumbai - 400 001 within 14 days from the date hereof, failing which such claims or claim, if any, shall be deemed to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground of freehold tenure property of Finlay and Fox Tenure the case interest has since been acquired bearing C.S. No. 1/4694 of Malabar and Cumballa Hill Division admeasuring 2482.73 square yards equivalent to 2075.88 sq.meters together with one main residential building having garages in the compound and other structures standing thereon all collectively known as "Bishopsgate" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos 455 and 1/455. New Survey Numbers formerly 7/7131,7/7133 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos. 3510(241) Street No 51(D) Bhulabhai Desai Road.

Dated this 4th day of November 2011

M/s. DESAI & DIWANJI
sd/-
A. J. S. MISTRY - PARTNER
Advocates, Solicitors & Notaries
Lentin Chambers, Dalal Street,
Fort, Mumbai 400 001.

(23)

18

जाहीर सूचना

आमच्या अशिलांनी [illegible] (१) दि हाँगकाँग अँड शांघाय बँकिंग कॉर्पोरेशन लि. [illegible] एक कंपनी आणि त्यांचे नोंदणीकृत कार्यालय [illegible] हाँगकाँग येथे आणि त्यांचे भारत [illegible] कार्यालय, ५२/६०, एम. जी. रोड, फोर्ट, मुंबई-४०० ००१ येथे आणि (२) [illegible] बँक [illegible] कंपनी [illegible] नोंदणीकृत आणि [illegible] बँकिंग कंपनी, त्यांचे नोंदणीकृत कार्यालय [illegible] आणि त्यांचे [illegible] कार्यालय [illegible] मुंबई-४०० ०६३ येथे [illegible] सूचित केले आहे.

[illegible] खालील [illegible] मिळकतीसंदर्भात [illegible] विक्री [illegible] भाडेपट्टा [illegible] गहाण [illegible] वारसा [illegible] ताबा [illegible] वहिवाट [illegible] कोणताही दावा [illegible] असल्यास त्यांनी [illegible] फोर्ट, मुंबई-४०० ००१ येथे [illegible] दिवसांच्या आत [illegible] कळवावे, अन्यथा [illegible] असे दावे [illegible] त्यागित आणि/वा [illegible] समजण्यात येतील.

वरील संदर्भित परिशिष्ट

'ए' वॉर्ड क्र. [illegible] मुंबई [illegible] महानगरपालिकेच्या [illegible] आणि [illegible] सर्व्हे क्र. [illegible] मुंबई शहर [illegible] नोंदणीकृत मुंबई [illegible] जिल्हा व उपजिल्ह्यातील [illegible] सर्व [illegible] साधारण [illegible] चौ. मीटर [illegible] चौ. मीटर [illegible] दक्षिणेला [illegible] पूर्वेला [illegible].

मुंबई दिनांक ५ सप्टेंबर, २०१४

मे. [illegible] ॲण्ड [illegible]

सही/-

[illegible] के. एम. [illegible] – भागीदार

वकील, [illegible] आणि [illegible]

[illegible] चेंबर्स, [illegible] स्ट्रीट, फोर्ट,

मुंबई-४०० ००१.

(24)

Annexure B

19.

SEARCH REPORT

From : ARVIND D. KADAM
Search Clerk
3/73, Poonawala
G. K. Marg,
Lower Parel (W.)
Mumbai – 400 013

Date : 14th November, 2011

To,

M/s Desai and Diwanji
Advocates, Solicitors & Notary,
Mumbai.

Re:- Report of the searches of the records of the Sub-registrar office Mumbai & Bandra land revenue records in respect of All the piece or parcel of land or ground of Freehold Tenure (formerly of pension and tax Tenure the cess whereof has since been redeemed) bearing C. S. No. 1A/698 of Malabar and Cumballa Hill Division admeasuring 2476 72 square yards equivalent to 2079 88 sq meters together with one main residential building and other structures standing thereon known as "Bishosgate" situate lying and being at Bhulabhai Desai Road within Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue under New Nos 455 and 8/455, New Survey Numbers formerly 7/7131, 1/7133 and 7133 and assessed by the assessor and Collector of the Municipal Corporation of Greater Mumbai under "D" Ward Nos. 3513(2A), Street No. 61(B).

Respected Sir,

As per your instructions, I have taken the search in respect of abovementioned property in the office of Sub-registrar Assurances at Mumbai from the year 1962 to 2011 (50 years) & in Sub-registrar Assurances at Mumbai 1, 2 & 3 from 2002 to 2021 (10 years) & also in Sub-registrar Assurances at Bandra from 1973 to 2013 (39 years).

(25)

2.D

I have not found any Agreement or document with respect to C. S. No 1A/658 of Malabar and Cumballa Hill Division during my aforesaid search conducted.

Search taken at Sub-Registrar office Mumbai from the year 1962 to 2011 (50 years)

YEAR	RECORDS
1962 to 1963	Nil
1964 to 1965	Nil*
1966 to 1973	Nil
1974	Nil*
1975 to 1976	Nil
1977 to 1986	Nil*
1987 to 1990	Nil
1991	Nil*
1992	Nil
1993 to 2005	Nil*
2006 to 2007	Nil
2008 to 2011	In Index-II Book of transaction has not completed

Search taken at Sub-Registrar office Bandra from the year 1973 to 2011 (39 years)

YEAR	RECORDS
1973 To 2011	Nil

Computerised Index-II Book in the year of 2011 till dated 04/07/2011 Mumbai City Office No. 1 & Mumbai City Office No. 2 till dated 29/04/2011 & Mumbai City Office No. 3 till dated 26/07/2011

It is important to note that while going through the search of Index II I found that some registers are torn and are not in such a position to read the contents

Note :- *Has sign indicate that in the office of the Sub-Registrar most of the records (Index-II) Manual Record found in torn and mutilated condition, so there is a chance of Manual Mistake.

(The note of search report is on the basis of prevailing condition of records of the Index-II Books and the computer records maintained by the office of Sub-registrar of Assurances at the concerned Sub registry for the period mentioned herein above. It is advisable to verify personally. This search/survey note do not construe as a title clearance, not clearance for granting any financial on the subject property of any search/note above).

Imp Note :- Property Card of the said C. S. No. 1A/698 in seq. no [illegible] of Superintendent of Land Revenue Records Mumbai is sent to Anti Corruption Bureau. Hence I could not show the said property owner in my report.

Thanking you,

Yours Truly,

(ARVIND KADAM)

(27)

22

Annexure - C

V. Sundaram & Co.

COMPANY SECRETARIES

B/204, Parijat, 90 Road, Thakur Complex,
Kandivli (E) Mumbai - 400101.
Tel: 022-28641629 · Mobile - 9833159893
e-mail : vsundaramco@yahoo.com

[illegible], 2011

To,

Anuja Thakar
Desai & Diwanji,
Lentin Chambers,
Dalal Street, Fort
Mumbai-400 001.

Madam,

Sub: ROC search with respect to Bishopsgate property

We thank you for the mandate given to our Company for the search of Charge documents filed by The Hongkong And Shanghai Banking Corporation Limited (HSBC) and Standard Chartered Bank (SCB). We have made an online search of the relevant records available at MCA portal

However with respect to HSBC, at the portal there was no such Company in existence, and with respect to SCB there were no Charges registered in the name of the Company

Hence with respect to both the entities there were no charges registered against the property (viz.Bishopsgate [consisting of one main residential building, twelve garages and other structures] situate at Bhulabhai Desai Road and standing on all that piece or parcel of land bearing C.S.No.1A/698 of Malabar and Cumballa Hill Division admeasuring 2482.72 square yards within the Registration District and Sub District of Mumbai City)

If you require any further information on the subject please feel free to call us

Thanking You

Yours Truly,
For V. Sundaram & Co.
Company Secretaries

Prasanna Gupchup
Partner CP No. 9900

(28)

V. Sundaram & Co.

COMPANY SECRETARIES

B/204, Regal 90' Road, Thakur Complex,
Kandivali (E), Mumbai - 400101.
Tel: 022-28681629 · Mobile: 9833159599
E-mail: vsundaramco@yahoo.com

7th December, 2011

To,

Anjin Thakar
Desai & Diwanji,
Lexjo Chambers,
Dalal Street, Fort
Mumbai-400 001.

Madam,

Sub: ROC search with respect to Bishopgate property

We thank you for the mandate given to our Company for the search of Charge documents filed by HSBC AGENCY (INDIA) PRIVATE LIMITED. We have made an online search of the relevant records available at MCA portal.

However with respect to HSBC AGENCY (INDIA) PRIVATE LIMITED, there were no Charges registered in the name of the Company.

Hence we have to state that with respect to the specific property you required the search, there are no charges registered against the property viz. Bishopgate (consisting of one main residential building, twelve garages and other structures) situated at Bhulabhai Desai Road and standing on all that piece & parcel of land bearing CSNo.1A/698 of Malabar and Cumballa Hill Division, admeasuring 7482.72 square yards within the Registration District and Sub-District of Mumbai City.

If you require any further information on the subject please feel free to call us.

Thanking You.

Yours truly,
For V. Sundaram & Co.
Company Secretaries

V. Sundaram
Partner CP No. 3373

M/s. Desai and Diwanji, Advocates & Solicitors

Re:- Report of the searches of the records of the Sub-registrar office Mumbai & Bandra land revenue records in respect of All the piece or parcel of land or ground of Freehold Tenure (formerly of pension and tax Tenure the cess whereof has since been redeemed) bearing C. S. No. 1A/698 of Malabar and Cumballa Hill Division admeasuring 2478 72 square yards equivalent to 2075. 88 sq. meters together with one main residential building and other structures standing thereon known as "Bishosgate" situate lying and being at Bhulabhai Desai Road within Registration District and Sub District of Mumbai City registered in the books of the Collector of Land Revenue under New Nos 455 and B/455, New Survey Numbers formerly 7/7131, 1/7133 and 7133 and assessed by the assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos 3513(7A), Street No. 61(B).

NOTES OF SEARCH

Taken in the offices of S. R. O. Mumbai from the year 1962 to 2011 (50 years) & in S.R.O Mumbai 1, 2 & 3 from 2002 to 2011 (10 years) & also in S.R.O Bandra from 1973 to 2011 (39 years)

A. D. KALAM
Search Clerk
Mumbai

ANNEXURE D

LIST OF DOCUMENTS INSPECTED

I. Original Deeds and Documents Inspected:-

1 Indenture of Conveyance dated 06th July 1950 registered with the Sub-Registrar of Assurances at Bombay under Serial No BOM/0677/1950 of Book No I on 15th May 1953 made and executed between Hooseinbhoy Abdoollabhoy Lalljee & Ors, and The Mercantile Bank of India Limited and The National Bank of India Limited

2 Original Report on the Vendors' title dated 29th August, 1951 addressed to The Mercantile Bank of India Limited from Messrs Crawford Bayley & Company, Advocates and Solicitors.

3. Original Indenture of Conveyance dated 29th November 1979, made between Mercantile Bank Limited and Grindlays Bank and registered with the Sub-Registrar of Assurances at Bombay on 19th December 1979 under Serial No. BOM/2760/1979

II. Sub-Registrars Certified Copy Of Deeds And Documents Inspected:

1. Deed of Partition dated 24th November 1904 registered with the Sub-Registrar of Assurances at Bombay under Serial No 3702A of volume 1263 of Book No.1 on 10th December 1904 made and executed between Tribhuvandas Vurjiwandas & Anr(as executors of last Will and testament of Vurjiwandas Madhavdas) and Tribhuvandas Vurjiwandas (in his individual capacity) and Jugmohandas Vurjiwandas (in his individual capacity).

(30)

2 Deed of Mortgage dated 31st January 1914 registered with the Sub-Registrar of Assurances at Bombay under Serial No 660A of volume 2122 of Book No.I on 16th February 1914, made and executed between Sir Jugmohandas Varjiwandas and Jivanlal Panalal.

3 Reconveyance dated 01st July 1915 registered with the Sub-Registrar of Assurances at Bombay under serial no.2484A of volume 2222 of Book No.I on 09th September 1915 made and executed between Jivanlal Panalal and Sir Jugmohandas Varjiwandas;

4 Conveyance dated 08th February 1917 registered with the Sub-Registrar of Assurances at Bombay under serial no 2234 of volume 2382 of Book No.I on 27th July 1914 made and executed between Jugmohandas Varjiwandas and Bachubai wife of Hormusji Bapuji and Mukund Ramrao Jayakar.

5 Conveyance dated 08th December 1919 registered with the Sub-Registrar of Assurances oat Bombay under Serial No.1837 of Volume 2742 of Book No I on 22nd June 1920 made and executed between Mukund Ramrao Jayakar and Hoosenbhoy Abdullabhoy Lalji & Ors

6. Deed of Mortgage dated 08th December 1919 registered with the Sub-Registrar of Assurances at Bombay under Serial No 1861 of Volume 2682 of Book No.I on 24th June 1920 made and executed between Hoosenbhoy Abdullabhoy Lalji & Anr and Mukund Ramrao Jayakar

7 Reconveyance dated 08th November 1920 registered with the Sub Registrar of Assurances at Bombay under Serial No 179 of Volume 2864 of Book No I on 27th January 1921 made and executed between Mukund Ramrao Jayakar and Hoosenbhoy Abdullabhoy Lalji & Anr,

8 Indenture of Conveyance dated 08th November 1946 registered with the Sub-Registrar of Assurances at Bombay under Serial No 5930 of Book No I on 29th January 1947, made and executed between Hooseinbhoy Abdoolabhoy Lalljee & Ors and Hooseinbhoy Abdoolabhoy Lalljee & Ors and The Hongkong and Shanghai Banking Corporation and Hooseinbhoy Abdoolabhoy Lalljee & Ors

9 Deed of Rectification dated 29th November 1979 registered with the Sub-Registrar of Assurances at Bombay under Serial No BOM/2762/1979 on 19th December 1979 made and executed between Mercantile Bank Limited and Grindlays Bank.

III. <u>Notarised Copy Inspected</u>

1. Will of Jafferbhoy Abdoolabhoy Lalljee dated 13th June, 1933

2 Power Of Attorney dated 29th July, 1946 issued by The Hongkong & Shanghai Banking Corporation to George Edward Bruce Tyler.

3 Power of Attorney dated 14th March, 1950 given by The National Bank Of India Limited to William Harris

4. General Power of Attorney dated 19th March, 1965 given by National and Grindlays bank Limited to Ravinder Kumar Mandhok

5. Power of Attorney dated 4th March, 1978 given by Mercantile Bank Limited to Indresh Narain

6. Supplement Power of Attorney to the power of attorney dated 4th March, 1978 given by Mercantile Bank Limited to Indresh Narain dated 7th March, 1979

Annexure B (33)

DESAI & DIWANJI
ADVOCATES, SOLICITORS AND NOTARIES

17/17H CHAMBERS, GALI, STREET,
FORT, BOMBAY - 400 001.

TEL. : 22651663, 22651170, 22651795
22650778, 22650777
TELEX : 011-75890, 0118663
FAX : 91-22-22650245
91-22-22650335

Ref. No. : 2753

SKD/RJSM

SUPPLEMENTAL TITLE REPORT

Re: ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Pension and Tax Tenure the cess whereof has since been redeemed) bearing C.S.No.1A/698 of Malabar and Cumballa Hill Division admeasuring 2487.72 square yards equivalent to 2075.88 sq.meters together with one main residential building admeasuring 3532.32 square meters, twelve garages and other structures standing thereon all collectively known as "Bishopsgate" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos.455 and B/455, New Survey Numbers formerly 1/7131, 1/7133 and 1/133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos.3513(2A), Street No.61(B) Bhulabhai Desai Road ("said Property")

1. We had vide our Title Report dated 14th December 2011, certified the title of our client Bridgeview Real Estate Development Private Ltd., to the said Property.

2. As set out in clause 29 and clause 30 of our Title Report dated 14th December 2011, the property card of the said Property was not available with the office of the City Survey and Land Records. Hence, the erstwhile Owner viz. HSBC Agency (India) Private Limited, The Hongkong and Shanghai Bank Ltd and Standard Chartered Bank ("Erstwhile Owners") executed a Declaration dated 12th December 2013 registered with the office of the Sub Registrar of Assurances at Mumbai under serial no. BBE2/8667/2011 to enable the Collector of Mumbai, City Survey and Land Records to endorse their name on the property card of the said Property. The Erstwhile Owners also executed a Power of Attorney dated

12th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under serial no BDR2/8669/2011 in favour of Bridgeview Real Estate Development Private Ltd , to enable Bridgeview Real Estate Development Private Limited to obtain and/or reconstruct the property card of the said Property

3. In pursuance of the aforesaid, the Mumbai City Survey and Land Records reconstructed the property card of the said Property and accordingly recorded the name of Bridgeview Real Estate Development Private Ltd on the property card of the said Property. We have perused the copy of the property card and the same reflects the name of Bridgeview Real Estate Development Private Ltd. A copy of the property card in the said Property is hereto annexed as **Annexure A**

4 The said Property now stands mutated in the name of Bridgeview Real Estate Development Private Ltd

5. This certificate shall be read alongwith our Title Report dated 14th December 2011.

Dated this 18th day of December 2012.

For M/s. Desai & Diwanji

Partner
Advocates & Solicitors

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

35

[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

36

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Date of issue : 17 SEP 2012

Note :- This is a true copy of the extract of the Register which forms part of title record and the area of the property referred to therein is [illegible] Sq. meters

[illegible]

[illegible]

Annexure C (37)

MATERIAL EXTRACTS OF SECOND SUPPLEMENTAL TITLE REPORT

Re *ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Pension and Tax Tenure the cess whereof has since been redeemed) bearing C S No 1A/698 of Malabar and Cumballa Hill Division admeasuring 2482.72 square yards equivalent to 2075.88 sq.meters known as "Bishopsgate" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos.455 and B/455, New Survey Numbers formerly 7/7131,7/7133 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos 3513(2A), Street No 61(B) Bhulabhai Desai Road ("said Property")*

.....

1 *We had vide our Title Report dated 14th December 2011 and Supplemental Title Report dated 18th December 2012, certified the title of Bridgeview to the said Property. The copy of Title Report dated 14th December 2011 and Supplemental Title Report dated 18th December 2012 are annexed hereto as* ***Annexure A*** *and* ***Annexure B*** *respectively*

2 *We have appointed Mr Sameer Sawant to carry out search in respect of the said Property in the office of the Sub-Registrar of Assurances at Mumbai for the years 2011 to 2013. The report of Mr Sameer Sawant dated 14th October 2013, reveals that pursuant to an indenture of Mortgage dated 08th February 2012 registered with the Sub-Registrar of Assurances at Mumbai under serial no MUM-3-889/2012, made and executed between Bridgeview(therein the Mortgagor) and Kotak Mahindra Bank (therein the Mortgagee), the said Property was mortgaged by Bridgeview in favour of Kotak Mahindra Bank. A copy of the Search Report of Mr Sameer Sawant dated 14th October 2013 is hereto annexed as* ***Annexure C***

4 *We have caused searches to be taken on the website of the Ministry of Company Affairs (www.mca.gov.in). As per the Registrar of Charges (RoC) search report dated 14th October 2013 of Snehal Shah & Co, it is observed that, Bridgeview has created a Mortgage in favour of Kotak Mahindra Bank, for a sum of Rs 135,00,00,000/- (Rupees One Hundred And Thirty Five Crores Only). The said RoC search report dated 14th October 2013 is hereto annexed as* ***Annexure D***

5 *We have not caused Public Notice to be published in newspapers inviting the public to raise any claim or objection on Bridgeview's title to the said Property.*

6 *Subject to the redemption of the existing mortgage in favour of Kotak Mahindra Bank as stated in clause 3 and 4 hereinabove read with observations set out in the Title Report dated 14th December 2011 and Supplemental Title Report dated 18th December 2012, we are of the opinion that a valid mortgage/charge can be created on the said*

(38)

Property. At the time of creation of mortgage/charge Bridgeview shall deposit the title deeds as listed in ***Annexure E*** *hereto, which we are informed are in custody of Kotak Mahindra Bank as Mortgagee*

7. *This Second Supplemental Report shall at all times be read as a part of, and along with, our Title Report dated 14th December 2011 and Supplemental Title Report dated 18th December 2012*

Dated this 17th day of October, 2013.

Annexure A (37)
3

Strictly Private & Confidential

TITLE CERTIFICATE

OF

BISHOPSGATE,
BHULABHAI DESAI ROAD
MUMBAI

DESAI & DIWANJI
LENTIN CHAMBERS
DALAL STREET, FORT
MUMBAI 400001

TEL +91 (22) 3984 1000
FAX +91 (22) 2265 0748

INDEX

DESAI & DIWANJI
ADVOCATES, SOLICITORS AND NOTARIES

[illegible] CHAMBERS, DALAL STREET
FORT, BOMBAY - 400 001

TEL. [illegible]
[illegible]
TEL. [illegible] BOMBAY
FAX : [illegible]
[illegible]

Ref. No. 0534

SKD/RJSM

TITLE REPORT

Re: ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Pension and Tax Tenure the cess whereof has since been redeemed) bearing C.S.No.1A/598 of Malabar and Cumballa Hill Division admeasuring 7482.72 square yards equivalent to 2075.88 square meters together with one main residential building admeasuring 3537.37 square meters, twelve garages and other structures standing thereon all collectively known as "Bishopsgate" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos 455 and B/455, New Survey Numbers formerly 7/7151,1/7153 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos.3513(2A), Street No.61(B) Bhulabhai Desai Road ("said Property")

1. Under instructions from our client, Bridgeview Real Estate Development Private Ltd. a company incorporated and registered under the Companies Act, 1956 and having its registered office at Peninsula Spenta, Mathoradas Mills, Senapati Bapat Marg, Lower Parel, Mumbai-400 013, we have investigated the title of HSBC Agency (India) Private Limited, The Hongkong and Shanghai Bank Ltd. and Standard Chartered Bank ("the Vendors") to the said Property and herewith submit our Report

2. Pursuant to a Deed of Partition dated 24th November 1904 registered with the Sub-Registrar of Assurances at Bombay under Serial No.3702A of Volume 1263 of Book No.1 on 10th December 1904, made and executed between Tribhovandas Vurjiwandas and Jagmohandas Vurjiwandas (in their capacities as the executors

of the last Will and testament of Vurjiwandas Madhavdas) of the First Part, Tribhovandas Vurjiwandas (in his individual capacity) of the Second Part and Jugmohandas Vurjiwandas (in his individual capacity) of the Third Part, the said Tribhovandas Vurjiwandas (in his individual capacity) granted and conveyed unto the said Jugmohandas Vurjiwandas, property being all that two piece or parcel of freehold land in total admeasuring 10,633 sq.yards together with bungalows or dwelling house standing thereon (then known as "Westfield") situate lying and being at Cumballa Hill and registered in the books of the Collector of land revenue under collectors new nos.455 and B/455 and new Survey nos.7/7131, 1/7135 and 7/7133 and as more particularly described therein (hereinafter referred to as "**the Larger Property**") subject to the covenants and on the terms and conditions mentioned therein. The said Tribhovandas Vurjiwandas entered into a covenant for the production of title deeds with the said Jugmohandas Tribhovandas Vurjiwandas.

3. Pursuant to a Deed of Mortgage dated 31st day of January 1914 registered with the Sub-Registrar of Assurances at Mumbai under Serial No 660A of Volume 2122 of Book No I on 16th February 1914, made and executed between Sir Jugmohandas Vurjiwandas Knight therein called the Borrower of the One Part and Jivanlal Panalal therein called Mortgagee of the Other Part, the Larger Property was mortgaged by the said Sir Jugmohandas Vurjiwandas Knight in favour of Jivanlal Panalal for the amount and on the terms and conditions mentioned therein.

4. Pursuant to a Deed of Reconveyance dated 01st July 1915 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 2484A of Volume 2222 of Book No.I on 09th September 1915 made and executed between Jivanlal Panalal therein called the Mortgagee of One Part and Sir Jugmohandas Vurjiwandas Knight therein called the Mortgagor of the other part, the said Jivanlal Panalal in lieu of payment of the principal sum with interest thereon of the money borrowed under the aforesaid Deed of Mortgage dated 31st day of January 1914, reconveyed the Larger Property to the said Sir Jugmohandas Vurjiwandas Knight.

5. Pursuant to an Indenture of Conveyance dated 08th February 1917 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2234 of Volume No. 2192 of Book No.1 on 27th July 1917, made and executed between Sir Jugmohandas Vurjiwandas of the first part and Bachubai wife of Hormasji Bapuji of the Second Part and Mukund Ramrao Jayakar of the Third Part, the said Jugmohandas Vurjiwandas on the direction of the said Bachubai wife of Hormasji Bapuji Gazdar granted, conveyed and assured and the said Bachubai granted and confirmed unto the said Mukund Ramrao Jayakar a major portion of the Larger Property i.e. all that piece or parcel of land admeasuring 9642 square yards (hereinafter referred to as "the Portion of the Larger Property") at or for consideration and on the covenants and on the terms and conditions mentioned therein. It is observed from the recitals of the said Indenture of Conveyance dated 08th February 1917 that the said Jugmohandas Vurjiwandas had by an Agreement dated 16th December 1916 agreed to sell the portion of the Larger Property to Bachubai wife of Hormasji Bapuji Gazdar and the said Bachubai wife of Hormasji Bapuji Gazdar had by an Agreement dated 17th December 1916, agreed to sell the Portion of the Larger Property to Mukund Ramrao Jayakar. In pursuance of the aforesaid two Agreement dated 16th December 1916 and Agreement dated 17th December 1916, it was agreed between the parties that the said Jugmohandas Vurjiwandas shall convey the Portion of the Larger Property directly to Mukund Ramrao Jayakar and the said Bachubai wife of Hormasji Bapuji shall be joined as a party to the said Indenture of Conveyance.

6. Pursuant to an Indenture of Conveyance dated 8th December 1919 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 1837 of Volume 2742 of Book No. 1 on 22nd June 1920, made and executed between Mukund Ramrao Jayakar therein called the Vendor of the One Part and Hooseinbhoy Abdoolabhoy Lalji and Jafferbhoy Abdoolabhoy Lalji therein referred to as the Purchasers of the Other Part, the said Mukund Ramrao Jayakar transferred unto the said Hooseinbhoy Abdoolabhoy Lalji and Jafferbhoy Abdoolabhoy Lalji as

tenants-in-common in equal shares the Portion of the Larger Property subject to the covenants and on the terms and conditions mentioned therein

7. Pursuant to a Deed of Mortgage dated 08th December 1919 registered with the Sub-Registrar of Assurances at Mumbai under Serial No 1861 of Volume 2682 of Book No 1 on 24th June 1920 made and executed between Hooseinbhoy Abdoolabhoy Lalljee & Anr therein referred to as the Mortgagors of the One Part and Mukund Ramrao Jayakar therein referred as the Mortgagee of the Other Part, the Portion of the said Larger Property was mortgaged in favour of Mukund Ramrao Jayakar to secure repayment of the balance consideration of Rs 6,00,000/- (Rupees Six Lakhs Only) payable to Mukund Ramrao Jayakar under the abovementioned Indenture of Conveyance dated 8th December 1919 and on the terms and conditions mentioned therein

8. Pursuant to an Indenture of Reconveyance dated 8th November 1920 registered with the Sub-Registrar of Assurances at Bombay under Serial No.179 of Volume 2864 of Book No 1 on 22nd January 1921, made and executed between Mukund Ramrao Jayakar therein referred as the Mortgagee of the One Part and Hooseinbhoy Abdoolabhoy Lalljee & Anr , therein referred as the Mortgagors of the Other Part, the Mortgagee therein reconveyed unto the Mortgagors therein, the mortgaged property i.e. the Portion of the Larger Property in consideration of repayment of the mortgage debt by the Mortgagors to the Mortgagee in the manner contained therein

9. From perusal of the recitals to the Indenture of Conveyance dated 06th November 1946 registered with the Sub-Registrar of Assurances at Mumbai under Serial No 5030 of Book No.1 on 20th January 1947 (as elaborated in clause no 10 hereinbelow) the following is observed:-

a. The said Hooseinbhoy Abdoolabhoy Lalljee and Jafferbhoy Abdoolabhoy Lalljee(who were the partners of Abdoolabhoy Lalljee & Co.) created a

mortgage by deposit of title deeds over the Portion of the Larger Property in favour of The Hongkong and Shanghai Banking Corporation

b. The said Jafferbhoy Abdoolabhoy Lalljee died at Bombay on 14th day of May 1936 leaving behind his last Will and Testament dated 15th day of June 1935. The said Jafferbhoy Abdoolabhoy Lalljee appointed his brother Hooseinbhoy Abdoolabhoy Lalljee, his wife Bai Sherbanoo and his son-in-law Haroon as the Executors of his Will

c. The Hongkong and Shanghai Banking Corporation filed a suit in the High Court of Judicature at Bombay being Suit No.446 of 1939 against the firm of Abdoolabhoy Lalljee & Co. to enforce the mortgage created by deposit of title deeds over the Portion of the said Larger Property

d. By a Consent Decree dated 26th April 1939 passed in the said Suit No 446 of 1939 it was interalia declared that mortgaged property i.e. the Portion of the Larger Property should be sold at any time after but not before 30th April 1940 by the Commissioner of the High Court by public auction.

e. For the purpose of public auction, the Commissioner of High Court for taking Accounts with the consent of parties divided the Portion of the said Larger Property, into four lots i.e

i) Lot No.I (Rukhia Manzil)- All that piece or parcel of land admeasuring 2416 sq.yards or thereabouts together with the building and other structure standing thereon.

ii) Lot No.II (Land adjoining Warden Road, South Side)- All that piece or parcel of land admeasuring 1424 sq.yards or thereabouts

iii) Lot No III (Land adjoining Warden Road (North Side) All that piece or parcel of land admeasuring 1411 sq yards or thereabouts and

iv) Lot No. IV (Flower Mead Property) -- All that piece or parcel of land admeasuring 4391 sq.yards or thereabouts together with the house property and other bungalow and structure standing thereon

f. The Commissioner of High Court for Taking Accounts put up the above four lots for auction on 15th September 1943. Hosseinbhoy Abdoolabhoy Lalljee, Bai Halima Hosseinbhoy Lalljee, Haroon Hosseinbhoy Lalljee, Aziz Hosseinbhoy Lalljee, Anees Hosseinbhoy Lalljee were the highest bidders as to Lots No. II, III and IV. The sale of Lot No.II, III and IV was confirmed by the Hon'ble High Court of Bombay by its order dated 22nd October 1943 in favour of the aforesaid successful bidders i.e. Hosseinbhoy Abdoolabhoy Lalljee & Ors

g. One Fazal Hosseinbhoy Lalljee had also contributed one-eight share to the purchase price of Lot No II, III and IV and hence, the High Court of Judicature of Bombay by its order dated 27th September 1944 directed that the name of Fazal Hosseinbhoy Lalljee be inserted as one of the Purchaser of the said Lots No.II, III and IV.

h. During the public auction on 15th September 1943, Lot No I was not sold as the reserve bid fixed by the said Commissioner of High Court for taking Accounts was not reached. By a consent Judge's Order dated 06th April 1944, the said Commissioner of High Court for taking accounts ordered to reduce the reserve bid fixed for Lot No I

i. The said Lot No.I was one again put up for sale and the said Hosseinbhoy Abdoolabhoy Lalljee, Bai Halima Hosseinbhoy Lalljee, Haroon

Hosseinbhoy Lalljee, Aziz Hosseinbhoy Lalljee, Aseex Hosseinbhoy Lalljee and Fazal Hosseinbhoy Lalljee were declared the highest bidders of the said Lot No.1 By an order dated 15th June 1944 passed by the High Court of Judicature at Bombay the sale of the said Plot No.1 was confirmed in favour of the said Hosseinbhoy Abdoolabhoy Lalljee & Ors

10. In pursuance of the aforesaid public auction and aforesaid order dated 22nd October 1943 and 16th June 1944, by and under an Indenture of Conveyance dated 06th November 1946 registered with the Sub-Registrar of Assurances at Mumbai under Serial No 5939 of Book No.1 on 20th January 1947 made and executed between Hosseinbhoy Abdoolabhoy Lalljee (herein referred to as the party of the 1st part and Hosseinbhoy Abdoolabhoy Lalljee & Ors (being the executors of the Last Will and Testament dated 1.th June 1933 of late Jafferbhoy Abdoolabhoy Lalljee)(herein referred to as the party of the Second Part and The Hongkong And Shanghai Banking Corporation therein referred to as the Mortgagee of the third part and Hosseinbhoy Abdoolabhoy Lalljee & Ors , therein referred to as the Purchasers of the fourth part., Lots no.I, II ,III and IV i.e. the portion of the said Larger property was transferred and conveyed in favour of Hosseinbhoy Abdoolabhoy Lalljee & Ors as tenants in common in equal shares for the consideration and on the terms and conditions mentioned therein

11. Pursuant to an Indenture of Conveyance dated 06th July 1950 registered with the Sub-Registrar of Assurances at Mumbai under Serial No BOM/3677/1950 of Book No.1 on 15th May 1951, made and executed between Hosseinbhoy Abdoollabhoy Lalljee & Ors, therein referred to as the Vendors of the One Part and the Mercantile Bank of India Limited and National Bank of India Limited therein referred to as the Purchasers of the Other Part, the Vendors therein conveyed and transferred unto the Purchasers a portion of the said Larger Property i.e. a portion of Flower Mead Property being all that piece or parcel of land admeasuring 7678 sq yards or thereabouts (hereinafter referred to as the "said Property")for the covenants and on the consideration mentioned therein.

Since the balance Portion of the Larger Property was retained by the Vendors therein, they entered into a covenant for production of title deeds with Mercantile Bank and the National Bank of India Limited. The parties thereto also entered into a covenant that they shall not erect, build or construct or set up or permit to be erected, built, constructed or set up any erection, building or structure whatsoever exceeding ten feet in height on a strip of land twenty five feet in width along and immediately adjoining the Eastern boundary of the said Property and as more particularly stated therein and as delineated on the plan annexed thereto.

12. From the perusal of recitals of Indenture of Conveyance dated 29th November 1979 registered with the Sub-Registrar of Assurances at Mumbai under Serial No BOM/2760/1979 on 13th December 1979 (as elaborated in clause no 13 hereinbelow)the following is observed:-

a. Certain buildings and structures were erected on the said Property namely (i) a main residential building(called Mansion") consisting of ground plus five upper floors with a terrace, containing two flats on each floor and two rooms on the terrace, (ii) a ground floor structure consisting of twelve garages for motor cars and (iii) a small ground floor structure for watchmen together with underground water storage tanks and pump house and other amenities and the said Property and the said Mansion and other structures thereon is since known as "**Bishopsgate**"

b. The name of Mercantile Bank was by a special resolution and with the authority of the Board of Trade changed on the 31st day of December 1957 from "the Mercantile Bank of India Limited" to "Mercantile Bank Limited"

c. The name of National Bank was by a special resolution and with the authority of the Board of Trade changed on the 31st day of December 1957 from "The National Bank of India Limited" to "National Overseas and

Grindlays Bank Limited" and was subsequently by another special resolution and with the authority of the Board of Trade changed on the 31st day of December 1958 from "National Overseas and Grindlays Bank Limited" to "National And Grindlays Bank Limited" and later by another special resolution and with authority of the Board of Trade changed with effect from the 01st day of January 1975 to "Grindlays Bank Limited"

d. By mutual arrangement, Mercantile Bank used and occupied six out of twelve flats in the building known as Mansion i.e. flat bearing no. 2,3,6,7,10 and 11 and six Garages bearing nos. 2,3,6,7,8 and 10 while the remaining flats bearing nos. 1,4,5,8,9 and 12 in the building known as Mansion and the remaining six Garages bearing nos. 1,4,5,9,11 and 12 are being used and occupied by Grindlays Bank. Two rooms on the terrace of the building known as Mansion are being used as machine room for the lift and as staircase room respectively. The terrace with the garden and trellis work thereon and the ground floor structure for the watchmen in the compound of Bishopsgate together with all other amenities are being used for the common benefit of Mercantile Bank and Grindlays Bank.

e. A portion abutting on the Warden Road(now known as "Bhulabhai Desai Road") and admeasuring 195.28 sq yards equivalent to 163.27 sq meters or thereabouts out of the said Property was acquired by the Municipal Corporation of Greater Bombay for street improvement on the 24th February 1963 and the compensation in respect of the said acquisition was received from Municipal Corporation of Greater Bombay by Mercantile Bank and Grindlays Bank and in consequence of the said acquisition the area of the said Property comprising of Bishopsgate has been reduced to 2482.77 sq yards equivalent to 2075 sq.meters

13. Pursuant to an Indenture of Conveyance dated 29th November, 1979, registered with the Sub-Registrar of Assurances at Mumbai under Serial

No BOM/2760/1979 on 19th December 1979 made and entered into between Mercantile Bank Limited therein referred to as Mercantile Bank of One Part and Grindlays Bank Limited therein referred to as Grindlays Bank of the Other Part, the Mercantile Bank transferred unto Grindlays Bank their five equal undivided twelfth parts or shares in the said Property being flat no 2,3,6,7 and 10 together with garages bearing no. 2,3,6,7 and 10 at or for the covenants and on the terms and conditions therein contained.

14 Pursuant to a Deed of Rectification dated 29th November 1979 registered with the Sub-Registrar of Assurances at Bombay under Serial No BOM/2762/1979 on 19th December 1979 made and entered into between Mercantile Bank Limited therein referred to as Mercantile Bank of the One Part and Grindlays Bank Limited therein referred to as Grindlays Bank of the Other Part, the parties thereto mutually agreed to rectify the aforesaid Indenture of even date, to the effect that the aforesaid Conveyance shall at all times be read and construed as if three equal undivided twelfth parts or shares in the said Property including three flats bearing Nos 2,6, and 7 and three garages bearing Nos 2,6 and 7 were granted, conveyed and transferred by Mercantile Bank Limited to Grindlays Bank in place and stead of five equal undivided twelfth parts or shares in the said Property

15. Pursuant to an Order dated 23rd December 1982 passed by the High Court of Judicature at Bombay in Company Petition No. 375 of 1982 read with Order dated 23rd December 1982 passed by the High Court of Judicature at Bombay Company Petition No 403 of 1982, the Hon'ble Court sanctioned the Scheme of Arrangement between Mercantile Bank Limited, Mercantile Bank (Agency) Private Limited and The Hongkong and Shanghai Banking Corporation Ltd whereby with effect from the close of business on 31st December 1982, the entire business and undertaking in India of Mercantile Bank Limited vested in The Hongkong and Shanghai Banking Corporation Ltd and the immovable properties of Mercantile Bank Limited (including the said Property) stood vested in Mercantile Bank (Agency) Private Limited.

16. Pursuant to a letter dated 9th December, 1982 addressed by the Reserve Bank of India, Central Office to Mercantile Bank Limited, it has been *inter alia* stated that Mercantile Bank (Agency) Private Limited, will hold the immovable property vested in it under Section 394 of the Companies Act, 1956 for the benefit of The Hongkong and Shanghai Banking Corporation Ltd in relation to the business of The Hongkong and Shanghai Banking Corporation Ltd in India;

17. The name of Mercantile Bank (Agency) Private Limited was changed in the year 1984 to Hongkong Bank (Agency) Private Limited which was subsequently changed in the year 2000 to HSBC Agency (India) Private Limited as evidenced by Fresh Certificates of Incorporation Consequent on Change of Name dated 12th November, 1984 and 11th January, 2000, respectively issued by the Registrar of Companies, Maharashtra.

18. HSBC Agency (India) Private Limited is a wholly owned subsidiary of The Hongkong and Shanghai Banking Corporation Ltd

19. The name of Grindlays Bank was changed to ANZ Grindlays Bank plc with effect from 1st October 1989, which was subsequently changed to ANZ Grindlays Bank Limited with effect from 22nd July 1996, and was thereafter changed to Standard Chartered Grindlays Bank Limited with effect from 1st August 2000 and ultimately by an Order dated 16th August, 2002 issued by the Reserve Bank of India under Section 44A of the Banking Regulation Act, 1949 the Indian Branches of Standard Chartered Grindlays Bank Limited were amalgamated with the Indian Branches of Standard Chartered Bank.

20. In the circumstances aforesaid, HSBC Agency (India) Private Limited as the co-owners of the said Property to the extent of 25% therein (holding the same for the benefit of The Hongkong and Shanghai Banking Corporation Ltd.) and Standard Chartered Bank as the co-owners of the said Property to the extent of 75% therein

were seized and possessed of or otherwise well and sufficiently entitled to the said Property in their respective co-ownership shares of 25% and 75%

21. The Hongkong and Shanghai Banking Corporation Ltd and Standard Chartered Bank, being desirous of selling the said Property, invited sealed offers from willing purchasers (hereinafter referred to as "**the Bid Process**") by a Bid Document dated 08th August 2011. The sealed offers received from various bidders were opened on 29th September, 2011 and thereafter, in an auction held between the shortlisted bidders on 4th October, 2011, Bridgeview Real Estate Development Private Limited was declared as the highest bidder. As per the Bid Document dated 08th August 2011 the sale of the said Property was to be completed by 28th November 2011.

22. We are informed that the Property Card of the said Property is not available in the office of the City Survey and Land Records at Mumbai. The Advocates for Hongkong and Shanghai Banking Corporation Ltd and Standard Chartered Bank vide its note on Property Register Card(PR Card) of the said Property dated 26th September 2011 stated that the upon diligent search by them in the office of the City Survey and Land Records at Mumbai, it was learnt that the register containing the Property Card of the said Property i.e Register No. 115 ("**said Register**"), was sent to Anti Corruption Bureau and on further enquires with the Anti Corruption Bureau, it was learnt that the said Register was sent to the Hon'ble High Court of Bombay in connection with Criminal Appeal No 579/2004 and disposed of Special Case No.1 of 1965. Upon inspection in the Hon'ble High Court of Bombay, it was learnt by the Advocates of Hongkong and Shanghai Banking Corporation Ltd and Standard Chartered Bank that the said register did not contain a ledger folio of the said Property. It was further stated that The City Survey and Land Records, Mumbai are under the process of inspecting their old records for the said Property Card. In the event the Property Card of the said Property is not available with the City Survey and Land Records,

Mumbai, the Property Card of the said Property shall require reconstruction by the office of the City Survey and Land Records(Mumbai)

23. By and under a writing termed as Memorandum of Agreed Terms dated 28th November 2011 entered into between The Hongkong and Shanghai Banking Corporation Limited and Standard Chartered Bank as the Vendors therein and Bridgeview Real Estate Development Private Ltd. as the Purchaser therein, the parties thereto agreed to extend the date for completion for sale of the said Property to 12th December 2011 on the terms more particularly stated therein.

24. As HSBC Agency (India) Private Limited was not a party to the aforesaid Memorandum of Agreed Terms dated 28th November 2011, by and under a Deed of Adherence dated 03th December 2011 made and executed between the Vendors And Bridgeview Real Estate Development Private Limited, HSBC Agency ratified the aforesaid Bid Document dated 08th August 2011 and the aforesaid Memorandum of Agreed Terms dated 28th November 2011

25. We had caused to publish Public Notices inviting claims in respect of the said Property in Economic Times (English), Free Press Journal (English) and Navshakti (Marathi) in issue dated 04th November 2011. A copy of the said Public Notices is annexed as **Annexure A** (collectively) hereto. No claims have been received till date.

26. We have caused searches to be taken in the office of Sub-Registrar of Assurances at Mumbai for the period commencing from 1962 to 2011. Mr Arvind Kadam, Search Clerk, submitted his Search Report dated 14th November 2011. The said report is hereto annexed as **Annexure B**. The said Search Report does not reflect any encumbrances or lis pendens on the said Property.

27. We have caused searches to be taken on the website of the Ministry of Company Affairs (www.mca.gov.in) As per the Registrar of Charges (RoC) search report

dated 21st November 2011 and 07th December 2011 of V Sundaram & Co, it is observed that, with respect to The Hongkong and Shanghai Bank Ltd, at the portal there was no such company in existence and with respect to HSBC Agency (India) Private Limited and Standard Chartered Bank there were no charges registered in its name. The said RoC search reports dated 21st November 2011 and 07th December 2011 are hereto collectively annexed as **Annexure C**.

28. During the course of our investigation of title of the Vendors to the said Property, we administered requisitions and the same were duly answered by The Hongkong and Shanghai Bank Ltd. and Standard Chartered Bank vide their response dated 09th November 2011 and by the Vendors on 07th December 2011. The Vendors vide their response dated 09th November 2011 and 07th December 2011 informed us that to the best of their knowledge the said Property is not subject to any encumbrance, litigation or third party right or claim.

29. During the course of investigating the title of the Vendors we also conducted an inspection of documents as set out in the list **Annexure D** hereto.

30. The Vendors through their respective authorised signatories executed a Declaration dated 12th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under Serial no BBE2/8667/2011 on 12th December 2011stating that the Property Card of the said Property is not available with the office of the City Survey and Land Records and that the Vendors have not committed any act or deed nor are aware of any act, deed, matter or thing or circumstance as a result of which the Property Card of the said Property cannot be issued so as to reflect the name of HSBC Agency (India) Private Limited and Standard Chartered Bank as the owners of the said Property. The said Declaration was executed to enable the Collector of Mumbai, City Survey and Land Records to endorse the name of HSBC Agency (India) Private Limited And Standard Chartered Bank in the P.R Card of the said Property.

31. The Vendors executed a Power of Attorney dated 12th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE2/8569/2011 on 12th December 2011 in favour of Bridgeview Real Estate Development Private Limited (acting through any of its authorised representatives) to enable Bridgeview Real Estate Development Private Limited to obtain and/or reconstruct the Property Card of the said Property.

32. Subject to the aforesaid, pursuant to an Indenture of Conveyance dated 12th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE2/8668/2011 on 12th December 2011 made and executed between the Vendors and Bridgeview Real Estate Development Private Limited (therein referred to as the Purchaser), Bridgeview Real Estate Development Private Limited completed the acquisition of the said Property and acquired from the Vendors thereof a clear and marketable title to the said Property.

Dated this 14th day of December 2011

For M/s. Desai & Diwanji

Partner
Advocates & Solicitors

Annexure - A

PUBLIC NOTICE

We are instructed to investigate the title of (1) THE HONGKONG AND SHANGHAI BANKING CORPORATION LTD., a Company incorporated under the Companies Ordinance, Chapter 32 of the Laws of Hong Kong and having its registered office at 1, Queen's Road Central, Hong Kong and its India corporate office is 52/60, M.G. Road, Fort, Mumbai - 400 001 and (2) STANDARD CHARTERED BANK, a Banking Company incorporated and registered in the United Kingdom under the Companies Act 1862 having its registered office at principal office in England at 1, Aldermanbury Square London EC2V 7SB, United Kingdom and one of its branch offices in India at Crescenzo Building, C-38 / C-39 G Block, Bandra Kurla Complex, Bandra(East), Mumbai 400 051 with respect to the property described in the schedule hereunder.

All persons having any right, title, claim or interest in respect of the undermentioned Property by way of sale, exchange, mortgage, lease, inheritance, gift, lien, charge, maintenance, easement, trust, tenancy, leave and license, occupation, possession or otherwise of whatsoever nature are hereby required to make the same known in writing along with documentary evidence to the undersigned at his office at Desai & Diwanji, Lando Chambers, Dalal Street, Fort, Mumbai - 400 001 within 14 days from the date hereof, failing which such claim or claims, if any, shall be deemed to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO.

ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Perpetual and Yearly Tenure the case whereof has since been redeemed) bearing C.S. No. 1A/66 of Malabar and Cumbala Hill Division, admeasuring 2482.72 square yards equivalent to 2075.84 sq.meters, together with one main residential building, twelve garages in the compound and other structure standing thereon all collectively known as "Rathnagaale" situate, lying and being at Khambhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the Books of the Collector of Land Revenue, Bombay under New Nos.455 and B/455, New Survey Numbers formerly 7/0131, 7/0133 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos. 3513(2A), Street No.61(B) Khambhai Desai Road.

Dated this 4th day of November 2011

M/s. DESAI & DIWANJI

and/or

R. J. S. MISTRY - PARTNER
Advocates, Solicitors & Notaries
Lando Chambers, Dalal Street,
Fort, Mumbai 400 001

PUBLIC NOTICE

We are instructed to investigate the title of (1) THE HONGKONG AND SHANGHAI BANKING CORPORATION LTD., a Company incorporated under the Companies Ordinance Chapter 32 of the Laws of Hong Kong and having its registered office at 1, Queen's Road Central, Hong Kong and its India corporate office at 52/60 M. G. Road, Fort, Mumbai - 400 001 and (2) STANDARD CHARTERED BANK, a Banking Company incorporated and registered in the United Kingdom under the Companies Act 1862 having its registered office at principal office in England at 1 Aldermanbury Square London EC2V 7SB, United Kingdom and one of its branch offices in India at Crescenzo Building C-38/C-39 G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 with respect to the property described in the Schedule hereunder

All persons having any right, title, claim or interest in respect of the undermentioned Property by way of sale, exchange, mortgage, lease, inheritance, gift, lien, charge, maintenance, easement, trust, tenancy, leave and license, possession, possession or otherwise of whatsoever nature are hereby required to make the same known in writing along with documentary evidence to the undersigned at his office at Desai & Diwanji, Lentin Chambers, Dalal Street, Fort, Mumbai - 400 001 within 14 days from the date hereof, failing which such claim or claims, if any, shall be deemed to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Pension and Tax Tenure the rent whereof has since been redeemed) bearing C.S. No. 1A/695 of Malabar and Cumballa Hill Division admeasuring 2462.72 square yards equivalent to 2075.55 sq meters together with one main residential Building, twelve garages in the compound and other structures standing thereon all collectively known as "Bathepagale" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos 455 and 1/455, Hen Survey Numbers formerly 1/1131, 1/1133 and 1/133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos. 561(2A), Street No 61(2) Bhulabhai Desai Road

Dated this 4th day of November, 2011

M/s. DESAI & DIWANJI

sd/-

R. J. S. MISTRY - PARTNER

Advocates, Solicitors & Notaries

Lentin Chambers, Dalal Street,

Fort, Mumbai 400 001.

2-(58)

18

जाहीर सूचना

[illegible] [illegible] [illegible] [illegible] : [illegible] (१) दि हाँगकाँग अँड शांघाय बँकिंग कॉर्पोरेशन लि. [illegible] कायद्याच्या अनुच्छेद ११, कंपनी अध्यादेश अन्वये, [illegible] कंपनी आणि त्याचे नोंदणीकृत कार्यालय, १, क्वीन्स रोड सेंट्रल, [illegible] येथे आणि त्याचे [illegible] [illegible] कार्यालय, ५२/६०, एम. जी. रोड, फोर्ट, मुंबई-४०० ००१ येथे आणि (२) स्टॅंडर्ड चार्टर्ड बँक, [illegible] अधिनियम, १८५३ अन्वये इंग्लंड [illegible] नोंदणीकृत आणि [illegible] बँकिंग कंपनी, त्यांचे नोंदणीकृत कार्यालय, मुख्य कार्यालय येथे, [illegible], १, [illegible] [illegible] लंडन [illegible] [illegible], [illegible] [illegible] येथे आणि त्यांचे एक शाखा कार्यालय [illegible], [illegible] [illegible], सी-३८/सी-३९, जी ब्लॉक, वांद्रे-कुर्ला कॉम्प्लेक्स, वांद्रे (पूर्व), मुंबई-४०० ०५१ येथे, [illegible] [illegible] [illegible] सूचित केले आहे.

सर्व व्यक्ती ज्यांना खाली नमूद केलेल्या मिळकतीसंदर्भात, विक्री, [illegible], गहाण, [illegible], [illegible], [illegible], [illegible], [illegible], [illegible], [illegible], [illegible] [illegible] [illegible], [illegible], [illegible] [illegible] [illegible] [illegible] कोणताही हक्क, [illegible], [illegible] [illegible] [illegible], त्यांनी [illegible] [illegible] [illegible] [illegible] [illegible] [illegible], त्यांचे कार्यालय, देसाई अँड दिवाणजी, लॉरिन चेंबर्स, दलाल स्ट्रीट, फोर्ट, मुंबई-४०० ००१ येथे, [illegible] १४ दिवसांच्या [illegible] आहे, [illegible] [illegible] असे दावे [illegible], [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

वरील संदर्भित परिशिष्ट

[illegible] [illegible] क्र. १५११ (पं), १५१२ क्र. ११(बी) [illegible] [illegible] [illegible], [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] आणि [illegible] क्र. १५५ आणि बी/१५५, [illegible] सर्वे क्रमांक [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible], मुंबईच्या [illegible] [illegible] मुंबई [illegible] [illegible] [illegible] व [illegible] [illegible] [illegible] [illegible] [illegible] [illegible], "[illegible]" [illegible] [illegible] [illegible] [illegible], [illegible] [illegible] [illegible] आणि [illegible] [illegible] एक [illegible] [illegible] [illegible], [illegible] [illegible] [illegible] [illegible] [illegible] चौ. [illegible] [illegible] [illegible] चौ. मीटर्स, [illegible] व [illegible]) [illegible] [illegible] [illegible] [illegible].

सदर दिनांक ४ नोव्हेंबर, २०११

मे. देसाई अँड दिवाणजी
सही/-
[illegible]. [illegible]. एस. मिस्त्री – भागीदार
वकील, [illegible] आणि [illegible]
लॉरिन चेंबर्स, दलाल स्ट्रीट, फोर्ट,
मुंबई-४०० ००१.

ANNEXURE B

59

19.

SEARCH REPORT

From : ARVIND D. KADAM
Search Clerk
3/73, Poonawala
G. K. Marg,
Lower Parel (W.)
Mumbai - 400 013.

Date : 14th November 2011

To,

M/s Desai and Divanji
Advocates, Solicitors & Notary,
Mumbai.

Re : Report of the searches of the records of the Sub-registrar office Mumbai & Bandra land revenue records in respect of All the piece or parcel of land or ground of Freehold Tenure (formerly of pension and tax Tenure the cess whereof has since been redeemed) bearing C. S. No. 1A/698 of Malabar and Cumballa Hill Division admeasuring 2476 72 square yards equivalent to 2075 88 sq. meters together with one main residential building and other structures standing thereon known as "Bishosgate" situate lying and being at Bhulabhai Desai Road within Registration District and Sub District of Mumbai City registered in the books of the Collector of Land Revenue under New Nos. 455 and B/455, New Survey Numbers formerly 7/7131, 1/7133 and 7133 and assessed by the assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos. 3513(2A), Street No. 81(3)

Respected Sir,

As per your instructions, I have taken the search in respect of abovementioned property in the office of Sub-registrar Assurances at Mumbai from the year 1962 to 2011 (50 years) & in Sub-registrar Assurances at Mumbai 1, 2 & 3 from 2002 to 2011 (10 year(s) & also in Sub-registrar Assurances at Bandra from 1972 to 2011 (39 years)

I have not found any Agreement or document with respect to C.S. No 1A/698 of Malabar and Cumballa Hill Division during my aforesaid search conducted

Search taken at Sub-Registrar office Mumbai from the year 1962 to 2011 (50 years)

YEAR	RECORDS
1962 to 1963	Nil
1964 to 1965	Nil*
1966 to 1973	Nil
1974	Nil*
1975 to 1976	Nil
1977 to 1986	Nil*
1987 to 1990	Nil
1991	Nil*
1992	Nil
1993 to 2005	Nil*
2006 to 2007	Nil
2008 to 2011	In Index-II Book of transaction has not completed

Search taken at Sub Registrar office Bandra from the year 1973 to 2011 (39 years)

YEAR	RECORDS
1973 To 2011	Nil

Computerised Index-II Book in the year of 2011 till dated 24/07/2011 Mumbai City Office No. 1 & Mumbai City Office No. 2 till dated 29/04/2011 & Mumbai City Office No. 3 till dated 26/07/2011.

It is important to note that while going through the search of Index II I found that some registers are torn and are not in such a position to read the contents

Note :- *this sign indicate that in the office of the Sub-Registrar most of the records (Index-II) Manual Record found in torn and mutilated condition, so there is a chance of Manual Mistake.

(The note of search report is on the basis of prevailing condition of records of the Index-II Books and the computer records maintained by the office of Sub-registrar of Assurances at the concerned Sub-registry for the period mentioned herein above. It is advisable to verify personally. This search/survey note do not construe as a title clearance, not clearance for granting any financial on the subject property of any search/note above)

Imp Note :- Property Card of the said C. S. No. 1A/696 in Reg. No. 313 of the office of Superintendent of Land Revenue Records Mumbai is sent to Anti Corruption Bureau. Hence I could not show the said property owner in my report.

Thanking you.

Yours Truly,

(ARVIND KADAM)

V. Sundaram & Co.

COMPANY SECRETARIES

B/204, Pantar, 90' Road, Thakur Complex,
Kandivli (E), Mumbai - 400101
Tel. 022-28541629 • Mobile : 9833159699
e-mail : vsundaramco@yahoo.com

21st November, 2011

To,

Anuja Thakar
Desai & Diwanji,
Lentin Chambers,
Dalal Street, Fort
Mumbai 400 001.

Madam,

Sub: ROC search with respect to Bishopsgate property

We thank you for the mandate given to our Company for the search of Charge documents filed by The Honkong And Shanghai Banking Corporation Limited (HSBC) and Standard Chartered Bank (SCB). We have made an online search of the relevant records available at MCA portal

However with respect to HSBC, at the portal there was no such Company in existence, and with respect to SCB there were no Charges registered in the name of the Company.

Hence with respect to both the entities there were no charges registered against the property (viz Bishopsgate [consisting of one main residential building, twelve garages and other structures] situate at Bhulabhai Desai Road and standing on all that piece or parcel of land bearing C.S.No.1A/698 of Malabar and Cumballa Hill Division admeasuring 2482.72 square yards within the Registration District and Sub-District of Mumbai City).

If you require any further information on the subject please feel free to call us.

Thanking You.

Yours Truly,
For V. Sundaram & Co.
Company Secretaries

Prasanna Gupchup
Partner CP No. 9900

V. Sundaram & Co.

COMPANY SECRETARIES

B/204, Ganesh 90' Road, Thakur Complex, Kandivali (E), Mumbai - 400101.
Tel: 022-28561639 · Mobile: 9833159839
e-mail: vsundaramco@yahoo.com

7th December, 2011

To,

Aditya Thakkar
Desai & Diwanji,
Lodhi Chambers,
Dalal Street, Fort,
Mumbai-400 001.

Madam,

Sub: ROC search with respect to Bishopsgate property

We thank you for the mandate given to our Company for the search of Charge documents filed by HSBC AGENCY (INDIA) PRIVATE LIMITED. We have made an online search of the relevant records available at MCA portal.

However with respect to HSBC AGENCY (INDIA) PRIVATE LIMITED, there were no Charges registered in the name of the Company.

Hence we have to state that with respect to the specific property you required the search, there are no charges registered against the property viz. Bishopsgate (consisting of one main residential building, twelve garages and other structures) situated at Bhulabhai Desai Road and standing on all that piece & parcel of land bearing C.S.No.1A/698 of Malabar and Cumballa Hill Division, admeasuring 7482.72 square yards within the Registration District and Sub-District of Mumbai City.

If you require any further information on the subject please feel free to call us.

Thanking You.

Yours truly,
For V. Sundaram & Co.
Company Secretaries

V. Sundaram
Partner CP No. 3373

M/s. Desai and Diwanji – Advocates & Solicitors

Re:- Report of the searches of the records of the Sub-registrar office Mumbai & Bandra land revenue records in respect of All the piece or parcel of land or ground of Freehold Tenure (formerly of pension and tax Tenure the cess whereof has since been redeemed) bearing C. S. No. 1A/698 of Malabar and Cumballa Hill Division admeasuring 2478 72 square yards equivalent to 2075. 88 sq. meters together with one main residential building and other structures standing thereon known as "Bishosgate" situate lying and being at Bhulabhai Desai Road within Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue under New Nos. 455 and 8/455, New Survey Numbers formerly 7/7731, 1/7333 and 7133 and assessed by the assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos. 3513(2A), Street No. 61(B).

NOTES OF SEARCH

Taken in the offices of S. R. O. Mumbai from the year 1962 to 2011 (50 years) & in S.R.O Mumbai 1, 2 & 3 from 2002 to 2011 (10 years) & also in S.R.O Bandra from 1973 to 2011 (39 years)

A. D. KAIDAM
Search Clerk
Mumbai

ANNEXURE D

LIST OF DOCUMENTS INSPECTED

I. Original Deeds and Documents Inspected -

1. Indenture of Conveyance dated 06th July 1950 registered with the Sub-Registrar of Assurances at Bombay under Serial No BOM/1677/1950 of Book No 1 on 15th May 1951 made and executed between Hooseinbhoy Abdoollabhoy Lalljee & Ors, and The Mercantile Bank of India Limited and The National Bank of India Limited.

2. Original Report on the Vendors' title dated 29th August, 1951 addressed to The Mercantile Bank of India Limited from Messrs Crawford Bayley & Company, Advocates and Solicitors

3. Original Indenture of Conveyance dated 29th November 1979, made between Mercantile Bank Limited and Grindlays Bank and registered with the Sub-Registrar of Assurances at Bombay on 19th December 1979 under Serial No BOM/2760/1979

II. Sub-Registrars Certified Copy Of Deeds And Documents Inspected

1. Deed of Partition dated 24th November 1904 registered with the Sub-Registrar of Assurances at Bombay under Serial No.3702A of volume 1763 of Book No.1 on 10th December 1904 made and executed between Tribhovandas Vurjiwandas & Anr(as executors of last Will and testament of Vurjiwandas Madhavdas) and Tribhovandas Vurjiwandas (in his individual capacity) and Jugmohandas Vurjiwandas (in his individual capacity),

65

2. Deed of Mortgage dated 31st January 1914 registered with the Sub-Registrar of Assurances at Bombay under Serial No 660A of volume 2127 of Book No I. on 16th February 1914, made and executed between Sir Jugmohandas Vurjiwandas and Jivanlal Panalal.

3. Reconveyance dated 01st July 1915 registered with the Sub-Registrar of Assurances at Bombay under serial no.2484A of volume 2222 of Book No.I on 09th September 1915 made and executed between Jivanlal Panalal and Sir Jugmohandas Vurjiwandas;

4. Conveyance dated 08th February 1917 registered with the Sub-Registrar of Assurances at Bombay under serial no 2234 of volume 2382 of Book No.I on 27th July 1914 made and executed between Jugmohandas Vurjiwandas and Bachubai wife of Hormusji Bapaji and Mukund Ramrao Jayakar

5. Conveyance dated 08th December 1919 registered with the Sub-Registrar of Assurances nat Bombay under Serial No 1622 of Volume 2742 of Book No.I on 22nd June 1920 made and executed between Mukund Ramrao Jayakar and Hooseinbhoy Abdullabhoy Lalji & Ors

6. Deed of Mortgage dated 08th December 1919 registered with the Sub-Registrar of Assurances at Bombay under Serial No.1261 of Volume 2682 of Book No I on 24th June 1920 made and executed between Hooseinbhoy Abdullabhoy Lalji & Anr and Mukund Ramrao Jayakar

7. Reconveyance dated 08th November 1920 registered with the Sub-Registrar of Assurances at Bombay under Serial No.1 79 of Volume 2864 of Book No I on 22nd January 1921 made and executed between Mukund Ramrao Jayakar and Hooseinbhoy Abdullabhoy Lalji & Anr,

8. Indenture of Conveyance dated 08th November 1946 registered with the Sub-Registrar of Assurances at Bombay under Serial No 5030 of Book No.1 on 20th January 1947, made and executed between Hooseinbhoy Abdoolabhoy Lalljee & Ors and Hooseinbhoy Abdoolabhoy Lalljee & Ors. and The Hongkong and Shanghai Banking Corporation and Hooseinbhoy Abdoolabhoy Lalljee & Ors

9. Deed of Rectification dated 29th November 1979 registered with the Sub-Registrar of Assurances at Bombay under Serial No BOM/2762/1979 on 19th December 1979 made and executed between Mercantile Bank Limited and Grindlays Bank

III. <u>Notarised Copy Inspected</u>

1 Will of Jafferbhoy Abdoolabhoy Lalljee dated 13th June, 1933

2 Power Of Attorney dated 29th July, 1946 issued by The Hongkong & Shanghai Banking Corporation to George Edward Bruce Tyler

3 Power of Attorney dated 14th March, 1950 given by The National Bank Of India Limited to William Harris

4. General Power of Attorney dated 19th March, 1963 given by National and Grindlays bank Limited to Ravinder Kumar Mandhok.

5 Power of Attorney dated 4th March, 1978 given by Mercantile Bank Limited to Indresh Narain

6. Supplement Power of Attorney to the power of attorney dated 4th March, 1978 given by Mercantile Bank Limited to Indresh Narain dated 7th March, 1979.

DESAI & DIWANJI
ADVOCATES, SOLICITORS AND NOTARIES

[illegible]
FORT, BOMBAY - 400 001

TEL. [illegible]
[illegible]
[illegible]
FAX [illegible]
[illegible]

Annexure B(67)
31

Ref. No. 2753

SKD/RJSM

SUPPLEMENTAL TITLE REPORT

Re: ALL THAT piece or parcel of land or ground of Freehold Tenure (formerly of Pension and Tax Tenure the cess whereof has since been redeemed) bearing C.S.No 1A/698 of Malabar and Cumballa Hill Division admeasuring 2482.77 square yards equivalent to 2075.88 sq.meters together with one main residential building admeasuring 3532.32 square meters, twelve garages and other structures standing thereon all collectively known as "Bishopsgate" situate, lying and being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos.455 and B/455. New Survey Numbers formerly 7/7131,1/7133 and 7133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under 'D' Ward Nos.3513(2A), Street No.61(B) Bhulabhai Desai Road ("said Property")

1. We had vide our Title Report dated 14th December 2011, certified the title of our client Bridgeview Real Estate Development Private Ltd., to the said Property.

2. As set out in clause 22 and clause 30 of our Title Report dated 14th December 2011, the property card of the said Property was not available with the office of the City Survey and Land Records. Hence, the erstwhile Owner viz. HSBC Agency (India) Private Limited, The Hongkong and Shanghai Bank Ltd. and Standard Chartered Bank ("Erstwhile Owners") executed a Declaration dated 12th December 2011 registered with the office of the Sub-Registrar of Assurances at Mumbai under serial no. BBE2/8667/2011 to enable the Collector of Mumbai, City Survey and Land Records to endorse their name in the property card of the said Property. The Erstwhile Owners also executed a Power of Attorney dated

22nd December 2011 registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBE2/8669/2011 in favour of Bridgeview Real Estate Development Private Ltd., to enable Bridgeview Real Estate Development Private Limited to obtain and/or reconstruct the property card of the said Property.

3. In pursuance of the aforesaid, the Mumbai City Survey and Land Records reconstructed the property card of the said Property and accordingly recorded the name of Bridgeview Real Estate Development Private Ltd on the property card of the said Property. We have perused the copy of the property card and the same reflects the name of Bridgeview Real Estate Development Private Ltd. A copy of the property card in the said Property is hereto annexed as Annexure A.

4. The said Property now stands mutated in the name of Bridgeview Real Estate Development Private Ltd

5. This certificate shall be read alongwith our Title Report dated 14th December 2011

Dated this 18th day of December 2012.

For M/s Desai & Diwanji

Partner
Advocates & Solicitors

ANNEXURE A.

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]
		[illegible]	

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

17 SEP 2012

Annexure C (12)
36

SAMEER M. SAWANT
(Property Title Investigator)
Experts in Stamp Duty, Document Registration, Property Transfer, etc.

Email-id : sameer_sawant@yahoo.co.in Mobile Nos. - 9324366724 / 9167662674

18/B/6, 2nd Floor, Raja Bahadur Mansion, Near Stare Market Bldg., Street No. 5, Tamrind Lane, Fort, Mumbai - 23.

No. ..... Date. - 14-10-2015.

To,

M/S. Desai Diwanji & Co
Advocate & Solicitors,
Mumbai.

Kind Attn. Ms. Anuja Thakur.

Ref. - Investigation of title of the Property (Land together with the building known as "Bishopsgate") situated at Bhulabhai Desai Road, bearing Cadastral Survey No. 1A/698, admg. 2432.72 Sq. Yards, i.e. 2075.88 Sq. Meters of Malabar & Cumballa Hill Division

Madam,

Under your instructions, I have caused search to be taken in respect of above mentioned property in the offices (Mumbai-1, 2, 3) of the Sub-Registrar of assurances at Mumbai from the year 2012 To, 2015 (Last 03 Years)respectively and the following documents are found registered / indexed therein.

Note :- This Search Report is subject to non and mutilated Index-II records

Computer Index-II record from the year 2011 To, 2013 (Last 03 Years) at S.R.O. Mumbai.

2011

Mumbai-2 8663 2011	Declaration Deed	17-12-2011 12-12-2011

1) H.S.B.C. Agency (India) Pvt. Ltd.
(Auth. Sign. - Mr. Devesh Mathur.)

2) The Hongkong & Shanghai Banking Corporation Ltd.
(Auth. Sign. – Mr. Devesh Mathur.)

3) Standard Chartered Bank.
(Auth. Sign. - Mr. Kunal Jain.)

Schedule :- Property being land together with the building known as "Bishopsgate" alongwith 12 garages standing thereon situated at Bhulabhai Desai Road, bearing Cadastral Survey No. 1A/698, admg. 2075.88 Sq. Meters of Malabar & Cumballa Hill Division

(313)
334

2012

Mumbai-2 8868 2011	Conveyance Deed Rs. 2,72,00,00,000.00	12-12-2011 12-12-2011

1) H S B C Agency (India) Pvt. Ltd
[Auth. Sign. - Mr. Devesh Mathur.]

2) The Hongkong & Shanghai Banking Corporation Ltd.
[Auth. Sign. - Mr. Devesh Mathur.]

3) Standard Chartered Bank.
[Auth. Sign. - Mr. Kunal Jain]

To,

Bridge View Real Estate Development Pvt. Ltd
[Auth. Sign. – Mr. Suraj Kulkarni.]

Schedule : - Property being land together with the building known as "Bishopsgate" alongwith 12 garages standing thereon situated at Bhulabhai Desai Road, bearing Cadastral Survey No. 1A /698, ading 2075.88 Sq. Meters of Malabar & Cumballa Hill Division.

2012

Mumbai-2 8869 2011	Power of Attorney	12-12-2011 12-12-2011

1) H S B C Agency (India) Pvt. Ltd
[Auth. Sign. - Mr. Devesh Mathur]

2) The Hongkong & Shanghai Banking Corporation Ltd
[Auth. Sign. – Mr. Devesh Mathur]

3) Standard Chartered Bank.
[Auth. Sign. – Mr. Kunal Jain]

To,

Bridge View Real Estate Development Pvt. Ltd
[Auth. Sign. – Mr. Suraj Kulkarni]

Schedule : - Property being land together with the building known as "Bishopsgate" alongwith 12 garages standing thereon situated at Bhulabhai Desai Road, bearing Cadastral Survey No. 1A /698, ading 2075.88 Sq. Meters of Malabar & Cumballa Hill Division.

2012

Mumbai-2 889 2012	Mortgage Deed Rs. 1,35,00,00,000.00	08-02-2012 08-02-2012

Bridge View Real Estate Development Pvt. Ltd
[Auth. Sign. – Mr. Sharad Doshi]

To,

Kotak Mahindra Bank Ltd
[Mr. Tushar Waghe]

Schedule - Property being land together with the building known as "Bishopsgate" alongwith 12 garages standing thereon situated at Bhaubha: Desai Road, bearing Cadastral Survey No. 1A/698, admg. 2075.88 Sq. Meters and built-up area admg. 3532.37 Sq. Meters of Malabar & Cumballa Hill Division

.....

2013 -

Search taken upto dated .....

(Number-1 -- From 02-01-2013 To, 16-04-2013)
(Number-2 -- From 02-01-2013 To, 26-06-2013)
(Number-3 - Index-II record is not available for search.)

Note : Computer Index II record is not properly maintained and some of the records has been found in loose sheets form (untrced)

(Sameer M. Sawant)

Pan No. ASNPS8860F

Annexure - 1

39

Snehal Shah
B.Com, A.C.S., LL.B

Snehal Shah & Associates

COMPANY SECRETARIES

9/34, Delta Shivali Nagar, Nanding Lane, Malad (West), Mumbai 400064, India
Cell: (91) 9821 776511 • mail@snehalshah.in • snehalshah_19@yahoo.com

Name of the Company	: BRIDGEVIEW REAL ESTATE DEVELOPMENT PRIVATE LIMITED
Registration No.	U70102MH2011PTC219064
Date of Incorporation	: June 8, 2011

Search Report : BRIDGEVIEW REAL ESTATE DEVELOPMENT PRIVATE LIMITED

Explanation:

This Search Report is based on search taken on October 3, 2013 vide Receipt No. 910037991. All details as are given are based on the availability of the documents and information that were made available to us and information that is given to us by public viewing members, E & O.E. are expected.

Details of Company:

The Company was incorporated as BRIDGEVIEW REAL ESTATE DEVELOPMENT PRIVATE LIMITED on 8 June, 2011 with registration No. U70102MH2011PTC219064 with the Office of Registrar of Companies, Maharashtra, Mumbai.

First Directors on Incorporation of the Company:

Sr. No.	Name	Address
1	Jayadevananda Nadamal Kothari	3/19 Bhavesh Bhavan, A-1 Nu Nanding Street, Parel, Mumbai – 400012.
2	Sharad Gupta	Flat No. 1, Great Meera CHS, Plot No. 192, Gaurian Road No. 1, Chembur, Mumbai – 400071.

Subscribers to Memorandum of Association:

No.	Name of Subscribers to Memorandum of Association	Address	Equity Shares of Rs. 10/- each
1	Sunandanandra Nadamal Aggarwal	3/19 Bhavesh Bhavan, A-1 Nu Nanding Street, Parel, Mumbai – 400012.	5000
2	Sharad Gupta	Flat No. 1, Great Meera CHS, Plot No. 192, Gaurian Road No. 1, Chembur, Mumbai – 400071.	5000

(75)

4-D

Snehal Shah & Associates
Company Secretaries

Continuation Sheet

Registered Office of the Company As On Date of Incorporation:

The Company's registered office is situated at Peninsula Spectra, Mathuradas Mills Compound, Sunmill, Babat Marg, Lower Parel, Mumbai - 400013

Details of Changes in Directors:

[illegible]	Appointed as First Director
[illegible]	Appointed as First Director
[illegible]	Appointed as Additional Director as on 13.10.2011
[illegible]	Appointed as Additional Director as on 13.10.2011
[illegible]	Resigned as on 13.10.2011
[illegible]	Resigned as on 13.10.2011
[illegible]	Appointed as Additional Director as on 26.12.2011
[illegible]	Appointed as Additional Director as on 26.12.2011
[illegible]	Resigned as on 13.12.2011
[illegible]	Appointed as Additional Director as on 13.12.2011

Directors shown on MCA Portal as on date of issue of this certificate:

DIN/ DPIN/PAN	Full Name	Present residencial address	Designation	Date of Appointment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Director	[illegible] 2011
[illegible]	[illegible]	[illegible]	Director	[illegible] 2011
[illegible]	[illegible]	[illegible]	Director	05-10-2011

Increase in Authorised Share Capital:

The Authorised Share Capital of the Company has been increased from Rs. [illegible] to Rs. [illegible] on [illegible] November 3, 2011. Form 5 for the above is available for inspection.

Shobhi Shah & Associates
[illegible]

[illegible]

Allotment of shares:

Allotment Date	Subject Matter
[illegible]	Allotment of 90,000 Equity shares of Rs. 10 each [illegible]

Summary of Form 23

Date / Type of Meeting	Subject matter of Resolution / Agreement
[illegible]	[illegible]

Summary of Form 22B

[illegible] Form 22B was filed with the Registrar of Companies and Details [illegible] shares have been registered in the Register of [illegible] shares that does not [illegible] the benefit of the use of such shares.

Details of Annual Return made up to September 29, 2012:

Details of Share Capital:

[illegible] Rs. 13,00,000 [illegible] into 130000 Equity [illegible] Subscribed and Paid up [illegible] Equity Shares, [illegible] of Rs. 10/- each.

Details of Directors:

Name	Designation	Date of Appointment / Resignation
[illegible]	Director	(A) 30.06.2011
[illegible]	Director	(A) 06.07.2011
[illegible]	Director	(A) 13.09.2011
[illegible]	Director	(A) 13.09.2011
[illegible]	Director	(A) 13.09.2011
[illegible]	Director	(A) 13.09.2011
[illegible]	Director	(A) 05.12.2011
[illegible]	Director	(A) 05.12.2011
[illegible]	Director	(A) 13.11.2011
[illegible]	Director	(A) 13.11.2011

(A) - Appointed (R) - Resigned

Shrebal Shah & Associates

Details of Members:

Sr No.	Name of the Shareholder	Address	No. of Shares
[illegible]	Peninsula Holdings and Investments Private Limited	Peninsula Spenta, Mathuradas Mills Compound, [illegible] Bapat Marg, Lower Parel, Mumbai - 400013	39999
[illegible]	Mr. [illegible] & Praful along with Peninsula Holdings and Investments Private Limited	6/A, Prabha Mahal, [illegible] Rd., Worli Mumbai - 400025.	1
1	Rajendrakumar [illegible]	11 Floor, 112, Kalpataru [illegible] 37, Raja Road, Mumbai - 400026	1252
[illegible]	[illegible]	11 Floor, 112, Kalpataru [illegible] 37, Raja Road, Mumbai - 400026.	4293
[illegible]	[illegible]	11 Floor, 112, Kalpataru [illegible] 37, Raja Road, Mumbai - 400026	[illegible]
[illegible]	[illegible]	1101, Jewelry Tower, 10, [illegible] Lane, Off Andheri Sea Road, Mumbai - 400026.	7931
[illegible]	[illegible]	1101, Jewelry Tower, 10, [illegible] Lane, Off Andheri Sea Road, Mumbai - 400026	[illegible]
[illegible]	[illegible]	1101, Jewelry Tower, 10, [illegible] Lane, Off Andheri Sea Road, Mumbai - 400026	3750
[illegible]	[illegible]	1101, Jewelry Tower, 10, [illegible] Lane, Off Andheri Sea Road, Mumbai - 400026	1121
[illegible]	[illegible]	1101, Jewelry Tower, 10, [illegible] Lane, Off Andheri Sea Road, Mumbai - 400026.	[illegible]
[illegible]	[illegible]	1101, Jewelry Tower, 10, [illegible] Lane, Off Andheri Sea Road, Mumbai - 400026	[illegible]

Balance Sheet for the year ended on 31st March, 2012:

[illegible] made a [illegible] and a [illegible] in the [illegible] of the Company [illegible] following [illegible]

All that piece or parcel of land or ground of Freehold Tenure (known as Pension and Tax Tenure the [illegible] has since been [illegible] being C.S.No.1A/596 of Worli and Cambata 169 Division admeasuring 2462.32 square metres equivalent to 2973.68 square meters together with one new residential building admeasuring 3511.33 square meters, twelve garages and other structures standing thereon at [illegible] known as "Mahalaxmi" Mount Road [illegible] being at Bhulabhai Desai Road within the Registration District and Sub-District of Mumbai City registered in the books of the Collector of Land Revenue, Bombay under New Nos.455 and 8055, New Survey Numbers namely 7/7133,1/7133 and 2/133 and assessed by the Assessor and Collector of the Municipal Corporation of Greater Mumbai under "D" Ward No.361(29) Street No.8(156) Bhulabhai Desai Road

Snehal Shah & Associates

[illegible]

[illegible] contracts of Sadarna Shah [illegible] are [illegible]

[illegible]

For Snehal Shah & Associates,

[illegible]

Cs Snehal Shah

[illegible]

[illegible]

Snehal Shah & Associates
Company Secretaries

Charge Search Report of BRIDGEVIEW REAL ESTATE DEVELOPMENT PRIVATE LIMITED:

Disclaimer:

[illegible]

[illegible]

Details of Charges as available on the website at the time of search:

No.	Type of charge & Charge ID No	Date of creation / Modification	Name of Bank / Charge holder	Description of Instrument & Particulars of Charge creation and modification	Amount (Rs.)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Annexure E

1. Original Indenture of Conveyance dated 06th July 1950 registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM/3677/1950 of Book No.I made and executed between Hoosienbhoy Abdoolabhoy Lalljee & Ors. and The Mercantile Bank of India Limited and The National Bank of India Limited.

2. Original Indenture of Conveyance dated 29th November 1979, made between Mercantile Bank Limited and Grindlays Bank and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/2760/1979

3. Indenture of Conveyance dated 12th December 2011 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE2/8668/2011 made and executed between HSBC Agency (India) Private Limited & Ors. and Bridgeview Real Estate Development Private Limited

4. Notarised copy of Fresh Certificates of Incorporation Consequent on Change of Name issued by the Registrar of Companies dated 12th November, 1984 whereby the name of Mercantile Bank (Agency) Pvt. Ltd was changed to Hongkong Bank(Agency) Pvt. Ltd

5. Notarised copy of Certificate of Incorporation of change of name dated 01st October 1989 from Grindlays Bank to ANZ Grindlays Bank.

6. Notarised copy of Certificate of Registration of change of name dated 22nd July 1996 from ANZ Grindlays Bank to ANZ Grindlays Bank Limited

7. Notarised copy of Fresh Certificates of Incorporation Consequent on Change of Name issued by the Registrar of Companies dated 11th January 2009 whereby the name of Hongkong Bank(Agency) Pvt Ltd was changed to HSBC Agency(India) Pvt.Ltd

8. Notarised copy of Certificate of Registration of change of name dated 01st August 2000 from ANZ Grindlays Bank Limited to Standard Chartered Grindlays Bank Limited

9. Notarised copy of order dated 16th August 2002 issued by the Reserve Bank of India under section 44 A of the Banking Regulation Act, 1949 whereby the Indian branches of Standard Chartered Grindlays Bank Limited were amalgamated with the Indian branches of Standard Chartered Bank

ANNEXURE D (83)

SAMEER M. SAWANT
(Property Title Investigator)
Experts in Stamp Duty, Document Registration, Property Transfer etc

Email-id : sameer_sawant@yahoo.co.in Mobile Nos. : 9324344724 / 9768131672

18/B/2, 2nd Floor, Raja Bahadur Mansion, Near Share Market Bldg., Street No. 5, Tardeo Lane, Fort, Mumbai - 23.

No. .... Date : 01-12-2015

To

M/S. Desai Diwanji & Co
Advocate & Solicitors,
Mumbai.

Kind Attn. : Ms. Asma Tarkar.

Ref. : Investigation of title of the Property (Land together with the building known as "Bishopsgate"), situated at Bhulabhai Desai Road, bearing Cadastral Survey No. 1A/698, admg. 2482.72 Sq. Yards, i.e. 2075.88 Sq. Meters of Malabar & Cumballa Hill Division.

.....

Madam,

Under your instructions, I have caused search to be taken in respect of above mentioned property in the offices (Municipal 1, 2, 3, 4 & 5) of the Sub-Registrar of Assurances at Mumbai from the year 2013 To, 2015 (Last 03 Years) respectively and the following documents are found registered / indexed therein.

Note :- This Search Report is subject to true and complete Index-II records.

Computer Index-II record from the year 2013 To, 2015 (Last 03 Years) at S.R.O. Mumbai.

	2013	
Mumbai-1	Indemnity Bond	02-09-2013
7885		02-09-2013
7886		

Bridge View Real Estate Development Pvt. Ltd
[Director - Mr. Ashok Kothari]

To,

Bombay Municipal Corporation

Schedule :- Property (Land together with the building known as "Bishopsgate") bearing Cadastral Survey No. 1A/698 of Malabar & Cumballa Hill Division.

.....

2013

Mumbai-1 7886 2013	Indemnity Bond	03-09-2013 03-09-2013

Bridge View Real Estate Development Pvt. Ltd
[Director – Mr. Ashok Kothari.]

To

Bombay Municipal Corporation.

Schedule :- Property (Land together with the building known as "Bishopsgate") bearing Cadastral Survey No. 1A/698 of Malabar & Cumballa Hill Division

---

2013

Mumbai-1 7887 2013	Indemnity Bond	03-09-2013 03-09-2013

Bridge View Real Estate Development Pvt. Ltd
[Director – Mr. Ashok Kothari.]

To,

Bombay Municipal Corporation

Schedule Property (Land together with the building known as "Bishopsgate") bearing Cadastral Survey No. 1A/698 of Malabar & Cumballa Hill Division

---

2013

Mumbai-1 7888 2013	Indemnity Bond	03-09-2013 03-09-2013

Bridge View Real Estate Development Pvt. Ltd
[Director – Mr. Ashok Kothari.]

To,

Bombay Municipal Corporation

Schedule :- Property (Land together with the building known as "Bishopsgate") bearing Cadastral Survey No. 1A/698 of Malabar & Cumballa Hill Division

---

2014

Mumbai-2 332 2014	Mortgage Deed Rs. 2,20,00,00,000/-	18-01-2014 18-01-2014

Bridge View Real Estate Development LLP
(formerly Bridge View Real Estate Development Pvt. Ltd.)
[Ashok Singh – Mr. Rakesh Hajar.]
"The Borrower (Mortgagor)"

To,

To,

Standard Chartered Bank,
TheEnder"

Schedule :- Property (Freehold land together with the building known as "Bhagyalaxmi") situated at Bhulabhai Desai Road, Mumbai bearing Cadastral Survey No. 1A/698, admg. 2482.22 Sq. Yards, i.e. 2075.88 Sq. Meters of Malabar & Cumbala Hill Division also bearing Collector of land revenue, Bombay New Nos. 455, B/455, New Survey No. formerly 77131, 1/77131, 77131, 'D' Ward No. 1613 (3A), Street No. 61 (B)

.....

2015 -

Search taken upto dated :-

(Mum.-1 -- From: 03-01-2015 To: 01-08-2015)
(Mum.-2 -- From: 01-01-2015 To: 30-09-2015)
(Mum.-3 -- From: 01-01-2015 To: 13-08-2015)
(Mum.-4 -- From: 03-01-2015 To: 29-10-2015)
(Mum.-5 -- From: 05-01-2015 To: 21-07-2015)

Note : Computer Index-II record is not properly maintained and some of the records has been found in loose sheets form (manual).

(Sameer M. Sawant)