

# K. P. MAHAJAN

B.A.L.L.B.

**ADVOCATE HIGH COURT**

Office : 202, Ishan Building, M. Phule Road, Vishnu Nagar, Dombivali (W)

☎ : 0251 - 2497195 / Mobile : 9869997652

## **FORMAT-A**

**Circular No. (28/2021)**

To

**Maharashtra Real Estate Regulatory Authority,**

6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan,

Plot No. C - 21, E - Block,

Bandra Kurla Complex,

Bandra (East),

Mumbai 400051.

## **LEGAL TITLE REPORT**

**Sub.: All those pieces and parcels of land and hereditaments bearing (i) Old Survey No.7, now corresponding to New City Survey No.510 of Village Oshivara admeasuring 8918.13 square meters or thereabouts and (ii) Old Survey No.76 (part) and Old Survey No.77 (part), now both corresponding to New City Survey No. 1 of Village Majas admeasuring 4867.10 square meters or thereabouts aggregating to 13,785.23 square meters or thereabouts along with the structures standing thereon in the registration district and sub-district of Greater Mumbai and lying being and situated at Prabhat Estate, Off S. V. Road, Jogeshwari (West), Mumbai 400102 ("said Property").**

1) I have investigated the title of said Property (*as defined herein*) at the request of my client, Lodha Developers Limited (formerly known as Macrotech Developers Limited), a public limited company duly incorporated under the provision of The Companies Act, 1956, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 ("**Company**") as the Owner, as the case may be, of the same. On the basis and relying upon the perusal of relevant documents;

- (i) the certain documents of title and papers as furnished to me;
- (ii) Revenue Records viz. Property Register Card/s (Record of Rights);
- (iii) Search Report dated 21<sup>st</sup> March 2025 issued by Vinod Sawant, Title Investigator, in respect of the Land Record searches conducted in the office of the Sub-Registrar of Assurances for the period of 1955 to 2025 in respect of the said Property;
- (iv) Land Record Search taken on Online Portal of IGR Website by me through Company for the year 2002 to 2025;
- (v) Registrar of Companies (ROC) Search Report dated 20<sup>th</sup> March, 2025 issued by Chetan Mandlia, Company Secretary in respect of Unichem Laboratories Limited.
- (vi) Registrar of Companies (ROC) Search Report dated 23<sup>th</sup> September, 2025 issued by Sharatkumar Shetty in respect of Lodha Developers Limited;
- (vii) Litigation Search Report dated 5<sup>th</sup> April, 2025 issued by Cubictree Technology Solutions Private Limited, in respect of the litigations filed by or against Unichem Laboratories Limited;

(viii) Representation, Information and Explanation given by the Company.

- 2) **Description of the Property**
- All those pieces and parcels of land and hereditaments bearing (i) Old Survey No.7, now corresponding to New City Survey No.510 of Village Oshivara admeasuring 8918.13 square meters or thereabouts and (ii) Old Survey No.76 (part) and Old Survey No.77 (part), now both corresponding to New City Survey No. 1 of Village Majas admeasuring 4867.10 square meters or thereabouts aggregating to 13785.23 square meters or thereabouts along with the structures standing thereon in the registration district and sub-district of Greater Mumbai and lying being and situated at Prabhat Estate, Off S. V. Road, Jogeshwari (West), Mumbai 400102. (the “**said Property**”).
- 3) **Document of acquirement of the said Property.**
- i) Indenture dated 30<sup>th</sup> April, 1963 bearing Serial No. BOM/R/1334/1963 of Book No.1, made and executed between Prabhat (Stove and Lamp) Products Company Pvt. Limited (Vendor therein) and Prabhat Udyog Limited (Purchaser therein).
- ii) Indenture dated 15<sup>th</sup> June, 1970 bearing Serial No. BOM/R/2685/1970, made and executed between Prabhat Udyog Limited (Vendor therein) and Unichem Laboratories Limited (Purchaser therein).
- iii) Deed of Conveyance dated 9<sup>th</sup> October 2025, bearing Serial No.MBE-3/19004/2025 made and executed between Unichem Laboratories Limited (Vendor therein) and Lodha Developers Limited (Purchaser therein).
- The aforesaid documents are the chain of title document in relation to the acquisition of the Ownership rights of the said Property, ultimately in favour of Lodha Developers Limited.
- 4) **7/12 Extract / Property Card**
- i) Online Property Card uploaded on Portal of <https://bhulekh.mahabhumii.gov.in/> in Land Record in the Office of the City Survey Officer, Andheri *inter alia* reflecting Unichem Laboratories Limited as the holder of the land bearing City Survey No. 1 admeasuring 4867.10 square meters or thereabouts of Village Majas, Mumbai Suburban District. The tenure of the said land is refelected as ‘C’ i.e., assessed under Land Revenue Code.
- ii) Online Property Card uploaded on Portal of <https://bhulekh.mahabhumii.gov.in/> in Land Record in the Office of the City Survey Officer, Andheri *inter alia* reflecting Unichem Laboratories Limited as the holder of the land bearing City Survey No. 510 admeasuring 8918.13 square

meters or thereabouts of Village Oshiwara, Mumbai Suburban District. The tenure of the said land is 'C' i.e., assessed under Land Revenue Code.

**5) Search Reports**

Land / Property Search Report dated 21<sup>st</sup> March, 2025 issued by Vinod Sawant, Title Investigator, in respect of Search of Land Record in the Office of Sub-Registrar of Assurances for the period 1955 to 2025 (70 years) of the said Property and same has been dealt in details as hereunder.

My client has taken search through its department on Online Portals of Inspector of General Registration (IGR Maharashtra) website for the year 2002 to 2025. There is no registered document evidencing creation of adverse interest in the said Property.

Registrar of Companies' record Searches search on Portal of Ministry of Corporate Affairs (ROC Website) for Charges created on the said Property conducted on the online portal of Ministry of Corporate Affairs for Unichem Laboratories Limited and Search Report dated 20<sup>th</sup> March, 2025 issued by Chetan Mandlia, Title Investigator. On perusal thereof, I note that, no charges have been found in respect of the said Property.

ROC Search Report dated 23<sup>th</sup> September, 2025 issued by Sharatkumar Shetty & Associates, Practising Company Secretary for Searches taken at Registrar of Companies record for Charges created on the said Property by Lodha Developers Limited.

Litigation Search Report dated 5<sup>th</sup> April 2025 issued by Cubictree Technology Solutions Private Limited of Unichem Laboratories Limited.

- 6) On the basis of and relying upon the perusal of photocopies of relevant (i) Title documents; (ii) Revenue Records as uploaded on Portals of <https://bhulekh.mahabhumi.gov.in/>; (iii) Orders/Permissions, Notification for acquirement of the said Property (iv) Search Data of Search conducted in Offices of concerned Sub Registrar and Online Search on the Portal of Inspector General of Registration (IGR) for the Land Record and (v) Online Search on the portal of Ministry of Corporate Affairs (MCA) for charges created by Lodha Developers Limited and relying on representations, information and explanation gathered in connection therewith, I am of the opinion that subject to what is set out in Flow of Title being Annexure-A-Flow of Title hereto, the title of Lodha Developers Limited, as the Owner of the said Property together with entitlements of complete development rights thereof is clear, marketable and free from encumbrances.

**Owners of the said Property**

- 1) Vide Deed of Conveyance dated 9<sup>th</sup> October, 2025, duly registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. MBE-3-19004-2025, Unichem Laboratories Limited, granted, sold, conveyed, released, transferred, assigned and assured unto Lodha Developers Limited therein the said Property (*as defined herein*) for a consideration and on the terms and conditions more particularly set out therein. for sold and conveyed of the said Property.
- 3) Qualifying comments/remarks: The name of Unichem Laboratories Limited (being erstwhile Owner) is being reflected as holder of the said Property in the Property Register Cards of City Survey No.1 of Village Majas and Cisty Survey No.510 of Village Oshiwara and in respect thereto, Lodha Developers Limited is in the process of mutating their name in both the Property Registered Cards. This Legal Title Report be read and construed in conjunction with **Annexure "A"**, which forming part of this Title Report.

The report reflecting the flow of the title of Lodha Developers Limited as the Owner/Developer to the said Property and with complete development rights thereof is separately enclosed and annexed as **Annexure "A"**.

Dated this 18<sup>th</sup> day of November, 2025.



**(K. P. Mahajan)**

**Advocate High Court, Bombay**

**Encl.: Annexure "A" – Flow of Title**

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## **FORMAT-A**

**Circular No. (28/2021)**

### **Annexure-A**

#### **FLOW OF THE TITLE OF THE SAID PROPERTY**

**Sub.: All those pieces and parcels of land and hereditaments bearing (i) Old Survey No.7, now corresponding to New City Survey No.510 of Village Oshivara admeasuring 8918.13 square meters or thereabouts and (ii) Old Survey No.76 (part) and Old Survey No.77 (part) now both corresponding to New City Survey No. 1 of Village Majas admeasuring 4867.10 square meters or thereabouts aggregating to 13,785.23 square meters or thereabouts along with the structures standing thereon in the registration district and sub-district of Greater Mumbai and lying being and situated at Prabhat Estate, Off S. V. Road, Jogeshwari (West), Mumbai 400102 (the "said Property").**

- 1)** I have investigated the title of said Property at the request of my client, Lodha Developers Limited (formerly known as Macrotech Developers Limited), a public limited company duly incorporated under the provision of The Companies Act, 1956, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 ("**Company**") as the Owner, as the case may be, of the same.
- 2)** For the purpose of this Legal Title Report, I have relied upon the following:
  - (i) certain documents of title and papers as furnished to me;
  - (ii) Revenue Record viz. Property Register Card (Record of Rights);
  - (iii) Search Report dated 21<sup>st</sup> March 2025 issued by Vinod Sawant, Title Investigator, in respect of the Land Record searches conducted in the office of the Sub-Registrar of Assurances for the period of 1955 to 2025 in respect of the said Property;
  - (iv) Land Record Search taken on Online Portal of IGR Website by me through Company for the year 2002 to 2025;
  - (v) Registrar of Companies (ROC) Search Report dated 20<sup>th</sup> March, 2025 issued by Chetan Mandlia, Company Secretary in respect of Unichem Laboratories Limited.
  - (vi) Registrar of Companies (ROC) Search Report dated 23<sup>th</sup> September, 2025 issued by Sharatkumar Shetty in respect of Lodha Developers Limited;
  - (vii) Litigation Search Report dated 5<sup>th</sup> April, 2025 issued by Cubictree Technology Solutions Private Limited, in respect of the litigations filed by or against Unichem Laboratories Limited;
  - (viii) Representations, Informations and explanations given the Company in connection therewith.

**3) The documents in relation to the ownership and development of the said Property:**

I have perused following documents of title in respect of the said Property.

- (i) Property Registrar Card (Record of Rights) with respect to City Survey No.1 of Village Majas and City Survey No.510 of Village Oshiwara;
- (ii) Indenture dated 30<sup>th</sup> April, 1963 bearing Serial No. BOM/R/1334/1963 of Book No.1 made and executed between Prabhat (Stove and Lamp) Products Company Pvt. Limited (Vendor) and Prabhat Udyog Limited (Purchaser);
- (iii) Indenture dated 15<sup>th</sup> June, 1970 bearing Serial No. BOM/R/2685/1970 made and executed between Prabhat Udyog Limited (Vendor) and Unichem Laboratories Limited (Purchaser).
- (iv) Deed of Conveyance dated 9<sup>th</sup> October 2025, executed and registered under Serial No.MBE-3/19004/2025 with the office of the Sub-Registrar of Assurances at Mumbai between Unichem Laboratories Limited (Vendor) and Lodha Developers Limited (Purchaser).
- (v) Property Search Report dated 21<sup>st</sup> March 2025 issued by Vinod Sawant, Title Investigator, in respect of Search of Land Record in the Office of Sub-Registrar of Assurances for the period 1955 to 2025 (70 years) of the said Property.
- (vi) Registrar of Companies' record Searches search on Portal of Ministry of Corporate Affairs (ROC Website) for Charges created on the said property conducted on the online portal of Ministry of Corporate Affairs for Unichem Laboratories Limited and Search Report dated 20<sup>th</sup> March, 2025 issued by Chetan Mandlia, Company Secretary. On perusal thereof, I note that, no charges have been found in respect of the said Property.
- (vii) ROC Search Report dated 23<sup>rd</sup> September, 2025 issued by Sharatkumar Shetty & Associates, Practising Company Secretary for Searches taken at Registrar of Companies record for Charges created on the said Property by Lodha Developers Limited.
- (viii) Litigation Search Report dated 5<sup>th</sup> April 2025 issued by Cubictree Technology Solutions Private Limited of Unichem Laboratories Limited.
- (ix) Report on Title bearing Ref. No. AAK/NL-A00605/2025 dated 14<sup>th</sup> October, 2025 issued by AAK Legal, Advocate & Solicitors in respect to the said Property.
- (x) Since my scope of work does not include considering the aspects within the domain of an Architect or a Surveyor, I have neither carried out any physical inspection of the said Property nor have commented on development aspect etc..

**4) Flow of Title of the said Property:**

- i. By virtue of diverse mesne, assignments, assurances, acts and operations of law, Prabhat (Stove and Lamp) Products Company Private Limited, became entitled to the an absolute ownership rights in repsect toall that piece and parcel of vacant land on ground of Khoti tenure of the estate called Prabhat Udyog Nagar situate lying and being at Jogeshwari in the Village of Oshiwara and Majas Taluka South Salsette, now in greater Bombay in the registration subdistrict of Bandra in the registration District Bombay Suburban admeasuring 32781 1/3 square yards or thereabouts forming part of the land under Khoti Survey No. 7

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Hissa No. 1 (pt), Survey Nos. 76 (pt), 77 (pt) and 34 (pt) in the Village Majas and Survey Nos. 7, 5 and 4 Hissa No. 19 (pt) of village Oshivara (hereinafter referred to as the "**Larger Land**").

- ii. By and under an Indenture dated 30<sup>th</sup> April, 1963, duly registered with the office of the Sub-registrar of Assurances at Bombay under Serial No. BOM/R/1334/1963 of Book No. 1 on 8<sup>th</sup> May, 1963 executed between Prabhat (Stove and Lamp) Products Company Private Limited therein referred to as the "Vendors" of the One Part and Prabhat Udyog Limited therein referred to as the "Purchasers" of the Other Part, the Vendors therein granted, released and conveyed unto the Purchasers therein the said Larger Land together with the hereditaments and premises, buildings, structures, erections and constructions thereon and all that plant and machinery described in the Second Schedule therein along with all that the said business and the goodwill and trade-marks together with the exclusive right for the Purchasers mentioned in the Third Schedule therein, for a consideration and on terms and conditions as stated therein.
- iii. By and under an Agreement of Sale dated 16<sup>th</sup> July, 1969 executed between Prabhat Udyog Limited and Unichem Laboratories Limited, the said Prabhat Udyog Limited agreed to sell to Unichem Laboratories Limited all that piece or parcel of vacant land or ground situated lying and being at Jogeshwari (West) in Greater Bombay in the Villages of Oshivara and Majas in the Registration Sub-District of Bandra bearing Old Survey No.4 Hissa No.19 part and New City Survey No.509/1 part, Old Survey No.6 part and New City Survey No.509 part, Old Survey No.7 and New City Survey No.510 of Village Oshivara, Old Survey No.77 part and Old Survey No.76 part of Majas Village and now New City Survey No.1 admeasuring about 16,619 square yards equivalent to 13,695.66 square meters, being part of the said Larger Land together with the covenants, rights, entitlements, terms and conditions stated therein.
- iv. Pursuant thereto, an application was submitted to the Bombay Municipal Corporation for the sub-division of the aforementioned portion of land forming part of the Larger Land, as agreed to be conveyed under the Agreement for Sale dated 16<sup>th</sup> July, 1969. Thereafter, a physical survey was undertaken and following such survey, it was determined that the actual area of the land admeasuring 16,487 square yards equivalent to 13,785.23 square meters, and not 16,619 square yards equivalent to 13,695.66 square meters or thereabouts as stated in the Agreement for Sale dated 16<sup>th</sup> July, 1969. The reference of the survey has been taken from the registered Indenture dated 15<sup>th</sup> June, 1970 bearing Serial No.BOM/R/2685/1970.
- v. Subsequently, sub-division of the land admeasuring 16,487 square yards equivalent to 13,785.23 square meters from the said Larger Land was sanctioned by the Bombay Municipal Corporation. The reference of the same has been taken from the registered Indenture dated 15<sup>th</sup> June, 1970 bearing Serial No. BOM/R/2685/1970.
- vi. By and under Indenture dated 15<sup>th</sup> June, 1970, duly registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. BOM/R/2685/1970 executed by and between Prabhat Udyog Limited

(hereinafter referred to as "**Prabhat**"), therein referred to as "the Vendors" of the One Part and Unichem Laboratories Limited, therein referred to as "the Purchasers" of the Other Part, the Vendors therein granted, sold, conveyed, released, transferred and assured unto the Purchasers therein, all that piece or parcel of vacant land or ground situated lying and being at Jogeshwari (West) in Greater Bombay in the villages of Oshivara and Majas in the Registration Sub-District of Bandra bearing Old Survey No.4 Hissa No.19 part and New City Survey No.509/1 part, Old Survey No.6 part and New City Survey No.509 part, Old Survey No.7 and New City Survey No.510 of Village Oshivara, Old Survey No.77 part and Old Survey No.76 part of Majas Village and now New City Survey No.1 containing by admeasurement about 16,487 square yards equivalent to 13,785.23 square meters or thereabouts, for consideration along with the covenants, rights, entitlements, terms and conditions more particularly mentioned therein. Unichem Laboratories Limited has represented that it has made the payment of the entire consideration amount therein and has complied with all the terms and conditions stated therein. Further, Unichem Laboratories Limited has also represented that it has obtained all the necessary permissions/approval as may be applicable to purchase the said Land.

- vii. Thereafter, as per Order bearing No. Survey Register-2043 dated 17<sup>th</sup> June, 1974, City Survey No.509 (part) admeasuring 2850.5 square meters and City Survey no.509/1 (part) admeasuring 1391.6 square meters were included in the City Survey No.510 and its area stood modified to 7875.50 square meters of thereabouts (hereinafter referred to as "**17<sup>th</sup> June 1974 Order**"). The reference has been taken from the Letter dated 24<sup>th</sup> July, 2025 issued by the City Survey Office, Andheri.
- viii. Pursuant thereto, Unichem Laboratories Limited constructed few structures on the said Land (hereinafter referred to as "**Structures**") as per the plans sanctioned by the concerned authority and relevant permissions were obtained from the concerned authorities for occupation of the said Structures.
- ix. By and under letter bearing No. CS/Oshivara/C.S.No.510/A.C/B.C/ Survey Inspection/Notice/2025/1031 dated 24<sup>th</sup> July, 2025, issued by the City Survey Office, Andheri (hereinafter referred to as "**24<sup>th</sup> July 2025 Letter**"), an unnumbered portion of land admeasuring 1,042.63 square meters, between two villages of Village Oshivara and Village Majas has been included into City Survey No. 510 of Village Oshivara. In respect thereto, the area of City Survey No. 510, Village Oshivara has been modified to an area admeasuring 8918.13 square meters or thereabouts. Additionally, the 24<sup>th</sup> July 2025 Letter recorded the area of City Survey No.1, Village Majas as 4,867.10 square meters or thereabouts.
- x. Unichem Laboratories Limited has represented that the said 17<sup>th</sup> June, 1974 Order and said 24<sup>th</sup> July, 2025 Letter are valid and subsisting and the same have not been challenged by any Competent Authority and/ or owners of the adjoining land parcels and/or any other person(s)/ entity(ies).
- xi. City Survey Office, Andheri issued a letter dated 31<sup>st</sup> July, 2025 bearing No. C.S./Oshiwara/C.S.510/area rectification/Boundary rectification/Report/2025/1044/E6288433, whereunder it was directed that necessary rectification of revenue land record particularly 7/12 Extract Area and Boundaries of the said Property has to be carried out under Maharashtra Land Revenue Code, 1966.
- xii. Vide an Order bearing No. D.O.S.O./C.S.S.3A/C.S. Oshiwara/area rectification/Boundaries rectification/S R 2042/2025/4299 dated 12<sup>th</sup> November, 2025 issued by the office of Collector, Mumbai Suburban

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District, whereunder the area of City Survey No. 510, Village Oshivara has been modified to an area admeasuring 8918.13 square meters or thereabouts and rectify the boundaries of the said Property under Section 135 of Maharashtra Land Revenue Code, 1966.

- xiii. In view of the aforesaid, Unichem Laboratories Limited became entitled to all those pieces and parcels of lands and hereditaments bearing (i) Old Survey No. 7, now corresponding to New City Survey No.510 of Village Oshivara admeasuring 8918.13 square meters or thereabouts and (ii) Old Survey No.76 (part) and Old Survey No.77 (part) now both corresponding to New City Survey No. 1 of Village Majas admeasuring 4867.10 square meters or thereabouts aggregating to 13,785.23 square meters or thereabouts (hereinafter referred to as the "**Land**") together with the said Structures and lying being and situate at Prabhat Estate, Off S. V. Road, Jogeshwari (West), Mumbai - 400102. The said Land and the said Structures are hereinafter referred to as the "**Property**".

### 5) Transaction Documents:

- i. Vide Conveyance Deed dated 9<sup>th</sup> October, 2025, duly registered with the office of Sub-Registrar of Assurances at Mumbai under Serial No. MBE-3-19004-2025, made and executed between Unichem Laboratories Limited as Vendor of the First Part and Lodha Developers Limited as the Purchaser of the Second Part, where under the Vendor has sold, conveyed and transferred the said Property to and unto the Purchaser on ownership basis, free from all encumbrances and clear and marketable title, all its right, title, interest and benefit in respect to the said Property together with all the present and future benefits and entitlements arising from the said Property, for a consideration and on the terms and conditions more particularly set out therein.
- ii. vide a Power of Attorney dated 9<sup>th</sup> October, 2025, duly registered with the office of the Sub Registrar of Assurances at Mumbai under Serial No. MBE3-19005-2025, executed by and between Unichem Laboratories Limited ("**Grantor**") and Lodha Developers Limited ("**Attorney**"), whereby the Grantor has nominated, constituted and appointed the Developer as a true and lawful Attorney conferring upon Attorney powers and authorities as mentioned therein, to do, carry out, execute and perform all or any of acts, deeds, matters and things for and on its behalf and in its name for performing its roles and responsibilities for redevelopment of the said Property in terms thereof.

### 6) Permissions and Approvals:

I have been informed that the concerned authorities have issued following permissions and approvals in respect to the development of the said Property:

- i. Provisional Fire No Objection Certificate dated 26<sup>th</sup> September, 2025 bearing reference file no. P- 27855/2025/(510)/K/W Ward/Oshiwara-CFO/1/New issued by Brihanmumbai Municipal Corporation, Mumbai Fire Brigade.
- ii. AE Survey Remarks dated 26<sup>th</sup> September 2025 bearing reference no. P- 27855/2025/(510)/K/W Ward/Oshiwara issued by Brihanmumbai Municipal Corporation.

- iii. No Objection Certificate for Height Clearance dated 9<sup>th</sup> October 2025 bearing reference no. Juhu/West/B/082525/1957539 issued by Airports Authority of India.
- iv. Nalla Remarks dated 26<sup>th</sup> September 2025 bearing reference no. DyChE/SWD/848/PC issued by Brihanmumbai Mahanagarpalika.
- v. Sewer Remarks dated 22<sup>nd</sup> September 2025 bearing reference no. Dy.Ch.E/SP/P&D/5092/Ward issued by Brihanmumbai Municipal Corporation (Sewerage Project Department).
- vi. Letter dated 6<sup>th</sup> November 2025 bearing reference no. KW/86829/AEM issued by Brihanmumbai Municipal Corporation.
- vii. SWG Remarks dated 29<sup>th</sup> September 2025 bearing reference no. Dy.Ch.E/499/R/S.W.D./W.S. issued by Brihanmumbai Municipal Corporation.
- viii. SWM No Objection Certificate dated 23<sup>rd</sup> September 2025 bearing reference no. SWM/26787/2025/K/W/WS issued by Brihanmumbai Municipal Corporation (Solid Waste Management Department).
- ix. Concession/I To R Approval dated 14<sup>th</sup> November 2025 bearing application no. P-27855/2025/(510)/K/W/Ward/Oshiwara/337/1/New.
- x. Labour NOC dated 26<sup>th</sup> September, 2025 bearing reference no. KaA/NaPra/Pra.Kra./15/2025/Karya-7/9822.
- xi. Factory Closure Letter dated 22<sup>nd</sup> July, 2025 bearing reference no. ACKW/20624/BF/DO.

**7) Mortgage**

I have been informed and represented by the Company that the said Property is not subject to any mortgage and is free of all encumbrances of any nature whatsoever.

**8) Development Plan and Remarks:**

I have been furnished with an electronically generated Development Plan 2034 Remarks in respect to the City Survey No.1 of Village MAjas and City Survey No.510 of Village Oshiwara and on perusal thereof, I note the following:

- i. As per the Sanctioned Development Planning Remarks dated 19<sup>th</sup> November 2024 bearing number. Ch.E./DP34202411111566306 issued by Brihanmumbai Municipal Corporation in accordance with the Development Control and Promotional Regulations, 2034 (“**DCPR 2034**”) in respect of the land bearing City Survey No.1 (*forming part of the said Land as defined herein*), there are no reservations and designations that affect the said City Survey No.1 save and except the land bearing City Survey no.1 is situated in Industrial Zone.
- ii. As per the Sanctioned Development Planning Remarks dated 19<sup>th</sup> November 2024 bearing number. Ch.E./DP34202411111566306 issued by Brihanmumbai Municipal Corporation in accordance with the DCPR 2034 in respect of the City Survey No.510 (*forming part of the said Land as defined herein*), there are no reservations and designations that affect the said City Survey No.510 save and except the land bearing City Survey no.510 is situated in Industrial Zone and is under influence zone of water body.

**9) SEARCH REPORT**

**LAND SEARCH RECORD IN THE OFFICE OF CONCERNED SUB REGISTRAR**

- i. AAK Legal, Advocate & Solicitors have caused searches to be conducted in the office of the Sub-Registrar of Assurances at Mumbai in respect of the said Property for the period commencing from 1955 to 2025 and in

pursuance thereof, and have been furnished with a Search Report dated 21<sup>st</sup> March, 2025 issued by Vinod Sawant, Title Investigator (“**SRO Search Report**”). On perusal of the Search Report, save and except, registered documents mentioned hereinabove, there are no registered documents evidencing creation of adverse interest affecting the title of the Company to the all that said Property have been found to be registered.

- ii. My client has taken search through its department on Online Portals of Inspector of General Registration (IGR Maharashtra) website for the year 2002 to 2025. I note that, save and except the documents, the documents mentioned hereinabove in this Report, there are no documents affecting the title of the Company in respect of the said Property have been found to be registered.

**SEARCHES CONDUCTED ON THE ONLINE PORTAL OF MINISTRY OF CORPORATE AFFAIRS:**

- i. AAK Legal, Advocate & Solicitors have caused searches to be carried out on the online portal of the Ministry of Corporate Affairs (“**MCA**”) with respect to the pending charges in respect of Unichem Laboratories Limited and in pursuance thereof, I have been furnished with a Search Report dated 20<sup>th</sup> March, 2025 issued by Chetan Mandlia, Company Secretary (“**ROC Report**”). On perusal of the ROC Report, there are no other pending charge reflected therein in respect of the said Property.
- ii. I have relied upon Registrar of Companies (ROC) Search Report dated 23/09/2025, issued by Sharatkumar Shetty & Associates (Company Secretaries), to the effect that he has carried out online Search through website of Ministry of Corporate Affairs of the Lodha Developers Limited. Upon perusal of the Search Report, I note that the Search Report does not reveal any adverse encumbrances in respect of the said Property.

**Litigation Search:**

- i. AAK Legal, Advocate & Solicitors have caused online litigation searches to be conducted online in respect of the cases filed by or against the Unichem Laboratories Limited and in pursuance thereof, have been furnished with a Report dated 5<sup>th</sup> April 2025 issued by Cubictree Technology Solutions Private Limited (“**Litigation Report**”). On perusal of the aforesaid Report, I note that, the pending proceedings as reflected therein by and/or against Unichem Laboratories Limited are not affecting the said Property.
- ii. As regards the litigations listed in the Litigation Search Report (save and except the litigations filed by/ against Unichem Laboratories Limited), It appears that there are no litigations Civil, Revenue, Criminal, Judicial or Quasi-Judicial of whatsoever nature and description before any Court of Law, Tribunal and any other Authorities in respect of all that said Property, on the date of this Report. Thus, there is no adverse Order, judgments injunctions passed by any Courts in connection with the said Property and development thereon, which will vitiate title of Lodha Developers Limited to the carry out development of the said Property.

**10) REVENUE RECORDS**

- i. Upon perusal of the Online Property Register Card, I observe that the name of Unichem Laboratories Limited is reflected as holder of the said Property bearing Old Survey No.7, now corresponding to New City Survey No. 510 of Village Oshivara admeasuring 8918.13 square meters or thereabouts, situated at Oshiwara, Taluka Andheri, Mumbai Suburban District. The Tenure of the said City Survey No.510 of Village Oshiwara is 'C' paying revenue to the Government under Maharashtra Land Revenue Code, 1966. It is represented that name of Lodha Developers Limited as an Owner of the said Property to the extent of 8918.13 square meters or thereabouts would be mutated in the Property Card, pursuant to the Deed of Conveyance dated 9<sup>th</sup> October, 2025, in due course.
- ii. Upon perusal of the Online Property Register Card, I observe that the name of Unichem Laboratories Limited is reflected as holder of the said Property bearing Old Survey No.76 (part) and Old Survey No.77 (part), now both corresponding to New City Survey No. 1 of Village Majas admeasuring 4867.10 square meters or thereabouts, situated at Majas, Taluka Andheri, Mumbai Suburban District. The Tenure of the said City Survey No.1 of Village Majas is 'C' paying revenue to the Government under Maharashtra Land Revenue Code, 1966. It is represented that name of Lodha Developers Limited as an Owner of the said Property to the extent of 8918.13 square meters or thereabouts would be mutated in the Property Card, pursuant to the Deed of Conveyance dated 9<sup>th</sup> October, 2025, in due course.

**11) MISCELLANEOUS / Other Observations**

- i. AAK Legal, Advocate & Solicitors have issued a public notice on 13<sup>th</sup> March, 2025 in the Times of India (English Daily), Loksatta (Marathi daily) and Inquilab (Mumbai) calling for third party claims, if any, to the said Property. I note that they have not received claims/objections pursuant thereto.
- ii. I assume that technical due diligence in respect of the Property and the construction thereon as regards requisite approvals, sanctions, NOCs, building permissions, environmental clearances including the consent to establish and operate, FSI/TDR utilized/loaded, physical survey, reservations, religious structures, heritage structures, road access, electricity sub-stations, underground pipes, high tension wires, etc. have/will be duly conducted.
- iii. The information, and the copies (that is, ordinary copies, photocopies, translated copies and certified true copies, as applicable) of the documents, records and writings furnished to me and referred to and/or relied upon by me, are complete and accurate and wherever applicable, faithful reproductions of the originals thereof.
- iv. The aspects of zoning, permitted user, reservations/set back, Development Potential /Floor Space Index and developability of the said Property fall within the scope of an Architect review and I express no views about the same. Since my scope of work does not include considering the aspects within the domain of an Architect or a Surveyor, I have not carried out any physical inspection of the said Property nor have commented on development aspect etc. thereof.
- v. I have prepared Legal Title Report and Flow of Title of the said Property based on the copies of documents made available for my inspection Limited to information provided to me and based upon the provision of applicable laws prevailing at the present time and the facts of the matter as comprehend by and limited to the information provided to me. Any variance

# K. P. MAHAJAN

B.A.L.L.B.

**ADVOCATE HIGH COURT**

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of the facts or of law may cause a corresponding in my Legal Title Report vis-à-vis Flow of Title.

## 12) **CONCLUSION**

On the basis of and relying upon the perusal of photocopies of relevant (i) Title documents; (ii) Revenue Records as uploaded on Portals of <https://bhulekh.mahabhumi.gov.in/>; (iii) Orders/Permissions, Notification for acquirement of the said Property (iv) Search Data of Search conducted in Offices of concerned Sub Registrar and Online Search on the Portal of Inspector General of Registration (IGR) for the Land Record and (v) Online Search on the portal of Ministry of Corporate Affairs (MCA) for charges created by Lodha Developers Limited and relying on representations, information and explanation gathered in connection therewith, I am of the opinion that subject to what is set out in Flow of Title being Annexure-A-Flow of Title hereto, the title of Lodha Developers Limited, as the Owner of the said Property together with entitlements of complete development rights thereof is clear, marketable and free from encumbrances.

Dated this 18<sup>th</sup> day of November, 2025.



**(K. P. Mahajan)**  
**Advocate High Court, Bombay**