LAW SCRIBES
Advocates & Solicitors

Reference Number: **LS/NM/ARIIL/028** Date : **23rd May, 2023**

To:
The Maharashtra Real Estate Regulatory Authority (MAHARERA)
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21, E - Block,
Bandra Kurla Complex, Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land admeasuring 1,11,732.20 square meters or thereabouts and numbered as Sub-Plot A as per the layout sanctioned by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**MCGM**") on 26th May, 2009 and comprising of land bearing CTS Nos. 1A/1, 1A/2, 1A/3 and 1A/6 all of Village Anik, Taluka Kurla, in the registration Sub-District of Mumbai Suburban (hereinafter referred to as "**the said Land**").

1. On instructions of our clients **Ajmera Realty & Infra India Limited**, a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013; bearing CIN L27104MH1985PLC035659 and having its registered office at Citi Mall, Link Road, Andheri (West), Mumbai 400 053 (hereinafter referred to as "**the Promoter**"), we have investigated the Promoter's entitlement to put up construction on the said Land. In the course of such investigation, we have perused photocopies of the following documents:

    a. Property Register Cards in respect of the said Land viz. CTS Nos. 1A/1, 1A/2, 1A/3 and 1A/6 all of Village Anik, Taluka Kurla, in the registration Sub-District of Mumbai Suburban;

    b. Deed of Conveyance dated 29th August, 2000, registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBJ-6892 of 2000;

    c. Deed of Rectification dated 18th October, 2000, registered with the Sub-Registrar of Assurances at Mumbai under number BBJ-7773 of 2000;

    d. Various other documents as referred to in *Annexure 'A'* hereto;

    e. Search report of the searches taken with the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur, Kurla Taluka for a period of 30 (thirty) years from 1994 to 2023.

2. We have also issued public notices in 2 (two) newspapers viz. Free Press Journal (English – Mumbai edition) and Navashakti (Marathi – Mumbai edition) both dated 22nd April, 2023 for inviting claims in respect of the said Land.

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3. On perusal of the above mentioned documents and all relevant documents relating to title of the said Land, and subject to what is stated therein, we are of the opinion that the entitlement of the Promoter viz. **Ajmera Realty & Infra India Limited** in respect of the said Land is clear and without any encumbrances (save and except as and subject to what is provided in ***Annexure 'A'*** hereunder); and further that the Promoter is entitled to undertake development of the said Land by constructing new multi-storied buildings on the said Land, subject to what is set out in the report reflecting the flow of entitlement of the Promoter.

4. The report reflecting the flow of the entitlement of the Promoter to develop the said Land is enclosed herewith and marked as ***Annexure 'A'***.

5. Owners of the Land as per the property register cards:

   (1) M/s. Vijay Nagar Apartments - CTS Nos. 1A/1

   (2) M/s. Vijay Nagar Apartments - CTS Nos. 1A/2

   (3) M/s. Vijay Nagar Apartments - CTS Nos. 1A/3

   (4) M/s. Vijay Nagar Apartments - CTS Nos. 1A/6

6. Qualifying Comments /remarks – as set out in *Annexure 'A'* hereto

Yours faithfully
For ***Law Scribes***

(Neil Mandevia)
Advocate & Solicitor

Encl: Annexure

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Annexure 'A'

Flow of the title of the Promoter to the said Land.

1. On instructions of our clients viz. the Promoter being **Ajmera Realty & Infra India Limited**, a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013; bearing CIN L27104MH1985PLC035659 and having its registered office at Citi Mall, Link Road, Andheri (West), Mumbai 400 053, we have investigated the title of the Promoter to the said Land and the Promoter's entitlement to put up construction on the said Land as more particularly described in the **Schedule** hereunder written and as requested by the Promoter, we are issuing this certificate in respect of its title thereof.

2. In the course of such investigation of the title of the Promoter, we have caused necessary searches to be taken with the office of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur, Kurla Taluka for the years 1994 to 2023 (30 years) and have also issued public notices in 2 (two) newspapers viz. Free Press Journal (Mumbai edition) and Navashakti (Mumbai edition) both dated 22nd April, 2023 for inviting claims in respect of the said Land.

3. During the course of investigation, the Promoter has furnished to us copies of certain documents with regard to the said Land; and we have perused the same and the following emanates therefrom:

   a. One Ardheshir Shapurji Narielwala (hereinafter referred to as "**Ardheshir**") was during his lifetime the owner of and/or otherwise well and sufficiently entitled to and in possession of several pieces and parcels of land, hereditaments and premises in Village Anik, Taluka Kurla in Mumbai Suburban District and admeasuring in the aggregate approximately 90 Acres and 18 Gunthas equivalent to 3,66,038.46 square meters or thereabouts (hereinafter referred to as "**said Larger Property**").

   b. The said Ardheshir by and under his last will and testament dated 18th March, 1933 appointed his wife Mrs. Behrozbai Narielwala, his two sons Mr. Navroji Ardheshir Narielwala, Mr. Phirojshah Ardheshir Narielwala and his son-in-law Mr. Navroji Rustomji Adenwala as the executrix, executors and trustee respectively of his will and testament dated 18th March, 1933. The said Ardheshir died at Bombay on or about 9th day of November, 1937. The said will dated 18th March, 1933 was duly proved by the said executors. The said Behrozbai Narielwala and Navroji Rustomji Adenwala died at Bombay on or about 21st day of July, 1947 and 23rd day of November, 1960 respectively.

   c. By a Deed of Transfer dated 27th November, 1972, (1) Navroji Ardheshir Narielwala and (2) Phirojshah Ardheshir Narielwala, (being the surviving

executors of the will dated 18th March, 1933 of the said Ardheshir) transferred the said Larger Property to and in favour of (1) Navroji Ardheshir Narielwala (2) Phirojshah Ardheshir Narielwala (3) Rustomji Ardheshir Narielwala and (4) Shapurji Ardheshir Narielwala, (hereinafter collectively referred to as "**said Narielwalas**"). Accordingly, by virtue of the aforesaid Deed of Transfer dated 27th November, 1972, the said Narielwalas became the owners of the said Larger Property.

d. By and under an Agreement dated 11th June, 1981 made by and between the said Narielwalas and one M/s. Vijay Nagar Apartments, a partnership firm (hereinafter referred to as "**the said Firm**"), the said Narielwalas have assigned, transferred all their right, title and interest in respect of the said Larger Property. Thus, by virtue of the said Agreement dated 11th June, 1981 the said Firm acquired the entitlement to develop the said Larger Property.

e. The said Larger Property was sub-divided naturally into various smaller plots of land and such sub-divided plots were assigned separate CTS Numbers.

f. Out of the total holding of the said Narielwalas in relation to the said Larger Property, a total area of 71 Acres and 26 Gunthas equivalent to approximately 2,89,957.48 square meters was declared as non-surplus and was held as retainable land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "**the Retained Property**").

g. By and under a Deed of Conveyance dated 29th August, 2000, made and executed by the said Narielwalas and the said Firm, the said Narielwalas sold, transferred and conveyed to and in favour of the said Firm, the Retained Property at and for the consideration and on the other terms and conditions more particularly mentioned therein. The said Deed of Conveyance dated 29th August, 2000 is duly registered with the Sub-Registrar of Assurances at Mumbai under number BBJ-6892 of 2000. As per the said Deed of Conveyance dated 29th August, 2000, the CTS numbers of the Retained Property are mentioned as 1 (pt), 3B (pt), 229B (pt) and 233B (pt).

h. It appears that pursuant to the execution of the said Deed of Conveyance dated 29th August, 2000, the Retained Property was sub-divided by and under an order dated 12th October, 2000 issued by the Collector, Mumbai Suburban District, in to various smaller plots of land in view of certain reservations on some portions of the Retained Property and on the basis of earmarked land use thereof. As per condition no. 3 of the said order dated 12th October, 2000, it was directed that the final areas of the sub-division would be arrived at after actual measurement. The various sub-plots forming part of CTS Nos. 1, 3B, 229B and 233B were numbered

alphabetically as A to S subject to final measurement as aforesaid on the basis of the earmarking for land use of each plot.

i. In view of the sub-division order dated 12th October, 2000, as aforesaid, by and under a Deed of Rectification 18th October, 2000, the said Deed of Conveyance dated 29th August, 2000 was rectified whereby certain survey numbers, CTS numbers and areas of each sub-divided plot comprising the Retained Property were rectified and clarified in greater detail and it was clarified that the subject matter of the Deed of Conveyance dated 29th August, 2000 were the lands bearing CTS Nos. 1 (pt) admeasuring 78,787.12 square meters, 3B (pt) admeasuring 73,661.58 square meters, 229B (pt) admeasuring 1,10,843.31 square meters and 233B (pt) admeasuring 26,772.48 square meters aggregating to an area 2,90,064.49 square meters. The said Deed of Rectification appears to have been duly registered with the Sub-Registrar of Assurances at Mumbai under number BBJ-7773 of 2000.

j. As such the said Firm viz. M/s. Vijay Nagar Apartments became entitled to the Retained Property as the sole and absolute owner thereof.

k. As directed in the afore mentioned Clause no. 3 of the sub-division order dated 12th October, 2000, the concerned City Survey Officer, Chembur conducted measurements of the Retained Property and by and under an order dated 31st May, 2001, it was recorded by the concerned City Survey Officer pursuant to such measurement, on the basis of designated land use, the land bearing CTS Nos. 1, 3B and 229B (all 3 collectively referred to as CTS No. 1A under the order dated 31st May, 2001) and land bearing CTS No. 233B was sub-divided and it was directed that separate property register cards be issued in respect of each such distinct portion of the sub-divided plots and as a result of such sub-division, separate property register cards was directed to be issued inter alia in respect of lands bearing CTS Nos. 1A/1, 1A/2, 1A/3, 1A/4, 1A/5, 1A/6, 1A/7, 1A/8, 1A/9, 1A/10, 1A/11, 1A/12, 1A/13, 1A/14, 1A/15, 233B/1, 233B/2 and 233B/3.

l. Accordingly, the said Land viz. land now numbered as Sub-Plot A as per the layout sanctioned by the Municipal Corporation of Greater Mumbai (hereinafter referred to as the "**MCGM**") on 26th May, 2009; and bearing CTS Nos.1A/1, 1A/2, 1A/3 and 1A/6 and admeasuring 3,022.20 square meters, admeasuring 97,434 square meters, admeasuring 6,753.3 square meters and admeasuring 4,522.70 square meters respectively and thus admeasuring in aggregate 1,11,732.20 square meters (as per the property register cards in respect thereof) all of Village Anik, Taluka Kurla in the registration district of Mumbai Suburban, form a part of the Retained Property.

m. As per the Property Register Cards in relation to the said Land:

i. The land bearing CTS No. 1A/1 admeasuring 3,022.2 square meters in aggregate, an area admeasuring 200 square meters is shown as a protected forest (Mangroves) and the name of the Government of Maharashtra appears thereon as the holder thereof to such extent of 200 square meters;

ii. Out of the land bearing CTS No. 1A/2 admeasuring 97,434 square meters shows the name of the said Firm i.e., M/s. Vijay Nagar Apartments and its partners as the holders thereof. However, an area admeasuring 2,900 square meters out of land bearing CTS No. 1A/2 is shown as a protected forest (Mangroves) and the name of the Government of Maharashtra appears thereon as the holder thereof to such extent of 2,900 square meters;

iii. The land bearing CTS No. 1A/3 admeasuring 6,753.3 square meters shows the name of the said Firm i.e., M/s. Vijay Nagar Apartments and its partners as the holders thereof; and

iv. The land bearing CTS No. 1A/6 admeasures 4,522.7 square meters and the assessment thereof is reflected as agricultural.

n. The Promoter has informed us that the said Firm, one Ajmera Housing Corporation and one Ajmera Water "N" Amusement Park Private Limited came together and formed a partnership firm in the name and style of M/s. Anik Development Corporation for the purpose of development of the Retained Property; and accordingly, development of the Retained Property was commenced by the said firm known as M/s. Anik Development Corporation.

o. The said M/s. Anik Development Corporation was subsequently converted into a Private Limited Company (incorporated under the provisions of the Companies Act, 1956) known as Anik Development Corporation Private Limited (hereinafter referred to as "**ADCPL**"). Subsequently, ADCPL was amalgamated with Shree Precoated Steels Limited by virtue of an order dated 10th August, 2007 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition Nos. 464 of 2007 and 465 of 2007.

p. Thereafter, the name of Shree Precoated Steels Limited was changed to Ajmera Realty & Infra India Limited (viz. the Promoter) and a fresh certificate of incorporation consequent upon change in name dated 5th May, 2008 was issued by the Registrar of Companies, Maharashtra stating therein that the name of Shree Precoated Steels Limited stands duly changed to Ajmera Realty & Infra India Limited.

q. The Promoter has pursuant to acquisition of the Retained Property as aforesaid, commenced and completed development of certain portions of the Retained Property; and presently a residential complex popularly known as "***Bhakti Park***" stands constructed on such portion.