LAW POINT
ADVOCATES & SOLICITORS

301, Vaibhav Chambers, 3rd Floor,
Opp. Income Tax Office, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.
Tel.: 4248 4248 Fax: 4248 4249
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Ref. No. LP/2787/23

FORMAT – A
(Circular No.:- 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
6/7 floor, Housefin Bhavan, BKC,
Bandra (East),
Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all those pieces or parcels of land admeasuring 5,756.35 square meters forming part of CTS No. 179A/1 of Village Mulgaon and CTS No. 230A/1A of Village Kondivita admeasuring in aggregate 27,914 Square meters in the Registration District and Sub-District of Mumbai Suburban, within Greater Bombay lying, being and situate at J. B. Nagar, Andheri (East), Mumbai 400 059 (**"the said Project Land"**) forming part of all those pieces or parcels of land aggregately admeasuring 40,043.90 square meters bearing CTS Nos.179A/1, 179A/2, 179B, 179C, 179E, 179F and 179G of Mulgaon Village admeasuring 14,770.20 sq. mtrs. and plots bearing CTS No. 238B, 230A/1A, 230A/1B, 230A/1C of Village Kondivita admeasuring 25,273.70 in the Registration District and Sub-District of Mumbai Suburban, within Greater Bombay, together with the structures standing thereon, lying, being and situate at J.B.Nagar, Andheri (East), Mumbai 400059 (**"the said Property"**).

We have investigated the title the said Project Land which forms part of the said Property at the request of **M/S. TULSIANI SUMER ASSOCIATES**, a Partnership Firm having its principal place of business at 1105, Tulsiani Chambers, Nariman Point, Mumbai 400 021 (hereinafter referred to as **"the Promoter"**) and perused the following documents i.e.:-

1. Description of the said Property including the said Project Land:

All those pieces or parcels of land aggregately admeasuring 40,043.90 square meters bearing CTS Nos. 179A/1, 179A/2, 179B, 179C, 179E, 179F and 179G of Mulgaon Village admeasuring 14,770.20 square meters and plots bearing CTS No.238B, 230A/1A, 230A/1B, 230A/1C of Village Kondivita admeasuring 25,273.70 square meters in the Registration District and Sub-District of Mumbai Suburban, within Greater Bombay, together with the structures standing thereon, lying, being and situate at J.B.Nagar, Andheri (East), Mumbai 400 059 which includes the said Project Land.

43, Bombay Mutual Chambers, 4th Floor, 19/21, Ambalal Doshi Marg, Fort, Mumbai - 400 023. Tel.: 2265 0993 Fax: 2265 0479
Correspondence Address: ☐ FORT ☑ BKC

2. The Documents of Allotment in respect of said Property including the said Project Land:

(a) An Agreement dated 30th August, 1993 (**"the said Agreement"**) read with a Deed of Confirmation dated 01st March, 2006, registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-15/1853 of 2006 and made between Rashtriya Metal Industries Ltd.(**RMIL**), therein referred to as "the Vendor" of the One Part and M/s. Tulsiani Sumer Associates, therein referred to as "the Purchasers" of the Other Part;

(b) Development Agreement dated 04th March, 2006 duly registered at the office of the Sub Registrar of Assurances at Bandra under Serial No. BDR-1/2014 of 2006 and made between RMIL therein referred to as "the Vendor" of the One Part and M/s. Tulsiani Sumer Associates, therein referred to as "the Purchasers" of the Other Part.

(c) Agreement dated 19th June, 2002 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/3950-2002 and made between one Mr. Ashok Ganpati Naik therein referred to as "the Owner" of the One Part and M/s. Tulsiani Sumer Associates therein referred to as "the Developers" of the Other Part;

3. Property Register Cards in respect of the said Property including the said Project Land stands in the following names:

Sr. No.	C.T.S. NO.	AREA (SQ.MTRS) As per new property card	HOLDER'S NAME
VILLAGE MULGAON			
1.	179A/1	7114.50	Rashtriya Metal Industries Ltd
2.	179A/2	3078.50	Brihanmumbai Mahanagar Palika Law Court and Court Housing (Proposed)
3.	179B	11.90	Rashtriya Metal Industries Ltd.

Sr. No.	C.T.S. NO.	AREA (SQ.MTRS) As per new property card	HOLDER'S NAME
4.	179C	347	Brihanmumbai Mahanagar Palika Reserved for D.P. Road
5.	179E	2128.60	Brihanmumbai Mahanagar Palika Reserved for Garden
6.	179F	1169.00	Brihanmumbai Mahanagar Palika Reserved for D.P. Road
7.	179G	920.70	Rashtriya Metal Industries Ltd.
VILLAGE KONDIVITA			
8.	238B	202.60	Not mentioned (corresponding 7/12 extract of Survey No. 65A, Hissa No. 3 is in name of Ashok Ganpati Naik)
9.	230A/1A	20,799.50	Rashtriya Metal Industries Ltd
10.	230A/1B	3,387.60	Rashtriya Metal Industries Ltd (Reservation of 20% Amenity Space)
11.	230A/1C	884.00	Brihanmumbai Mahanagar Palika Reserved for Law Court and Court Housing
	Total	**40,043.90**	

4. Search Report dated 15-12-2020 read with Search Report 28-12-2022 for a period of 43 years from 1981 till December, 2022 in respect of the search taken at the office of the concerned Sub-registrar of Assurances at Mumbai. Copies of the aforesaid Search Reports are enclosed herewith as **Annexure – "A" (Colly.)**. Online search in the portal of Sub-registrar of Assurances (Andheri) from January, 2023 till 15th June, 2023 is conducted.

5. On perusal of the above mentioned documents and all relevant documents relating to title of the said Property, we are of the opinion that the title of the Promoter to develop the said Property in accordance with the applicable Laws Rules and Regulations including the said Project Land is clear, marketable and without any encumbrances.

Owners of the said Property including the said Project Land :

Sr. No.	C.T.S. NO.	AREA (SQ.MTRS) As per new property card	HOLDER'S NAME
VILLAGE MULGAON			
1.	179A/1	7114.50	Rashtriya Metal Industries Ltd

Sr. No.	C.T.S. NO.	AREA (SQ.MTRS) As per new property card	HOLDER'S NAME
2.	179A/2	3078.50	Brihanmumbai Mahanagar Palika Law Court and Court Housing (Proposed)
3.	179B	11.90	Rashtriya Metal Industries Ltd.
4.	179C	347	Brihanmumbai Mahanagar Palika Reserved for D.P. Road
5.	179E	2128.60	Brihanmumbai Mahanagar Palika Reserved for Garden
6.	179F	1169.00	Brihanmumbai Mahanagar Palika Reserved for D.P. Road
7.	179G	920.70	Rashtriya Metal Industries Ltd.
VILLAGE KONDIVITA			
8.	238B	202.60	Not mentioned (corresponding 7/12 extract of Survey No. 65A, Hissa No. 3 is in name of Ashok Ganpati Naik)
9.	230A/1A	20,799.50	Rashtriya Metal Industries Ltd
10.	230A/1B	3,387.60	Rashtriya Metal Industries Ltd (Reservation of 20% Amenity Space)
11.	230A/1C	884.00	Brihanmumbai Mahanagar Palika Reserved for Law Court and Court Housing
	Total	40,043.90	

Qualifying remarks – As mentioned in Flow of the Title of the said Property as enclosed herewith as Format- A;

6. The report reflecting the flow of title of the said Property including the said Project Land is enclosed herewith as Format- A.

Encl.: 1. **Format "A"** - Flow of the Title of the said Property

2. **Annexure "A"** (Colly.) - Search Reports dated 15-12-2020 and 28-12-2022

Date: 10th July, 2023

Law Point
Advocate & Solicitors

Partner

LAW POINT
ADVOCATES & SOLICITORS

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Email: lawpoint@lawpointindia.com

Ref. No. LP/2788/23

FORMAT – A
(Circular No.28 /2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

1. By an Indenture dated 24th June, 1947 registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-3099 of 1947 on 1st July, 1947 and made between Yule Mervin Charles Mccann & Anr, therein collectively referred to as "the Vendors" of the One Part and Rashtriya Metal Industries Ltd., therein referred to as "the Purchaser" and hereinafter referred to as "**RMIL**" of the Second Part, the Vendor therein granted conveyed, sold and transferred unto RMIL all that piece and parcel of agricultural land or ground admeasuring 6534 square yards or thereabouts bearing Survey No.12 Hissa No.2 of Village Mulgaon situate at Mulgaon in the Registration Sub-District of Bandra in the Bombay Suburban District and more particularly described in the Schedule thereunder written together with full and free right of way over 25 feet broad passage lying to the south west thereof at or for the consideration and on the terms and conditions therein contained.

2. By an Indenture dated 21st July, 1947 registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-3600 of 1947 on 30th July, 1947 and made between one Ardeshir Jivanji Mistry, therein referred to as "the Vendor" of the First Part and Mr. Bhawanidas Binani, therein referred to as "the Confirming Party" of the Second Part and RMIL, therein referred to as "the Purchaser" of the Third Part, the Vendor therein with the consent and confirmation of the Confirming Party therein granted, conveyed, sold and transferred unto RMIL, all that piece and parcel of vacant agricultural land or ground bearing Survey Nos. 64 Hissa No.1, Survey No. 72 Hissa Nos. 4 and 5 and

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Survey No. 74 Hissa No. 2 of Village Kondivita and admeasuring 7950 square yards or thereabouts in the aggregate situate lying and being at Kondivita near Andheri in the Registration Sub District of Bandra in the Bombay Suburban District and more particularly described in the Schedule thereunder written at or for the consideration and on the terms and conditions therein contained.

3. By an Indenture dated 27th January, 1949 registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-386 of 1949 on 31st January, 1949 and made between Binani Industries Ltd., therein referred to as "the Transferor" of the One Part and RMIL, therein referred to as "the Transferee" of the Other Part, the Transferor therein granted, conveyed, sold and transferred to RMIL all that piece and parcel of agricultural land or ground bearing Survey No.64 Hissa No.4 (pt), Survey No. 65A Hissa No.8, Survey No. 66 Hissa Nos. 4 and 5, Survey No. 72 Hissa No. 3 Pot No. 2 and Survey No. 74 Hissa No. 4 Pot No. 5 of Village Kondivita and admeasuring 5776 square yards or thereabouts in the aggregate situate at Kondivita near Andheri in the Registration Sub-District of Bandra in the Bombay Suburban District and more particularly described in the Schedule thereunder written at or for the consideration and on the terms and conditions therein contained.

4. By an Indenture dated 10th July, 1951 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BND-706 of 1951 on 13th August, 1951 and made between Alfred D' Mello, therein referred to as "the Vendor" of the One Part and RMIL , therein referred to as "the Purchaser" of the Other Part, the Vendor therein granted, conveyed, sold and transferred to RMIL all that piece and parcel of vacant agricultural land or ground bearing Survey No. 64 Hissa No. 2, Survey

No. 64 Hissa No. 6 and Survey No. 66 Hissa No. 1 of Village Kondivita and admeasuring 10635 square yards or thereabouts in the aggregate situate at Kondivita near Andheri in the Greater Bombay in the Registration Sub-District of Bandra District and more particularly described in the Schedule "A" thereunder written at or for the consideration and on the terms and conditions therein contained.

5. By an Indenture dated 9th April, 1963 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BND-866 of 1963 on 9th April, 1963 and made between St. John The Evangelist Church, Marol of the First Part and His Eminence Valerian Cardinal Gracias of the Second Part and RMIL of the Third Part, the said St. John The Evangelist Church, Marol, thereby granted, conveyed, sold and transferred to RMIL, all that piece and parcel of vacant agricultural land and ground bearing Survey No.64 Hissa No. 5 and 7 of Village Kondivita and admeasuring 1784 square yards or thereabouts in the aggregate in the Registration Sub-District of Bandra in the Bombay Suburban and more particularly described in the Schedule thereunder written at or for the consideration and on the terms and conditions therein contained.

6. By an Indenture dated 21st November, 1964 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BND-2627 of 1964 on 17th December, 1964 and made between one Minocher Dinsha Kalapesi, therein referred to as "the Vendor" of the First Part and Sterling Dyes Pvt. Ltd., therein referred to as "Sterling Dyes" of the Second Part and Chhotalal Chhabildas Marfatia, therein referred to as "the said Marfatia" of the Third Part and RMIL of the Fourth Part, the Vendor therein, with the consent and confirmation of Sterling Dyes and the said Marfatia therein granted, conveyed, sold, transferred and assigned to RMIL, therein referred to as "the Purchaser" inter alia all

that piece and parcel of vacant agricultural land or ground bearing Survey No.12 Hissa No.4 and Survey No.75 Hissa No.1 of Village Kondivita and admeasuring 13068 square yards in the aggregate and situate lying and being at Mulgaon in the Registration Sub-District of Bandra Bombay Suburban District and more particularly described in the Schedule thereunder written at or for the consideration and on the terms and conditions therein contained.

7. As per the noting in the 6 X 12 extracts obtained from the Record of Rights and Mutation Entry No. 638, it appears that RMIL had on 21st November, 1964 purchased land admeasuring 11 gunthas or thereabouts and bearing Survey No.75 of Village Kondivita in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within Greater Mumbai from (1) Minocher Dinshaw Kalapeshi, (2) Shantilal Chhotalal and (3) Chhotalal Chhabildas. However, the Deed of Conveyance or any other writing relating to the purchase of the aforesaid plot of land bearing Survey No. 75 of Village Kondivita is not available with RMIL and neither has the document been found in the search caused to be taken by us at the office of the Sub-Registrar of Assurances at Mumbai and Bandra.

8. Subsequently, the plots of land referred to in sub paragraphs (i) to (vii) above were allotted City Survey Nos. by the Collector of Mumbai Suburban District and consequently the plots of land referred to above and falling within the village limits of Mulgaon were allotted CTS Nos. 181 and 179 and the plots of land referred to above falling within the village limits of Kondivita were allotted CTS Nos. 223, 230, 231, 232, 233, 237, 238A, 234, 230, 226, 223, 223/2 to 33, 36 & 37 and 222.

9. All the plots of land referred to in sub paragraphs (i) to (vii) above and allotted corresponding CTS Nos. mentioned in paragraph (viii) above are collectively referred to as "**the said First Property**".

10. By an Agreement dated 30th August, 1993 ("**the said Agreement dated 30th August, 1993**") made between RMIL, therein referred to as "the Vendor" of the One Part and the Firm, therein referred to as "the Purchasers" and hereinafter referred to as "the Developers" of the Other Part, RMIL granted in favour of the Firm development-cum-sale rights in respect of the said First Property on "as is where is basis" at or for the consideration and on the terms and conditions contained therein, subject to the permission for transfer of the said property under Chapter XXC of the Income Tax Act, 1961. The said Agreement dated 30th August, 1993 has been registered by a Deed of Confirmation dated 01st March, 2006 at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-15/1853 of 2006 and records in the Schedule thereto that old CTS Nos. 179 and 181 were renumbered as 179A to H of Village Mulgaon and old CTS Nos. 222,223,1/223 to 46/223, 226, 230 to 234, 1/234, 235, 237, 238A and 238B were renumbered as 230/A to D of Village Kondivita.

11. By and under the said Agreement dated 30th August, 1993 RMIL had retained for itself constructed premises admeasuring 20,000 sq. ft (built-up area) in Tower "A" and 20,000 sq. ft. (built-up area) in Tower "B" constructed by the Firm on the said First Property.

12. The Appropriate Authority, Mumbai appointed under Section 269UL(3) of the Income-tax Act, 1961 has vide its Order dated 29th October, 1993 and bearing No.BOM/Certs/12500/93-94 granted its permission to the

transaction contemplated under the said Agreement dated 30th August, 1993.

13. In pursuance of the said Agreement dated 30th August, 1993, RMIL has granted in favour (i) Ramesh S. Shah, (ii) Thawardas alias Ramesh Tulsiani (iii) Sumermal Shah and (iv) Shripad Mukund Kuvelker an irrevocable Power of Attorney dated 21st December, 1993 to facilitate the Firm to carry out the acts, deeds, matters and things therein stated for the development of the said First Property.

14. The Municipal Corporation of Greater Mumbai has vide its letter dated 10th July, 1993 bearing No.CHE/2461/DPWS permitted change of user of the said Property from industrial to commercial zone (C-1) subject to the terms and conditions as therein stated.

15. The District Collector, Mumbai Suburban District has vide Order dated 21st January, 1997, rectified the areas of land bearing CTS Nos. 223, 223/1 to 223/46, 230 and 231 of Village Kondivita as therein stated and on the terms and conditions as therein stated.

16. The District Collector Mumbai Suburban District, by its Order dated 1st July, 2000 has approved the amalgamation/consolidation of lands bearing CTS Nos. 222, 223, 223/1 to 223/46, 223, 230, 231, 232, 233, 234/1, 235, 237 and 238A of Village Kondivita out of the said First Property and by the same Order has also approved the sub-division of the said consolidated land by virtue of which the aforesaid lands have been renumbered as C.T.S. Nos. 230A to 230D.

17. The District Collector, Mumbai Suburban District by its Order dated 9th October, 2001 has approved the amalgamation/consolidation of lands

bearing Survey No. 12 Hissa No. 2 and 4 and corresponding CTS No. 181 and 179 of Village Mulgaon out of the said First Property and by the same Order has also approved the sub-division of the said consolidated land by virtue of which the aforesaid lands have been renumbered as C.T.S. Nos.179A to 179H.

18. On actual survey of the said First Property and also as per the new Property Register Cards relating to the said First Property it was found that the area of the said First Property described in the Schedule to the Agreement dated 30th August, 1993 actually admeasures 39841.3 square meters or thereabouts i.e. 1841.3 square meters more than the area mentioned in the aforesaid Agreement.

19. In view of the actual area of the said First Property being more than the area mentioned in the Agreement dated 30th August, 1993, RMIL and the Firm entered into a Development Agreement dated 04th March, 2006 duly registered at the office of the Sub Registrar of Assurances at Bandra under Serial No. BDR-1/2014 of 2006 on 10/03/2006 where under RMIL agreed to grant development rights to the Firm in respect of the additional area admeasuring 1841.3 square meters for the consideration and on the terms and conditions contained therein.

20. In pursuance of the aforesaid Development Agreement dated 04th March, 2006, RMIL has granted in favour of the nominees of the Firm an irrevocable Power of Attorney also dated 04th March, 2006 to facilitate the Firm to carry out development activities as set out therein on the said First Property. The aforesaid Power of Attorney dated 04th March 2006 has been registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-1/2025 of 2006 on 10/03/2006.

21. The Firm has in terms of the Articles of Agreement dated 4th March, 2006 registered with the Sub-Registrar of Assurances at Andheri under Serial No.BDR-1/2015/2006 on 10/03/2006 handed over constructed premises admeasuring 20,000 sq. ft (built-up area) along with 19 Car Parking Spaces in the upper basement bearing Nos. 7 to 12, 30 and 42 to 53 and 16 Car Parking Spaces in the Stilt level bearing Nos. 7 to 12, 14, 15, 16,17 and 22 to 27 aggregating in all to 35 car parking spaces in Tower "A" (Meadows) to RMIL.

22. The Firm has in terms of the Articles of Agreement dated 4th March, 2006 registered with the Sub-Registrar of Assurances at Andheri under Serial No.BDR-1/2016/2006 and further modified in terms of Supplementary Agreement dated 2nd April, 2013 registered with the Sub-Registrar of Assurances at Andheri under Serial No.BDR-4/2499/2013 handed over constructed premises admeasuring 20,000 sq. ft (built-up area) on the Second Floor of Tower "B" along with 13 Car Parking Spaces in the Upper Basement bearing Nos. 1 to 13 and 22 Car Parking Spaces in the Podium Level bearing Nos. 7 to 28 aggregating in all to 35 car parking spaces in Tower "B" (Windfall) to RMIL.

23. RMIL has also granted in favour of the nominees of the Firm an irrevocable Power of Attorney dated 2nd April, 2013 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/2500 of 2013 *interalia* to execute Deed of Conveyance of the said First Property in favour of the Firm or its nominees including a co-operative housing society/condominium/limited company, as the case maybe that may be formed of the unit purchasers in the buildings constructed/to be constructed thereon.

24. By an Indenture of Conveyance dated 30th June, 1995 (hereinafter referred to as the "**said Indenture of Conveyance dated 30th June, 1995**") registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BBJ-2587/95 of Book No.1 on 25th August, 1995 and made between Mrs. Ruhangiz Hifazeth Mirza, therein referred to as "the Owner" of the One Part and Mr. Ashok Ganpati Naik therein referred to as "the Purchaser" and hereinafter referred to as "**the said Ashok Ganpati Naik**" of the Other Part, the Owner therein granted conveyed, sold and transferred unto the said Ashok Ganpati Naik all that piece and parcel of land bearing Survey No. 65A Hissa No. 3 and corresponding CTS. No. 238B of village Kondivita admeasuring 424 square yards equivalent to 202.34 square meters and more particularly described in the schedule thereunder written (hereinafter referred to as "**the said Second Property**") for the consideration and on the terms and conditions contained therein.

25. By and under an Agreement dated 19th June, 2002 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/3950-2002 made and entered into between the said Mr. Ashok Ganpati Naik therein referred to as "the Owner" of the One Part and the Firm therein referred to as "the Developers" of the Other Part, the said Ashok Ganpati Naik appointed the Firm as developers and granted development rights in their favour in respect of the said Second Property for the consideration and on the terms and conditions contained therein and has put the Firm in vacant possession of the said Second Property.

26. In pursuance of the said Agreement dated 19th June, 2002, at the request of the Firm, the said Ashok Ganpati Naik has granted in favour of (i) Ramesh S. Shah and (ii) Shripad Mukund Kuvelker, a Power of Attorney dated 20th June, 2002 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-8/865/2002

and another Power of Attorney dated 19th June, 2002 granted in favour of (i) Ramesh S. Shah, (ii) Shripad Mukund Kuvelker and (iii) Mahendra Manakchand Loonkar to facilitate the Firm to carry out the acts, deeds, matters and things therein stated for the development of the said Second Property.

27. The said Ashok Ganpati Naik has also granted in favour of (i) Ramesh S. Shah, (ii) Shripad Mukund Kuvelker and (iii) Mahendra Manakchand Loonkar, another Power of Attorney dated 19th June, 2002 *interalia* to execute Deed of Conveyance as may be required for completion of sale of the said Second Property.

28. By a duly notarised Declaration-cum-Indemnity dated 19th June, 2002 made by the said Ashok Ganpati Naik, the said Ashok Ganpati Naik has *interalia* declared and confirmed that the said Indenture of Conveyance dated 30th June, 1995 was not received by him after its registration with the Sub-Registrar of Assurances and that as and when received by him, he will hand it over to the Firm

29. The said First Property and the said Second Property are hereinafter collectively referred to as "**the said Property**")

30. Subsequent to the amalgamation/consolidation and subdivision orders referred to in para 16 and 17 above, , the District Collector Mumbai Suburban District, by its Order dated 1st October, 2011 bearing No. C/Karya-3C/AML/PV/SR-1442, has approved the amalgamation/sub-division of lands bearing Survey No. 179A, 179B, 179 C, 179D, 179E, 179F, 179G admeasuring 13,849.50 square meters of Village Mulgaon out of the said First Property.

31. The District Collector Mumbai Suburban District, by its Order dated 1st October, 2011 bearing No. C/Karya-3C/AML/PV/SR-1443 has approved the amalgamation/sub-division of lands bearing CTS Nos. 230A/1, 230/A/2, 230B, 230C admeasuring 25,071.10 square meters of Village Kondivita out of the said First Property.

32. Subsequent to the amalgamation/consolidation and subdivision order of District Collector Mumbai Suburban District dated 1st October, 2011 as referred to in para 30 & 31 above and on perusal of Property Register Cards of CTS Nos. 179A/1 and 230A/1A, we have observed that (a) order dated 16/03/2012 of the City Survey Officer, Vileparle records that the areas of CTS Nos. 179D and 179H i.e. 3259.6 square meters and 1006.3 square meters respectively is merged into area of CTS No. 179A/1 i.e. 10,193.0 square meters by cancelling Property Cards of CTS Nos. 179D and 179H. The same order further records that CTS No. 179A is sub-divided and an area admeasuring 7114.5 square meters is renumbered as CTS No. 179A/1 and for balance area of 3078.5 square meters a new Property Card is opened bearing CTS No. 179A/2 for Reservation of Law Court and Court (b) order dated 16/03/2012 of the City Survey Officer, Vileparle records that the areas of CTS Nos. 230A/2, 230B and 230C i.e. 4700 square meters 221.1 square meters and 702.9 square meters respectively are merged into area of CTS No. 230A/1 i.e. 25,707.1 square meters by cancelling Property Cards of CTS Nos. 230A/2, 230B and 230C. The same order further records that CTS No. 230A/1 is sub-divided and an area admeasuring 3387.6 square meters is renumbered as CTS No. 230A/1A and for balance area of 4271.6 square meters a new Property Card is opened bearing CTS No. 230A/1/B admeasuring 3387.6 square meters for Reservation of 20% Amenity Space and CTS No. 230A/1/C admeasuring 884.0 square meters for Reservation of Law Court and Court.

33. The Municipal Corporation of Greater Mumbai has vide its Order dated 8th April, 2005 bearing No. CE/1199/BSII/LOKEN granted approval to the amendment of layout cum amalgamation of the said First Property, the said Second Property and CTS Nos. 243A and 243A/1 (which is not forming subject matter of this Legal Title Report), which have been amended from time to time viz. on 07th June, 1994, 30th October, 1999, 08th April, 2005, 18th July, 2007, 29th September, 2010, 5th July, 2017 and 30th May, 2023 (collectively, "**the Sanctioned Layout Plan**").

34. In view of the above, P.R. Card as on date of application for registration is as under :

Sr. No.	C.T.S. NO.	AREA (SQ.MTRS) As per new property card	HOLDER'S NAME
VILLAGE MULGAON			
1.	179A/1	7114.50	Rashtriya Metal Industries Ltd
2.	179A/2	3078.50	Brihanmumbai Mahanagar Palika Law Court and Court Housing (Proposed)
3.	179B	11.90	Rashtriya Metal Industries Ltd.
4.	179C	347	Brihanmumbai Mahanagar Palika Reserved for D.P. Road
5.	179E	2128.60	Brihanmumbai Mahanagar Palika Reserved for Garden
6.	179F	1169.00	Brihanmumbai Mahanagar Palika Reserved for D.P. Road
7.	179G	920.70	Rashtriya Metal Industries Ltd.
VILLAGE KONDIVITA			
8.	238B	202.60	Not mentioned (corresponding 7/12 extract of Survey No. 65A, Hissa No. 3 is in name of Ashok Ganpati Naik)
9.	230A/1A	20,799.50	Rashtriya Metal Industries Ltd
10.	230A/1B	3,387.60	Rashtriya Metal Industries Ltd (Reservation of 20% Amenity Space)
11.	230A/1C	884.00	Brihanmumbai Mahanagar Palika Reserved for Law Court and Court Housing
	Total	**40,043.90**	

35. Mutation Entry No. Not Applicable.

36. Search Report dated 15-12-2020 read with Search Report 28-12-2022 for a period of 43 years from 1981 till December, 2022 in respect of the search taken at the office of the concerned Sub-registrar of Assurances at Mumbai. Online search in the portal of Sub-registrar of Assurances (Andheri) from January, 2023 till 15th June, 2023 is conducted.

37. Any other relevant title : None

38. Litigation if any : NIL

Date : 10th July, 2023

Law Point
Advocate & Solicitors

Partner

EKNATH S. GAOKAR (SEARCH CLERK)

18/B/2, Raja Bahadur Mansion, 2nd Floor, 2 Homi Modi Cross Street, Off. Fort Chamber, Roshni Xerox, Mumbai-400023

Mob. Nos. 9820083087
9969259726

Email – gaokar786.1830@rediffmail.com
Pan No. AIPPG8914Q

Date : 15-12-2020

To,

Law Point.
Advocates & Solicitors.
301, Vaibhav Chambers,
3rd Floor, Opp. Income-Tax Office,
Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051.

ATTEN: Mehul Gada.

Re: Investigation of title of property being –

The First Schedule above referred to:

All those pieces or parcels of land situate at J.B. Nagar, Andheri (East), Mumbai 400 059, admeasuring approximately 39841.30 square meters in the aggregate and bearing Survey No.12, Hissa No.2 and 4 and corresponding C.T.S. Nos. 179/A to H of Mulgaon Village and admeasuring 14770.20 Sq. Metres and bearing C.T.S. No.230/A to D of Village Kondivita admeasuring 25071.10 Sq. Metres in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai and all that piece or parcel of land situate at Village Kondivita near Andheri in Greater Mumbai in the Registration Sub-District and District Mumbai City and Mumbai Suburban District bearing Survey No. 65A, Hissa No. 3, C.T.S. No. 238B of Village Kondivita admeasuring 242 Sq. Yards, i.e. 202.34 Sq. Metres or thereabouts.

The Second Schedule above referred to:

All those pieces or parcels of land or ground admeasuring approximately 8857 Sq. Meters bearing C.T.S. Nos. 243 (Part) and on sub-division renumbered as C.T.S. No.230/A of Village Kondivita situated at Andheri-Kurla Road (now known as Sir Madhuradas Vasanji Road), Andheri (East), Bombay in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai.

Sir / Madam,

Under your instructions, I have caused search to be taken in respect of abovementioned property in the office of the Sub Registrar of Assurances at Old Custom House, Mumbai from 1981 to 1984 (04 Years) and from online E-search from the year 1985 To, 2020 (Last 36 years).

During the course of search I have found the following documents are found registered / indexed therein.

From the year 1981 To, 1984 (04 Years) at S.R.O. Mumbai

1981}
To, } – Torn
1984}

From the year 1985 To, 2020 (Last 36 Years) as per Online Search (E-search)

1985}
To, } – Nil
1995}

1996

PBDR-1 P296 1996 — Agreement — 05-12-1996 / 19-12-1996

Mr. Bhagwan Chandnani.

To,

Mr. Shrichand Govardhandas Nagdev.
[C/A. – Mr. Ramesh Govardhandas.]

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. No. 243 Part, admg. 9420 Sq. Metres.

1997

PBDR-1 P2730 1997 — Agreement — 30-08-1997 / 22-10-1997

M/S. Nilcon Limited.
[Managing Director – Mr. Raju H. Matani.]

To,

Mr. Tikamdas Chandumal Tulsiani.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. No. 243 Part.

1997

PBDR-1 P2731 1997 — Agreement — 30-08-1997 / 22-10-1997

M/S. Nilcon Limited.
[Managing Director – Mr. Raju H. Matani.]

To,

Mr. Tikamdas Chandumal Tulsiani.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. No. 243 Part.

1998 – Nil
1999 – Nil

2000

BDRO 6095 2000 | Agreement for Sale | 03-08-2000 / 17-08-2000

Nil

To,

1) M/S. Sahar Developers.
[Auth. Sign. – Mr. R. S. Kuvelkar by his]
[C/A. – Mr. Mukesh Jain.]

2) Mr. Jikamdas K. Lakhani.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. No. 243 A, admg. 426.5 Sq. Metres, Super Built-up area admg. 8857 Sq. Metres.

2000

BDRO 6096 2000 | Agreement for Sale | 03-08-2000 / 17-08-2000

Nil

To,

1) M/S. Sahar Developers.
[Auth. Sign. – Mr. R. S. Kuvelkar by his]
[C/A. – Mr. Mukesh Jain.]

2) M/S. Wig Apple Expo Pvt. Ltd.
[Director – Mr. Trikamdas K. Lakhani.]

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243 A, 243 Part, admg. 8857 Sq. Metres.

2000

BDRO 6098 2000 | Confirmation Deed | 03-08-2000 / 17-08-2000

Nil

To,

1) M/S. Sahar Developers.
[Auth. Sign. – Mr. R. S. Kuvelkar by his]
[C/A. – Mr. Mukesh Jain.]

2) Jikamdas K. Lakhani.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243 A, 243 Part, admg. 8857 Sq. Metres.

2000

BDRO 6094 2000	Agreement for Sale	03-08-2000 28-08-2000

Nil

To,

1) Smt. Bhagwanti Jikamdas Lakhani.
2) Mr. Mukesh Jain.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243 Part, 243 (A), admg. 8857.5 Sq. Metres.

2001 – Nil

2002

Andheri-2 3950 2002	Agreement Rs. 19,00,000/- M.V. Rs. 19,00,000/-	19-06-2002 20-06-2002

Mr. Ashok Ganpati Naik.

To,

M/S. Tulsi and Sumer Associates.
[Auth. Sign. – Mr. S. M. Kuvelkar.]

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing Survey No. 65A, Hissa No. 3, C.T.S. No. 238/B, (Land 2 Gunthas).

* Open alnd Built up land, admg. 202.34 Sq. Metres.

2003

Andheri-2 9801 2003	Affidavit	17-12-2003 17-12-2003

M/S. Tata Teleservices (Maharashtra) Ltd.
[Auth. Sign. – S. Subbu.]

To,

Municipal Commissioner Greater Mumbai.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. No. 243.

2004 – Nil

2005

Andheri-2 2583 2005	Affidavit	11-03-2005 17-03-2005

Tulsiyani Builders and Textiles Pvt. Ltd.
[Director – Mr. S. M. Kuvelkar.]

To,

To,

M.C.G.M

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243, 230, 238.

	2005	
Andheri-2	Affidavit	26-04-2005
3979		26-04-2005
2005		

M/S. Tulsiani Builders and Textiles Pvt. Ltd and Chandmal Sons Pvt. through Director – Mr. Shripad Mukund Kuvelkar, who also as C/A. of Rashtriya Metal Industries Ltd. and Tulsiani Sumer Associates.

To,

Municipal Commissioner,
Municipal Corporation of Grater Mumbai.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing Sub Plot No. A, C.T.S. Nos. 179, 181, 223, 226, 230 to 233, 234, 235, 237, 238, 243A.

	2006	
Andheri-2	Affidavit	19-12-2005
10080		04-01-2006
2005		

1) M/S. Quintiles Data Processing Centre India Pvt. Ltd.
[Mr. Tushar Toprani.]

2) Mr. Deepak Kothari, Karta of H.U.F.

To,

Mumbai Mahanagar Palika.

Schedule : - Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 179, 181.

	2006	
Andheri-1	Agreement	04-03-2006
1834	Rs. 9,75,00,000/-	04-03-2006
2006	M.V. Rs. 5,62,89,240/-	

1) Rashtriya Metal Industries Ltd.
[Director – Mr. Balkrishna Binani.]

2) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Raghuvir S. Kuvelkar.]

3) M/S. Tulsiani Builders & Textile Pvt. Ltd.
[Auth. Sign. – Mr. Shripad Mukund Kuvelkar.]

4) M/S. Sumer Leasing & Finance Ltd.
[Auth. Sign. – 1) Mr. Sumermal Hajarimal Shah.]
[2) Mr. Ramesh Chandumal Tulsiani.]

To,

Indusind Bank Limited.
[Auth. Sign. – N. Suresh Pai, Executive Vice President.]

Schedule : Property being land together with the building known as "Meridian", 'B' Extension situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179, total admg. 920.70 Sq. Metres plus 700 Sq. Metree TDR, together with structure area admg. 1595.15 Sq. Metres and Stilt + 7.

	2006	
Andheri-4	Confirmation Deed	01-03-2006
1853	Rs. 23,25,11,111/-	04-03-2006
2006		

Rashtriya Metal Industries Ltd.
[Director – Mr. Balkrishna Binani.]

To,

1) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Thavardas alias Ramesh Tulsiani,]
[who also as Director of Tulsiani]
[Builders & Textile Ltd.]

2) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Sumer Shah, who also as Director]
[of Sumer Leasing & Finance Pvt. Ltd.]

Schedule : Property (land together with the structure) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 179-A to H, admg. 38000 Sq. Metres and village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230/A to D.

* admg. 40000 Sq. Feets for Owner and 20000 Sq. Feets for Tower 'A' and 'B', respectively.

	2006	
Andheri-1	Development Agreement	04-03-2006
2014	Rs. 4,00,00,000/-	10-03-2006
2006	M.V. Rs. 3,86,67,300/-	

Rashtriya Metal Industries Ltd.
[Director – Mr. Balkrishna Binani by his]
[C/A. – Mr. Pravin Chaudhari.]

To,

1) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Thavardas alias Ramesh Tulsiani,]
[who also as Director of Tulsiani]
[Builders & Textile Ltd., by his]
[C/A. – Mr. Raghuveer Kuvelkar.]

2) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Sumermal Shah, who also as Director]
[of Sumer Leasing & Finance Pvt. Ltd., by]
[his C/A. – Mr. Ramesh Shah.]

Schedule : Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179/A to H, Survey No. 12, Hissa No. 2 and 4 and village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230/A to D.

* admg. 1841.3 Sq. Metres.
* Total 70 Car Parking, out of 35 Car Parking for Tower A and 35 Car Parking for Tower B.

	2006	
Andheri-1	Development Agreement	04-03-2006
2015	Rs. 1,35,00,000/-	10-03-2006
2006	M.V. Rs. 1,68,68,000/-	

1) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Thavardas alias Ramesh Tulsiani,]
[who also as Director of Tulsiani]
[Builders & Textile Ltd., by his]
[C/A. – Mr. Raghuveer Kuvelkar.]

2) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Sumermal Shah, who also as Director]
[of Sumer Leasing & Finance Pvt. Ltd., by]
[his C/A. – Mr. Rahul Ramesh Shah.]

To,

Rashtriya Metal Industries Ltd.
[Auth. Sign. – Mr. Balkrishna Binani by his]
[C/A. – Mr. Pravin Chaudhari.]

Schedule : Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179/A to H, Survey No. 12, Hissa No. 2 and 4 and village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230/A to D.

* Office admg. 20000 Sq. Feet (Built-up), 19 Car Parking on upper basement and 16 Stilt Car Parking, total area admg. 390.25 Sq. Metres, entire 2nd floor, admg. 11923.75 Sq. Feet (Built-up) and 3rd floor, admg. 8076.25 Sq. Feet (Built-up), Basement Car Parking Nos. 7 to 12, 30, 42 to 53 and 16 and Stilt Car Parking No. 7 to 12, 14 to 17, 22 to 27, Tower A.

	2006	
Andheri-1	Development Agreement	04-03-2006
2016	Rs. 1,35,00,000/-	10-03-2006
2006	M.V. Rs. 1,68,68,000/-	

1) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Thavardas alias Ramesh Tulsiani,]
[who also as Director of Tulsiani]
[Builders & Textile Ltd., by his]
[C/A. – Mr. Raghuveer Kuvelkar.]

2) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Sumermal Shah, who also as Director]
[of Sumer Leasing & Finance Pvt. Ltd., by]
[his C/A. – Mr. Rahul Ramesh Shah.]

To,

Rashtriya Metal Industries Ltd.
[Auth. Sign. – Mr. Balkrishna Binani by his]
[C/A. – Mr. Pravin Chaudhari.]

Schedule : Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179/A to H, Survey No. 12, Hissa No. 2 and 4 and village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230/A to D.

* Office admg. 20000 Sq. Feet (Built-up), 13 Car Parking on upper basement and 22 Stilt Car Parking, total area admg. 390.25 Sq. Metres, entire 2nd floor, admg. 11923.75 Sq. Feet (Built-up) and 3rd floor, admg. 8076.25 Sq. Feet (Built-up), Basement Car Parking Nos. 7, 42 to 53, 22 and Stilt Car Parking No. 7 to 28, Tower B.

2007 – Nil

2008

Andheri-1	Lease Deed	31-12-2007
4047	Rs. 1,16,64,000/-	19-04-2008
2008		

M/S. Tulsiani Sumer Associates.
[Partner – Mr. Raghuveer Kuvelkar by his]
[C/A. – Mr. Sanjay Kapadia.]

To,

M/S. Reliance Energy Ltd.
[Company Secretary – Mr. Ramesh Shenoy by his]
[C/A. – Mr. Sunil Pathak.]

Schedule : Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179, admg. 720 Sq. Metres.

* Period – 99 Years.

2009

Andheri-4	Affidavit	13-02-2009
1293		13-02-2009
2009		

M/S. Tulsiani Sumer Associates.
[Partners – Mr. Shripad Mukund Kuvelkar.]

To,

The Municipal Commissioner, (B.M.C.)

Schedule : - Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179/E.

	2009	
Andheri-4	Affidavit	13-02-2009
1288		21-02-2009
2009		

1) M/S. Tulsiani Sumer Associates.
[Partners – 1) Mr. Thaverdas alias Ramesh Tulsiyani.]
[2) Mr. Shripad Mukund Kuvelkar.]
[3) Mr. Ramesh Sumermal Shah.]

2) M/S. National Metal Industries Ltd.
[C/A -Mr. Shripad Mukund Kuvelkar.]

To,

M/S. Tulsiani Sumer Associates.
[Partner – Mr. Thoverdas Alias Ramesh Tulsiani.]

Schedule : Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179/C, 179/F.

	2010	
Andheri-4	Affidavit	11-05-2010
5164		12-05-2010
2010		

Rashtriya Metal Industries Limited.
[C/A. Partner – Mr. Shripad S. Kuvelkar.]

To,

B.M.C

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D.

	2010	
Andheri-4	Affidavit	11-05-2010
5165		12-05-2010
2010		

Rashtriya Metal Industries Limited.
[C/A. – Mr. Shripad M. Kuvelkar.]

To,

B.M.C

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D.

	2010	
Andheri-4	Affidavit	09-11-2010
11915		09-11-2010
2010		

M/S. Tulsiani Sumer Associates.
[Partner – Mr. Shripad Kuvelkar.]

To,

To,

The Municipal Commissioner.
The Municipal Corporation of Greater Bombay.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. No. 230/C.

	2011	
Andheri-4	Affidavit	26-09-2011
10670		26-09-2011
2011		

M/S. Tulsiani Builders & Textile Pvt. Ltd.
[Director – Mr. S. M. Kuvelkar.]

To,

The Municipal Commissioner.

Schedule : Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243A/A1, 230A, 230D, 238D and village Mulgaon, Tal. Andheri, M.S.D. C.T.S. No. 179A/H.

	2011	
Andheri-4	Development Agreement	08-12-2011
13531		15-12-2011
2011		

Bombay Municipal Corporation.

To,

1) M/S. Tulsiani Sumer Associates.
[Partner – Thavardas alias Ramesh Tulsiani.]

2) Rashtriya Metal Industries Limited.
[C/A. – Mr. Shripad M. Kuvelkar.]

3) M/S. Sumer Leasing & Finance Ltd.
[Director – Mr. Manakchand Lonkar.]

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230/A/1 Part and 230B Part and village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. No. 179A Part, road admg. 12 Metres.

	2011	
Andheri-4	Affidavit	15-12-2011
13838		15-12-2011
2011		

Tulsiani Builders and Textiles Pvt. Ltd.
[Director – Mr. S. M. Kuvelkar.]

To,

B.M.C

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri,
Mumbai Suburban District.

	2012	
Andheri-3	Indemnity Bond	05-10-2012
8496		05-10-2012
2012		

Rashtriya Metal Industries Limited.
[C/A. – Mr. Shripad M. Kuvelkar, who also as]
[Partner of M/S. Tulsiani Sumer Associate.]

To,

B.M.C

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri,
Mumbai Suburban District.

	2012	
Andheri-3	Declaration Deed	05-10-2012
8497		05-10-2012
2012		

Rashtriya Metal Industries Limited.
[C/A. – Mr. Shripad M. Kuvelkar, who also as Partner]
[of M/S. Tulsiani Builders & Textile Pvt. Ltd.]

To,
Nil

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri,
Mumbai Suburban District.

	2013	
Andheri-2	Supplementary Agreement	02-04-2013
2499		03-04-2013
2013		

1) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Thavardas alias Ramesh Tulsiani,]
[who also as Director of Tulsiani]
[Builders & Textile Ltd.]

2) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Ramesh Sumermal Shah.]

3) M/S. Tulsiani Sumer Associates.
[Partner – Mr. Raghuvir Kuvelkar.]

To,

Rashtriya Metal Industries Ltd.
[Auth. Sign. – Subramanian C. V.]

Schedule: - Property (Land) situated at village Mulgaon, Tal. Andheri,
M.S.D. bearing C.T.S. Nos. 179/A to H, admg. 20000 Sq. Feets.

* Original Agreement No. BDR-1/2016/2006.

	2014		
Andheri-5	Affidavit		15-11-2014
11186			20-11-2014
2014			

M/S. Tulsiani Builders & Textile Pvt. Ltd.
[Director – Mr. Shripad Mukund Kuvelkar]
[by his C/A. – Mr. Sanjay Kapadia.]

To,

Nil

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230A to 230D and 238D, 243A and 243A1.

	2015		
Andheri-4	Affidavit		06-03-2015
2158			16-03-2015
2015			

Tulsiani Sumer Associates.
[Partner – Mr. S. M. Kuvelkar by his]
[C/A. – Mr. Sanjay Kapadia.]

To,

Nil

Schedule: - Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 179A to 179H and village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230A to 230D and 238B and 243A and 243A1.

	2015		
Andheri-5	Indemnity Bond		03-12-2015
12975			04-12-2015
2015			

M/S. Tulsiani Builders & Textile Pvt. Ltd.
[Director – Mr. Shripad Mukund Kuvelkar]
[by his C/A. – Mr. Sanjay Kapadia.]

To,

Nil

Schedule: - Property (Land together with the Commercial building no. 3) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 179A to 179H and village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230A to 230D and 238D and 243A and 243A1.

2016 – Nil

2017

Andheri-6	Indemnity Bond	03-07-2017
6276		03-07-2017
2017		

M/S. Tulsiani Builders & Textiles Pvt. Limited.
[Partner – Mr. Shripad Mukund Kuvelkar by his]
[C/A. – Mr. Sanjay Kapadia.]

To,

Nil

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 238B, 222, 223, 231/1 to 46, 226, 230 to 233, 234/1, 235, 237, 238/A, New C.T.S. No. 230/A/1A, 230A/1B, 230/1C, 238B, 243A/1 and village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 179A/1 and 179A/2 and 179B to F.

2018 – Nil

2019

Andheri-6	Affidavit	31-01-2019
1234		31-01-2019
2019		

Rashtriya Metal Industries Limited.
[C/A. – Mr. Shripad Kuvelkar by his]
[C/A. – Mr. Sanjay Kapadia.]

To,

Nil

Schedule: - Property (Land) situated at village Mulgaon, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 179A/1 and 179A/2 and 179B, C, E, F, G and village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 230A/1A and 1B and 1C and 238B and 243A and 243A/1.

2019

Andheri-2	Conveyance Deed	04-06-2019
5582	Rs. 1,57,00,00,000/-	04-06-2019
2019	M.V. Rs. 1,29,09,90,000/-	

Rashtriya Metal Industries Limited.
[Managing Director – Mr. Balkrishna Binani.]

To,

High Style Retail Pvt. Ltd.
[Director – Mr. Sanjay Daga.]

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9 and 243C, admg. 12,342.20 Sq. Metres (as Per Property Register Card), out of 2991.58 Sq. Metres for Setback Road, remaining admg. 9350.62 Sq. Metres.

	2019	
Andheri-2	Indemnity Bond	25-06-2019
6424		27-06-2019
2019		

Rashtriya Metal Industries Limited.
[Director – Mr. Balkrishna Binani by his]
[C/A. – Mr. Sanjay Daga, who also]
[as Director of High Style Retail Pvt. Ltd.,]
[by his C/A. – Mr. Ramesh P. Lunkad.]

To,

M.C.G.M.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9 and 243C.

	2019	
Andheri-2	Indemnity Bond	09-10-2019
8550		09-10-2019
2019		

High Style Retail Pvt. Ltd.
[Director – Mr. Sanjay Daga by his]
[C/A. – Mr. Ramesh P. Lunkad.]

To,

The Municipal Commissioner, M.C.G.M.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9, 243C..

	2019	
Andheri-2	Mortgage Deed	26-11-2019
9170	Rs. 2,50,00,00,000/-	28-11-2019
2019		

1) High Style Retail Pvt. Ltd.
[Director – Mr. Sanjay Daga by his]
[C/A. – Mr. Ramesh Lunkad.]

2) R. Retail Ventures Pvt. Limited.
[Director – Mr. Sanjay Dubey.]

3) Mr. Sandip Runwal.

To,

Standard Chartered Bank.

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9 and 243C (New Survey Nos. 62/2, 64/3, 64/5 Part, 62-C and 62-D, admg. 9350.62 Sq. Metres.

2020 – Nil

Note : Manual record was not available for search, hence seen online.

E. S. GAOKAR
Search clerk

Law Point

Re: Investigation of title of property being –

The First Schedule above referred to:

All those pieces or parcels of land situate at J.B. Nagar, Andheri (East), Mumbai 400 059, admeasuring approximately 39841.30 square meters in the aggregate and bearing Survey No.12, Hissa No.2 and 4 and corresponding C.T.S. Nos. 179/A to H of Mulgaon Village and admeasuring 14770.20 Sq. Metres and bearing C.T.S. No.230/A to D of Village Kondivita admeasuring 25071.10 Sq. Metres in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai and all that piece or parcel of land situate at Village Kondivita near Andheri in Greater Mumbai in the Registration Sub-District and District Mumbai City and Mumbai Suburban District bearing Survey No. 65A, Hissa No. 3, C.T.S. No. 238B of Village Kondivita admeasuring 242 Sq. Yards, i.e. 202.34 Sq. Metres or thereabouts.

The Second Schedule above referred to:

All those pieces or parcels of land or ground admeasuring approximately 8857 Sq. Meters bearing C.T.S. Nos. 243 (Part) and on sub-division renumbered as C.T.S. No.230/A of Village Kondivita situated at Andheri-Kurla Road (now known as Sir Madhuradas Vasanji Road), Andheri (East), Bombay in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai.

Search Notes:-

Taken in respect of abovementioned property from online E-search from the year 1981 To, 2020 (Last 40 years).

E. S. GAOKAR.
Search clerk.

EKNATH S. GAOKAR (SEARCH CLERK)

18/B/2, Raja Bahadur Mansion, 2nd Floor, 2 Homi Modi Cross Street, Off. Fort Chamber, Roshni Xerox, Mumbai-400023

Mob. Nos. 9820083087
9969259726

Email – gaokar786.1830@rediffmail.com
Pan No. AIPPG8914Q

Date : 28-12-2022.

To,

Law Point.
Advocates & Solicitors.
301, Vaibhav Chambers,
3rd Floor, Opp. Income-Tax Office,
Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051.

ATTEN: Mehul Gada.

Re: Investigation of title of property being –

The First Schedule above referred to:

All those pieces or parcels of land situate at J.B. Nagar, Andheri (East), Mumbai 400 059, admeasuring approximately 39841.30 square meters in the aggregate and bearing Survey No.12, Hissa No.2 and 4 and corresponding C.T.S. Nos. 179/A to H of Mulgaon Village and admeasuring 14770.20 Sq. Metres and bearing C.T.S. No.230/A to D of Village Kondivita admeasuring 25071.10 Sq. Metres in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai and all that piece or parcel of land situate at Village Kondivita near Andheri in Greater Mumbai in the Registration Sub-District and District Mumbai City and Mumbai Suburban District bearing Survey No. 65A, Hissa No. 3, C.T.S. No. 238B of Village Kondivita admeasuring 242 Sq. Yards, i.e. 202.34 Sq. Metres or thereabouts.

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Sir / Madam,

Under your instructions, I have caused search to be taken in respect of abovementioned property from online E-search from the year 2020 To, 2022 (Last 03 years).

During the course of search I have found the following documents are found registered / indexed therein.

From the year 2020 To, 2022 (Last 03 Years) as per Online Search (E-search)

2020 – Nil
2021 – Nil

2021

Andheri-1	Affidavit	05-08-2021
9716		05-08-2021
2021		

Highstyle Retail Pvt. Ltd.
[Director – Mr. Sanjay Daga by his]
[C/A. – Ramesh Lunkad.]

To,

Nil

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9, 243C.

2022

Andheri-1	Affidavit	03-03-2022
3144		03-03-2022
2022		

Highstyle Retail Pvt. Ltd.
[Director – Mr. Girish Goyenka.]

To,

Nil

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9, 243C.

2022

Andheri-1	Mortgage Deed	05-04-2022
7261	Rs. 3,10,00,00,000/-	05-05-2022
2022		

1) Highstyle Retail Pvt. Ltd.
[Auth. Sign. – Mr. Girish Goyenka.]

2) R. Retail Ventures Pvt. Ltd.
[Auth. Sign. – Mr. Girish Goyenka.]

3) Sandip Runwal.
[C/A. – Mr. Manan Shah.]

To,

I.D.B.I. Trusteeship Ltd.

Schedule: - Property being land and with F.S.I. situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9, 243C (Old Survey Nos. 62/2, 64/3, 64/5 Part, 62C and 62D), admg. 9350.62 Sq. Metres.

	2022	
Andheri-1	Affidavit	19-09-2022
14625		20-09-2022
2022		

Highstyle Retail Pvt. Ltd.
[Director – Sangeeta Prasad through]
[C/A. – Dinesh Mhatre.]

To,

Nil

Schedule: - Property (Land) situated at village Kondivita, Tal. Andheri, M.S.D. bearing C.T.S. Nos. 243B, 243B/1 to 9, 243C.

S. Gaokar
E. S. GAOKAR.
Search clerk.

Law Point

Re: Investigation of title of property being –

The First Schedule above referred to:

All those pieces or parcels of land situate at J.B. Nagar, Andheri (East), Mumbai 400 059, admeasuring approximately 39841.30 square meters in the aggregate and bearing Survey No.12, Hissa No.2 and 4 and corresponding C.T.S. Nos. 179/A to H of Mulgaon Village and admeasuring 14770.20 Sq. Metres and bearing C.T.S. No.230/A to D of Village Kondivita admeasuring 25071.10 Sq. Metres in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai and all that piece or parcel of land situate at Village Kondivita near Andheri in Greater Mumbai in the Registration Sub-District and District Mumbai City and Mumbai Suburban District bearing Survey No. 65A, Hissa No. 3, C.T.S. No. 238B of Village Kondivita admeasuring 242 Sq. Yards, i.e. 202.34 Sq. Metres or thereabouts.

The Second Schedule above referred to:

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Search Notes : Taken in respect of abovementioned property from online E-search from the year 2020 to 2022 (Last 03 Years)

E. S. GAOKAR.
Search clerk.