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FORMAT-A
Circular 28/2021 dated 08/03/2021

To

Maharashtra Real Estate Regulatory Authority
Housefin Bhavan
Plot No. C – 21
Bandra Kurla Complex
Bandra (East)
Mumbai 400 051

LEGAL TITLE REPORT

Sub: All those pieces and parcels of land bearing CTS No. 146 (part) admeasuring 1,356.58 square meters or thereabouts in aggregate ("**Property**") forming part of the layout land admeasuring 45,811.67 square meters or thereabouts consisting of CTS Numbers 146/1 (part), 146/2 (part), 146/3 (part), 146/4 (part), 146/4, 146 (part), 146/7 (part), 125 (part), 126 (part), 127 (part) ("**Layout Land**"), which further forms part of larger property admeasuring 75,328.10 square meters or thereabouts comprising of CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 situate, lying and being at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District together with the structures standing thereon ("**Larger Land**")

We have investigated the title of the Property based on the request of Godrej Properties Limited ("**GPL**"), and the following documents:

1. **Description of the Property:**

   All those pieces and parcels of land bearing CTS No. 146 (part) admeasuring 1,356.58 square meters or thereabouts in aggregate ("**Property**") forming part of the layout land admeasuring 45,811.67 square meters or thereabouts consisting of CTS Numbers 146/1 (part), 146/2 (part), 146/3 (part), 146/4 (part), 146/4, 146 (part), 146/7 (part), 125 (part), 126 (part), 127 (part) ("**Layout Land**"), which further forms part of larger property admeasuring 75,328.10 square meters or thereabouts comprising of CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 situate, lying and being at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District together with the structures standing thereon ("**Larger Land**").

2. **The Documents pertaining to the Property:**

   a. Deed of Conveyance dated March 23, 1921 registered with the Sub-Registrar of Bombay under Serial No. 670, pages 15 to 19 in Volume 314 of Book No. 1;

   b. Public notices dated June 19, 2022 issued in Financial Express (in English) and Pudhari (in Marathi);

   c. Letter of Offer dated June 19, 2022 issued by GPL;

   d. Letter dated July 25, 2022 issued by BGM;

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e. Order dated October 27, 2022 passed by the Joint Charity Commissioner, Mumbai;

f. Order dated November 10, 2022 passed by the Joint Charity Commissioner, Mumbai;

g. Deed of Conveyance dated December 1, 2022 registered with the Sub-Registrar of Assurances under Serial No. 24129 of 2022;

h. Power of Attorney dated December 1, 2022 registered with the Sub-Registrar of Assurances under Serial No. 24131 of 2022;

i. Property Register Cards in respect of the Property; and

j. KJP in respect of the Property.

3. **Search Report:**

Land Search Report dated October 23, 2023 issued by Mr. Sameer Sawant, Title Investigator for searches in respect of the Property taken at the office of the Sub-Registrar of Assurances.

4. Upon perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we certify that the title of Godrej Properties Limited as the owner of the Larger Land including the Property is clear, marketable and without any encumbrance (except as disclosed hereunder).

Owner/developer of the land:

Godrej Properties Limited is the owner/developer of all those pieces and parcels of land bearing CTS No. 146 (part) admeasuring 1,356.58 square meters or thereabouts in aggregate ("**Property**") forming part of the layout land admeasuring 45,811.67 square meters or thereabouts consisting of CTS Numbers 146/1 (part), 146/2 (part), 146/3 (part), 146/4 (part), 146/4, 146 (part), 146/7 (part), 125 (part), 126 (part), 127 (part) ("**Layout Land**"), which further forms part of larger property admeasuring 75,328.10 square meters or thereabouts comprising of CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 situate, lying and being at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District together with the structures standing thereon ("**Larger Land**").

5. The report reflecting the flow of title in respect of the Larger Land including the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 19th day of December, 2024.

Sagar Kadam
Partner
DSK Legal

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Encl.: Annexure "A"

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Annexure "A"
Flow of title in respect of the Property

Re: All those pieces and parcels of land bearing CTS No. 146 (part) admeasuring 1,356.58 square meters or thereabouts in aggregate ("**Property**") forming part of the layout land admeasuring 45,811.67 square meters or thereabouts consisting of CTS Numbers 146/1 (part), 146/2 (part), 146/3 (part), 146/4 (part), 146/4, 146 (part), 146/7 (part), 125 (part), 126 (part), 127 (part) ("**Layout Land**"), which further forms part of larger property admeasuring 75,328.10 square meters or thereabouts comprising of CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 situate, lying and being at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District together with the structures standing thereon ("**Larger Land**")

Pursuant to your instructions, we have investigated the title of **Godrej Properties Limited** ("**GPL**") and for the same, perused copy of the following documents:

For the purposes of this Legal Title Report:

1. We have caused searches to be conducted in respect of the Property and have relied upon search report dated October 23, 2023 issued by Mr. Sameer Sawant, Title Investigator, a copy whereof has been separately provided. Upon perusal of the same we note that the same does not reflect any adverse entries in respect of the Property.

2. We have not issued public notices in for inviting any objections / claims in respect of the Property.

3. Since our scope of work does not include considering aspects within the domain of an architect or a surveyor, we have not carried out any physical inspection of the Property nor have commented on the zoning and development aspects etc., thereof.

4. GPL is intending to develop the Property in a phase wise manner. The subject matter of this Legal Title Report is Wing 4 which is to be constructed on the Property forming a part of the larger property.

FLOW OF TITLE

1. By and under a Deed of Conveyance dated March 23, 1921 registered with the Sub-Registrar of Bombay under Serial No. 670, pages 15 to 19 in Volume 314 of Book No. 1, (i) Bai Kesarbai, (ii) Janmayjay Chubildas Lallubhai, and (iii) Bhadrasen Chubildas Lallubhai assigned, released and assured the right, title and interest in respect of all those pieces and parcels of land comprising of whole of the Village Akurli admeasuring approximately 1,130 acres, situate, lying and being in the Island of Salsette, East side of the Kandivali Station of the B.E. and C.I. Railway, in the registration sub-district of Bandra, District Thane unto (i) Tribhovandas Varjivandas, (ii) Purshotamdas Thakordas, (iii) Manmohandas Ramji, and (iv) Lalji Naranji, the trustees of Bombay Gaurakshak Mandali ("**BGM**"), with the prior approval of Thomas Joseph Strangman, Advocate General of Bombay, for the consideration and on the terms and conditions contained therein.

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2. BGM being desirous of selling the Larger Land, adopted a public tender and bidding process, and in pursuance thereof caused public notices to be issued in Financial Express (in English) and Pudhari (in Marathi) on June 19, 2022, for inviting offers for sale of the Property on 'as is where is' and 'as is what is' basis.

3. In response to the aforesaid notices, BGM received various offers, including an offer from GPL vide its Letter dated June 19, 2022. Upon examination of the offers received, BGM accepted the offer made by GPL vide its Letter dated July 25, 2022.

4. Pursuant to an Application bearing No. 69 of 2022 filed by (i) Haridas Kapadia, (ii) Dilip Goculdas, (iii) Ameet Hariani, and (iv) Jalaj Dani, being the trustees of BGM, the Joint Charity Commissioner, Mumbai passed an Order dated October 27, 2022 read with Order dated November 10, 2022, thereby according sanction to the trustees of BGM to sell / alienate the right, title and interest in respect of the Larger Land in favour of GPL, on the terms and conditions contained therein ("**Charity Commissioner Order**").

Comment:

*The aforesaid sanction was granted subject to inter alia the following conditions: (a) the sale / alienation shall be on 'as is where is' and 'as what is' basis without any liability or responsibility in respect of the occupancies, the litigations, the public reservations, etc. on part of BGM, (b) the cost of shifting charges of transporting the cattle to the property of BGM situate at Palghar shall be reimbursed by GPL to BGM, and the stamp duty and registration charges of the document shall be borne and paid by GPL on the terms and conditions contained in the letter of offer, the terms and conditions of sale, the draft deed of conveyance and the draft escrow agreement comprised in the tender document (collectively referred to as the "**Transaction Documents**"), and (c) the trustees of BGM shall complete the transaction as per the Transaction Documents.*

5. By and under Deed of Conveyance dated December 1, 2022 registered with the Sub-Registrar of Assurances under Serial No. 24129 of 2022, BGM, through its trustees (i) Haridas Kapadia, (ii) Dilip Goculdas, (iii) Ameet Hariani, and (iv) Jalaj Dani sold, transferred, conveyed and assured the right, title and interest in respect of the Larger Land in favour of GPL, for the consideration and on the terms and conditions contained therein.

6. By and under Power of Attorney dated December 1, 2022 registered with the Sub-Registrar of Assurances under Serial No. 24131 of 2022, BGM, through its trustees (i) Haridas Kapadia, (ii) Dilip Goculdas, (iii) Ameet Hariani, and (iv) Jalaj Dani appointed GPL as their true and lawful attorney to do all such acts, deeds, matters and things in respect of the Larger Land as contained therein.

7. Accordingly, GPL is seized and possessed of and well and sufficiently entitled to the right, title and interest in respect of the Property.

LITIGATION

1. **Tenancy Suits before Court of Small Causes at Mumbai (Bandra Branch)**

13 suits were filed by BGM and others for the relief of eviction and possession against its employees who are in possession of the rooms on the structure known as "Gowshala", situate on land bearing C.T.S. No. 146, near godown at Akurli Road, Kandivali (East), Mumbai as gratuitous licensees with their license being duly terminated, the details of which are as follows:

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Sr. No.	Suit details	Name of the parties	Status	Observation
1.	L.E. & C. Suit No. 12/15 of 2012	BGM and others vs. Biraji B. Bavdane	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
2.	L.E. & C. Suit No. 13/16 of 2012	BGM and others vs. Laxmi D. Chavan	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
3.	L.E. & C. Suit No. 14/17 of 2012	BGM and others vs. Vithabai P. Jogale	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
4.	L.E. & C. Suit No. 15/18 of 2012	BGM and others vs. Savitri Vithal Akhade	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
5.	L.E. & C. Suit No. 16/19 of 2012	BGM and others vs. Savya B. Kolapte	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
6.	L.E. & C. Suit No. 17/20 of 2012	BGM and others vs. Gangaram N. Mahadik	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
7.	L.E. & C. Suit No. 18/21 of 2012	BGM and others vs. Baban Gangaram Gavade and Vithal Gangaram Gavde	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
8.	L.E. & C. Suit No. 195/215 of 2014	BGM and others vs. Deelip Shankar Chavan and Ganesh Shankar Chavan	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property
9.	L.E. & C. Suit No. 216 of 2014	BGM and others vs. Matao Dukhi Kumbhar	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Land including the Property

2. **Application No. 1 of 2023 before the Hon'ble Joint Charity Commissioner**

a) Aggrieved by the Charity Commissioner Order, Vetrivel M. Devendran and 34 others filed Application bearing No. 1 of 2023 before the Hon'ble Joint Charity Commissioner against the trustees of BGM and GPL, inter alia praying that the Charity Commissioner Order be revoked.

b) We have been informed by the representatives of GPL that no adverse orders have been passed in the aforesaid Application and the same is pending.

3. **Writ Petition (L) No. 26898 of 2024 before the Hon'ble Bombay High Court**

a) Union of India filed Writ Petition (L) No. 26898 of 2024 against the State of Maharashtra, MCGM and GPL in the Hon'ble Bombay High Court.

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b) No adverse orders have been passed in the aforesaid Writ Petition and the same is pending.

Our Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.

Dated this 19th day of December, 2024

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