



**IC LEGAL**

Advocates & Solicitors

**Title Certificate**

*Re: A portion of plot of land admeasuring 1724.09 square meters approximately bearing CTS Nos. 590/A/A/1(part) of Village Pahadi Goregaon East, Taluka Borivli District Mumbai Suburban.*

1. We have perused the title deeds and revenue records pertaining to the title of Oberoi Realty Limited, a company incorporated and registered under the Companies Act 1956 and having its registered office at Commerz, 3<sup>rd</sup> floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400 063 (hereinafter referred to as the “**Owner**”) to the captioned property admeasuring 1724.09 square meters, and shown in red hatch lines on the plan annexed hereto and marked as **Annexure “1”** and more particularly described in the Schedule hereunder written (hereinafter referred to as the “**Said Property**”).
2. On perusal of documents, revenue records, and information given on enquiries, we set out hereafter our understanding of the Owner’s title to the captioned property.
  - A. The Owner is the owner inter alia of a piece and parcel of land bearing CTS Nos. 590/A/A/1(part) of Village Pahadi Goregaon East, Taluka Borivali, District Mumbai Suburban, admeasuring approximately 25,700 square meters and bearing CTS Nos.95/4/B/4(part)of Village Dindoshi, Taluka Borivali, District Mumbai Suburban admeasuring approximately 559 square meters and shown in Purple color boundary lines on the plan being **Annexure “1”** hereto (hereinafter referred to as the “**Esquire Property**”). The Owner has also acquired several other adjoining properties (hereinafter referred to as “**Adjoining Properties**”) vide several deeds of conveyances including a Deed of Conveyance dated September 29, 2003 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-2/07182 of 2003 and a Deed of Conveyance dated September 17, 2004 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-2/08534 of 2004 and a Deed of Conveyance dated September 12, 2005 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-11/05125 (of 2005, all executed by and between Novartis India Limited, a company incorporated under the provisions of the Companies Act, 1956, having

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its registered office at Sandoz House, Shivsagar Estate, Dr. Annie Besant Road, Worli, Mumbai-400018 and the Owner);

- B. The Esquire Property and the Adjoining Properties of the Owner has been subject to schemes of amalgamation and sub-division from time to time;
- C. The Municipal Corporation of Greater Mumbai (hereinafter referred to as the "MCGM") sanctioned plans for construction of three towers viz. Tower A, Tower B and Tower C of the building known as Esquire on portions of the Esquire Property and issued Intimation of Disapproval ("IOD") bearing no. CHE/9106/BP(WS)/AP dated March 29, 2007. The said sanctioned plans have been amended / revised and got sanctioned by the Owner from time to time and have been lately amended on January 15, 2014. The Commencement Certificate ("CC") in respect of the said three towers has been issued by the MCGM on April 18, 2011. The said CC has been endorsed and/or re-endorsed from time to time and have lately been re-endorsed on January 29, 2014. One of the Tower being Tower A is being constructed on the Said Property.
3. In these circumstances, and subject to what is stated hereinabove, we are of the view that the Owner is the owner of the Said Property and its title to the Said Property is clear, marketable and free from all encumbrances. We are also of the view that the Owner is entitled to construct Tower A of the said building known as Esquire on the Said Property and sell the premises therein.

**The Schedule Above Referred To**  
*(Being the description of the captioned property)*

A portion of the land containing by admeasurement 1724.09 square meters or thereabouts being part of land bearing C.T.S. No. 590/A/A/1 (part), of Village Pahadi, Goregaon East, Taluka Borivali Mumbai Suburban District and shown in red hatch lines

Dated this 12<sup>th</sup> day of February, 2014.

For IC Legal

Partner



ANNEXURE - 1



D.P. ROAD

*Bhaukar*



**Title Certificate**

*Re: A portion of plot of land admeasuring 1928.32 square meters approximately bearing CTS Nos. 590/A/A/1(part) of Village Pahadi Goregaon East, Taluka Borivli District Mumbai Suburban.*

1. We have perused the title deeds and revenue records pertaining to the title of Oberoi Realty Limited, a company incorporated and registered under the Companies Act 1956 and having its registered office at Commerz, 3<sup>rd</sup> floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400 063 (hereinafter referred to as the “Owner”) to the captioned property admeasuring 1928.32 square meters, and shown in red hatch lines on the plan annexed hereto and marked as **Annexure “1”** and more particularly described in the Schedule hereunder written (hereinafter referred to as the “Said Property”).
2. On perusal of documents, revenue records, and information given on enquiries, we set out hereafter our understanding of the Owner’s title to the captioned property.
  - A. The Owner is the owner inter alia of a piece and parcel of land bearing CTS Nos. 590/A/A/1(part) of Village Pahadi Goregaon East, Taluka Borivali, District Mumbai Suburban, admeasuring approximately 25,700 square meters and bearing CTS Nos.95/4/B/4(part) of Village Dindoshi, Taluka Borivali, District Mumbai Suburban admeasuring approximately 559 square meters and shown in Purple color boundary lines on the plan being **Annexure “1”** hereto (hereinafter referred to as the “Esquire Property”). The Owner has also acquired several other adjoining properties (hereinafter referred to as “Adjoining Properties”) vide several deeds of conveyances including a Deed of Conveyance dated September 29, 2003 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-2/07182 of 2003 and a Deed of Conveyance dated September 17, 2004 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-2/08534 of 2004 and a Deed of Conveyance dated September 12, 2005 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-11/05125 (of 2005, all executed by and between Novartis India Limited, a company incorporated under the provisions of the Companies Act, 1956, having

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its registered office at Sandoz House, Shivsagar Estate, Dr. Annie Besant Road, Worli, Mumbai-400018 and the Owner);

- B. The Esquire Property and the Adjoining Properties of the Owner has been subject to schemes of amalgamation and sub-division from time to time;
- C. The Municipal Corporation of Greater Mumbai (hereinafter referred to as the "MCGM") sanctioned plans for construction of three towers viz. Tower A, Tower B and Tower C of the building known as Esquire on portions of the Esquire Property and issued Intimation of Disapproval ("IOD") bearing no. CHE/9106/BP(WS)/AP dated March 29, 2007. The said sanctioned plans have been amended / revised and got sanctioned by the Owner from time to time and have been lately amended on January 15, 2014. The Commencement Certificate ("CC") in respect of the said three towers has been issued by the MCGM on April 18, 2011. The said CC has been endorsed and/or re-endorsed from time to time and have lately been re-endorsed on January 29, 2014. One of the Tower being Tower B is being constructed on the Said Property.
3. In these circumstances, and subject to what is stated hereinabove, we are of the view that the Owner is the owner of the Said Property and its title to the Said Property is clear, marketable and free from all encumbrances. We are also of the view that the Owner is entitled to construct Tower B of the said building known as Esquire on the Said Property and sell the premises therein.

**The Schedule Above Referred To**  
*(Being the description of the captioned property)*

A portion of the land containing by admeasurement 1928.32 square meters or thereabouts being part of land bearing C.T.S. No. 590/A/A/1 (part), of Village Pahadi, Goregaon East, Taluka Borivali Mumbai Suburban District and shown in red hatch lines.

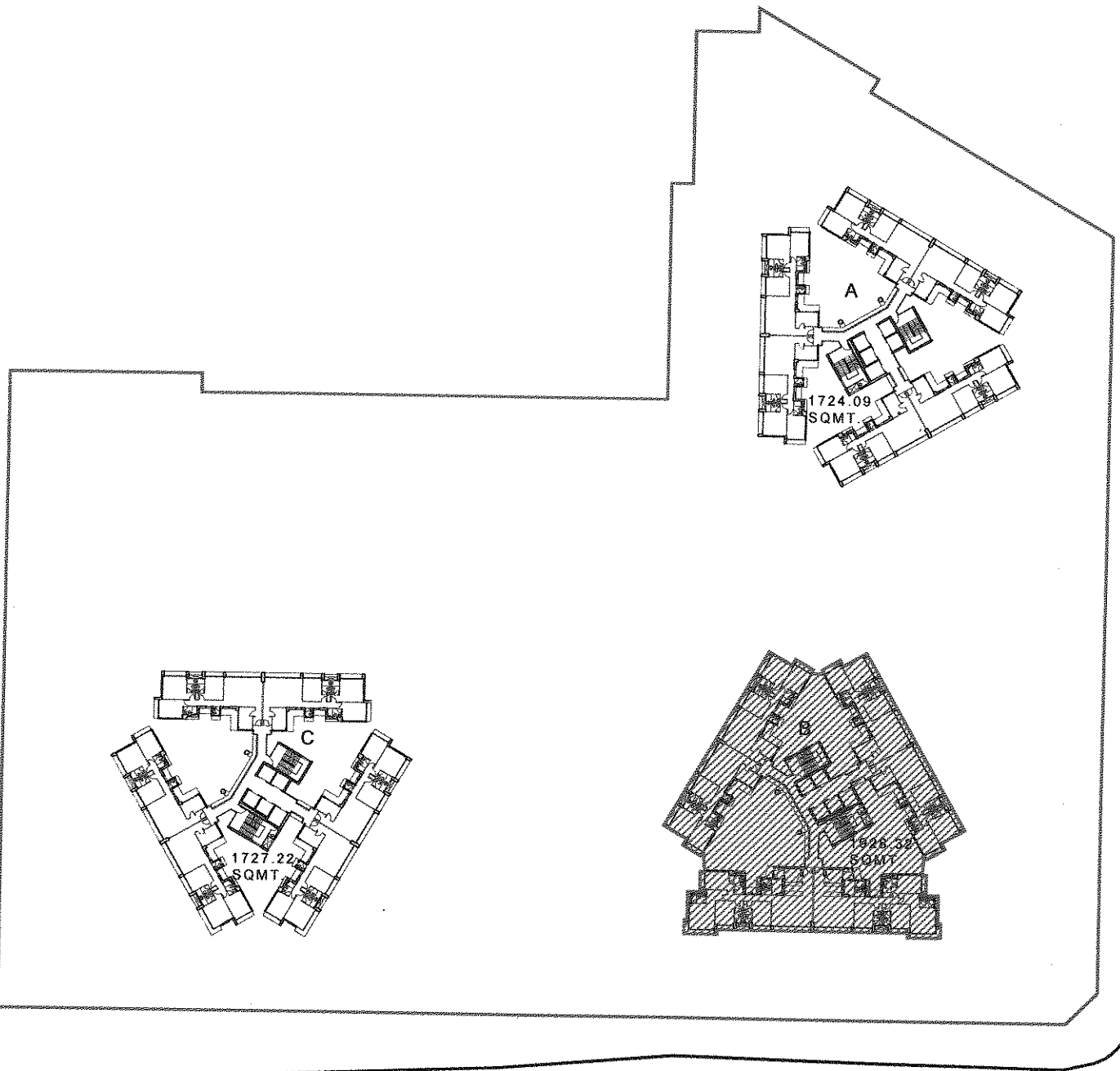
Dated this 12<sup>th</sup> day of February, 2014.

For IC Legal

Partner



ANNEXURE - 1



D.P. ROAD

*As Proposed*



**IC LEGAL**

Advocates & Solicitors

**Title Certificate**

*Re: A portion of plot of land admeasuring 1727.22 square meters approximately bearing CTS Nos. 590/A/A/1(part) of Village Pahadi Goregaon East, Taluka Borivli District Mumbai Suburban.*

1. We have perused the title deeds and revenue records pertaining to the title of Oberoi Realty Limited, a company incorporated and registered under the Companies Act 1956 and having its registered office at Commerz, 3<sup>rd</sup> floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400 063 (hereinafter referred to as the “**Owner**”) to the captioned property admeasuring 1727.22 square meters, and shown in red hatch lines on the plan annexed hereto and marked as **Annexure “1”** and more particularly described in the Schedule hereunder written (hereinafter referred to as the “**Said Property**”).
2. On perusal of documents, revenue records, and information given on enquiries, we set out hereafter our understanding of the Owner’s title to the captioned property.
  - A. The Owner is the owner inter alia of a piece and parcel of land bearing CTS Nos. 590/A/A/1(part) of Village Pahadi Goregaon East, Taluka Borivali, District Mumbai Suburban, admeasuring approximately 25,700 square meters and bearing CTS Nos.95/4/B/4(part) of Village Dindoshi, Taluka Borivali, District Mumbai Suburban admeasuring approximately 559 square meters and shown in Purple color boundary lines on the plan being **Annexure “1”** hereto (hereinafter referred to as the “**Esquire Property**”). The Owner has also acquired several other adjoining properties (hereinafter referred to as “**Adjoining Properties**”) vide several deeds of conveyances including a Deed of Conveyance dated September 29, 2003 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-2/07182 of 2003 and a Deed of Conveyance dated September 17, 2004 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-2/08534 of 2004 and a Deed of Conveyance dated September 12, 2005 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial no. BDR-11/05125 (of 2005, all executed by and between Novartis India Limited, a company incorporated under the provisions of the Companies Act, 1956, having

its registered office at Sandoz House, Shivsagar Estate, Dr. Annie Besant Road, Worli, Mumbai-400018 and the Owner);

- B. The Esquire Property and the Adjoining Properties of the Owner has been subject to schemes of amalgamation and sub-division from time to time;
- C. The Municipal Corporation of Greater Mumbai (hereinafter referred to as the "MCGM") sanctioned plans for construction of three towers viz. Tower A, Tower B and Tower C of the building known as Esquire on portions of the Esquire Property and issued Intimation of Disapproval ("IOD") bearing no. CHE/9106/BP(WS)/AP dated March 29, 2007. The said sanctioned plans have been amended / revised and got sanctioned by the Owner from time to time and have been lately amended on January 15, 2014. The Commencement Certificate ("CC") in respect of the said three towers has been issued by the MCGM on April 18, 2011. The said CC has been endorsed and/or re-endorsed from time to time and have lately been re-endorsed on January 29, 2014. One of the Tower being Tower C is being constructed on the Said Property.
3. In these circumstances, and subject to what is stated hereinabove, we are of the view that the Owner is the owner of the Said Property and its title to the Said Property is clear, marketable and free from all encumbrances. We are also of the view that the Owner is entitled to construct Tower C of the said building known as Esquire on the Said Property and sell the premises therein.

**The Schedule Above Referred To**  
*(Being the description of the captioned property)*

A portion of the land containing by admeasurement 1727.22 square meters or thereabouts being part of land bearing C.T.S. No. 590/A/A/1 (part), of Village Pahadi, Goregaon East, Taluka Borivali Mumbai Suburban District and shown in red hatch lines.

Dated this 12<sup>th</sup> day of February, 2014.

For IC Legal

Partner





ANNEXURE - 1



D.P. ROAD

*Dr. Bhavani*