



IC LEGAL

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Title Certificate

Re: *A portion admeasuring 1497.08 square meters approximately, of plot of land bearing C.T.S. No. 95/4/B/4 of Village Dindoshi Goregaon (E), in P/South Ward, situated in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.*

1. We have perused the title deeds and revenue records pertaining to the title of Oberoi Realty Limited (formerly known as Kingston Properties Private Limited), a company incorporated and registered under the Companies Act, 1956 and deemed to have been registered under the Companies Act, 2013, and having its registered office at Commerz, 3rd 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 approximately 1497.08 square meters and shown in light blue wash 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 on the Owner’s title to the captioned property:
 - A. The Owner is the owner of all those pieces and parcels of land admeasuring in the aggregate approximately 209,076.40 square meters, being Sub-Plot B, lying, being and situate at Village Pahadi, Goregaon (East) Taluka Borivali, District Mumbai Suburban (“**Larger Land**”);
 - B. The Larger Land comprises land bearing C.T.S. Nos..95/4/B/1(pt), 95/4/B/2(pt), 95/4/B/3, 95/4/B/4 of Village Dindoshi, Goregaon (East), Taluka Borivali, District Mumbai Suburban and C.T.S. Nos. 590/A/A/1, 590/A/A/2 of Village Pahadi, Goregaon (East), Taluka Borivali, District Mumbai Suburban. The said Property is situated on a portion of land bearing 95/4/B/4 of Village Dindoshi, Goregaon (E). The Owner purchased and acquired the Larger Land including the said Property by and under (a) Deed of Conveyance dated 29th September, 2003 executed by and between Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) and registered at the office of the Sub-Registrar of Assurances, Borivali under serial no. BDR-

or

2/7182 of 2003; (b) Deed of Conveyance dated 20th February, 2002 executed by and between Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) and registered with the Sub Registrar of Assurances at Borivali under Serial No. BDR-2/935 of 2002; (c) Deed of Conveyance dated 12th September, 2005 executed by and between Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) and registered with the Sub Registrar of Assurances at Borivali under Serial No. BDR-11/5125/I of 2005; (d) Deed of Conveyance dated 17th September, 2004 executed by and between Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) and registered with the Sub Registrar of Assurances at Borivali under Serial No. BDR-2/8534 of 2004; (e) Deed of Conveyance dated 20th February, 2002 executed by and between Ciba Speciality Chemicals (India) Limited, Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) and registered at the office of the Sub-Registrar of Assurances, Borivali under Serial No. BDR-2/937 of 2002 (f) Deed of Conveyance dated 06th September, 2002 executed by and between Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) registered with the Sub Registrar of Assurances at Borivali under Serial No. BDR-2/5423 of 2002 and (g) Deed of Conveyance dated 20th February, 2002 executed by and between Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) registered with the Sub Registrar of Assurances at Borivali under Serial No. BDR-2/936 of 2002;

C. The Larger Land (including the said Property) has been subject to various schemes of amalgamation and sub-division from time to time;

D. Pursuant to the amalgamation and sub-division, the Larger Land comprises of new CTS Nos.95/4B/1(pt), 95/4B/2(pt), 95/4B/3, 95/4B/4 of Village Dindoshi and new CTS Nos.590/A/A/1, 590A/A/2 of Village Pahadi.

3. The Municipal Corporation of Greater Mumbai (hereinafter referred to as the "MCGM") has sanctioned the plans for construction of the residential Building No. 3, consisting of five Towers viz. Tower A, Tower B, Tower C, Tower D and Tower E (the "said Building No.3") on portions of plot bearing 95/4/B/4 and 95/4/B/2(pt) of Village Dindoshi and issued Intimation of Disapproval ("IOD") bearing No. CHE/9107/BP

(WS) /AP dated 29th March, 2007. The plans for construction of the said Building No. 3, have been amended / revised, and the amended / revised plans got sanctioned by the Owner from time to time and has been lately revised and got sanctioned on 12th February, 2021.

4. The Commencement Certificate (“CC”) in respect of the said Building No. 3 has been issued by the MCGM on 03rd November, 2014 bearing No. CHE/9107/BP (WS) / AP and further re-endorsed on 30th May, 2016.
5. One of the Tower being Tower A forming part of Building No.3 is being constructed on the said Property.
6. In the 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. Subject to what is stated hereinabove, we are also of the view that the Owner is entitled to construct Tower A of the said Building No.3 on the said Property.

The Schedule Above Referred To
(Being the description of the said Property)

All the piece and parcel of the land admeasuring 1497.08 square meters approximately on portion of land bearing C.T.S. No. 95/4/B/4 of Village Dindoshi at Goregaon (East), in P/South Ward, Mumbai and shown in red hatch lines on the plan annexed hereto and marked as **Annexure 1** and bounded as follows, that is to say:

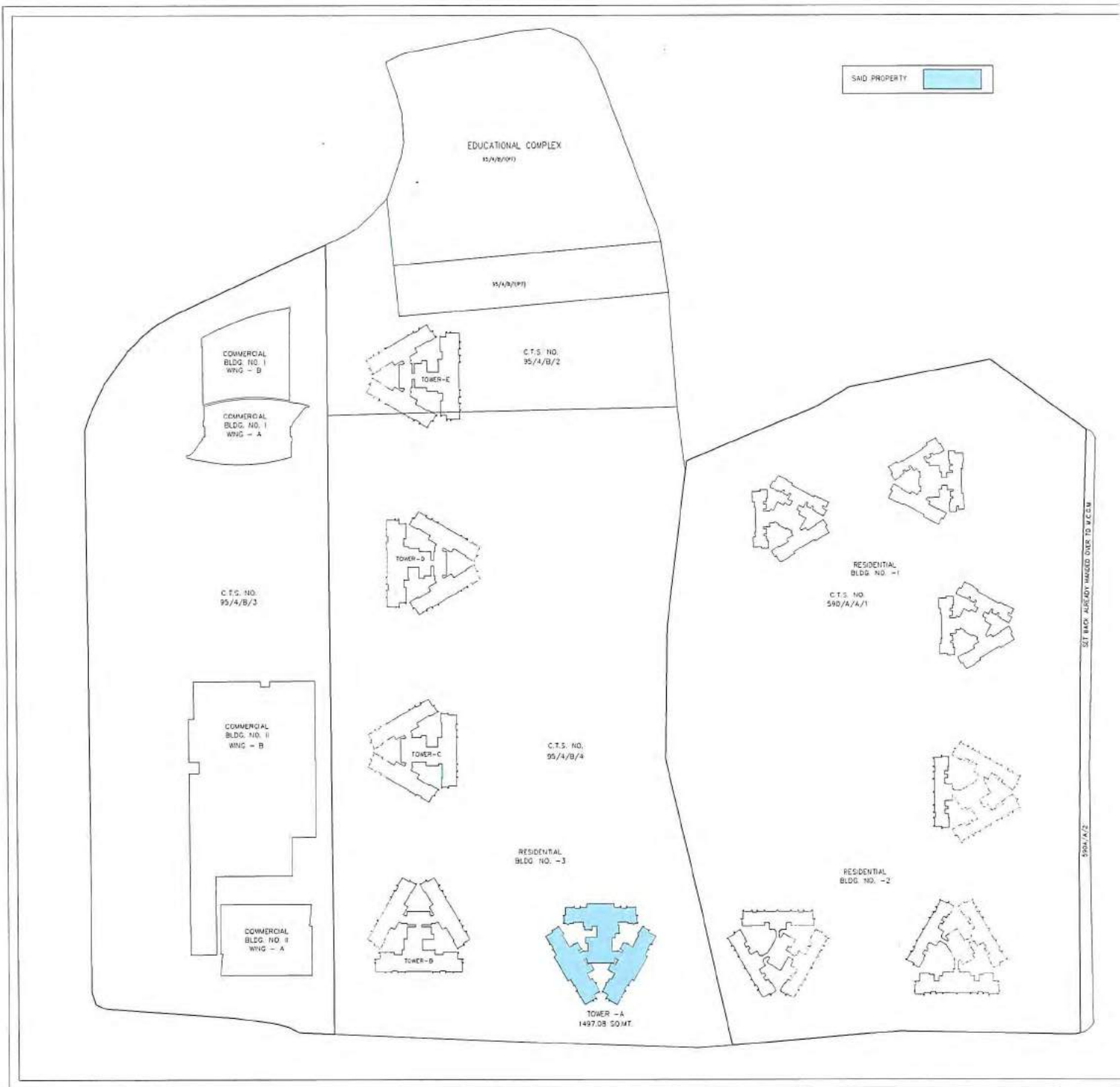
On or towards the North : by C.T.S. No. 95/4/B/4;
On or towards the South : by C.T.S. No. 95/4/B/4;
On or towards the East : by C.T.S. No. 95/4/B/4; and
On or towards the West : by C.T.S. No. 95/4/B/4.

Dated this 12th day of February 2021

For IC Legal



Partner
Advocates & Solicitors



By Shoude Cas