

TITLE CERTIFICATE

We have investigated the right, title, and interest of Godrej Projects Development Limited ("**GPDL**") to the Property (defined below), more particularly described in the **Schedule** herein below.

For the purposes of this title certificate:

- A. We have perused the documents, a list whereof is set out in the **Annexure**, hereto.
- B. We have caused searches to be conducted by Mr. Ashish Javeri, Search Clerk who has conducted searches in the concerned office of the Sub Registrar of Assurances in respect of the title of the predecessors of GPDL to the Property and have relied on his Search Report dated October 22, 2018.

Based on the aforesaid, we have to report as under:

Flow of Title:

- Prior to 1989, Mrs. Krishna Raj Kapoor ("**Krishna**"), Mrs. Ritu Nanda ("**Ritu**"), Mr. Randhir Raj Kapoor ("**Randhir**"), Mr. Rishi Raj Kapoor ("**Rishi**"), Mrs. Rima Jain ("**Rima**"), Mr. Rajiv Raj Kapoor ("**Rajiv**") were seized and possessed of and / or well and sufficiently entitled to all that piece and parcel of land admeasuring 9,655.10 square meters (less set-back area admeasuring 139.81 square meters) bearing Survey No. 78/1 (part) and 79 (part) corresponding CTS Nos. 673, 673/1 to 20 and 783 situate, lying and being at Village Borla, Taluka Kurla, in the registration Sub-district of Bandra (now in Greater Mumbai), Chembur (East), Mumbai 400071 ("**Larger Land**") together with the structures [including a studio ("**Studio**")] standing thereon, in equal shares.
- Upon perusal of the property register card for CTS No. 783, we note that by an Order dated April 12, 1989, Shri Kant Studios Private Limited became the holder of 50% of the area comprised in CTS No. 783.. Accordingly, Krishna, Ritu, Randhir, Rishi, Rima, and Rajiv became entitled to the Larger Land to the extent of 9018.85 square meters (less set-back area admeasuring 139.81 square meters) ("**said Land**").

The said Land together with the structures (including the Studio) standing thereon are hereinafter collectively referred to as the "**Property**", more particularly described in the **Schedule** hereunder written.

- Krishna died on October 1, 2018 leaving behind her Last Will and Testament dated April 7, 2018 registered with the Sub-registrar of Assurances under Serial No. KRL – 5/4749/2018 ("**Will**"). By and under the aforesaid Will, Krishna bequeathed her 1/6th undivided share, right, title and interest in the Property in favour of her 5 (five) children equally i.e. to her 3 (three) sons namely Randhir, Rishi, and Rajiv and to her 2 (two) daughters, namely Ritu and Rima.
- The executors named under the Will i.e. Mr. Manoj Prakash Jain, Mr. Racherla Prasad Rao, and Mr. Rakesh Shrivastava (executors to the Will) filed a petition being Petition No. 2932 of 2018 before the Hon'ble High Court of Judicature at Bombay. The Hon'ble High Court by its Order dated December 19, 2018 granted the Probate in respect of the aforesaid Will.
- By and under a Deed of Transfer dated March 1, 2019, registered with the Sub-registrar of Assurances under Serial No. KRL – 3/2861/210/2019, Mr. Manoj Prakash Jain, Mr. Racherla Prasad Rao, and Mr. Rakesh Shrivastava (as the executors to the Will) transferred the Property in favour

of Ritu, Randhir, Rishi, Rima and Rajiv, to be held by them, each holding 1/5th undivided share, right, title and interest in the same.

- In view of the aforesaid, Ritu, Randhir, Rishi, Rima and Rajiv each became entitled to 1/5th undivided share, right, title and interest in the Property.
- By and under a Deed of Conveyance dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 – 5508 – 2019, Ritu, Randhir, Rishi, Rima and Rajiv sold, transferred, conveyed and assigned their respective undivided 1/5th share in the Property in favour of GPD L for the consideration and on the terms and conditions contained therein.
- Pursuant to the aforesaid Deed of Conveyance, Ritu, Randhir, Rishi, Rima and Rajiv granted a Specific Power of Attorney dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 – 5509 – 2019 in favour of GPD L to undertake the acts, deeds, matters and things more particularly set-out therein.

Our View:

Basis the aforesaid, the title of GPD L to the Property, is clear and marketable and free from all encumbrances.

**The Schedule referred to hereinabove
Description of the Property**

All that piece or parcel of land admeasuring 9,018.85 square metres (less set-back area admeasuring 139.81 square meters) together with structures (including a studio) standing thereon bearing CTS Nos. 673, 673/1 to 20, and 783 (to the extent of 50% undivided share) and corresponding Survey Nos. 78/1 (part) and 79 (part) situate, lying and being at Village Borla Taluka Kurla, in the registration Sub-district of Bandra (now in Greater Mumbai), Chembur (East), Mumbai 400071.

This certificate is issued for the purposes of meeting the compliances required towards submission of development proposal for the land under reference in the Municipal Corporation of Greater Mumbai and/or any other development authority, as per the prevailing policy.

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter hereinabove narrated, as we understand them to be. Our understanding is based upon and limited to the information available. Any variance of facts or of law may cause a corresponding change in our certificate.

Dated this 22nd day of May 2019.


Sajit Suvarna
Partner

Annexure
List of documents perused by us

1. Last Will and Testament dated April 7, 2018 registered with the Sub-registrar of Assurances under Serial No. KRL – 5/4749/2018 in respect of Krishna Raj Kapoor.
2. Probate in respect of the Last Will and Testament of Krishna Raj Kapoor granted by the Hon'ble High Court of Bombay vide its Order dated December 18, 2018.
3. Deed of Transfer dated March 1, 2019, registered with the Sub-registrar of Assurances under Serial No. KRL – 3/2861/210/2019 executed between Mr. Manoj Prakash Jain, Mr. Racherla Prasad Rao, and Mr. Rakesh Shrivastava (as the executors) and Mrs. Ritu Nanda, Mr. Randhir Raj Kapoor, Mr. Rishi Raj Kapoor, Mrs. Rima Jain, and Mr. Rajiv Raj Kapoor.
4. Deed of Conveyance dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 – 5508 – 2019 executed between Mrs. Ritu Nanda, Mr. Randhir Raj Kapoor, Mr. Rishi Raj Kapoor, Mrs. Rima Jain, and Mr. Rajiv Raj Kapoor and Godrej Projects Development Limited.
5. Specific Power of Attorney dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 – 5509 – 2019 executed by Mrs. Ritu Nanda, Mr. Randhir Raj Kapoor, Mr. Rishi Raj Kapoor, Mrs. Rima Jain, and Mr. Rajiv Raj Kapoor in favour of Godrej Projects Development Limited.
6. Property register card.