

Ref.No.DV/PDF/171/20-21

GEECEE VENTURES LIMITED

209 – 210, Arcadia Building,
2nd Floor, 195, Nariman Point,
Mumbai – 400 021.

Kind Attention: Mr. Gaurav Shyamsukha

OPINION ON TITLE

Re: All that piece and parcel of land or ground admeasuring 959 square meters or thereabouts bearing Plot No. 226 of Suburban Scheme No. III and bearing C.T.S. No. 1065 and 1065/1 situate, lying and being at Village Chembur, Mumbai Suburban District, Mumbai along with the structures standing thereon (“**said Property**”) and more particularly recorded in the **First Schedule** hereunder written.


*We have prepared this Opinion on Title in respect of the said Property, on the basis of and relying upon (i) the Search Reports dated 30th October, 2019 and 12th August, 2020 issued by E. S. Gaonkar, Search Clerk, in respect of the searches conducted in the office of the Sub-Registrar of Assurances with respect to the said Property; (ii) Online Search Report dated 19th August, 2020 and issued by Jinal Dawda, Company Secretary, in respect of the searches conducted on the online portal of the Ministry of Corporate Affairs with respect to the charges created by Geecee Ventures Limited (“**GVL**”) (iii) Two Search Reports, both dated 25th August, 2020 issued by Jinal Dawda, Company Secretary in respect of the searches carried out on Central Registry of Securitization Asset Reconstruction and Security Interest of India (“**CERSAI**”); (iv) Legal Audit Report dated 17th August, 2020 issued by Cubictree Technology Solutions Private Limited in respect of GVL (v) photocopies of documents of title, papers and revenue records furnished to us from time to time; and (vi) Declaration on Title dated 5th March, 2020 executed by Bhanumathi Sunder Rajan in respect of the said Property (“**First Declaration**”) and Declaration on Title dated 25th August, 2020 executed by GVL through its Authorized Representative/ Director, Mr. Gaurav Shyamsukha (“**said Declaration**”). On perusal of the documents and information provided to us, we note as under:*

A. Flow of Title

1. By and under an Agreement in the form of a ‘Form HH’ dated 20th December, 1944 executed by one Vimalabai B. Garware in favour of The Mamlatdar, South Salsette Taluka, Bombay Suburban District (“**Form HH**”), Vimalabai B. Garware agreed to comply with all the conditions stated therein and requested that her name be entered in the land records as an Occupant of the land bearing Plot No. 226 of Suburban Scheme III of Village Chembur admeasuring 1137 square yards equivalent to approximately 950.68 square meters or thereabouts, situate lying and being at Chembur, Mumbai (“**said Land**”). By and



under the First Declaration, we have been informed that all the terms and conditions contained therein have been fully complied with.

2. By and under an Order dated 20th December, 1944 in the form of a 'Form KK' executed by the Mamlatdar, District Deputy Collector, Bombay Suburban District ("Form KK"), permission was given to Vimalabai B. Garware to occupy the building site bearing Plot No. 226 in Suburban Scheme No. III in Village Chembur in South Salsette Taluka in accordance with the conditions stated in the Form HH.
3. On perusal of the Indenture dated 6th April, 1951 (*more particularly recorded hereunder*), it appears that a building by the name of 'Radhika' was constructed on the said Land ("**said Building**"). For the purposes of this Opinion on Title, the said Land and the said Building are hereinafter referred to as the "**said Property**" and is more particularly recorded in the **First Schedule** hereunder written.
4. By and under an Indenture dated 6th April, 1951 executed by and between Vimalabai Bhalchandra Garware, therein referred to as the Vendor of the First Part, Bhalchandra Digamber Garware, therein referred to as the Confirming Party of the Second Part and Viravanallur Srinivasaraghavan Veeraraghavan, therein referred to as the Purchaser of the Third Part and registered with the office of the Sub-Registrar of Assurances under Serial No. BOM/1845/1957, the Vendor therein along with the consent of the Confirming Party therein, granted, sold, conveyed and assured unto the Purchaser therein, the said Property, at or for the consideration and in the manner contained therein.
5. By and under an Agreement dated 29th June, 1959 executed by and between V.S.V. Raghavan, through his constituted attorney, N. S. Neelakanthan, therein referred to as the Vendor of the One Part and M. Sunder Rajan, therein referred to as the Purchaser of the Other Part, the Vendor therein agreed to sell and the Purchaser therein agreed to purchase, the said Property, at or for the consideration and on the terms and conditions contained therein.
6. By and under an Indenture dated 4th December, 1959 executed by and between Viravanallur Sreenivasaraghavan Veeraraghavan, therein referred to as the Vendor of the First Part and Mahalingam Sunder Rajan, therein referred to as the Purchaser of the Second Part and registered with the office of the Sub-Registrar of Assurances under Serial No. BOM/9301/1959, the Vendor therein granted, sold, conveyed and assured unto the Purchaser therein, the said Property, at or for the consideration and in the manner contained therein. On perusal of the aforesaid Indenture, we note that the Purchaser therein was appointed as the administrator to the estate and property of his deceased father, A. S. Mahalingam, under the Letters of Administration granted on or about 15th November, 1955 and also being the Karta of the Hindu Undivided Family of his deceased father. Further,  we note that the Purchaser therein intended to purchase the said Property for and on behalf



and for and to the benefit of the undivided family of his deceased father, A.S. Mahalingam. However, we have not been provided with (i) the copies of the orders and Letters of Administration granted by the High Court of Judicature at Bombay on 15th November, 1955 to the estate and property and credits of A. S. Mahalingam and (ii) the family tree of the family of A. S. Mahalingam along with the details of all the members of the hindu undivided family (HUF) of A. S. Mahalingam.

7. We have been provided with an extract of the Kami Jasta Patrak (KJP) in respect of Plot No. 226. On perusal thereof, we observe that Plot No. 226 was renumbered as C.T.S. No. 1065 admeasuring 885.5 square meters and C.T.S. No. 1065/1 admeasuring 73.5 square meters.
8. By and under an Agreement dated 18th February, 1971 executed between (i) Mahalingam Sunder Rajan, (ii) Mahalingam Anantha Krishnan, (iii) Mahalingam Balaram, (iv) Mahalingam Ramakrishnan, (v) Valambal Mahalingam, (vi) Saroja Subbaraman, (vii) Rajeshvari Radhakrishnan and (viii) Mahalingam Prema, the parties therein mutually agreed that the parties therein should give the said Property and relinquish their respective claim in the said Property and release their respective right, title and interest, if there is any, in respect of the said Property, in favour of Mahalingam Sunder Rajan, on the terms and conditions and in the manner contained therein.
9. By and under a Release Deed dated 1st April, 1971 executed between (i) Mahalingam Sunder Rajan, (ii) Mahalingam Anantha Krishnan, (iii) Mahalingam Balaraman, (iv) Mahalingam Ramakrishnan, (v) Valambal Mahalingam, (vi) Saroja Subba Raman, (vii) Rajeshvari Radhakrishnan and (viii) Mahalingam Prema, therein referred to as the Releasors of the First Part and Mahalingam Sunder Rajan, therein referred to as the Releasee of the Other Part and registered with the office of the Sub Registrar of Assurances under Serial No. BOM/R/2899/1971, the Releasors therein relinquished and released all their right title and interest in the said Property on the terms and conditions contained therein. On perusal of the Release Deed, we note that:
 - (a) in pursuance of a mutual understanding, it was decided that an amount of Rs. 23,300/- (Rupees Twenty Three Thousand and Three Hundred only) was to be paid by Mahalingam Sunder Rajan as consideration to (i) Mahalingam Anantha Krishnan, (ii) Mahalingam Balaraman, (iii) Mahalingam Ramakrishnan and (iv) Valambal Mahalingam as and when the financial condition of Mahalingam Sunder Rajan would improve in future and it was further decided that no amounts were to be paid to (i) Saroja Subba Raman, (ii) Rajeshvari Radhakrishnan and (iii) Mahalingam Prema.
 - (b) the said Release Deed dated 1st April, 1971 appears to have been impounded on 11th August, 1971. In pursuance thereof, we have been furnished with a receipt dated 12th November, 1971 evidencing the payment of Rs. 1391/- (Rupees One




Thousand Three Hundred and Ninety One only). By and under the First Declaration, we have been informed that the aforesaid payment was paid as stamp duty on the Release Deed dated 1st April, 1971. Further, we observe that the last page of the aforesaid Release Deed 1st April, 1971 bears the remark '*received duly adjudicated from the Collector on 19th November, 1971*', which has been executed by the Sub Registrar and hence it appears that the stamp duty on the said Release Deed dated 1st April, 1971 was duly paid.

By and under the First Declaration, we have been informed that at the time of execution of the aforesaid Release Deed dated 1st April, 1971, all the members of the HUF of A. S. Mahalingam as on the date of execution thereof have executed the said Release Deed and there were no other members of the said HUF over and above Mahalingam Sunder Rajan and 7 others at the time of execution of the said Release Deed.

10. We have been provided with a copy of the Receipt dated 3rd July, 1971 and registered with the Office of the Sub Registrar of Assurances under Serial No. BOM/R/2900/1971 executed by Mahalingam Anantha Krishnan, evidencing the receipt of Rs. 23,300/- (Rupees Twenty Three Thousand and Three Hundred only) paid by Mahalingam Sunder Rajan in pursuance of the Release Deed dated 1st April, 1971 (*more particularly recorded hereinabove*).
11. We have been provided with a copy of the Receipt dated 3rd July, 1971 and registered with the Office of the Sub Registrar of Assurances under Serial No. BOM/R/2901/1971 executed by Mahalingam Balaram, evidencing the receipt of Rs. 23,300/- (Rupees Twenty-Three Thousand and Three Hundred only) paid by Mahalingam Sunder Rajan in pursuance of the Release Deed dated 1st April, 1971 (*more particularly recorded hereinabove*). For the purposes of this Opinion on Title, we have presumed that Mahalingam Balaram and Mahalingam Balaraman are one and the same person.
12. We have not been provided with the copies of any receipt evidencing the payment of Rs. 23,300/- (Rupees Twenty-Three Thousand and Three Hundred only) paid by Mahalingam Sunder Rajan to (i) Mahalingam Ramakrishnan and (ii) Valambal Mahalingam, in pursuance of the Release Deed dated 1st April, 1971.
13. On perusal of Schedule "H" (Form of Sanad for Building Sites) dated 6th December, 1976 issued by the City Survey Officer, Mumbai Suburban District, Government of Maharashtra (2 nos.), we note that a survey of the lands was conducted and accordingly, the Schedule "H" was issued in favour of M. Sunder Rajan in respect of (i) land bearing Tika No. 59, bearing C.T.S. No. 1065/1 and admeasuring 73.5 square meters, along with the boundaries of the said land parcel and (ii) land bearing Tika No. 59, bearing C.T.S. No. 1065 and admeasuring 885.5 square meters, along with the boundaries of the said land parcel.



14. On perusal of the documents referred to hereinabove in point 7 and 13 hereinabove, we note that the said Property was assigned with C.T.S. No. 1065 and C.T.S. No. 1065/1 and the area of the said Property was revised from 950.68 square meters or thereabouts to 959 square meters or thereabouts.
15. On perusal of Deed of Release dated 8th September, 2008 (*more particularly recorded hereunder*), it appears that Mahalingam Sunder Rajan died intestate on or about 8th July, 1991, leaving behind Bhanumathi Sunder Rajan (wife) and Ashok Sunder Rajan (son) as his only legal heirs and next of kin. We have seen the death certificate of Mahalingam Sunder Rajan issued by the Municipal Corporation of Greater Mumbai. It further appears that the name of the said Building was changed from 'Radhika' to 'Ling Mahal'.
16. By and under the First Declaration, we have been informed that:
 - (a) Letters of Administration were not obtained to the estate and property of Mahalingam Sunder Rajan, however, there is no dispute to the title of the said Property and the same does not affect the title of the said Property in any manner whatsoever; and
 - (b) Mahalingam Sunder Rajan had one more son by the name of Arun Sunder Rajan, who had predeceased him and had died on 18th February, 1987 as a bachelor without any issues. We have seen the death certificate of Arun Sunder Rajan issued by the Municipal Corporation of Greater Mumbai.
17. By and under a Power of Attorney dated 30th July, 2008, Ashok Sunder Rajan nominated, constituted and appointed Rajendra D. Joshi as his constituted attorney, to sign and execute the deed of release releasing the rights of Ashok Sunder Rajan in the said Property and to do all acts, deeds, matters and things more particularly described therein.
18. By and under a Deed of Release dated 8th September, 2008 executed by and between Ashok Sunder Rajan, therein referred to as the Releasor of the One Part and Bhanumathi Sunder Rajan, therein referred to as the Releasee of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No. BDR3/7338/2008, the Releasor therein released his claim in favour of the Releasee therein, to his one – half undivided share, right, title and interest in the said Property.
19. By and under a Notification dated 3rd August, 2019 bearing Reference No. Land – 2619/ Pra. Kra. 19/ J-3 issued by the Revenue and Forest Department, Government of Maharashtra, the policy for the conversion of the tenure of the lands from 'B-I' to 'C' was issued, on the terms and conditions more particularly contained therein.
20. Pursuant to the application made under the aforesaid Notification dated 3rd August, 2019,  by and under an Order dated 20th January, 2020 bearing Reference No. C/ Case-2B/ HH/



Kavi – 727/ 19 issued by the office of the Collector, Mumbai Suburban, the tenure of the said Property was converted from ‘B-I’ to ‘C’, i.e., Occupancy Class I, on the terms and conditions more particularly contained therein. We observe that an amount of Rs. 81,32,310/- (Rupees Eighty One Lakhs Thirty Two Thousand Three Hundred and Ten only) was to be paid in terms thereof. In relation thereto, we have been furnished with a copy of the Challan dated 30th January, 2020 bearing GRN MH011470804201920M evidencing the payment of Rs. 81,32,310/- (Rupees Eighty One Lakhs Thirty Two Thousand Three Hundred and Ten only) through cheque/ DD bearing No. 081233 drawn on HDFC Bank, Sion branch.

21. By and under a Conveyance Deed dated 6th March, 2020 and registered with the office of the Sub Registrar of Assurances under Serial No. KRL5-2838-2020, made between Bhanumathi Sunder Rajan, therein referred to as the Vendor of the One Part and Geecee Ventures Limited, therein referred to as the Purchaser of the Other Part, the Vendor therein granted, sold, assigned, assured, conveyed and transferred unto the Purchaser therein, the said Property, at or for the consideration and in the manner contained therein.
22. By and under a Power of Attorney dated 6th March, 2020 and registered with the office of the Sub Registrar of Assurances under Serial No. KRL5-2840-2020, Bhanumathi Sunder Rajan irrevocably nominated constituted and appointed GVL, through all its directors including Mr. Gaurav Shyamsukha, to execute and perform all the acts, deeds, matters and things in respect of the said Property and more particularly contained therein.

B. Revenue Records

23. On perusal of the Property Register Cards (PRC) dated 20th July, 2020 in respect of the said Property, we note as under:

Sr. No.	C.T.S. No.	Area (in square meters)	Holder's Column	Tenure
1.	1065/1	73.5	GVL	C
2.	1065	885.5		
	Total	959		

24. We have been provided with a copy of a Notice dated 3rd March, 1966 issued by Enquiry Officer, City Survey Department under Section 37(2) of the Bombay Land Revenue Code, 1879 to Sunderajan for conducting an enquiry. We are unable to ascertain what the conclusion of the said enquiry was as we have not been provided with any documents in relation thereto. However, it appears that pursuant to the aforesaid enquiry, the property register cards of the said Property were drawn up.




25. We have been provided with a copy of a notice dated 6th December, 1985 issued by the Revenue Department, Government of Maharashtra, for conducting an enquiry with respect to *inter alia* the payment of land revenue. By and under the First Declaration, we have been informed that pursuant thereto, all taxes and land revenue has been paid and there are no enquiries and/or dues pending as on date
26. We have been provided with a copy of the Order dated 20th January, 2020 bearing Reference No. C/ Case-2B/ HH/ Kavi – 727/ 19 (*more particularly recorded hereinabove*). However, on perusal of the PRC provided to us, it appears that the tenure of the said Property has been changed pursuant to Order dated 20th January, 2020 bearing Reference No. C/ Case-2B/ HH/ Kavi – 727/ 2019/ 866. We have not been furnished with the copy of the said order and hence we are unable to comment on the same.

C. Searches in the Office of the Sub Registrar of Assurances

27. We have caused searches in the Office of the Sub Registrar of Assurances in respect of the said Property and accordingly, we have been provided with (i) Search Report dated 30th October, 2019 for the period from 1944 to 2019 (76 years) (both years inclusive) and (ii) Search Report dated 12th August, 2020 for the period from 2019 to 2020 (2 years) (both years inclusive), both issued by E. S. Gaonkar, Search Clerk, in respect of the said Property. The said Search Reports are annexed hereto and marked as **Annexure 'A' Colly**.
28. On perusal of the said Search Reports, we note that save and except the documents recorded hereinabove, the following documents are recorded therein:
 - (a) Affidavit dated 14th November, 2019 bearing Registration No. KRL-1-14356-2019 executed by Bhanumati Sundar Rajan & Ashok Sundar Rajan;
 - (b) Affidavit dated 14th November, 2019 bearing Registration No. KRL-1-14357-2019 executed by Bhanumati Sundar Rajan & Ashok Sundar Rajan; and
 - (c) Affidavit dated 5th March, 2020 bearing Registration No. KRL-4-3402-2020 executed by Bhanumati Sundar Rajan & Ashok Sundar Rajan.
29. On perusal of the aforementioned documents, we note that the same do not pertain to the title of the said Property.

D. CERSAI Search

30. We have caused searches to be carried out on the portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of the said Property and GVL and have been provided with two Search Reports, both dated  25th August, 2020 issued by Jinal Dawda, Company Secretary. The said CERSAI Search



Reports are annexed hereto and marked as **Annexure 'B' colly**. On perusal thereof, we note that there are no charges recorded therein.

E. Litigation Searches

31. We have caused online searches to be carried in respect of any pending litigation in relation to GVL and accordingly, we have been furnished with a copy of the Legal Audit Report dated 17th August, 2020 issued by Cubictree Technology Solutions Private Limited in respect of the same. The said Legal Audit Report is annexed hereto and marked as **Annexure 'C'**. On perusal thereof, we note that a Writ Petition No. 877 of 2016 filed by GVL against Dy. CIT, Mumbai and Ors. is pending in the Hon'ble Bombay High Court. However, by and under the said Declaration, we have been informed that the same does not pertain to the said Property or in any way, affect the said Property.

F. ROC Search

32. We have caused online searches to be carried out on the website of the Ministry of Corporate Affairs in respect of the charges created by GVL. Accordingly, we have been furnished with an online Search Report dated 19th August, 2020 issued by Jinal Dawda, Company Secretary in respect the same. The said Search Report is annexed hereto and marked as **Annexure 'D'**. On perusal thereof, we note that there are no pending charges recorded therein.

G. Development Plan and Remarks

33. On perusal of the DP Plan and Remarks as per DP 1991 dated 1st November, 2019 bearing Reference No. CHE. : SRDP201911111248742 in respect of C.T.S. No. 1065, we note that C.T.S. No. 1065 falls within the Residential zone. Further, it appears that the said Property is affected by road widening. On perusal of the Comprehensive Undertaking dated 14th November, 2019 bearing Registration No. KRL-1-14357-2019 executed by Bhanumati Sundar Rajan & Ashok Sundar Rajan, it appears that there is a set back of 77.80 square meters on land bearing CTS No. 1065. We recommend that technical diligence be conducted to ascertain the same.
34. On perusal of the DP Plan and Remarks as per DP 2034 dated 26th July, 2019 bearing Reference No. Ch. E./ DP34201907111234566 in respect of C.T.S. No. 1065, we note that C.T.S. No. 1065 falls within the Residential zone.
35. We have not been provided with the DP Plan and Remarks in respect of C.T.S. No. 1065/1. By and under the said Declaration, we have been informed that the same are not available and hence cannot be furnished.



H. Miscellaneous

36. We had issued public notice on 17th October, 2019 investigating the title of Bhanumathi Sunder Rajan (the predecessor in title of GVL) to the said Property in the Times of India (English) and the Maharashtra Times (Marathi) and pursuant thereto, we have not received any claims till date. Thereafter, we have not issued a public notice investigating the title of GVL to the said Property.
37. We have inspected the originals of the documents of title in respect of the said Property and as listed in the **Second Schedule** hereunder written. By and under the said Declaration, we have been informed that the same are in the custody of GVL and have not been deposited with any lender and/or any third party.
38. We have been furnished with the Property Tax Bill dated 19th May, 2019 bearing nos. 201910BIL09533331 and 201910BIL09533332 along with receipt dated 26th June, 2019 bearing No. 2019ACR02419450 evidencing the payment in respect thereof. Further, we have been furnished with a No Dues Certificate dated 5th February, 2020 bearing Reference No. AA&C/MW/NOC/122/2019-20 issued by the Office of the Assistant Assessor & Collector (MW), the Municipal Corporation of Greater Mumbai stating that the property taxes of the said Property are paid upto 31st March, 2020, subject to finalization of capital value.
39. We have been furnished with a Letter dated 9th March, 2020 issued by the Talathi, Village Chembur, Tehsil Kurla (Mulund) stating that the payment of Rs. 50,000/- (Rupees Fifty Thousand only) has been received towards the NA tax in respect of the said Property for the period 2019-2020. It is further stated therein that there is no outstanding amount in respect of the same. However, we note that the area of the said Property is recorded as 950 square meters. We are unable to ascertain the reason for the same. We recommend that the same be updated to the present area of the said Property, i.e., 959 square meters.
40. By and under the said Declaration we have been *inter alia* informed that:-
- (a) All outgoings and taxes including charges, premiums, rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards any municipal authority, the government and/or any other entity including but not limited to water, electricity, municipal charges, property taxes and other outgoings etc. including land under construction (LUC) taxes in respect of the said Property have been paid in full as on the date hereof and there are no arrears in respect thereof;
 - (b) GVL is in exclusive possession of the said Property, both actual and juridical;
 - (c) There are no mortgages/ charges/ encumbrances/ liens of any nature on the said Property or any part thereof;



- (d) There are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or, threatened against or with respect to the said Property or any part thereof;
- (e) There are no adverse/ prohibitory orders passed under any suits/ proceedings restraining mortgage and/or any transfer of the said Property or any part thereof or in any manner whatsoever;
- (f) There is sufficient road access to the said Property, which is abutting 11th Road, Chembur;
- (g) There are no encroachments and/or any encroachers affecting the said Property or any part thereof;
- (h) There are no orders and/or proceedings in respect of the said Property or any part thereof in relation to the Urban Lands (Ceilings and Regulation) Act, 1976;

41. For the purposes of this Opinion on Title, we have made certain assumptions which are set out in the **Third Schedule** hereunder written.

Conclusion

On the basis of and subject to what has been stated hereinabove, we are of the opinion that Geecee Ventures Limited is well and sufficiently entitled to the said Property and its title to the said Property is clear and marketable.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(description of the said Property)

All that piece and parcel of land or ground admeasuring 959 square meters or thereabouts bearing Plot No. 226 of Suburban Scheme No. III and bearing C.T.S. No. 1065 and 1065/1 situate, lying and being at Village Chembur, Mumbai Suburban District, Mumbai, within the limits of The Municipal Corporation of Greater Mumbai and within the Registration District and Sub District of Mumbai along with the building standing thereon, known as 'Ling Mahal' (formerly known as 'Radhika'), and bounded as under:

On or towards the North	11 th Road, Chembur;
On or towards the South	C.T.S. No. 1066 (pt.) and 1067 (pt.);
On or towards the East	C.T.S. No. 1064;
On or towards the West	C.T.S. No. 1069.



THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Original documents inspected)

1. The said Form HH.
2. The said Form KK.
3. Indenture dated 6th April, 1951 and bearing Registration No. BOM/1845/1957 executed by and between Vimalabai Bhalchandra Garware, therein referred to as the Vendor of the First Part, Bhalchandra Digamber Garware, therein referred to as the Confirming Party of the Second Part and Viravanallur Srinivasaraghavan Veeraraghavan, therein referred to as the Purchaser of the Third Part.
4. Agreement dated 29th June, 1959 executed by and between V.S.V. Raghavan, through his constituted attorney, N. S. Neelakanthan, therein referred to as the Vendor of the One Part and M. Sunder Rajan, therein referred to as the Purchaser of the Other Part.
5. Indenture dated 4th December, 1959 and bearing Registration No. BOM/9301/1959 executed by and between Viravanallur Sreenivasaraghavan Veeraraghavan, therein referred to as the Vendor of the First Part and Mahalingam Sunder Rajan, therein referred to as the Purchaser of the Second Part.
6. Notice dated 3rd March, 1966 issued by Enquiry Officer, City Survey Department.
7. Agreement dated 18th February, 1971 executed between (i) Mahalingam Sunder Rajan, (ii) Mahalingam Anantha Krishnan, (iii) Mahalingam Balaram, (iv) Mahalingam Ramakrishnan, (v) Valambal Mahalingam, (vi) Saroja Subbaraman, (vii) Rajeshvari Radhakrishnan and (viii) Mahalingam Prema.
8. Schedule "H" (Form of Sanad for Building Sites) dated 6th December, 1976 issued by the City Survey Officer, Mumbai Suburban District, Government of Maharashtra (2 nos.).
9. Deed of Release dated 8th September, 2008 and bearing Registration No. BDR3/7338/2008 executed by and between Ashok Sunder Rajan, therein referred to as the Releaser of the One Part and Bhanumathi Sunder Rajan, therein referred to as the Releasee of the Other Part.
10. Notice dated 6th December, 1985 issued by the Revenue Department, Government of Maharashtra.
11. Conveyance Deed dated 6th March, 2020 and bearing Registration No. KRL5-2838-2020, made between Bhanumathi Sunder Rajan, therein referred to as the Vendor of the One Part and Geecee Ventures Limited, therein referred to as the Purchaser of the Other Part.



12. Power of Attorney dated 6th March, 2020 and bearing Registration No. KRL5-2840-2020 executed by Bhanumathi Sunder Rajan in favour of GVL.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Assumptions)

1. *This Opinion on Title is for the limited purpose of expressing our opinion on the matters mentioned herein and is issued under the instructions of GVL and meant only for the perusal and use of GVL to whom it is issued and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.*
2. *This Opinion on Title is based on the information given to us pursuant to the documents and statements submitted, furnished and produced before us from time to time during the course of our due diligence.*
3. *While conducting our due diligence exercise, we have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to us and the conformity with the originals of all documents supplied as copies. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed.*
4. *This Opinion on Title is confined and limited to the state of affairs as on the date hereof. We are not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.*
5. *We are unable to verify whether the parties to any agreements reviewed had the authority to enter into such agreements or whether the agents acting for such parties had the power of attorney to so act where the documents have been executed as attorneys.*
6. *This Opinion on Title is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond the matters expressly stated herein. This Opinion on Title is based only on the documents made available for our examination and information provided to us as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts herein contained only as on the date hereof.*
7. *We express no opinion as to the consequence or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advise after the date of this Opinion on Title of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect our observations contained herein.*



8. *As regards any statements and / or information specified in this Opinion on Title as being made, we have relied on the representations, declaration and confirmation made by Bhanumathi Sunder Rajan and GVL and we have not independently verified the same.*
9. *For the purpose of this Opinion on Title, if any registered conveyance has been executed, we have perused the receipt clauses specified therein, and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.*
10. *For the purpose of this Opinion on Title, we have not independently verified the powers of attorney or the authority under which the individuals have signed the deeds of conveyance/ document of title as Constituted Attorney.*
11. *We presume that there are no contingent liabilities of GVL that may adversely affect the title of the said Property or any part thereof.*
12. *We have relied solely on the registered documents of title furnished to us in cases where there is any inconsistency between the search reports and other unregistered documents furnished to us from time to time during the course of our due diligence exercise.*
13. *We assume that technical diligence in respect of the said Property as regards the requisite development and building permissions, development impediments, physical surveys, reservations, NA Assessment and property taxes, compliance of the conditions mentioned in all orders and /or letters issued in respect of the said Property under the applicable acts including but not limited to environmental clearances, etc. has been duly completed.*
14. *This Opinion on Title is for the limited purpose of expressing our opinion on the matters mentioned herein and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.*
15. *We expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this Opinion on Title.*

Dated this 31st day of August, 2020.

Yours faithfully,

**Dhaval Vussonji & Associates
Advocates and Solicitors**

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक ५२८०१२

दिनांक २३/१०/१२ तम ३०

दस्तावेजाचा प्रकार-

शाध-वेम्बूर

सादर करणाराचे नाव-

एकनाथ स. गावकार

खालीलप्रमाणे फी मिळाली

नोंदणी फी
नक्कल फी (फोलिओ
पुष्ठांकनाची नक्कल फी
टपालखर्च
नकला किंवा जापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ)
इतर फी (मागील पानावरील) बाब क्र.

सि.टी.एस-१०६५
१२४४ ते २०१२
(७६४५)

रु.	पै.
१२००	
१२००-	

एकूण ..

दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा. लिपिक

हवाली सहस्रजिल्हा निबंधक वर्ग - २, (अभिलेख)

मुंबई उपनगर बिल्डिंगकर्ता

0061062

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनामा अनुप्रमाणाने.

५. गृहभेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटांचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्युन आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.

१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भत्ता.

दुय्यम निबंधक

दस्तावेज परत केला.

EKNATH S. GAOKAR (SEARCH CLERK)18/B/2, Raja Bahadur Mansion, 2nd Floor, 2 HomiModi Cross Street, Off. Fort Chamber, Roshni Xerox, Mumbai-400023Mob. Nos. 9820083087
9969259726Email – gaokar786.1830@rediffmail.com
Pan No. AIPPG8914Q

Date : 30-10-2019.

To,

Dhaval Vussonji & Associates.
Advocates & Solicitors,
113/114, 11th Floor,
Free Press House,
Free Press Journal Marg,
Nariman Point, Mumbai: 400 021.ATTEN : Pranav Phadke.

Re: Investigation of title of property being and admeasuring 959 Sq. Meters or thereabouts bearing Plot No. 226 of Suburban Scheme No. III and bearing (i) C.T.S. No. 1065 and (ii) 1065/1 situated at Village Chembur, Mumbai Suburban District, Mumbai along with the building standing thereon, known as 'Ling Mahal' (formerly known as 'Radhika')

Sir,

Under your instructions, I have caused search to be taken in respect of abovementioned property in the offices of the Sub-Registrar of assurances at Old Custom House, Fort, Mumbai from the year 1944 To, 2019 (Last 76 Years).

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

**AT MUMBAI SUB-REGISTRAR OFFICE FROM 1944 TO, 2019
(LAST 76 YEARS) MANUAL REGISTER**

1944 – Partly Torn
1945 – Nil
1946 – Partly Torn
1947 – Torn
1948 – Torn
1949 – Nil
1950 – Nil

1951

BOM
1845
1951

Conveyance Deed
Rs. 11,370/-

06-04-1951
08-06-1951

Mrs. Vimalabai Bhalchandra Garware.
"The Vendor" of the First Part.

Mr. Bhalchandra Digamber Garware.
"The Confirming Party" of the Second Part.

To,

To,

Viravanallur Srinivasaraghavan Veeraraghavan.
"The Purchaser" of the Third Part.

By an Agreement in Form H.H. dated the 20th day of December 1944 signed by the Vendor and made with the Mamlatdar, South Salsette Taluka, Bombay Suburban District the Vendor agreed on behalf of herself her heirs executors administrators and assigns to occupy the piece or parcel of land or ground situate at Chembur bearing plot No. 226 of Suburban Scheme No. III Chembur on the conditions therein more particularly set out AND WHEREAS by a Sanad issued in Form K.K. dated 20th day of December 1944 by the District Deputy Collector, Bombay Suburban District permission was given to the Vendor to occupy the said piece or parcel of land or ground being Plot No. 226 of Suburban Scheme No. III Chembur WHEREAS the Vendor being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land or ground and premises and intended to be hereby granted and conveyed or expressed so to be hath agreed with the Purchaser to sell to him the said piece or parcel of land or ground and the inheritance thereof in possession.

The price of the said piece or parcel of land or ground which containing by admeasurement 1137 Sq. Yards at the said rate of Rs. 10/- per Sq. Yards come to Rs. 11,370/-.

WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 500/- paid on or about the 12th day of December 1950 and Rs. 2,500/- paid on or about the 3rd day of January 1951 making together the sum of Rs. 3,000/- as earnest money as aforesaid and the sum of Rs. 8,370/- paid on or before the execution of these presents to the Vendor by the Purchaser making together the sum of Rs. 11,370/-

She the Vendor doth hereby grant, sell, convey and assure and the Confirming Party doth hereby convey and confirm unto the Purchaser for ever All that piece or parcel of land or ground bearing Plot No. 226 of Suburban Scheme III Chembur.

The Schedule Above Referred To :

All that piece or parcel of land or ground at Chembur lying and in the registration Sub-District of Bombay in the Island of Bombay containing by admeasurement 1137 Sq. Yards or thereabouts and bearing Plot No. 226 of Suburban Scheme No. III Chembur.

1952 }
To, } - Nil
1959 }

BOM 9301 1959	<u>1960</u> <u>Conveyance Deed</u> Rs. 65,000/-	<u>04-12-1959</u> <u>15-02-1960</u>
---------------------	---	--

Viravanallur Sreenivasaraghavan Veeraraghavan.
"The Vendor" of the First Part.

To,

To,

Mahalingam Sunder Rajan.
 "The Purchaser" of the Second Part.

By a Deed of Conveyance dated 6th April 1951 registered under BOM/1845/1/9/1951 in the Office of the Sub-Registrar of Bombay, the property or the piece or parcel of land or ground situate at Chembur, bearing Plot No. 226 of Suburban Scheme No. III Chembur, admeasuring about 1137 Sq. Yards.

WHEREAS the Vendor thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property or piece or parcel of land or ground and premises mentioned in the Schedule hereunder written and intended to be hereby granted and conveyed or expressed so to be hath agreed with the purchaser to sell to him the said piece or parcel of land or ground and premises along with the appertences and buildings thereon known as "Radhika" at the agreed price of Rs. 65,000.00 the Purchaser being the administrator appointed by the High Court of Judicature at Bombay to the estate and property and credits of his deceased father late Sri A.S. Mahalingam, under/by the Letters of Administration granted on or about 15th November 1955 and also being the Kartha of the Hindu Undivided Family of his deceased father the said A.S. Mahalingam, hereunderwritten for and on behalf and for and to the benefit of the aforesaid undivided family from the Vendor at the abovementioned agreed price of Rs. 65,000.00.

INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 5000.00 paid on or about 29th June 1959 as earnest money as aforesaid and the sum of Rs. 60,000.00 paid on or before the execution of these presents to the Vendor by the Purchaser making together the sum of Rs. 65,000.00.

He the Vendor doth hereby grant, sell, convey and assure unto the Purchaser for ever All that piece or parcel of land or ground bearing Plot No. 226 of Suburban Scheme No. III.

The Schedule Above Referred To :

All that piece or parcel of land or ground at Chembur with the tenement or buildings or dwelling houses standing thereon known as "Radhika" situate lying and in the registration Sub-District of Bombay in the Island of Bombay containing by admeasurement 1137 Sq. Yards or thereabouts and bearing Plot No. 226 of Suburban Scheme No. III Chembur.

1961 – Torn
 1962 – Nil
 1964 – Partly Torn
 1965 – Torn
 1966 – Nil
 1967 – Nil
 1968 – At SRO Custody
 1969 – Nil
 1970 – Nil

1971 – Torn

BOM-R
2900
1971

Receipt
Rs. 23,300/-

03-07-1971
11-08-1971

Mahalingam Ananth Krishnan.

To,

Mahalingam Sunder Rajan.

Schedule : Property (Land) situated at Village Chembur, Tal. Kurla,
M.S.D. bearing Plot No. 226 of Suburban Scheme III,
admg. 950.860 Sq. Metres

Note : - Index-II record is torn, also a photo-copy of the said document is currently not available for inspection, hence the contents of the same are not known, hence an entry shown here on the basis of Nominal Book.

1971 – Torn

BOM-R
2901
1971

Receipt
Rs. 23,300/-

03-07-1971
11-08-1971

Mahalingam Balaram.

To,

Mahalingam Sunder Rajan.

Schedule : Property (Land) situated at Village Chembur, Tal. Kurla,
M.S.D. bearing Plot No. 226 of Suburban Scheme III,
admg. 950.860 Sq. Metres

Note : - Index-II record is torn, also a photo-copy of the said document is currently not available for inspection, hence the contents of the same are not known, hence an entry shown here on the basis of Nominal Book.

1972}
To, } – Partly Torn
1976}

1977}
To, } – Torn
1981}

1982 – Partly Torn

1983}
To, } – Torn
1987}

1988 – Partly Torn
1989 – Torn

1990 – Torn
 1991 – Partly Torn
 1992 – Torn
 1993 }
 To, } – Partly Torn
 1997 }
 1998 – Torn
 1999 – Partly Torn
 2000 – Partly Torn
 2001 – Partly Torn
 2002 – Torn
 2003 – Torn
 2004 – Partly Torn
 2005 }
 To, } – Torn
 2008 }
 2009 – Partly Torn
 2010 – Torn
 2011 – Torn
 2012 – Torn
 2013 }
 To, } – Partly Torn
 2017 }
 2018 – Nil
 2019 –

(Search taken upto dated 17-07-2019)

AT BANDRA SUB-REGISTRAR OFFICE FROM 1944 TO, 2019
(LAST 76 YEARS) MANUAL REGISTER

1944 }
 To, } – Torn
 1984 }
 1985 }
 To, } – Manual record was not available for search
 2014 } Seen online found nil.
 2015 }
 To, } – Not Available
 2018 }
 2019 – Not Prepared

From 1995 To, 2019 (Last 25 Years) at S.R.O. Chembur.

1995 }
 To, } – Manual record was not available for search
 2019 } Seen online found nil.

Computer Index-II records from the year 2002 To, 2019 (Last 18 years)
at S.R.O. Chembur, Nahur & Vikhroli.

2002}
 To, } – Nil
 2007}

Kurla-1
7338
 2008

2008
Release Deed

08-09-2008
08-09-2008

Mr. Ashok Sundar Rajan.
 [C/A. – Mr. Rajendra Dayashankar Joshi.]

To,

Bhanumati Sundar Rajan.

Schedule : Property (Land together with the residential structure known as "Ling Mahal" situated at village Chembur, Taluka Kurla, Mumbai Suburban District bearing Plot No. 22 of S. S. No. III, C.T.S. Nos. 1065, 1065/1, admg. 959 Sq. Metres.

* Out of which only 1/2 undivided share.

2009}
 To, } – Nil
 2019}

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

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

Annexure-I

As per online inspection of Property Register Card in respect of the land bearing City Survey No. 1065 and 1065/1 of Village Chembur, Taluka Kurla in M.S.D.

It is finding that the land bearing City Survey No. 1065 and 1065/1 of Village Chembur was entered in the name of Shri M. Sundar Ranjan in the year 1966, these said Sundar Ranjan is deceased and as per Letter No. C/Office/2B/33/WS/381/2019, dated 02-12-2011 granted by Collector, M.S.D., Death Certificate, Affidavit, Statement and order, dated 18-09-2012 of this office deceased heir names 1) Smt. Bhanumati Sundar Rajan and 2) Shri Ashok Sundar Rajan brought on Record as the Holder.

<u>C.T.S. No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
1065	885.50	B-1
1065/1	73.50	B-1

E. S. GAOKAR
E. S. GAOKAR
 Search clerk,

Dhaval Vussonji & Associates

Re: Investigation of title of property being and admeasuring 959 Sq. Meters or thereabouts bearing Plot No. 226 of Suburban Scheme No. III and bearing (i) C.T.S. No. 1065 and (ii) 1065/1 situated at Village Chembur, Mumbai Suburban District, Mumbai along with the building standing thereon, known as 'Ling Mahal' (formerly known as 'Radhika')

Search Notes:- Taken in Sub Registrars Offices at Old Custom House, Fort, Mumbai from the year 1944 To, 2019 (Last 76 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-400023Mob. Nos. 9820083087
9969259726Email – gaokar786.1830@rediffmail.com
Pan No. AIPPG8914Q

Date : 12-08-2020

To,

Dhaval Vussonji & Associates.
Advocates & Solicitors,
113/114, 11th Floor,
Free Press House,
Free Press Journal Marg,
Nariman Point, Mumbai: 400 021.

ATTEN : Mr. Paras Shah.

Re: Investigation of title of property being land
admeasuring 959 square meters bearing
Plot No. 226 of Suburban Scheme No. III
and bearing C.T.S. No. 1065 and 1065/1,
situate lying and being at Village Chembur,
Mumbai Suburban District, Mumbai.

Sir,

Under your instructions, I have caused search to be taken in respect of abovementioned property from online E-search for the year 2019 and 2020 (Last 02 years).

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

Fo the year 2019 And 2020 (Last 02 Years) as per Online Search (E-search)

<u>Kurla-1</u>	<u>2019</u>	<u>14-11-2019</u>
<u>14356</u>	<u>Affidavit</u>	<u>14-11-2019</u>
2019		

- 1) Bhanumati Sundar Rajan.
[C/A. – Mr. Ashok Sundar Rajan.]
- 2) Mr. Ashok Sundar Rajan.

To,

Nil

Schedule – Property (Land) situated at Village Chembur, Tal. Kurla,
Mumbai Suburban District bearing C.T.S. Nos. 1065, 1065/1,
admg. 959 Sq. Metres.

<u>Kurla-1</u>	<u>2019</u>	<u>14-11-2019</u>
<u>14357</u>	<u>Affidavit</u>	<u>14-11-2019</u>
2019		

1) Bhanumati Sundar Rajan.
[C/A. – Mr. Ashok Sundar Rajan.]

2) Mr. Ashok Sundar Rajan.

To,

Nil

Schedule – Property (Land) situated at Village Chembur, Tal. Kurla,
Mumbai Suburban District bearing C.T.S. Nos. 1065, 1065/1,
admng. 959 Sq. Metres.

<u>Kurla-5</u>	<u>2020</u>	<u>06-03-2020</u>
<u>2838</u>	<u>Conveyance Deed</u>	<u>06-03-2020</u>
2020	Rs. 24,15,00,000/-	
	<u>M.V. Rs. 21,89,52,000/-</u>	

Smt. Bhanumati Sundar Rajan.

To,

G. C. Ventures Limited.
[Director – Mr. Gaurav Shyamsukha.]

Schedule – Property (Land together with the structure and bungalow
known as “Ling Mahal”) situated at Village Chembur,
Tal. Kurla, Mumbai Suburban District bearing Plot No. 226,
C.T.S. Nos. 1065, 1065/1, admng. 885.5 Sq. Metres.

<u>Kurla-4</u>	<u>2020</u>	<u>05-03-2020</u>
<u>3402</u>	<u>Affidavit</u>	<u>09-03-2020</u>
2020		

1) Bhanumati Sundar Rajan.
2) Mr. Ashok Sundar Rajan. ... Conf. Party.

To,

Nil

Schedule – Property (Land) situated at Village Chembur, Tal. Kurla,
Mumbai Suburban District bearing Plot No. 226, C.T.S.
Nos. 1065, 1065/1, admng. 959 Sq. Metres.

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


E. S. GAOKAR
Search clerk,

Dhaval Vussonji & Associates

Re: Investigation of title of property being land admeasuring 959 square meters bearing Plot No. 226 of Suburban Scheme No. III and bearing C.T.S. No. 1065 and 1065/1, situate lying and being at Village Chembur, Mumbai Suburban District, Mumbai.

Search Notes:-

Taken in respect of abovementioned property from online E-search for the year 2019 and 2020 (Last 02 years).


E. S. GAOKAR,
Search clerk,

Jinal Dawda

B Com, FCS: 8683, C.P No: 9830

B-301, Vashistha CHS,
Saptarshi Park, Off LBS Marg,
SwapnaNagri, Mulund (W),
Mumbai 400080
Phone +91 9833807519

Date: August 25, 2020

Dear Sir/Ma'am,

The search report is based on the search taken from the official site of 'Central Registry of Securitisation Asset Reconstruction and Security Interest of India' i.e. www.cersai.org.in.

Note – The aforesaid site have specified the criteria on which Property search can be done which are- **State/UT, PIN Code , Nature Of Property, Plot OR Survey Number** and village/ Town/Taluka/ District/City details are not taken into consideration.

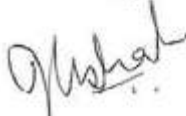
SEARCH REPORT

Please note that no charge/security interest was traced as on date on the official site of Central Registry of Securitisation Asset Reconstruction and Security Interest of India ('CERSAI') with respect to below mentioned property

Land bearing Plot No. 226 and bearing C.T.S. No. 1065 and 1065/1 situate lying and being at Village Chembur, Mumbai.

Trust you find the above in order.

Thanking you.
Yours truly,



Jinal Dawda
Practicing Company Secretary
FCS No. 8683; C.P. No. 9830



Jinal Dawda

B Com, FCS: 8683, C.P No: 9830

B-301, Vashistha CHS,
Saptarshi Park, Off LBS Marg,
SwapnaNagri, Mulund (W),
Mumbai 400080
Phone +91 9833807519

Date: August 25, 2020

Dear Sir/Ma'am,

The search report is based on the search taken from the official site of 'Central Registry of Securitisation Asset Reconstruction and Security Interest of India' i.e. www.cersai.org.in.

SEARCH REPORT

Please note that there is no charge/ security interest created on official site of 'Central Registry of Securitisation Asset Reconstruction and Security Interest of India' i.e. www.cersai.org.in, in the name of Geecee Ventures Limited ('Company'), CIN - L24249MH1984PLC032170

Trust you find the above in order.

Thanking you.

Yours truly,

Jinal Dawda
Jinal Dawda

Practicing Company Secretary

FCS No. 8683; C.P. No. 9830



CT

Cubictree Technology Solutions Pvt. Ltd.

PREPARED ON: 17 AUGUST 2020

Company Details

Name of the Company	GEECEE VENTURES LIMITED
ROC Code	RoC-Mumbai
Registration Number	032170
Company Category	Company limited by Shares
Company Subcategory	Non-govt company
Class of Company	Public
Authorized Capital (in Rs.)	505000000
Paid up capital (in Rs.)	217265430
Number of Members (Applicable only in case of company without Share Capital)	0
Date of Incorporation	14/02/1984
Address	209 - 210, Arcadia Building, 2nd Floor, 195, Nariman Point, Mumbai MH 400021 IN
Email Id	dipyanti@gcvl.in
Whether listed or not	Listed
Date of Last AGM	25/09/2019
Date of Balance sheet	31/03/2019
Company Status (for eFiling)	Active

SUMMARY

CIN : L24249MH1984PLC032170

Company Name: GEECEE VENTURES LIMITED

Legal Cases

SC Supreme Court	HC High Court	DC District Court	CC Consumer Court	ITAT/ CESTAT	NCLT/ NCLAT	Others
0	4	0	0	0	0	0

*Others include cases from DRT, EPFO, and IPAB.

Details of legal cases

Court: Bombay High Court Bombay (Original)

Sr. No: 1

Case No: WP/1915/2010

State: Maharashtra

District: Mumbai

Case Details: GEECEE VENTURES LIMITED (FORMERLY KNOWN AS GWALIOR CEHMICAL INDUSTRIES LTD.) V/S ASSISTANT COMMISSIONER OF INCOME TAX 2(1)

Hearing Date: 27/09/2010

No Of occurrences: 1

Case Status- Disposed

Court: Bombay High Court Bombay (Original)

Sr. No: 2

Case No: CSD/830/2015

State: Maharashtra

District: Mumbai

Case Details: GEECEE VENTURES LTD. V/S -

Hearing Date: 30/10/2015

No Of occurrences: 1

Case Status- Disposed

Court: Bombay High Court Bombay (Original)

Sr. No: 3

Case No: CSP/117/2016

State: Maharashtra

District: Mumbai

Case Details: GEECEE VENTURES LTD. V/S -

Hearing Date: 01/07/2016

No Of occurrences: 1

Case Status- Disposed

Court: Bombay High Court Bombay (Original)

Sr. No: 4

Case No: WP/877/2016

State: Maharashtra

District: Mumbai

Case Details: M/S. GEECEE VENTURES LTD. V/S DEPUTY COMMISSIONER OF INCOME TAX 2 (1) (2) AND ANR

Hearing Date: 22/03/2016

No Of occurrences: 1

Case Status- Admitted(Unready)

Disclaimer

“This report contains information about GEECEE VENTURES LIMITED which has been compiled using data available in public domain. To that effect, the correctness, accuracy and completeness of this report are directly related to the data available in online public domain. This report is not to be treated as an advice in any form and the users are advised to carry out necessary due diligence/verification or to seek proper professional advice as may be necessary on the information provided in this report before taking any decision.”

PS: This report is computer generated and hence authorized signature not required

CT

Cubictree Technology Solutions Pvt. Ltd.

Cubictree Technology Solutions Pvt. Ltd.

Basant Court Co-Op Housing Society Limited

Opp Sion Railway Station

Sion, Mumbai 400022 India

Phone: +91 022 24026016

Email: info@cubictree.com



Jinal Dawda

B Com, FCS: 8683, C.P No: 9830

B-301, Vashistha CHS,
Saptarshi Park, Off LBS Marg,
SwapnaNagri, Mulund (W),
Mumbai 400080
Phone +91 9833807519

Dear Sir,

Date: August 19, 2020

Produced below is the search report of outstanding charges of Geecee Ventures Limited (the "Company"), to the best of my knowledge on the basis of the online search of charge related documents available on official site of Ministry of Corporate Affairs.

ONLINE SEARCH REPORT

1. Company name: Geecee Ventures Limited
2. Company Identification Number: L24249MH1984PLC032170
3. Charge details: There are no Outstanding/pending charges of the Company Geecee Ventures Limited

Trust you find the above in order.

Thanking you,
Yours truly,



Jinal Dawda
Practicing Company Secretary
FCS No. 8683; C.P. No. 9830

