



IC LEGAL

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FORMAT – A
(Circular No 28/2021)

To,
MahaRERA,
4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to a portion admeasuring 1,611.27 square meters approximately, of plot of land bearing CTS 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 (hereinafter referred to as the “said Property”).

1) We have investigated the title of the said Property on the request 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 (“**Owner**”), and perused the following documents i.e.:

1. **Description of the said Property:** A portion admeasuring 1,611.27 square meters approximately, of plot of land bearing CTS 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.

2. **The documents of allotment of the said Property:**

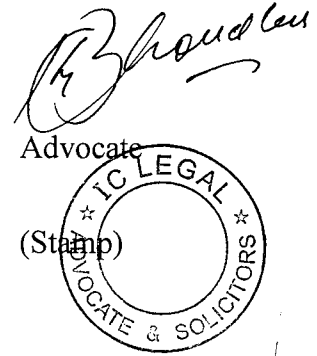
(a) Copy of Deed of Conveyance dated 29th September, 2003 executed by and between Novartis India Limited and the Owner (then known as Kingston Properties Private Limited) and registered at the office of the Sub-Registrar of Assurances, Borivali under serial no. BDR-2/7182 of 2003;

- (b) Copy of 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) Copy of 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-11/5125/1 of 2005;
- (d) Copy of 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) Copy of 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, and
- (f) Copy of 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.
- (g) Copy of Property Register Card issued on 13th October, 2021.
- (h) Search Report for thirty (30) years from 1991 to 2021.

- 2) On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Property, and subject to what is stated herein, we are of the opinion that the Owner is the owner of the said Property, and its title to the said Property is clear, marketable and without any encumbrances.
- 3) Owner(s) of the said Property:
Oberoi Realty Limited (formerly known as Kingston Properties Private Limited) for plot bearing CTS 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.
- 4) The report reflecting the flow of the title of the Owner on the said Property is enclosed herewith as an annexure.

Encl: Annexure

Date: 13th October, 2021



Email id: bheru@iclegalindia.in

FORMAT - A

(Circular No.28/2021)

FLOW OF TITLE OF THE SAID PLOT OF LAND

1. Copy of Property Register Card issued on 13th October, 2021.
2. Mutation Entry No.
NA
3. Search Report for thirty (30) years from 1991 to 2021 taken from Sub-Registrar's offices at Bandra and Borivali, Mumbai.
4. **TITLE FLOW**
 - (i) 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**").
 - (ii) 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-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.

- (iii) The Larger Land (including the said Property) has been subject to various schemes of amalgamation and sub-division from time to time.
- (iv) 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.
- (v) 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, together approved as Building No.3 (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 which lastly got amended on 19th August, 2021.



(vi) 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 13th September, 2021.


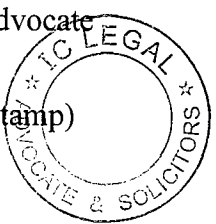
(vii) One of the Tower being Tower B forming part of the said Building No.3 is being constructed on the said Property.

5. **Litigations, if any:**

NA

Encl: Annexure

Date: 13th October, 2021


Advocate
(Stamp)


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