



To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan,
Plot No. C – 21, E – Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

LEGAL TITLE REPORT
(Under Circular No. 28 of 2021)

Sub: Title Clearance Report with respect to all that piece and parcel of land approximately admeasuring 11,884.8 Sq. Meters bearing City Survey Nos. 243A/1, 243A/2, 243B/1, 243B/2, 247/A and 247/B, situate, lying and being at Village Gundavali, Taluka Andheri, Mumbai Suburban District (“said Property”).

1. I have investigated the title of said Property on request of Mahindra Lifespace Developers Limited (“Owner/ Promoter”), having its address at Mahindra Towers, 5th Floor, Worli, Mumbai – 400 018 and on the basis of documents pertaining to the said Property.

(1) Description of said Property:

All that piece and parcel of land approximately admeasuring 11,884.8 square bearing Survey Nos. 10/B/1, 10/B/2, 10B/3 and 10/C corresponding to City Survey No. 243 and now bearing New City Survey Nos. 243A, 243B and 243C, 248, 248/1, 247, 247/1, 247/2 and 247/3, situate, lying and being at Village Gundavali, Taluka Andheri, Mumbai Suburban District (“said Property”).

(2) The Documents pertaining to said Property:

I have perused the copies of the following title documents pertaining to the said Property:

- i. Indenture dated 28th August, 1970 executed between Rallis India Limited (“Rallis”) with German Remedies Private Limited (“GRL”), registered with the Office of Sub-Registrar of Assurances under serial no. BOM-B-910 of 1975.
- ii. Order dated 27th June, 2003, passed by the Hon’ble Bombay High Court in Company Application No. 281 of 2003 under Sections 391 to 394 of the Companies Act, 2013.

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- iii. Deed of Conveyance dated 27th October, 2004 executed between Cadila Healthcare Limited and Altana Pharma Private Limited and registered with the Office of Sub-Registrar of Assurances under serial no. BDR-1-5887 of 2004.
- iv. Fresh Certificate of Incorporation dated 27 August 2007, issued by Deputy Registrar of Companies, Government of India, Ministry of Corporate Affairs, Mumbai.
- v. Conveyance Deed dated 20th March, 2013 executed between Nycomed Pharma Private limited and Mahindra Lifespace Developers Limited ("MLDL") and registered with the Office of Sub-Registrar of Assurances under serial no. BDR-4-2064 of 2013.
- vi. Memorandum of Entry Recording Mortgage by Deposit of Title Deeds dated 23rd June, 2020 executed between MLDL and Mr. Amit Mirchandani authorized official of Aditya Birla Finance Limited.
- vii. Order dated 31st August, 2012, bearing reference No. ULC/DA-3/SA-20/2012 issued by Additional Collector and Competent Authority, ULC, Greater Mumbai.
- viii. Order dated 01st June, 2013 bearing ref No. CHE/005531/DP-WS/H&K subsequently revised Order dated 27th August, 2015 bearing ref No. CHE/025262/DP-WS/H&K, issued by the Chief Engineer, Municipal Corporation of Greater Mumbai
- ix. Sub-Division Order dated 20th May 2017 bearing ref No. C/Karya-3C/Ekatri/Povi/Kavi-791, issued by the Collector, Mumbai Suburban District.
- x. Possession Receipt dated 19th June, 2017 bearing ref No. ACQ/WS/FSI-2033, issued by MCGM.

(3) Property Register Card:

Computerised Extract of the Property Register Cards issued by the concerned authority in respect of the said Property.

(4) Search Report:

- i. Land Search Report dated 30th January, 2022 issued by Simply Cersai, Title investigator for searches taken at Office of Sub-Registrar of Assurances;

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- ii. CERSAI Search Report dated 30th January, 2022 carried out on the portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of said Property.
2. Upon perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of the Owner i.e. Mahindra Lifespace Developers Limited to the said Property is clear, marketable and without any encumbrances:

Owner of the said Property:

- i. Mahindra Lifespace Developers Limited: City Survey Nos. 243A/1, 243A/2, 243B/1, 243B/2, 247/A and 247/B, situate, lying and being at Village Gundavali, Taluka Andheri, Mumbai Suburban District.
 - ii. Qualifying comments/ remarks: A charge has been created in favour of Aditya Birla Finance Limited by MLDL vide Memorandum of Entry Recording Mortgage by Deposit of Title Deeds dated 23rd June, 2020.
3. The report reflecting the flow of the title of MLDL to the said Property is enclosed herewith as **Annexure 'A'**.


Kartike Vedant
Advocate

Date: 31.01.2022

Encl: **As above.**

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Annexure 'A'

FLOW OF TITLE OF THE SAID PROPERTY

1. By and under an Indenture dated 28th August, 1970 executed between Rallis India Limited ("**Rallis**") (therein referred to as Vendors) of the One Part with German Remedies Private Limited ("**GRL**") (therein referred to as Purchaser) of the Other Part and registered with the Office of Sub-Registrar of Assurances under serial no. BOM-B-910 of 1975, Rallis sold, conveyed and transferred certain land parcels situated, lying and being at Village Gundavali at Andheri, Taluka South Salsette, District Bombay Suburban Registration, Sub District Bandra, Municipal K-Ward No. 3562 (1-3) and Streets Nos. 29, 30, 31 of Suren Road bearing Survey Nos 10/B/1, 10/B/2(P), 10B/3 and 10/C corresponding to New City Survey Nos. 243, 248, 248/1, 247, 247/1, 247/2 and 247/3 admeasuring 12,079.20 square meters or thereabouts ("**Larger Property**") unto and in favour of GRL, at or for the consideration and in the manner more particularly contained therein.
2. On perusal of Deed of Conveyance dated 20th March, 2013, it appears that by an Order dated 04th November, 1977 ("**Exemption Order**") passed by office of Jt. Director of Industries, General Administration Department, Government of Maharashtra, out of total area of land approximately admeasuring 25,558.30 square meters held by GRL, land admeasuring 12,156.44 square meters was exempted ("**Exempted Area**") from the provision of Chapter III of Urban Land (Ceiling & Regulation) ("**ULC**") Act, 1976. It is further recorded that Exempted Area or any part thereof shall not be transferred by GRL to any other person. In any event if the Exempted Area is to be transferred to any other person, an application shall be made to State Government for prior permission of such transfer.
3. By an Order dated 27th June, 2003, passed by the Hon'ble Bombay High Court in Company Application No. 281 of 2003 under Sections 391 to 394 of the Companies Act, 2013 ("**the said Order**"), the Scheme of Arrangement of GRL, Recon Healthcare Limited, Zydus Pathline Limited and Zoom Properties Limited (therein referred to as the Transferor Company) getting amalgamated into with Cadila Healthcare Limited ("**Cadila**") (therein referred to as the Transferee Company) ("**the Scheme**") was sanctioned and pursuant thereto from the Appointed Date i.e. 1st April, 2002, the business and undertaking of the Transferor Company stood transferred to and vested in the Transferee Company. Pursuant thereto, the Larger Property stood transferred and vested in Cadila.

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4. By and under a letter dated 4th September 2004, addressed by the Executive Engineer, Building Proposals, Western Suburbs, Municipal Corporation of Greater Mumbai, permission was granted for amalgamation / sub-division-cum-layout of the Larger Property and the Larger Property was thereafter sub-divided.
5. On perusal of Deed of Conveyance dated 27th October, 2004 it appears that:
 - 5.1. By an Order dated 17th March, 2004 passed by Additional Collector & Competent Authority under provisions of the Urban Land (Ceiling & Regulation) Act, 1976, Cadila has been permitted to transfer the said Larger Property.
 - 5.2. Agreement to Sale dated 24th April, 2004 executed between Cadila (therein referred to as Vendor) of the One Part and Altana Pharma Private Limited (“**Altana**”) (therein referred to as Purchaser) of the Other Part, registered with Office of Sub Registrar of Assurance under Serial No. BDR-1-5887 of 2004, Cadila agreed to sell said Larger Property unto Altana at or for the consideration and in the manner more particularly contained therein.
6. On perusal of Deed of Conveyance dated 20th March, 2013, it appears that, by an Order dated 16th April, 2004, passed by the Office of Special Duty (ULC) & Ex-Officio Deputy Secretary to Government, Urban Development Department, Cadila was granted permission to formally transfer in its favour, the Exempted Area along with structures standing thereon without charging any transfer fees/ differential premium.
7. By and under Deed of Conveyance dated 27th October, 2004 executed between Cadila (therein referred to as Vendor) of the One Part and Altana (therein referred to as Purchaser) of the Other Part and registered with the Office of Sub-Registrar of Assurances under serial no. BDR-1-5887 of 2004, Cadila sold, conveyed and transferred Larger Property unto and in favour of Altana, at or for the consideration and in the manner more particularly contained therein.
8. It appears that name of Altana Pharma Private Limited changed to Nycomed Pharma Private limited (“**NPPL**”) on 27th August, 2007 and accordingly a Fresh Certificate of Incorporation consequent upon change of name was issued by the Registrar of Companies.
9. On perusal of Deed of Conveyance dated 20th March, 2013, it appears that:
 - 9.1. By a Letter dated 06th December, 2010 issued by Additional Collector, property register card for part of property bearing CTS No. 247, 247/1, 247/3, 248 and 248/1 mentioned a remark

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to the effect that there is prohibition on transfer of these land parcels without prior permission of the State Government.

- 9.2. By an order dated 31st August, 2012, bearing reference No. ULC/DA-3/SA-20/2012 issued by Additional Collector and Competent Authority, ULC, Greater Mumbai, has directed deletion of aforesaid remark on the property register card of property bearing CTS No. 247, 247/1, 247/3, 248 and 248/1.
- 9.3. the total area of Larger Property (excluding the structures standing thereon) is approximately admeasuring 11,884.8 square meters.
10. By and under a Conveyance Deed dated 20th March, 2013 executed between NPPL (therein referred to as Vendor) of the One Part and Mahindra Lifespace Developers Limited ("MLDL") (therein referred to as Purchaser) of the Other Part and registered with the Office of Sub-Registrar of Assurances under serial no. BDR-4-2064 of 2013, NPPL sold, conveyed and transferred land approximately admeasuring 11,884.8 square bearing Survey Nos 10/B/1, 10/B/2(P), 10B/3 and 10/C corresponding to City Survey Nos. 243 (Nos.243A, 243B and 243C), 248, 248/1, 247, 247/1, 247/2 and 247/3 (now New City Survey Nos. 243A/1, 243A/2, 243B/1, 243B/2, 247/A and 247/B), situated lying and being at Village Gundavali at Andheri, Taluka South Salsette, District Bombay Suburban Registration, Sub District Bandra, Municipal K-Ward No. 3562 (1-3) and Streets Nos. 29, 30, 31 of Suren Road ("Said Property") unto and in favour of MLDL, at or for the consideration and in the manner more particularly contained therein.
11. In the premises aforesaid, MLDL became well and sufficiently entitled to the said Property.
12. Mutation Entry No. 327 dated 23rd August 2013, the name of MLDL has been mutated in the holder column in the Property Card of the said Property.
13. By an Order dated 01st June, 2013 bearing ref No. CHE/005531/DP-WS/H&K subsequently revised Order dated 27th August, 2015 bearing ref No. CHE/025262/DP-WS/H&K, issued by the Chief Engineer, Municipal Corporation of Greater Mumbai ("MCGM"), has granted its permission for conversion of use of the said Property from "Industrial" to "Residential" under the provisions of the Development Control Rules, 1991 subject to compliance of the terms and conditions mentioned therein.
14. By Sub Division Order dated 20th May 2017 bearing ref No. C/Karya-3C/Ekatri/Povi/Kavi-791, issued by the Collector, Mumbai Suburban District, the said Property has been sub-divided into (i) the first plot, which admeasures 6739 Sq. Meters or thereabouts bearing new CTS nos. 243B/1,

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243B/2, 247A, 247B (“Plot A”) and (ii) the second plot, which admeasures 5145.8 Sq. Meters or thereabouts bearing New CTS nos. 243A/1 & 243 A/2 (“Plot B”).

15. I observe that out of Plot A, land admeasuring 355.2 Sq. Meters bearing CTS no. 243/B2 and CTS no. 247/ B and out of Plot B, land admeasuring 505.4 Sq. Meters bearing CTS no. 243/A/2, admeasuring in aggregate 860.6 Sq. Meters or thereabouts has been reserved towards D.P. Road (“Plot C”).
16. By Possession Receipt dated 19th June, 2017 bearing ref No. ACQ/WS/FSI-2033, issued by MCGM, MLDL has handed over Plot C to the MCGM on terms and conditions more particularly mentioned therein.
17. In pursuance to Possession Receipt dated 19th June, 2017, I note that the areas of Plot A and Plot B stand revised as follows:
 - 17.1. Plot A: 6383.8 Sq. Meters.
 - 17.2. Plot B: 4640.4 Sq. Meters.
18. By and under Memorandum of Entry Recording Mortgage by Deposit of Title Deeds dated 23rd June, 2020 executed between MLDL (therein referred to as Borrower) of One Part, Mr. Amit Mirchandani authorized official of Aditya Birla Finance Limited (therein referred to as Lender), MLDL thereby created security interest by way of mortgage by deposit of title deeds of portion of said Property being Plot A and bearing 1) CTS No. 243/B/1 admeasuring 2002.3 square meters and 2) CTS No. 247/A, admeasuring 4381.5 square meters aggregating to 6,383.8 square meters. (“said Mortgaged Properties”) to secure loan availed for an amount of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only).

Property Register Cards:

19. I have been furnished with computerized extract Property Register Card in respect of the said Property and on perusal thereof I note that:

Sr. No	CTS No.	Area (in square meters)	Holder
1.	243/A/1	4,640.40	Mahindra Lifespace Developers Limited
2.	243/A/2	505.40	Mahindra Lifespace Developers Limited (Reserved for D.P. Road)
3.	243/B/1	2002.30	Mahindra Lifespace Developers Limited

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4.	243/B/2	309.50	Mahindra Lifespace Developers Limited (Reserved for D.P. Road)
5.	247/A	4381.50	Mahindra Lifespace Developers Limited
6.	247/B	45.70	Mahindra Lifespace Developers Limited (Reserved for D.P. Road)
	Total	11884.80	

Search Reports:

20. For issuance of this Legal Title Report, I have caused searches to be carried out search for the records maintained by the Offices of the Sub-Registrar of Assurances in respect of the said Property and have been provided with the Search Report dated 30th January 2022 issued by Simply Cersai. On perusal thereof I note that, in addition to the documents recorded hereinabove, following other documents/entries have been found by Simply Cersai during the course of search.

20.1. Undertaking dated 07th March, 2016 executed by Mahindra Lifespace Developers Limited through Business head Mr. Ramesh Rangnathan and registered with Office of Sub Registrar of Assurance under Serial No. BDR-16-2782 of 2016 on 09th March, 2016. (for land bearing C.T.S. No. 247, 243B, 243C, 247/1 To 3, 248, 248/1, Sub Plot No. A, Situated in Village Gundavali, Taluka Andheri, area admeasuring 6,739 square meters).

20.2. Undertaking dated 07th March, 2016 executed by Mahindra Lifespace Developers Limited through Business head Mr. Ramesh Rangnathan and registered with Office of Sub Registrar of Assurance under Serial No. BDR-16-2783 of 2016 on 09th March, 2016. (for land bearing C.T.S. No. 247, 243B, 243C, 247/1 To 3, 248, 248/1, Sub Plot No. A, Situated in Village Gundavali, Taluka Andheri, area admeasuring 6,739 square meters).

20.3. Undertaking dated 07th March, 2016 executed by Mahindra Lifespace Developers Limited through Business head Mr. Ramesh Rangnathan and registered with Office of Sub Registrar of Assurance under Serial No. BDR-16-2784 of 2016 on 09th March, 2016 (for land bearing C.T.S. No. 247, 243B, 243C, 247/1 To 3, 248, 248/1, Sub Plot No. A, Situated in Village Gundavali, Taluka Andheri, area admeasuring 6,739 square meters).

20.4. Undertaking dated 29th August, 2016 executed by Mahindra Lifespace Developers Limited through Business head Mr. Ramesh Rangnathan through POA holder Mr. A. V. Harishankar and registered with Office of Sub Registrar of Assurance under Serial No. BDR-16-10019 of 2016 on 31st March, 2016 (for land bearing C.T.S. No. 247, 243B, 243C, 247/1 To 3, 248, 248/1, Sub Plot No. A, Building No. 1, A1, A2, situated in Village Gundavali, Taluka Andheri)

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- 20.5. Undertaking dated 29th August, 2016 executed by Mahindra Lifespace Developers Limited through Business head Mr. Ramesh Rangnathan through POA holder Mr. A. V. Harishankar and registered with Office of Sub Registrar of Assurance under Serial No. BDR-16-10020 of 2016 on 31st March, 2016 (*for land bearing C.T.S. No. 247, 243B, 243C, 247/1 To 3, 248, 248/1, Sub Plot No. A, Building No. 2, A3, A4, situated in Village Gundavali, Taluka Andheri*)
- 20.6. Undertaking dated 29th August, 2016 executed by Mahindra Lifespace Developers Limited through Business head Mr. Ramesh Rangnathan through POA holder Mr. A. V. Harishankar and registered with Office of Sub Registrar of Assurance under Serial No. BDR-16-10021 of 2016 on 31st March, 2016 (*for land bearing C.T.S. No. 247, 243B, 243C, 247/1 To 3, 248, 248/1, Sub Plot No. A, Building No. 3, A5, A6, situated in Village Gundavali, Taluka Andheri*)
- 20.7. Undertaking dated 24th October, 2016 executed by Mahindra Lifespace Developers Limited through Business head Mr. Ramesh Rangnathan through POA holder Mr. Logesh Joshi and registered with Office of Sub Registrar of Assurance under Serial No. BDR-4-9479 of 2016 on 24th October, 2016 (*for land bearing C.T.S. No. 243B, 243C, 247, 247/1 To 3, 248 & 248/1, Sub Plot No. A, Situated in Village Gundavali, Taluka Andheri*)
- 20.8. Reconveyance Deed dated 16th March, 2019 executed between Mahindra Lifespace Developers Limited through authorized signatory Mr. Norbert Dsouza with Axis Trustee Services Limited through authorized signatory Mr. Krishna Kumari Kadiyala and registered with Office of Sub Registrar of Assurance under Serial No. BDR-18-3051 on 16th March, 2019 (*for Document No. BDR-4-4971 of 2013 bearing C.T.S. No. 243/A, 243/B, 243/C, 248, 248/1, 247, 247/1, 247/2 & 247/3, situated in Village Gundavali, Taluka Andheri, area admeasuring 11884.8 square meters*)
- 20.9. Declaration Deed dated 11th April, 2019 executed by Mahindra Lifespace Developers Limited through authorized signatory Mr. Ulhas Bhosale and registered with Office of Sub Registrar of Assurance under Serial No. BDR-9-3902 on 11th April, 2019 (*for property bearing C.T.S. No. 243A/2, 243B/2, 247B, Situated in Village Gundavali, Taluka Andheri*)
- 20.10. Declaration Deed dated 20th June, 2019 executed by Mahindra Lifespace Developers Limited through authorized signatory Mr. Deepak Suverna and registered with Office of Sub Registrar of Assurance under Serial No. BDR-1-6454 on 11th April, 2019 (*for*

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property bearing C.T.S. No. 243A/2, 243B/2, 247B, 243A/1, Sub Plot No. B, situated in Village Gundavali, Taluka Andheri)

The entries/ documents recorded herein above do not affect the right, title and interest of MLDL in respect of said Property in any manner whatsoever.

21. For issuance of this Legal Title Report, I 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 I have been provided with a Search Report dated 30th January, 2022 issued by Simply Cersai. On perusal of the aforesaid Search Report, I note that save an except charge mentioned herein above created in favour of Aditya Birla Finance Limited, no charges/ security interest has been created in respect of said Property, by MLDL in respect thereof.

Litigation

Upon perusal of the aforesaid documents and as informed by MLDL, I observe that there is no pending litigation pertaining to said Property.

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