

5th January 2022

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

Housefine Bhavan, Near RBI,

Plot No C 21, E Block, Bandra Kurla Complex

Bandra Kurla East, Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property as follows:-

ALL THAT piece and parcel of land bearing Survey Nos (i) 54B/1 admeasuring 1400 square meters, (ii) 54B/2 admeasuring 78687 Square Meters, (iii) 54B/3 admeasuring 300 Sq Mtrs and (iv) 52/1 admeasuring 560 square meters, admeasuring 80947 square meters ,the aggregate, along with the structures standing thereon situated at Village Vadavali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation.

(hereinafter collectively referred as “**the said property**”)

I have investigated the title of the said property on the request of Godrej Properties Limited and following documents i.e.:-

1) **Description of the property.** - ALL THAT piece and parcel of land bearing Survey Nos (i) 54B/1 admeasuring 1400 square meters, (ii) 54B/2 admeasuring 78687 Square Meters, (iii) 54B/3 admeasuring 300 Sq. Mtrs. and (iv) 52/1 admeasuring 560

square meters, admeasuring 80947 square meters, the aggregate, along with the structures standing thereon situated at Village Vadavali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation.

2) The documents in respect of aforesaid property:

Survey No 52/1:

- i. Sale Deed dated 24 March, 1947 executed between Rahgo Hasya Tare of the one part and Nanavati Oil and Chemical Industries Limited of the other part and registered under Serial No. KLN/588/1947.
- ii. Deed of Agreement dated 12 July 2010 made between Ulhas Oil and Chemical Industries Limited (“Ulhas”) of the one part and M/s Aasopalav Enterprises (“Aasopalav”) of the other part and registered under Serial No KLN/3/4696/2010.
- iii. Power of Attorney dated 12 July 2010 made between Ulhas in favour of the persons nominated by Aasopalav registered under Serial No. KLN-3/4697/2010; and
- iv. Indemnity dated 11th November 2008 by which Ulhas granted indemnity to Asopalav and registered under Serial No KLN/3/6193/2008;
- v. Deed of Agreement for sale dated 11th November 2008 made between Ulhas of the one part and Asopalav of the other part and registered under serial no KLN/3/6190/2008.
- vi. Power of Attorney dated 11th November 2008, by which Ulhas granted power to Asopalav to do and carry out various acts, deeds, matters and things and registered under Serial No KLN/3/6191/2008.
- vii. Deed of Supplementary Agreement for sale dated 12th July 2010 made between Ulhas of the one part and Asopalav of the other part and registered under serial no KLN/3/4696/2010.
- viii. Indemnity dated 12th July 2010 by which Ulhas granted indemnity to Asopalav and registered under Serial No KLN/3/4698/2010;
- xi. Power of Attorney dated 12th July 2010, by which Ulhas granted power to Asopalav to do and carry out various acts, deeds, matters and things and registered under Serial No KLN/3/4697/2010.
- x. Letter dated 18th August 2021 bearing ref no Mahasul/TE-2/Zaminbab-1/Rupantarankar/SR-75/2021 permission was granted in respect of Survey No 52/1 under Section 42B of Maharashtra Land Revenue code 1966
- xi. Deed of Conveyance dated 23rd November 2021 made between Ulhas of one part and Asopalav of the other part and registered under serial no KLN/2/21601/2021.

xii. Deed of Conveyance dated 21st December 2021 made between Asopalav of one part and Godrej Properties Limited of the other part and registered under serial no . KLN/2/23985/2021.

xiii The Power of Attorney dated 21 Dec 2021, by which Asopalav granted powers to Godrej Properties Limited in respect of the said Property and registered under Serial No. KLN/2/23986/2021.

Survey No 54B/1, Survey No 54B/2 and Survey No 54B/3

i. Indenture dated 6 November, 1941 executed between Mafatlal Gagalbhai, Navinchandra Mafatlal and Bhagubhai Mafatlal carrying on business in the name and style and firm of 'Messrs Mafatlal Gagalbhai and Sons' of one part and the New United and Chemical Works Limited of the other part and registered under Serial No. BOM-5345 of 1941.

ii. Land Acquisition Order dated 5 January 1988 passed by the special Land Acquisition Officer for acquisition area of admeasuring 550 square meters from Survey No 54/B/1 and which *inter alia* records that the possession of the aforesaid land has already been taken by the government.

Common documents for Survey No 52/1, Survey No 54/B/1, Survey No 54/B/2 and Survey No 54/B/3

i. Second Certificate of Incorporation dated 22 September, 1973 by which the name of 'the New United Oil and Chemical Works Limited' was changed to 'Nanavati Oil and Chemical Industries Limited' and subsequently the same was changed to 'Ulhas Oil and Chemical Industries Limited' and thereafter the name was changed to 'Ulhas Oil and Chemical Industries Private Limited' (i.e. Ulhas).

ii. Understanding dated 28 June, 2005 made between Ulhas of one part and Lalji Patel and Associates of the other part.

iii. Deed of Cancellation dated 4 May, 2006 made between Ulhas of one part and Lalji Patel and Associates of the other part.

iv. Memorandum of Understanding dated 4 May, 2006 made between Ulhas of one part and the Firm of the other part.

v. Deed of Agreement dated 11 November, 2008 and made between Ulhas of the one part and Aasopalav of the other part and registered under Serial No KLN/3/6190/2008.

- vi. Power of Attorney dated 11 November, 2008 made between Ulhas in favour of the persons nominated by Aasopalav and registered under Serial No. KLN/3/6191/2008.
- vii. Indemnity dated 11 November, 2008 made between Ulhas of the one part and Nil of the other part and registered under Serial No KLN/3/6193/2008.
- viii. Deed of Conveyance dated 11 November, 2008 made between Ulhas of the one part and Aasopalav of the other part and registered under Serial No KLN/3/6192/2008.
- ix. Agreement to Sell dated 29 September, 2020 executed between Aasopalav and Godrej and registered with the office of Sub-Registrar of Assurances under Serial No KLN2-8516 of 2020 (i.e. Godrej ATS).
- x. General Power of Attorney dated 29 September, 2020 executed by Aasopalav in favour of Godrej and registered with the office of the Sub-Registrar of Assurances under Serial No. KLN/2/8521 of 2020;
- xi. Special Power of Attorney dated 29 September, 2020 executed by Aasopalav in favour of Godrej and registered with the office of the Sub-Registrar of Assurances under Serial No. KLN/2/8520 of 2020.
- xii. Aakarphod dated 25 March, 2021
- xiii. 2 (two) Namuna 'A' notices both dated 1 January, 2014 and 1 (one) Namuna B notice dated 20 January, 2014.
- xiv. Order dated 7 November, 2006 passed by the Deputy Collector & Competent Authority, Ulhas Nagar Urban Agglomeration Thane
- xv. Order dated 9 July, 2007 passed by Additional Commissioner, Konkan Division, Mumbai
- xvi. Order dated 23 November, 2007 passed by the Deputy Collector & Competent Authority, Ulhas Nagar Urban Agglomeration Thane
- xvii. Exemption Order dated 23 November, 2007 passed by the Deputy Collector & Competent Authority, Ulhas Nagar Urban Agglomeration Thane
- xviii. Writ Petition (L) No 11345 of 2009 filed by Ulhas before the Hon'ble High Court of Bombay.
- xix. Certificate dated 13 August, 1985 issued by the Directorate of Industries, Government of Maharashtra;
- xx. Letter dated 29 May, 2009 addressed by Ulhas to the Directorate of Industries
- xxi. Letter dated 16 December, 2009 addressed by Ulhas to the office of Joint Director, Industrial Safety and Health
- xxii. Letter dated 14 May, 2010 addressed by the Assistant Director to the Director, Industrial Health and Safety Department.

- xxiii. Order dated 01 November, 2021 passed by the Hon'ble Collector, Thane;
 - xxiv. Labour NOC dated 28 June, 2021.
 - xxv. Building Commencement Certificate dated 13.12.2021
 - xxvi. Deed of Conveyance dated 21 Dec 2021 made between Asopalav of one part and Godrej Properties Limited of the other part and registered under serial no . KLN/2/23987/2021.
 - xxvii. The Special Power of Attorney dated 21 Dec 2021, by which Asopalav granted powers to Godrej Properties Limited in respect of the said Property and registered under Serial No. KLN/2/23988/2021.
- 3) 7/12 Extract dated 16 April, 2021 issued by Competent Authority Tehsildar, Mutation Entry No. 1328 dated 22 September 2015, Mutation Entry No. 1047 dated 5 June, 2009, Mutation Entry No. 1047 dated 5 June, 2009 and Mutation Entry No. 1518 dated 16 April, 2021.

Searches have been conducted (i) for the past 32 years i.e 1989 to 2020 through Mr. N.D Rane Search Clerk and he has issued search report dated 19th November 2019 and 2nd November 2020 and (ii) for the period of 2020 to 2021 Mr. N.D Rane Search Clerk has issued search report dated 23rd November 2021. We rely upon the search caused online conducted in the records of the concerned Sub Registrar in Mumbai. We received the documents of title deeds registered in the month of December 2021, mentioned above, for our perusal.

- 4) On perusal the above mentioned documents and all other relevant documents relating to title of the said Property and based on the search reports issued by the search clerk, as mentioned hereinabove, we are of the opinion that the title of Godrej Properties Limited is clear, marketable and without any encumbrances.
- 5) The report reflecting the flow of title of Godrej Properties Limited in respect of the said Property is enclosed herewith as an annexure.

Encl: Annexure