



# WADIA GHANDY & Co.

ADVOCATES, SOLICITORS & NOTARY

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NL/JRS/10051/10140/2019

## REPORT ON TITLE

Re: All those pieces and parcels of lands and hereditaments admeasuring in the aggregate 9011.01 sq. mtrs. bearing C.T.S. Nos. 158, 159, 160, 161(part), 162(part) and 165 (part) corresponding to Survey Nos. 111/1(p) together with structures standing thereon, situate, lying and being at Village Goregaon, Taluka Borivali, Mumbai Suburban District ("said Land").

### A. INTRODUCTION

Our client, Satguru Corporate Services Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai - 400057, has instructed us to investigate its right, title and interest in respect of the said Land.

### B. STEPS

For the purpose of issuing this Title Report, we have undertaken the following steps:

1. On 19<sup>th</sup> October 2019, we have inspected the original title deeds and documents in respect of the the said Land ("Original Title Deeds"), a list whereof is annexed hereto and marked as Annexure "A".
2. Perused copies of the deeds, documents and writings with respect to the said Land, a list whereof is annexed hereto and marked as Annexure "B".
3. Perused copies of the Reports dated 23rd December 2016 and 1st July 2017 issued by Ashish S Javeri in respect of search undertaken at the offices of the Sub-Registrar of Assurances, and Reports dated 11<sup>th</sup> June 2019 and 24<sup>th</sup> October 2019 by Ashish S Javeri for similar search. Searches undertaken are, however, subject to the availability of records and also to records being torn and mutilated.
4. Perused copies of reports issued by Jayshree Dagi & Associates dated 23rd May 2017, 4<sup>th</sup> June 2019 and 17<sup>th</sup> October 2019 in respect of search

undertaken at the office of Registrar of Companies to determine charges registered by our client. Searches are subject to the availability of records on the date of inspection and also to records being torn and mutilated.

5. Perused copies of 7/12 extracts and property register cards pertaining to the said Land.
6. Raised requisitions from time to time and have relied upon the replies given to us in response to these requisitions.
7. Caused public notices to be issued in in Free Press Journal on 17<sup>th</sup> October 2019 (English) and Navshakti on 17<sup>th</sup> October 2019 (Marathi).
8. We have relied on the declaration dated 1<sup>st</sup> November 2019 issued by Satguru Corporate Services Private Limited ("the Declaration") pertaining to the said Land.

**C. DISCLAIMERS**

1. This Report is prepared solely for the use of our client.
2. The accuracy of this Report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions, being true, complete and accurate, which we have assumed to be the case.
3. The original title deed as reflected in paragraphs D [i] 1 herein below is not available with the client.
4. We have not commented on tax related matters and have not addressed tax related compliances herein.
5. We have not commented on development potential or the approvals issued for development of the said Land.
6. This Report on Title has been prepared in accordance with and is subject to the laws of India.

**D. CHAIN OF TITLE**

- i. Survey Nos. 105/3(p), 106/1, 110/3, 110/4(p), 111/1, 111/2, 112/1(p) and Tank admeasuring 65,364 square yards equivalent to 54,650.84 square metres.

1. By and under Indenture dated 10th September, 1962 (herein referred to as the "**First Conveyance Deed**") executed between Minocher Dinshawjee Minocherhomjee and Freny Minocher Minocherhomjee (therein called as "Vendors") of one part and Somani & Company Private Limited (therein called as "Purchaser") of the other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/2605/1962 registered on 2/8/1965, the Vendors therein granted, sold and transferred to the Purchaser therein the plot bearing Survey Nos. 105/3(p), 106/1, 110/3, 110/4(p) 111/1, 111/2, 112/1(p) and Tank admeasuring 65,364 square yards equivalent to 54,650.84 square metres, for the consideration as stated therein and in accordance with the terms & conditions mentioned therein.
2. By and under Indenture dated 10th September, 1962 (herein referred to as the "**First Mortgage Deed**") executed between Somani & Company Private Limited (therein referred to as "Mortgagor") of one part and Minocher Dinshawjee Minocherhomjee and Freny Minocher Minocherhomjee (therein referred to as "Mortgagees") of the other part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-/2606/1962, the Mortgagor therein mortgaged unto the Mortgagees therein, the land as set out in the First Conveyance Deed, as security for payment of the balance consideration under the First Conveyance Deed, on terms & conditions more particularly mentioned therein.
3. By and under the Deed of Supplemental Agreement dated 20th June, 1966 (herein referred to as the "**Supplemental Deed**") executed between Somani & Company Private Limited (therein referred to as "Mortgagor") of one part and Minocher Dinshawji Minocherhomjee and Freny Minocher Minocherhomjee (therein referred to as "Mortgagees") of the other part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/3535/1966, the terms and conditions of the First Mortgage Deed were modified in the manner as stated therein.
4. By and under an Indenture dated 29th December, 1972 (herein referred to as the "**First Reconveyance Deed**") executed between Minocher Dinshawjee Minocherhomji and Freny Minocher



Minocherhomjee (therein referred to as "Mortgagees") of one part and Somani & Company Private Limited (therein referred to as "Mortgagor") of the other part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/6864/1972, in view of partial payment of amounts due, the Mortgagees therein granted, reconveyed, transferred, assured unto the Mortgagor therein, part of land mortgaged under the First Mortgage Deed read with the Supplemental Deed being land bearing Survey No. 106/1 admeasuring 16,715.91 square metres. It was clarified that land bearing Survey Nos 105/3(p), 110/3, 110/4(p), 111/1, 111/2 and 112/1(p) and tank(part) , save and except the property bearing Survey No. 106/1 and admeasuring 16,715.91 square metres, shall remain and continue to form the security in favour of the Mortgagees therein and shall remain and subject to the terms as stated in the First Mortgage Deed.

5. By and under an Indenture dated 17<sup>th</sup> December, 1979 (herein referred to as the "Second Reconveyance Deed") executed between Minocher Dinshawjee Minocherhomjee and Freny Minocher Minocherhomjee (therein referred to as "Mortgagees") of the One part and Somani & Company Private Limited (therein referred to as "Mortgagor") of the other part, registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/888/1980, registered on 2/03/2004, in view of full payment of amounts due, the Mortgagees therein granted, reconveyed, transferred, assured unto Mortgagor therein, balance land mortgaged under the First Mortgage Deed read with the Supplemental Deed i.e. land bearing Survey Nos 105/3(p), 110/3, 110/4(p), 111/1, 111/2 and 112/1(p), in the manner as stated therein.

## II. TRANSFER OF SHAREHOLDING FROM SOMANI & COMPANY PRIVATE LIMITED TO SATGURU CORPORATE SERVICES PRIVATE LIMITED

1. Memorandum of Understanding ("said MoU") was signed on 29th April, 2011 between Mr. Vinay Somani, Satguru Corporate Services Private Limited, Sunteck Realty Limited and Kamal Khetan. This MOU was executed in contemplation of transaction to be concluded by Satguru Corporate Services Private Limited for the purchase of the



said Land and/or purchase of all the shares of Somani & Company Private Limited. It was then contemplated that an area of 2,25,000 sq. ft. saleable area will be sold to Vinay Somani at a price which shall be 80% of the pre-launch offer price. The maximum price however will not exceed Rs. 8,100/- per sq. ft. of saleable area. This agreement was come into effect on the purchase of the said Land and/or transfer of shares of Somani & Company Private Limited to Satguru Corporate Services Private Limited, Sunteck Realty Limited and/or Kamal Khetan. Disputes have arisen between the parties with respect to the said MOU as detailed in para J [1] below.

2. By a Share Purchase Agreement dated 4<sup>th</sup> January 2012 ("said SPA") was executed between (a) Vishal Somani, (b) Shri Maheshkumar Somani, (c) Shri Dushyant Somani, (d) Smt. Manushree Somani, (e) Shri Indrakumar Somani, (f) Smt. Usha Somani, (g) Shri Narendra Somani, (h) Shri Suresh Somani, (i) Smt. Komal Somani, (j) Shri Sharad Somani, (k) Smt. Poonam Somani, (l) Shri Vijaynarain Somani, (m) Shri Sudarshan Somani, (n) Smt. Gitadevi Somani, (o) Smt. Sushiladevi Somani (nee Smt. Susheeladevi Somani), (p) Shri Vinay Somani (nee Shri Vijaykumar Somani), (q) Smt. Shrelekha Somani (nee Smt. Shreelekha Somani), (r) Smt. Suman Maheshwary, (s) Balgopal Trust and (t) Amitabh Properties and Holdings Private Limited (therein referred to as "Sellers") of the First Part, and (a) Shri Maheshkumar Somani, (b) Shri Vijaynarain Somani, (c) Shri Sharad Somani, (d) Shri Indrakumar Somani and (e) Shri Narendra Somani (therein referred to as "the Directors") of the Second Part and (a) Satguru Corporate Services Private Limited, (b) Mr. Kamal Khetan (in his capacity as a nominee of Satguru Corporate Services Private Limited) (therein referred to as "the Purchasers") of the Third Part, the Sellers therein transferred 20,000 equity shares of Rs. 100/- each in Somani & Company Private Limited to Satguru Corporate Services Private Limited and Kamal Khetan, free from all charges, encumbrances or lien, for the consideration as recorded therein.
3. Subsequent thereto, a Supplemental Share Purchase Agreement dated February, 2012 was executed between (a) Smt. Sushiladevi Somani (nee Smt. Susheeladevi Somani), (b) Shri Vinay Somani (nee Shri Vijaykumar Somani), (c) Smt. Shrelekha Somani (nee Smt.



Shreelekha Somani), (d) Smt. Suman Maheshwary, (e) Baigopal Trust and (f) Amitabh Properties and Holdings Private Limited (therein after referred to as "Sellers") of the First Part and (a) Satguru Corporate Services Private Limited, (b) Mr. Kamal Khetan (in his capacity as a nominee of Satguru Corporate Services Private Limited) (therein referred to as "the Purchasers") of the Second Part; wherein Satguru Corporate Services Private Limited and Kamal Khetan agreed to pay an additional consideration of Rs. 50,00,00,000/- (Rupees fifty crores only) to the Sellers therein, as and by way of an additional consideration (over and above the consideration as stated in the said SPA), in the manner as stated therein. The additional consideration of Rs.50,00,00,000/- (Rupees Fifty crores only) payable under the Supplemental Share Purchase Agreement dated February 2012 is a subject matter of a dispute in (a) Suit No. 150 of 2014 filed by Vinay Somani V/s (i) Satguru Corporate Services Limited (ii) Starlight Systems Private Limited (iii) Starlight Systems India LLP and (iv) Kamal Khetan filed before the Hon'ble Bombay High Court; (b) Suit No. 156 of 2014 filed by Shrelekha Somani V/s (i) Satguru Corporate Services Limited (ii) Starlight Systems Private Limited (iii) Starlight Systems India LLP and (iv) Kamal Khetan filed before the Hon'ble Bombay High Court and (c) Suit No. 161 of 2014 filed by M/s Baigopal Trust V/s (i) Satguru Corporate Services Limited (ii) Starlight Systems Private Limited (iii) Starlight Systems India LLP and (iv) Kamal Khetan before the Hon'ble Bombay High Court.

4. By and under a Supplemental Debenture Trust Deed dated 27<sup>th</sup> February 2012 (hereinafter referred to as "**Supplemental Debenture Trust Deed / SDTD**") executed between Satguru Corporate Services Private Limited (therein referred to as "Company") of the First Part and IL&FS Trust Company Limited (therein referred to as "Debenture Trustee") of the Second Part, and Somani & Company Private Limited (therein referred to as the Mortgagor) of the Third Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/1604/2/2012; the Mortgagor and the Company to secure Series A NCDs, created a charge, on inter-alia, the said Land in favour of the Debenture Trustee therein, on terms and conditions more particularly mentioned therein.



5. Subsequently, a scheme of amalgamation was framed between Somani & Company Private Limited and Satguru Corporate Services Private Limited and submitted before the Hon'ble Bombay High Court under the provisions of the Companies Act, 1956. By and under an order dated 17<sup>th</sup> August 2012, the Hon'ble High Court has duly sanctioned the scheme of amalgamation between Somani & Company Private Limited and Satguru Corporate Services Private Limited. Pursuant thereto, immovable properties including the said Land is duly vested in Satguru Corporate Services Private Limited. The same was duly confirmed vide a Deed of Confirmation dated 2<sup>nd</sup> June 2015 and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BDR-1/4894/2015 registered on 2<sup>nd</sup> June 2015.
6. By and under a Reconveyance Deed dated 5th June 2015 (hereinafter referred to as "Reconveyance Deed of SDTD") executed between IL & FS Trust Company Limited (therein referred to as "Debenture Trustee/Mortgagee") of the One part and Satguru Corporate Services Private Limited (therein referred to as "Mortgagor / Company") of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/4301/2015, pursuant to the consent of the Debenture Holders and pending the redemption of the Series A Non Convertible Debentures ("NCD's"), the Debenture Trustee/Mortgagee retransferred and re-conveyed to the Mortgagor/Company absolutely and free from all the encumbrances of any kind, inter-alia, the said Land.

E. AREA

Our client has informed us that said Land aggregating to 9011.01 square meters or thereabouts comprises of the following CTS nos:

- (i) C.T.S. No. 158 admeasuring 224.2 square metres;
- (ii) C.T.S. No. 159 admeasuring 1043.4 square meters;
- (iii) C.T.S. No. 160 admeasuring 47.4 square meters;
- (iv) CTS No. 161(part) admeasuring 664.20 square metres (out of total area of 2696.5 square meters);



- (v) CTS No. 162 (part) admeasuring 1180.9 square metres (out of total area of 3741.8 square meters);
- (vi) CTS No. 165 (part) admeasuring 5850.91 square metres metres. (out of total area of 42,803.6 square meters).

**F. PROPERTY REGISTER CARDS**

1. **CTS NO. 158 admeasuring 224.2 square metres**

- (i) The PR Card reflects the tenure as "C" i.e, paying (altered) assessment to Government under Land Revenue Code.
- (ii) The PR card refelects the name of Satguru Corporate Services Pvt. Ltd as the owner of the land.

2. **CTS NO. 159 admeasuring 1043.4 square meters**

- (i) The PR Card reflects the tenure as "C" i.e, paying (altered) assessment to Government under Land Revenue Code.
- (ii) The PR card refelects the name of Satguru Corporate Services Pvt. Ltd as the owner of the land.

3. **CTS NO. 160 admeasuring 47.4 square meters**

- (i) The PR Card reflects the tenure as "C" i.e, paying (altered) assessment to Government under Land Revenue Code.
- (ii) The PR card refelects the name of Satguru Corporate Services Pvt. Ltd as the owner of the land.

4. **CTS NO. 161 admeasuring 2696.5 square metres**

- (i) The PR Card reflects the tenure as "C" i.e, paying (altered) assessment to Government under Land Revenue Code.
- (ii) The PR card refelects the name of Satguru Corporate Services Pvt. Ltd as the owner of the land.

5. **CTS NO. 162 admeasuring 3741.8 square metres**

- (i) The PR Card reflects the tenure as "C" i.e, paying (altered)



assessment to Government under Land Revenue Code.

- (ii) The PR card reflects the name of Satguru Corporate Services Pvt. Ltd as the owner of the land.

6. CTS No. 165 admeasuring 42,803.6 square meters

- (i) The PR Card reflects the nature of holding as Non-Agricultural.
- (ii) The name of Daniel Philip which was wrongly reflected in the other rights column, in the PR Card has been deleted on 27<sup>th</sup> December, 2018, pursuant to an order dated 24<sup>th</sup> December 2018 of the District Super Intendent of Land Records, Mumbai Suburban District passed in Appeal no. 645 of 2018 filed by our client.
- (iii) The alleged heirs of Daniel Philip i.e. Luis Daniel Baptista and 22 others have filed an appeal bearing no. RTS/Appeal No. 889 of 2019 against the order dated 24<sup>th</sup> December, 2018 before the Deputy Director of Land Records, Konkan Division, Mumbai and the same is pending. In any event our client has informed us that the same does not pertain to said Land.
- (iv) In so far as entry pertaining to the right of Government of Maharashtra as a holder of the portion of CTS No. 165 (part) admeasuring 2092.6 square meters (Pertaining to Plot Nos. 3 and 4) under the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") is concerned, our client had made applications dated 6<sup>th</sup> July 2017 and 7<sup>th</sup> July 2017 to the Additional Collector and Competent Authority for the cancellation/ withdrawal of notice under section 10(3) of the ULC Act and notice under section 10(5) of the ULC Act. In any event our client has informed us that said Land is not affected by the aforesaid acquisition by the government under the ULC Act.
- (v) On 24.9.2019, the property register card for CTS No. 165 to the extent of area admeasuring 33542.2 square meters is updated to reflect the name of Satguru Corporate Services Pvt. Ltd and is reflected as a non-agricultural land.

Our client has informed us that on the basis of government approval issued by MMRDA dated 1<sup>st</sup> November 2019 bearing no. TCP(P-2)/ODC/CC/3.137/1584 of



2019 they will apply to revenue authorities and undertake sub-division in the property register card of CTS No. 161 and CTS No. 165 to the extent the same forms part of the said Land and will get separate property card for the said Land.

**G. SURVEY NOS. CORRESPONDING CTS NOS**

We have perused the plan provided by client which is a superimposition of the Gut Book Plan issued by Deputy Superintendent of Land Records for Survey No. 111/1 and 111/2 of Village Goregaon with the CTS Plan issued by CTS Survey Office for CTS Nos 157, 158, 159, 160, 161, 162, 162/1, 163, 164, 165, 166, 166/1, 170, 170/1, 170/2. From perusal of the same, the said Land corresponds only to Survey No. 111/1(p).

**H. 7/12 EXTRACTS**


**Survey No. 111 Hissa No.1**

7/12 Extract is in respect of Survey No. 111 Hissa No. 1 of Village Goregaon, Taluka Borivall records Satguru Corporate Services Private Limited as the owner/holder thereof and reflects an area of 6 acre 12 gunthas equivalent to about 25,494.34 square meters.

**I. SITE STATUS**

There are certain structures on the said Land, which are occupied by tenants the details whereof are as follows: -

- (i) **National Plywood India Limited and Pioneer Wood Products Limited:** In occupation of an area admeasuring 1720 square feet in the structure situated on the said Land.
- (ii) **Messrs Balaji Trading & Warehousing Corporation:** In occupation of an area admeasuring 1950 square feet in the structure situated on the said Land.
- (iii) **National Board Limited:** in occupation of an area admeasuring 1560 square feet in the structure situated on the said Land.
- (iv) **Evinco Exim Limited:** In occupation of area admeasuring 2175 square feet in the structure situated on the said Land.

 Our clients have informed us that there are certain occupants occupying certain

structures on the said Land and as advised, our clients will take necessary steps to cause their vacation.

J. LITIGATION

The following litigation are pending in respect of said Land:

1. Suit No. 493 of 2015

There is a dispute arisen between (Mr. Vinay Somani, being one of the erstwhile shareholder of Somani & Company Private Limited and (1) Satguru Corporate Services Private Limited, (2) Sunteck Realty Limited, (3) Kamal Khetan and (4) Somani & Company Private Limited. The gist of the dispute is the enforcement of Memorandum of Understanding dated 29th April, 2011 ("said MoU") executed between (1) Vinay Somani and (2) Satguru Corporate Services Private Limited, Sunteck Realty Limited and Kamal Khetan. The prayer sought for by Mr. Vinay Somani in the said Suit is for a declaration that the said MOU is valid, binding and subsisting. Satguru Corporate Services Private Limited, Sunteck Realty Limited and Kamal Khetan are defending the said Suit. The defence is that the said MOU was duly novated. The terms and conditions for the purchase and sale of the equity shares of Vinay Somani were in accordance with the Share Purchase Agreement dated 4<sup>th</sup> January 2012 ("said SPA") executed between Vinay Somani, Satguru Corporate Services Private Limited, Sunteck Realty Limited and Kamal Khetan. The said MOU was an understanding executed prior to the execution of the said SPA and once the said SPA was executed all the terms and conditions agreed between the parties were recorded in the SPA and stood duly merged therein. Mr. Vinay Somani has sought for interim reliefs in the said Suit. However, till date no interim reliefs are accorded in the matter.

2. Appeal RTS/Appeal No. 889 of 2019 before the Deputy Director of Land Records, Konkan Division, Mumbai

The description of the same is set out in para F [6] above. Our client has informed us that the same does not pertain to said Land.

K. PUBLIC NOTICES

We have issued public notices ("the said Public Notices") in the following newspapers thereby inviting claims and objections with respect to the said Land in

Free Press Journal on 17<sup>th</sup> October 2019 (English) and Navshakti on 17<sup>th</sup> October 2019 (Marathi). We have, till date, not received any objections to the same.

**L. USER AND DEVELOPMENT PLAN REMARKS**

From the the Development Plan remarks dated 25<sup>th</sup> October, 2019 issued by Architect T & CP Division, MMRDA issued for a larger land which includes the said Land, it can be seen that the said Land falls within the notified area of Oshiware District Centre (ODC) where MMRDA is the Special Planning Authority. Our clients have superimposed the CTS Plan dated 18<sup>th</sup> October, 2011 issued by City Survey Office upon the extract of the Development Plan remarks dated 25<sup>th</sup> October, 2019, which confirms that said Land forms part of residential cum shopping zone.

**M. ROC SEARCH REPORT**

As per the updated Search Report dated 17<sup>th</sup> October 2019 provided by Jayshree Dagli & Associates, there are no creation of charges in respect of the said Land is reflected.

**N. SEARCH AT REGISTRAR OF ASSURANCES**

1. We have caused to undertake searches at the offices of the Sub-Registrar of Assurances at Mumbai and Bandra for a period of 63 years (i.e. from 1957 to 2019) with respect to the said Land.
2. As per the Search Report dated 23<sup>rd</sup> December 2016 and 1<sup>st</sup> July, 2017 and the Search Reports dated 11<sup>th</sup> June 2019 and 24<sup>th</sup> October 2019, issued by the search clerk Mr. Ashish Jhaveri, the list of documents registered with the office is the sub-registrar of assurances in respect of the said Land are annexed hereto and marked as Annexure "C".

**O. APPROVALS**

1. By and under No -Objection Certificate dated 26<sup>th</sup> December 2016 issued by the Airports Authority of India (AAI) to Mr. Ajeet Singh, AAI granted it No Objection Certificate for the proposed construction on a larger land (which includes the said Land), subject to the compliance of the conditions and in the manner as stated therein.
2. By and under the In Principle approval dated 23<sup>rd</sup> October 2019 issued by MMRDA and bearing reference no. TCP(P-2)/ODC/CC/3.146.1555 2019 to

our client, MMRDA has granted in principle approval for residential building on the said Land, subject to compliance of conditions and in the manner as stated therein.

3. By and under a letter dated 1<sup>st</sup> November 2019 addressed by MMRDA to our client and bearing reference no. TCP(P-2)/ODC/CC/3.137/1584 of 2019, MMRDA has approved the proposed layout on land bearing CTS No. 157, 158, 159, 160, 161, 162/1, 163, 164, 165 (pt), 166, 166/1, 170, 170/1, 170/2 and admeasuring 43,655.10 square metres (which includes the said Land), subject to compliance of conditions and in the manner as stated therein.

**P. CONCLUSION**

Based on the investigation carried out by us as stated above and subject to what is stated hereinabove, we hereby certify that Satguru Corporate Services Private Limited has a clear and marketable title in respect of the said Land subject to the following: -

- (i) The outcome of the Suit No. 493 of 2015 in the Hon'ble Bombay High Court as stated in **paragraph no. J [1]** hereinabove
- (ii) The rights of the tenants/ occupants as stated in **paragraph I** hereinabove.

Dated this 2<sup>nd</sup> day of November, 2019

For Wadia Ghandy & Co.



Partner

**ANNEXURE "A"****(Inspection of Original title deeds)****Title Documents**

1. Share Purchase Agreement dated 4<sup>th</sup> January 2012 executed between, (a) Vishal Somani, (b) Shri Maheshkumar Somani, (c) Shri Dushyant Somani, (d) Smt. Manushree Somani, (e) Shri Indrakumar Somani, (f) Smt. Usha Somani, (g) Shri Narendra Somani, (h) Shri Suresh Somani, (i) Smt. Komal Somani, (j) Shri Sharad Somani, (k) Smt. Poonam Somani, (l) Shri Vijaynarain Somani, (m) Shri Sudarshan Somani, (n) Smt. Gitadevi Somani, (o) Smt. Sushiladevi Somani (nee Smt. Susheeladevi Somani, (p) Shri Vinay Somani (nee Shri Vijaykumar Somani), (q) Smt. Shrilekha Somani (nee Smt. Shreelekha Somani), (r) Smt. Suman Maheshwary, (s) Balgopal Trust and (t) Amitabh Properties and Holdings Private Limited (Sellers), (a) Shri Maheshkumar Somani, (b) Shri Vijaynarain Somani, (c) Shri Sharad Somani, (d) Shri Indrakumar Somani and (e) Shri Narendra Somani ("the Directors") and (a) Satguru Corporate Services Private Limited, (b) Mr. Kamal Khetan (the Purchasers).
2. Supplementary Share Purchase Agreement dated February 2012 executed between 2012 (a) Smt. Sushiladevi Somani (nee Smt. Susheeladevi Somani, (b) Shri Vinay Somani (nee Shri Vijaykumar Somani), (c) Smt. Shrilekha Somani (nee Smt. Shreelekha Somani), (d) Smt. Suman Maheshwary, (e) Balgopal Trust and (f) Amitabh Properties and Holdings Private Limited (Sellers) and (a) Satguru Corporate Services Private Limited, (b) Mr. Kamal Khetan (Purchasers).
3. Reconveyance Deed dated 5<sup>th</sup> June 2016 executed between IL&FS Trust Company Limited (Debenture Trustee/Mortgagee) and Satguru Corporate Services Private Limited (Mortgagor/Company) bearing Serial No. BOM/4301/2015.



**ANNEXURE "B"**  
**(all documents perused)**

1. Copy of the Indenture of Lease 24th June 1954 executed between (i) Minocher Dinshawji Minocherhomji & (ii) Frenny Minocher Minocherhomji (Lessors) and (i) The Central Bank Executor and Trustee Company Private Limited (ii) Cooverbai Kaikhusroo Dhabar (iii) Frenny Minocher Minocherhomji (nee Frenny Kaikhusroo Dhabhar) & (iv) Hakimji Edalji Kumana (Lessees) and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-6635/1954.
2. Copy of the Indenture of Lease dated 30th November 1957 executed between (i) The Central Bank Executor and Trustee Company Private Limited (ii) Cooverbai Kaikhusroo Dhabar (iii) Frenny Minocher Minocherhomji (nee Frenny Kaikhusroo Dhabhar) (iv) Hakimji Edalji Kumana (Lessors) and Gulam Mohiyuddin Haji Yakub (Lessee) and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-380/1958.
3. Copy of the Indenture of Lease dated 10th March 1962 between (i) Central Bank Executor and Trustee Company Limited, (ii) Cooverbai Kaikhusroo Dhabhar, (iii) Freni Minocher Minocher-Homji & (iv) Hakimji Edulji Kumana (Lessors) and Gulam Mohiyuddin Haji Yacub ("Lessee") and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/919/1962.
4. Copy of the Indenture of Conveyance dated 10th September 1962 between Minocher Dinshawjee Minocherhomji and Frenny Minocher Minocherhomji ("Vendors") and Somani & Company Private Limited ("Purchaser") and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/2605/1962.
5. Copy of the Indenture of Mortgage 10th September 1962 between Somani & Company Private Limited ("Mortgagor") and Minocher Dinshawjee Minocherhomjee and Freny Minocher Minocherhomjee ("Mortgagees") and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-R/2606/1962.
6. Copy of the Deed of Supplemental Agreement dated 20th June 1966 between Somani & Company Private Limited ("Mortgagor") and Minocher Dinshawji Minocherhomjee and Freny Minocher Minocherhomjee ("Mortgagees") and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-R/3535/1966.
7. Copy of Plan dated 30<sup>th</sup> June 1980 depicting the boundary of Plot No. 4 situated on land bearing CTS No.165 (p).
8. Copy of Order of the Deputy Collector & CA, (ULC), Greater Mumbai dated 9th March 2007 under Section11(7) with Section 14 of the ULC Act 1976.
9. Copy of Appeal dated 30th April 2007 filed under Section 33 of the ULC Act, 1976 filed before the Hon'ble Court of the Additional Commissioner, Konkan Division, Mumbai by Mr.Sharad Somani.



10. Copy of Block Plan dated 3<sup>rd</sup> December 2010.
11. Copy of the Plan dated 1st February 2011
12. Copy of Memorandum of Understanding dated on 29th April, 2011 between Mr. Vinay Somani, Satguru Corporate Services Private Limited, Sunteck Realty Limited and Kamal Khetan.
13. Original Declaration by Ms. Vidushi Somani dated 15th December 2011.
14. Original Debenture Subscription Agreement dated 15th December 2011 executed between (i) Satguru Corporate Services Private Limited (ii) Advait Infraprojects Private Limited (iii) Kotak India Real Estate Fund IV (iv) Kotak India Real Estate Fund V (v) Kotak Alternate Opportunities (India) Fund.
15. Total Station Survey dated 2011 issued by Mr. Rajan D Hate, being the licensed surveyor.
16. Original Share Purchase Agreement dated 4th January 2012 executed between, (a) Vishal Somani, (b) Shri Maheshkumar Somani, (c) Shri Dushyant Somani, (d) Smt. Manushree Somani, (e) Shri Indrakumar Somani, (f) Smt. Usha Somani, (g) Shri Narendra Somani, (h) Shri Suresh Somani, (i) Smt. Komal Somani, (j) Shri Sharad Somani, (k) Smt. Poonam Somani, (l) Shri Vijaynarain Somani, (m) Shri Sudarshan Somani, (n) Smt. Gitadevi Somani, (o) Smt. Sushiladevi Somani (nee Smt. Susheeladevi Somani), (p) Shri Vinay Somani (nee Shri Vijaykumar Somani), (q) Smt. Shrilekha Somani (nee Smt. Shreelekha Somani), (r) Smt. Suman Maheshwary, (s) Balgopal Trust and (t) Amitabh Properties and Holdings Private Limited ("Sellers"), (a) Shri Maheshkumar Somani, (b) Shri Vijaynarain Somani, (c) Shri Sharad Somani, (d) Shri Indrakumar Somani and (e) Shri Narendra Somani ("the Directors") and (a) Satguru Corporate Services Private Limited, (b) Mr. Kamal Khetan ("the Purchasers").
17. Copy of Debenture Trust Deed dated 27th January 2012 executed between Satguru Corporate Services Private Limited ("the Company") of One Part and IL&FS Trust Company Limited ("Debenture Trustee") of the Other Part.
18. Original Supplementary Share Purchase Agreement dated February 2012 executed between 2012 (a) Smt. Sushiladevi Somani (nee Smt. Susheeladevi Somani), (b) Shri Vinay Somani (nee Shri Vijaykumar Somani), (c) Smt. Shriiakra Somani (nee Smt. Shreelekha Somani), (d) Smt. Suman Maheshwary, (e) Balgopal Trust and (f) Amitabh Properties and Holdings Private Limited ("Sellers") (a) Satguru Corporate Services Private Limited, (b) Mr. Kamal Khetan (in his capacity as a nominee of Satguru Corporate Services Private Limited) ("the Purchasers").
19. Copy of Supplemental Debenture Trust Deed dated 27th February 2012 executed between Satguru Corporate Services Private Limited ("Company") of the First Part and IL & FS Trust Company Limited of the Second Part ("Debenture Trustee") and Somani and Company Private Limited ("Mortgagor") of the Third Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 1604/2012.



20. Copy of CTS Plan dated 10<sup>th</sup> February 2012.
21. Copy of Deed of Confirmation dated 2nd June 2015 executed between Somani and Company Private Limited ("Transferor Company") and Satguru Corporate Services Private Limited ("Transferee Company") and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 4894/2015.
22. Copy of Plan of the dated 17<sup>th</sup> December, 2015.
23. Original Reconveyance Deed dated 5th June 2016 executed between IL & FS Trust Company Limited ("Debenture Trustees/Mortgagee") of the One part and Satguru Corporate Services Private Limited ("Mortgagor / Company") of the other part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/4301/2015.
24. Copy of the No -Objection Certificate dated 26<sup>th</sup> December 2016 issued by the Airports Authority of India (AAI) to Mr. Ajeet Singh.
25. Original Search Reports dated 23rd December 2016, 1st July 2017, 11<sup>th</sup> June 2019 and 24<sup>th</sup> October 2019 issued by Mr. Ashish Jhaveri, the search clerk, with respect to the searches undertaken at the offices of the Sub-Registrar of Assurances at Mumbai, Vasai, Bandra and Borivali from year 1957 to 2019 (63 years).
26. Copy of the Property Tax bills for the time period from 1st April 2016 to 31st March 2019.
27. Original ROC Search Reports dated 23rd May 2017, 10<sup>th</sup> June 2019 and 17<sup>th</sup> October 2019 issued by Jayshree Dagli & Associates.
28. Copy of application dated 7<sup>th</sup> July 2017 made by Satguru Corporate Services Private Limited to the Additional Collector and Competent Authority for the cancellation/ withdrawal of notice under section 10(3) and notice under section 10(5) of the ULC & R Act, 1976 with respect to Plot No. 4.
29. Copy of Letter dated 18<sup>th</sup> October, 2017 addressed by the Collector and Competant Authority (Urban Land Ceiling), Greater Mumbai to the Hon'ble Chief Secretary, Town Planning Department, Mantralaya, Mumbai.
30. Copy of Letter dated 9<sup>th</sup> February 2018 and bearing reference no. TCP(P-2)/ODC/CC/3,122/III/302/2018 addresssed by the Planner, Town and Country Planning Division, MMRDA to Skystar Buildcon Private Limited.
31. Copy of Lettter dated 14th February 2018 and bearing reference no. L.C/ODC/25 mtrRoad/Goregaon/Notice/337/2018 addressed by Executive Engineer, MMRDA to the Somani and Company Private Limited.
32. Copy of Lettter dated 14th February 2018 and bearing reference no. L.C/ODC/25 mtrRoad/Goregaon/Notice/335/2018 addressed by Executive Engineer, MMRDA to the Somani and Company Private Limited.

33. Copy of Letter dated 29<sup>th</sup> May 2018 addressed by M/s Spaceage Consultants to the Chief, T& CP Division, MMRDA.
34. Copy of Show Cause Notice issued by the Talathi, Goregaon to Somani and Co with respect to payment of Non Agricultural Tax for the time period of 2017 to 2018.
35. Copy of Plan of the said Land dated 6<sup>th</sup> February 2018 showing the existing structures.
36. Copy of the Plan showing the CTS bifurcation of the said Land.
37. Copy of the Gut Book Plan dated 20<sup>th</sup> June 2018 of Survey Nos 111/1/ and 111/2 issued by the Deputy Superintendent Land Records, Mumbai Suburban, Mumbai.
38. Original Consent Decree dated 6<sup>th</sup> December 2017 passed by the Hon'ble Court of Small Causes, Mumbai in TE Suit No. 79/101 of 2010.
39. Original Consent Decree dated 6<sup>th</sup> December 2017 passed by the Hon'ble Court of Small Causes, Mumbai in TE Suit No. 80/102 of 2010.
40. Original Consent Terms dated dated 6<sup>th</sup> December 2017 in TE Suit No. 79/101 of 2010 before Hon'ble Court of Small Causes, Mumbai.
41. Original Consent Terms dated dated 6<sup>th</sup> December 2017 in TE Suit No. 80/102 of 2010 before Hon'ble Court of Small Causes, Mumbai.
42. Copy of the Letter dated 20<sup>th</sup> March 2018 addressed by Satguru Corporate Services Private Limited to Paramount Apparels Private Limited.
43. Copy of the Letter dated 4<sup>th</sup> April 2018 addressed by Paramount Apparels Private Limited to Satguru Corporate Services Private Limited.
44. Copy of the Extract of the Bank Account Statement of Satguru Corporate Services Private Limited maintained with Kotak Mahindra Bank showing the transactions dated 6<sup>th</sup> April 2018.
45. Copy of Agreement of Sale dated 20<sup>th</sup> April 2018 executed between Skystar Buildcon Private Limited of the First Part and Ms. Nabila Usmani of the Other Part and registered with the Sub-Registrar of Assurances at Borivali under Serial No. 3606/2018.
46. Copy of Agreement of Sale dated 20<sup>th</sup> April 2018 executed between Skystar Buildcon Private Limited of the First Part and Ms. Shaema Divkar of the Other Part and registered with the Sub-Registrar of Assurances at Borivali under Serial No. 3604/2018.
47. Copy of Agreement of Sale dated 20<sup>th</sup> April 2018 executed between Skystar Buildcon Private Limited of the First Part and Ms. Aaliya Helaluddin Usmani of the Other Part and registered with the Sub-Registrar of Assurances at Borivali under Serial No. 3607/2018.



48. Copy of NOC dated 7<sup>th</sup> August 2018 issued by the Deputy Chief Engineer, (Region – IV), Mumbai Fire Brigade.
49. Original public notice issued in English in Free Press Journal on 17<sup>th</sup> October 2019.
50. Original public notice issued in Marathi in Navshakti on 17<sup>th</sup> October 2019.
51. Copy of the Principle approval of MMRDA dated 23<sup>rd</sup> October 2019 and bearing reference no. TCP(P-2)/ODC/CC/3.146/1555 2019.
52. Copy of the Development Plan remark of MMRDA dated 25<sup>th</sup> October 2019 and bearing reference number TCP(P-2)/ODC/DPR/2.315/ 1576/2019
53. Copy of the letter dated 1<sup>st</sup> November 2019 addressd by MMRDA to our client and bearing reference no. TCP(P-2)/ODC/CC/3.137/1584 of 2019.

**A. List of Litigations**

1. **Louis Daniel Baptista & Ors v. M/s Byramjee Jeejeebhoy & Ors [TAH/BORI/T-2/TNC/SR-09/2013 (In the Hon'ble Court of Tahsildar & Agricultural Land Tribunal, Borivali)]**
  - a. Application No. TAH/BORI/T-2/TNC/SR-09/2013 and papers and proceedings thereto.
2. **Louis Daniel Baptista v. M/s Byramjee Jeejeebhoy Private Limited [ Appeal No. 750 of 2013 (The Hon'ble Super intendent of Land Records, Mumbai Suburban District, Bandra)]**
  - a. Appeal No. 750 of 2013 and papers and proceedings thereto.
3. **Satguru Corporate Services Private Limited v. Shri Daniel Philip and 22 othres [Appeal No. 645 of 2018 (The District Superintendent of Land Records, Mumbai Suburbs)]**
  - a. Appeal No. 645 of 2019 and papers and proceedings thereto.
4. **Louis Daniel Baptista & Others v. M/s Byramjee Jeejabhoy Private Limited & Othres [Tenancy Case No. 7 of 2018 (Sub- Divisional Offiver, Mumbai Western Suburbs)]**
  - a. Tenancy Case No. 7 of 2018 and papers and proceedings thereto.
5. **Vinay Somani v. Satguru Corporate Services Private Limited & Ors [ Suit No. 150 of 2014 (Hon'ble High Court of Bombay)]**
  - a. Suit No. 150 of 2014 and papers and proceedings thereto.

6. Shrilekha Somani v. Satguru Corporate Services Private Limited & Ors [ Suit No. 156 of 2014 (Hon'ble High Court of Bombay)]
    - a. Suit No. 156 of 2014 and papers and proceedings thereto.
  7. M/s Balgopal Trust v. Satguru Corporate Services Private Limited & Ors [ Suit No. 161 of 2014 (Hon'ble High Court of Bombay)]
    - a. Suit No. 161 of 2014 and papers and proceedings thereto.
  8. Vinay Somani v. Satguru Corporate Services Private Limited & Ors [Suit No. 493 of 2015(Hon'ble High Court of Bombay)]
    - a. Suit No. 493 of 2015 and papers and proceedings thereto.
  9. M/s Somani & Co Private Limited v. M/s Paramount Apparels Private Limited [T.E Suit No. 79/101 of 2010 (Hon'ble Court of Small Causes at Mumbai)].
    - a. Suit No. 79/101 of 2010 and papers and proceedings thereto.
  10. M/s Somani & Co Private Limited v. M/s Paramount Apparels Private Limited [T.E Suit No. 80/102 of 2010 (Hon'ble Court of Small Causes at Mumbai)]
    - a. Suit No. 80/102 of 2010 and papers and proceedings thereto
- B. Kami Jast Patrak**
- Copy of the Kami Jast Patrak dated 7<sup>th</sup> July 2018.
- C. 7/12 Extracts and Mutation Entries**
- i. 7/12 Extracts and Mutation Entries for Survey Nos 106/1, 106/2, 107/3, 110/3(p), 111/1 and 111/2, and 112/1(p).
- D. Property Register Cards**
1. Property Register Card perused for CTS No. 158, 159, 160, 161 and 162 dated 20<sup>th</sup> August 2019.
  2. Property Register Card perused for CTS No. 165 dated 26<sup>th</sup> September 2019.



**Annexure "C"**  
**(Details of Search Report)**

1. Indenture of Lease dated 30<sup>th</sup> November 1957 executed between (i) The Central Bank Executor and Trustee Company Private Limited (ii) Cooverbai Kaikhusroo Dhabar (iii) Frenny Minocher Minocherhomji (nee Frenny Kaikusroo Dhabhar) (iv) Hakimji Edalji Kumanas (Lessors) and Gulam Mohiyuddin Haji Yakub (Lessee) and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-380/1958. *[The document does not pertain to the said Land]*
2. Indenture of Conveyance dated 14<sup>th</sup> April 1960 between Messers Byramjee Jeejeebhoy Private Limited (Vendor therein) of the first part and Minocher Dinshawji Minocher Homji and Freny Minocher Homji (Purchaser therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM/5174/1960. *[The document does not pertain to the said Land]*
3. Indenture of Conveyance dated 10<sup>th</sup> September 1962 between Minocher Dinshawji Minocherhomji and Frenny Minocher Minocherhomji (Vendors therein) and Somani & Company Private Limited (Purchaser therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/2605/1962
4. Indenture of Conveyance 19<sup>th</sup> April 1961 between Messers Byramjee Jeejeebhoy Private Limited (Vendor therein) of the first part and Minocher Dinshawji Minocher Homji and Freny Minocher Homji (Purchasers therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/3269/1961. *[The document does not pertain to the said Land]*
5. Indenture of Lease dated 10<sup>th</sup> March 1962 between (i) Central Bank Executor and Trustee Company Limited, (ii) Cooverbai Kaikhusroo Dhabhar, (iii) Freni Minocher Minocher-Homji & (iv) Hakimji Edulji Kumana (Lessors therein) and Gulah Mohiyuddin Haji Yacub (Lessee therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/919/1962. *[The document does not pertain to the said Land]*
6. Deed of Declaration dated 7<sup>th</sup> September 1962 executed between Minocher Dinshaji Minocher Homji, Freny Minocher Homji, Balkrishna (of one part) and Somani & Co Private Limited (of the other part) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/2604/1962. *[Copy has not been perused by us]. [The document does not pertain to the said Land]*
7. Indenture of Mortgage dated 10<sup>th</sup> September 1962 executed between Somani & Company Private Limited (Mortgagor therein) of one part and Minocher Dinshawjee Minocherhomjee and Freny Minocher Minocherhomjee (Mortgagees therein) of the other part and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-R/2606/1962
8. Indenture of Conveyance dated 28<sup>th</sup> October 1963 executed between Mrs Josephine

- L D'Mello (Vendor therein) and Somani & Company Private Limited (Purchaser therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/3079/1963. *[The document does not pertain to the said Land]*
9. Indenture of Mortgage dated 28<sup>th</sup> October 1963 executed between Somani & Company Private Limited (Mortgagor therein) of the one part and Mrs Josephine L D'Mello (Mortgagees therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/3081/1963. *[The document does not pertain to the said Land]*
10. Deed of Conveyance dated 24<sup>th</sup> March 1964 executed between Gulamhussein Esoofaly Bandukwala (Vendor therein) of the First Part and Bhadrashil Shantilal Doctor (Confirming Party therein) of the Second Part and Cipco Pulverizers Private Limited (Purchasers therein) of the Third Part and registered with the Sub-Register of Assurances under Serial No. 891/1964. *[The document does not pertain to the said Land]*
11. Deed of Mortgage dated 8<sup>th</sup> September 1965 executed by and between Cipco Pulverizers Private Limited (Mortgagor therein) of One Part and (i) Shardaben Shantilal Doctor (ii) Jaswantlal Fulchand Shah (iii) Pankaj Shantilal Doctor (iv) Mrs Kanta Bhadrashil Doctor (Mortgagees therein) of the Other Part and registered with the Sub-Register of Assurances under Serial No. 2788/1966. *[The document does not pertain to the said Land]*
12. Deed of Supplemental Agreement dated 20<sup>th</sup> June 1966 executed between Somani & Company Private Limited (Mortgagor therein) and Minocher Dinshawjee Minocherhomjee and Freny Minocher Minocherhomjee (Mortgagees therein) the terms of the Indenture of Mortgage dated 10<sup>th</sup> September 1962 under Serial No. BOM-R/2606/1962 were modified in respect of the property and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/3535/1966.
13. Indenture of Conveyance dated 13<sup>th</sup> June 1967 executed between Byramjee Jeejeebhoy Private Limited (Vendor therein) and Cooper Connell & Clifford Limited (confirming party therein) and Satyanarayan Khalatan Private Limited (Purchaser therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/4114/1967. *[The document does not pertain to the said Land]*
14. Indenture of Conveyance dated 30<sup>th</sup> October 1968 executed between Satyanarayan Khalatan Private Limited (Vendor therein) and Shri Vasantil Mathuradas (Confirming Party therein) and (i) Kanaiyalal Mangaldas Patel (ii) Babubhai Mangaldas Patel (iii) Ratilal Mangaldas Patel (iv) Mrs Mrudula Mahendra Patel (v) Mrs Ramila Mukund Patel (vi) Miss Devila Kanaiyalal Patel (vii) Miss Karuna Kanaiyalal Patel (viii) Miss Sarla Kanaiyalal Patel (ix) Mathuradas Chhaganilal Mehta (x) Vasantbhai Mathuradas Mehta (xi) Arvind Mathura Das Mehta and (xii) Jawaharlal Narandas Gobadia carrying on business in the name of M/s. Patton Industries (Purchasers therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/R/4654/1968. *[The document does not pertain to the said Land]*

15. Deed of Further Charge dated 16<sup>th</sup> June 1969 executed by and between Nanibai wd/o Shaligram Pandit and (i) Keshavrao Shamrao Talpade (ii) Ujwal Dipak Mankar and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/2364/1970. *[The document does not pertain to the said Land]*
16. Surrender of Lease dated 21<sup>st</sup> of November 1969 executed between (i) The Central Bank Executor & Trustee Company Limited (ii) Frenny Mino Minocher Homji (iii) Hakim Idulji Kumana (iv) Gulam Moohiyuddin Haji Yacub to The Central Bank Executor & Trustee Company Limited and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/503/1970. *[Copy has not been perused by us] [The document does not pertain to the said Land].*
17. Indenture of Conveyance dated 6th October, 1971 executed between (a) Blaze D'Mello (b) Mary, widow of Caesar D' Mello (c) Oattie, daughter of Casesar D' Mello (d) Vincent D' Mello (e) Hermone, widow of Joseph D' Mello (f) Sydney, son of Joseph D' mello (g) Pamela, daughter of Joseph D' Mello (h) Mrs. Veronica D'Mello (i) Mrs Edna Perreira (j) Rev Sister Veronica (k) Mrs. Francisca Perreira ( Vendors therein) of One Part and Somani & Company Private Limited (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. R/4672/1971. *[The document does not pertain to the said Land]*
18. Deed of Release dated 29th December 1972 executed by between Minocher Dinshawjee Minocherhomji and Freny Minocher Minocherhomjee ("Mortgagees") of the One part and Somani & Company Private Limited ("Mortgagor") of the other part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/6864/1972.
19. Indenture of Conveyance, dated 30<sup>th</sup> December 1972 executed between Somani & Company Private Limited (Vendor therein) and Rajni Gandha Co-operative Housing Society Limited (Purchaser therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-R/6855/1972. *[The document does not pertain to the said Land]*
20. Indenture of Assignment dated 7<sup>th</sup> May 1973 executed between Central Bank Executor and Trustee Company Limited, Freni Mino Minocherhomji and Hakimji Edalji Kumana (Assignors therein) and (i) Gulam Mustafa Haji Gulam Muhammed (ii) Muhammed Hanif Haji Gulam Muhammed (ii) Muhammed Hanif Haji Gulam Muhammed and (iii) Abdul Akbar Haji Gulam Muhammed (Assignees therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-S/731/1973. *[The document does not pertain to the said Land]*
21. Indenture of Conveyance dated 29th December 1973 executed between Somani & Company Private Limited (Vendor therein) of the first Part and Messrs Laxminarain Bhagwanbux (Purchaser therein) of the second Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-S/3327/1973. *[The document does not pertain to the said Land]*
22. Indenture of Conveyance dated 31st December 1973 executed by and between



- Somani & Company Private Limited (Vendor therein) of the One Part and Messrs Maheshwari Trading Company (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-S/3359/1973. *[The document does not pertain to the said Land]*
23. Indenture of Conveyance dated 31st December 1973 executed between Somani & Company Private Limited (Vendor therein) of the One Part and Gopuram Co-operative Housing Society Limited (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-S/3360/1973. *[The document does not pertain to the said Land]*
24. Indenture of Conveyance dated 31st July 1974 executed between Somani & Company Private Limited (Vendor therein) of the first Part and Messrs Shree Arvind Corporation (Purchaser therein) of the second Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-S/2764/1974, registered on 16th November 1974. *[The document does not pertain to the said Land]*
25. Indenture of Conveyance dated 31st July 1974 executed between the Somani & Company Private Limited (Vendor therein) of the one part and Messrs Vinay Enterprises (Purchaser therein) of the other part and registered with the sub-registrar of assurances at Mumbai under serial no. BOM/S/2763 of 1974. *[The document does not pertain to the said Land]*
26. Indenture of Conveyance dated 14th August, 1974 executed between Somani & Company Private Limited (Vendor therein) of the One Part and Messrs Shree Gopal Corporation (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM-S/2961/1974. *[The document does not pertain to the said Land]*
27. Indenture of Conveyance dated 30th December 1974 executed by between Somani & Company Private Limited (Vendor therein) of the One Part and Messrs Laxminarain Bhagwanbux (Confirming Party therein) of the Second Part, and Messrs Shree Venkatesh Processors (Purchaser therein) of the Third Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BDR-S/4681/1974. *[The document does not pertain to the said Land]*
28. Indenture of Reconveyance dated 17th December 1979 executed between Minocher Dinshawjee Minocherhomji and Freny Minocher Minocherhomjee ("Mortgagees") of the One part and Somani & Company Private Limited ("Mortgagor") of the other part, registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/888/1980.
29. Indenture of Conveyance dated 27<sup>th</sup> October 1988 executed between Mithalal Dhulchand Jain (Vendor therein) of the One Part and Chataram Kruparam Chaudhari (Purchaser therein) of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. PBBJ/3000/1988. *[The document does not pertain to the said Land]*



30. Notice of Lis Pendens dated 2<sup>nd</sup> June 1989 by Mr. Ramakant Krishna and registered with the Sub-Register of Assurances at Bombay under Serial No. PBBJ/2620/1989. *[The document does not pertain to the said Land]*
31. Indenture of Conveyance dated 4th January, 2012 executed between (1) Mr. Sharad Somani, (2) Mr. Indrakumar Somani, (3) Mr. Suresh Somani, Karta of Suresh Somani HUF, (4) Mr. Sudarshan Somani, (5) Mr. Vishal Somani, (6) Mrs. Manjushree Somani and (7) Mrs. Komal Somani (being the partners of "Messrs Vinay Enterprises") (Vendors therein) of the One Part and Satguru Corporate Services Private Limited (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 93 of 2012. *[The document does not pertain to the said Land]*
32. Indenture of Conveyance dated 4th January, 2012 executed between (a) Mr. Mahesh Somani, karta of Mahesh Somani HUF (b) Mr. Narendra Somani (c) Master Saket Somani (minor), through his father and natural guardian Mr. Sudarshan Somani (d) Mr. Vishal Somani (e) Mrs Usha Somani (f) Mrs Poonam Somani (g) Mrs Alka Somani carrying on business in Partnership under the name and style of "Messrs Shree Arvind Corporation" (Vendor therein) of the One Part and Satguru Corporate Services Private Limited (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 173/2012. *[The document does not pertain to the said Land]*
33. Power of Attorney dated 4<sup>th</sup> January, 2012 executed between (a) Mr. Mahesh Somani, karta of Mahesh Somani HUF (b) Mr. Narendra Somani (c) Master Saket Somani (minor), through his father and natural guardian Mr. Sudarshan Somani (d) Mr. Vishal Somani (e) Mrs Usha Somani (f) Mrs Poonam Somani (g) Mrs Alka Somani carrying on business in Partnership under the name and style of "Shree Arvind Corporation" (Grantor therein) in favour of Satguru Corporate Services Private Limited and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 174/2012. *[The document does not pertain to the said Land]*
34. Indenture of Conveyance dated 4th January, 2012 executed between Messrs Venkatesh Processors through its partner Mahalaxmi Rope Works Limited (Vendor therein) of the One Part and Satguru Corporate Services Private Limited (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 175/2012. *[The document does not pertain to the said Land]*
35. Power of Attorney dated 4th January, 2012 executed by Mahalaxmi Rope Works Limited being the partner of Messrs Venkatesh Processors (Grantor therein) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 176/2012. *[The document does not pertain to the said Land]*
36. Indenture of Conveyance dated 4th January, 2012 executed between Mr. Vinay Somani, sole proprietor of "Messrs Shree Gopal Corporation" (Vendor therein) of the One Part and Satguru Corporate Services Private Limited (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under

Serial No. 177 of 2012. *[The document does not pertain to the said Land]*

37. Power of Attorney dated 4th January, 2012 executed between Vinay Somani, sole proprietor of "Messrs Gopal Corporations" (Grantor therein) in favour of Satguru Corporate Services Private Limited and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 178/2012. *[The document does not pertain to the said Land]*
38. Indenture of Conveyance dated 4th January, 2012 executed between (a) Mr. Vinay Somani (in his personal capacity) and (b) Mr. Vinay Somani, Karta of Ramchandra Somani HUF carrying on business in Partnership under the name and style of "Messrs Maheshwari Trading Company" (Vendor therein) of the One Part and Satguru Corporate Services Private Limited (Purchaser therein) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 179/2012. *[The document does not pertain to the said Land]*
39. Power of Attorney dated 4th January, 2012 executed between (a) Mr. Vinay Somani (in his personal capacity) and (b) Mr. Vinay Somani, Karta of Ramchandra Somani HUF carrying on business in Partnership under the name and style of "Messrs Maheshwari Trading Company" (Grantor therein) in favour of Satguru Corporate Services Private Limited and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BDR-11/180/2012. *[The document does not pertain to the said Land]*
40. Indenture of Conveyance dated 4th January, 2012 executed by and between (a) Mr. Vijay Narain Somani (b) Mr. Suresh Somani (c) Mr. Dushyant Somani (d) Mr. Vishal Somani, Karta of Vishal Somani HUF (e) Mrs Usha Somani (f) Mrs Sarita Somani (g) Mrs Poonam Somani carrying on business in Partnership under the name and style of "Messrs Laxminarain Bhagwan Bux" (Vendor therein) of the One Part and Satguru Corporate Services Private Limited (Purchaser) of the Other Part, and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 181/2012. *[The document does not pertain to the said Land]*
41. Power of Attorney dated 4th January, 2012 executed by, (a) Mr. Vijaynarain Somani, (b) Mr. Suresh Somani, (c) Mr. Dushyant Somani, (d) Mr. Vishal Somani, Karta of Vishal Somani HUF, (e) Mrs. Usha Somani, (f) Mrs. Sarita Somani and (g) Mrs. Poonam Somani carrying on business in Partnership under the name and style of "Messrs Laxminarain Bhagwanbux" ("the First Grantors") and Somani & Company Private Limited ("the Second Grantor") in favour of (1) Satguru Corporate Services Private Limited and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 182/2012. *[The document does not pertain to the said Land]*
42. Power of Attorney dated 4th January, 2012 executed between (1) Mr. Sharad Somani, (2) Mr. Indrakumar Somani, (3) Mr. Suresh Somani, Karta of Suresh Somani HUF, (4) Mr. Sudarshan Somani, (5) Mr. Vishal Somani, (6) Mrs. Manjushree Somani and (7) Mrs. Komal Somani ("the Grantors") in favour of Satguru Corporate Services Private Limited and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 183/2012. *[The document does not pertain to the said Land]*

43. Deed of Confirmation dated 2nd June 2015, executed between Somani and Company Private Limited (Transferor Company therein) of first part and Saiguru Corporate Services Private Limited (therein referred to as (Transferee Company therein) of the second part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 4894/2015.

A handwritten signature or set of initials, possibly 'W.G.', written in dark ink. The signature is somewhat stylized and appears to be written over a horizontal line.