



Re: A portion of a plot of land bearing CTS No 1B (part), admeasuring approximately 6,137.00 square meters at Village Majas, Taluka Andheri, District Mumbai Suburban, Jogeshwari (East), M.S.D. Mumbai.

1. We have perused the title deeds and revenue records pertaining to the title of Oberoi Constructions Limited (formerly known as Oberoi Constructions Private Limited), a company incorporated under the Companies Act 1956 and having its registered office at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 400 063 (hereinafter referred to as the "**Owner**") to a portion of land admeasuring approximately 6,137.00 square meters or thereabouts bearing CTS No. 1B (part) of Village Majas, Taluka Andheri, District Mumbai Suburban, Jogeshwari (East), M.S.D. Mumbai and shown in **red** hatch lines on the plan annexed hereto and marked as Annexure "1" and more particularly described in the Schedule hereunder written (hereinafter referred to as the "**said Property**").
2. On perusal of documents, revenue records, and information given on enquiries, we set out hereafter our understanding of the Owner's title to the said Property.
3. Prior to 24th October 1974, Mrs. Dosibai N. Jeejeebhoy (the "**Original Owner**") was the owner of several pieces of land admeasuring 100 Acres, situated at Village Majas, Taluka Andheri, District Mumbai Suburban.
4. By a Deed of Conveyance dated 24th October 1974 (which was registered with the Sub-Registrar of Assurances at Bombay under Serial No.3853 of 1974) read with Deed of Rectification dated 28th January 1982 (which was also registered with the Sub-Registrar of Assurances at Bombay under

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Serial No. 362 of 1982) both made between the Original Owner of the First Part, Brijlal Lalji Vakharia and Others of the Second Part and Madhu Fantasy Land Private Limited (then known as Madhu Builders Private Limited), a company registered under the provisions of the Companies Act, 1956, having its office at 83, Jolly Maker Chamber-II, Nariman Point, Mumbai 400 021 ("MFPL") of the Third Part, for the consideration mentioned therein, the Original Owner did sell and convey a portion of land admeasuring 1,40,430 square meters out of the said pieces of land admeasuring 100 Acres, to MFPL. The detailed description of said portion admeasuring 1,40,430 square meters of land was set out in the Second Schedule written under the said Deed of Conveyance dated 24th October, 1974 and Fourth Schedule written under the said Deed of Rectification dated 28th January 1982.

5. By another Deed of Conveyance dated 3rd February 1975 (which was registered with the Sub-Registrar of Assurances at Bombay under Serial No.487 of 1975) read with Deed of Rectification dated 28th January 1982 (which was also registered with the Sub-Registrar of Assurances at Bombay under Serial No.360 of 1982) both made between the Original Owner of the First Part, Brijlal Lalji Vakharia and Others of the Second Part and MFPL (then known as Madhu Builders Private Limited) of the Third part, for the consideration mentioned therein, the Original Owner did sell and convey another portion of land admeasuring 1,19,132 square meters out of the said pieces of land admeasuring 100 Acres, to MFPL. The detailed description of said portion admeasuring 1,19,132 square meters of land was set out in the Second Schedule written under the said Deed of Conveyance dated 3rd February 1975 and Fourth Schedule written under the said Deed of Rectification dated 28th January 1982.

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6. In April 1992, the name of Madhu Builders Private Limited was changed to Madhu Fantasy Land Private Limited being MFPL. In this regard the Registrar of Companies issued a certificate under Section 23 (1) of the Companies Act, 1956.
7. In these circumstances, MFPL became the owner of the portions of land referred to in paras 4 and 5 hereinabove.
8. The said Property and the adjoining properties were under No Development Zone and Tourism Development Zone. By a Notification bearing No. CMS/TPB-4303/334/CR-62/2004/UD-11 dated 23rd June, 2005, the said Property and the adjoining properties were inter alia, included in the residential zone, subject to reservations for Recreation Ground ("RG"), D. P. Road, Amenity Space and Primary and Secondary School, as mentioned therein.
9. The said Property was within the Mumbai Urban Agglomeration under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 ("ULC Act"). As far as the said Property is concerned, the Additional Collector and Competent Authority constituted under the ULC Act, by an Order dated 25th August 2005 inter alia held that the said Property, is non-vacant land. By another order dated 6th July, 2006 bearing No. C/ULC/D.III/22/8150 the Additional Collector and the Competent Authority permitted redevelopment inter-alia of the said Property.
10. Pursuant to an agreement, on 18th October 2005, a Deed of Conveyance was executed amongst MFPL of the First Part and Mr. Avinash Bhosale of the Second Part and the Owner of the Third Part and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR- 9/10083 of 2005,

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whereby inter-alia said Property had been sold and conveyed unto and in favour of the Owner.

11. On 26th November 2014, the Municipal Corporation of Greater Mumbai ("**MCGM**") sanctioned the plans for construction of Building No. 4 on the said Property and issued Intimation of Disapproval ("**IOD**") bearing No. CE/9422/WS/AK and which has been further amended on 16th December 2016. On 15th April 2015, the MCGM issued Commencement Certificate ("**CC**") for construction of the said Building No. 4 on the said Property which has been re-endorsed on 2nd February 2017.
12. In these circumstances and subject to what is stated hereinabove, we are of the view that the Owner is the owner inter alia of the said Property and is entitled to construct the said Building No. 4 thereon in accordance with the plans sanctioned by MCGM and sell the premises therein.

The Schedule Above Referred To:
*(being description of the Said
Property)*

A portion of a plot of land admeasuring approximately 6,137.00 square meters or thereabouts bearing C.T.S. No. 1B (part) of Village Majas, Taluka Andheri, District Mumbai Suburban, and bounded as follows:

- On or towards East : By 18.30 mtrs wide internal access road on property bearing CTS No. 1B (part) of Village Majas;
- On or towards West : By property bearing CTS No. 16A and 32A of Village Majas;
- On or towards North : By 12 mtrs wide internal access road on property

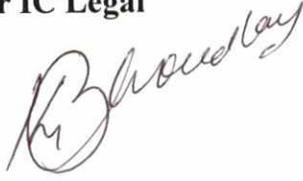
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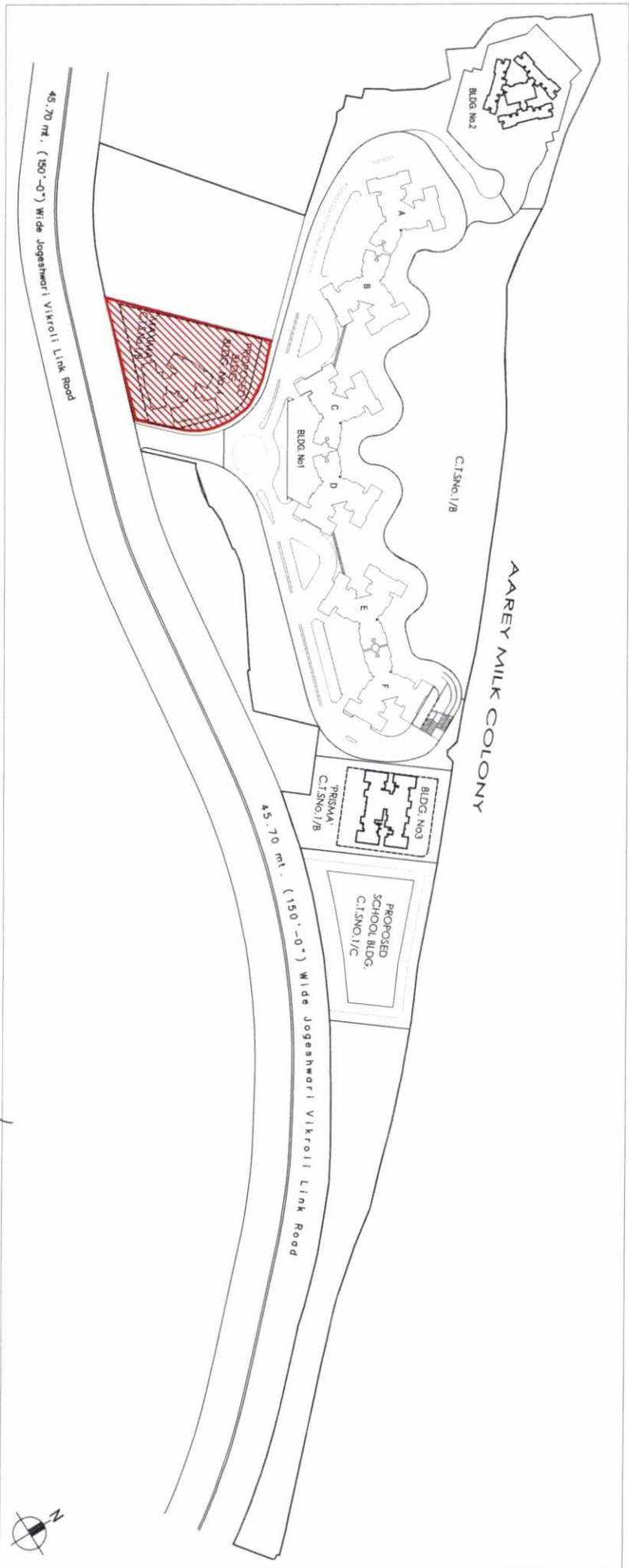
bearing CTS No. 1B (part) of Village Majas;
On or towards South : By a 45.7 m wide Jogeshwari Vikhroli Link
Road.

Dated this 24th of May, 2018

For IC Legal

A handwritten signature in black ink, appearing to read 'R. B. Boudlay', written in a cursive style.

Partner



Bhambhani