



WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

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SNJ/NL/10185/ 2821/2023

4th September, 2023

To,
MahaRERA
6th and 7th Floor, Housefin Bhavan,
Plot No. C- 21, E Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: All those pieces and parcels of land admeasuring 37,880 square meters bearing Survey Nos. 83/1, 83/3 and 121 situated at Village Panchpakhadi, Thane, Maharashtra ("said Land").

A. We, Wadia Ghandy & Co., Advocates and Solicitors, have investigated the title of the Land at the request of our client, Raymond Limited (formerly known as The Raymond Woollen Mills Limited), having its registered office at Plot No. 156/H, No. 2, Village Zadgaon, Ratnagiri – 415612, Maharashtra and office at J. K. Gram, Pokharan Road No. 1, Thane 400 612, Maharashtra and have earlier issued Legal Title Report dated 6th December, 2022 ("**Earlier Title Report**") and are now issuing this updated Title Report.

B. The summary of the investigation of title undertaken by us is as follows:

1. **Description of the property:**

All those pieces and parcels of land admeasuring 37,880 square meters bearing Survey Nos. 83/1, 83/3 and 121 situated at Village Panchpakhadi, Thane, Maharashtra ("**said Land**").

2. **Documents of Allotment of Plot:**

Raymond Limited has acquired the said Land pursuant to the following documents: (i) an Indenture dated 31st March, 1964 made and executed between Kusumbibai Khangar Hiraji, Jagrupchand Tarachand and Pukharaj Tilokchand

therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchaser of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/386 of 1964, for acquisition of Survey Nos.83/1 and 83/3; (ii) an Indenture dated 23rd July, 1960 made and executed between Joseph Aloysius Dias, Verus Joseph Dias, Maureen Mary Dias, Josephine Pereira, Alice D' Abreo and Walter Miranda therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchasers of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 374 of 1960, for acquisition of Survey No.121; (hereinafter collectively referred to as the "**Title Documents**") (as referred in detail in **Annexure C** hereto).

3. **7x12 Extract/Property Card:**

The 7/12 Extracts (being the revenue records maintained by the Office of the Collector) issued on 16th and 17th August, 2023 are duly mutated to record the name of the Raymond Ltd., as holder thereof, vide Mutation Entry Nos. 2464, 2908 and 4220 respectively.

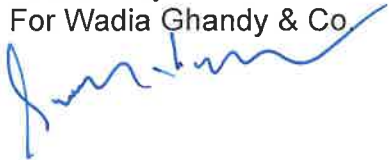
4. **Searches in Offices of Sub-Registrar:**

- a. We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 64 years. i.e., search report dated 19th October, 2022 from 1960 to 2022 and vide updated search report dated 16th August, 2023 from 10th October, 2022 to 11th August, 2023. Details of the search report has been set out in the Title Report (enclosed herewith as **Annexure C**).
- b. We have also undertaken other steps as stated in the Title Report (enclosed herewith as **Annexure C**).
- C. On a perusal of the above mentioned documents and other documents set out in the Title Report (enclosed herewith as **Annexure C**) and based on the steps and observations as set out in the Title Report (enclosed herewith as **Annexure C**),

we are of the opinion that Raymond Limited is the owner of the said Land i.e. bearing Survey Nos. 83/1, 83/3 and 121 and its title is clear and marketable, subject to the qualifications / encumbrances / observations at **Annexure B**.

- D. The Title Report prepared by us reflecting the flow of title to the said Land and other concerned matters, are enclosed herewith as Annexure C and all persons are advised to read the same.

Yours Truly,
For Wadia Ghandy & Co



Partner

Encl:

1. Annexure A (Flow of Title of the Land)
2. Annexure B (Qualifications to Title)
3. Annexure C (Title Report)

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

- 1) **7/12 Extract / P.R. Card:** The 7/12 Extracts (being the revenue records maintained by the Office of the Collector) are duly mutated to record the name of Raymond Ltd., as holder thereof, vide Mutation Entry Nos. 2464, 2908 and 4220 respectively. The "other rights" column of 7/12 extracts of the said Land, reflects Mutation Entry No.4650 and 4652 dated 22nd and 23rd September, 2022, respectively, which refers condition of restriction in the limit of the area of construction of flats to be limited to 80 sq. mtrs. only and other conditions as set out in Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane. The details of the same are as set out in the Title Report (enclosed herewith as **Annexure C**).
- 2) **Mutation Entry:** Same as what is stated in serial no. 1 above.
- 3) **Search Report:** We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 64 years. i.e., search report dated 19th October, 2022 from 1960 to 2022 and vide updated search report dated 16th August, 2023 from 10th October, 2022 to 11th August, 2023. Details of the search report has been set out in the Title Report (enclosed herewith as **Annexure C**).
- 4) **Any other relevant title:** Raymond Limited has acquired the said Land pursuant to the said Title Documents as are already reflected in the above Legal Title Report and as mentioned in detail in Annexure C.
- 5) **Litigations:** Following litigations are pending with respect to the said Land (as detailed in Annexure C):
 - a. Public Interest Litigation ("PIL") No. 71 of 2017 filed before by one Dharmarjya Kamgar Karmachari Sangh before the Hon'ble High Court of Bombay, seeking directions against the Government of Maharashtra, Thane Municipal Corporation, from seeking any change of user and development of the said Land, contrary to the exemptions issued under the provisions of Urban Land

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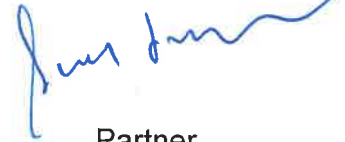
(Ceiling & Regulation) Act, 1976. The above public interest litigation is pending. There are no interim stay or adverse orders passed therein. Further, the said PIL No.71 of 2017 is directed by the Hon'ble Bombay High Court to be listed alongwith PIL Nos. 158 of 2012, 13 of 2016 and 57 of 2016 also filed before the Hon'ble High Court of Judicature at Bombay in view of the common issue.

- b. Application moved by one Shree Aai Ambabai CHS (Prop.) filed under Section 3 C (1) of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 ("**said Slums Act**"), in pursuance to which a Notification No. 04/22 dated 7th October, 2022 and Order dated 7th October, 2022 is passed by the CEO, MMR Rehabilitation Authority declaring an area of 238.97 sq. mtrs. out of Survey No. 83/1 as Slum Rehabilitation Area.

Details of these litigations have been set out in the Title Report (enclosed herewith as Annexure C).

Date: 4th September, 2023

For Wadia Ghandy & Co.



Partner

ANNEXURE – B

- (a) The “other rights” column of 7/12 extracts of the said Land, reflects Mutation Entry No.4650 and 4652 dated 22nd and 23rd September, 2022, respectively, which refers condition of restriction in the limit of the area of construction of flats to be limited to 80 sq. mtrs. only and other conditions as set out in Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane.
- (b) The terms and conditions set out in Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane, in pursuance to the Government Resolution dated 1st August, 2019 bearing No. ULC-2018/CN.51/ULCA-1, issued by the Urban Development Department, Government of Maharashtra, that permits development of the said Land, which will have to be complied.
- (c) Notification No. 04/22 dated 7th October, 2022 and Order dated 7th October, 2022 passed by the CEO, MMR Rehabilitation Authority in pursuance of an Application moved by one Shree Aai Ambabai CHS (Prop.) filed under Section 3 C (1) of the said Slums Act, declares an area of 238.97 sq. mtrs. out of Survey No. 83/1 which is encroached as Slum Rehabilitation Area. Further, as per Notification No. 2016/172 dated 27th October, 2016 an area of 1447.16 sq. mtrs. out of Survey No. 121 is also declared as as Slum Rehabilitation Area, under Section 3 C (1) of the said Slums Act.
- (d) Raymond Limited has informed that an area of 3943.32 square meters out of the said Land is not in possession of Raymond Limited, which includes the above areas declared as Slum Rehabilitation Area. Raymond Limited has further informed that an area of 3666.61 square meters out of the said Land is under the existing road.
- (e) Compliance of the Development Reservations i.e. Garden, Library, Welfare Centre, Market, D.P. Roads, as more particularly set out in the Development Remarks dated 28th January, 2021.
- (f) Litigations and other entries as mentioned in Annexure A above.

- (g) Satisfaction of the terms and conditions set out in the approvals, sanctions, permissions and orders obtained till date and that may be obtained in future and all undertakings and indemnities given and that may be given to statutory, planning and competent authorities and compliance with applicable laws as may be applicable.
- (h) Raymond Limited has vide (i) Indenture of Transfer dated 25th January 2023 executed between Raymond Limited, therein referred to as the "Transferor of the One Part and Thane Municipal Corporation, therein referred to as the "Transferee" of the Other Part and registered with the Sub Registrar of Assurances under Serial No. TNN1-597 of 2023, the Transferor has in view of the development plan reservation of a relocated garden reservation on portion of the said Land, has thereby transferred and conveyed unto the Transferee forever an area of 10210.42 sq. mtrs. i.e. 7810 sq. mtrs. out of Survey No.83/3(part) and 2400.42 sq. mtrs. out of Survey No.121 (part) as a public amenity for public purpose; (ii) Indenture of Transfer dated 25th January 2023 executed between Raymond Limited, therein referred to as the "Transferor of the One Part and Thane Municipal Corporation, therein referred to as the "Transferee" of the Other Part and registered with the Sub Registrar of Assurances under Serial No. TNN1-598 of 2023, the Transferor has in view of the development plan reservation of a 15 mtrs. D P Road running through the portion of the said Land, has thereby transferred and conveyed unto the Transferee forever, total area of 1721.71 square meters i.e. an area of 870 sq. mtrs. out of Survey No.83/3 (part) and 851.71 sq. mtrs. out of Survey No.121 (part), for public purpose. (Hereinafter collectively referred to as the "**said Public Amenities**"). These documents are yet to be effected in revenue records.





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"Annexure – C"

REPORT ON TITLE

To:

RAYMOND LIMITED,
Having registered office at,
Plot No. 156/H, No. 2,
Village Zadgaon,
Ratnagiri – 415612,
Maharashtra.

Kind Attn.: Ms. Rajrajeshwari Shukla / Mr. Ulhas Bhosale/ Mr. Pragnesh Ved/

Mrs. Jyoti Korke

Dear Sir,

Re: Immoveable property admeasuring approximately 37,880 square meters, bearing Survey Nos. 83/1, 83/3 and 121, situated at Village Panchpakhadi, Thane ("said Land").

1. We have been requested by our client, Raymond Limited (formerly known as The Raymond Woollen Mills Limited) ("**Raymond Limited**"), a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Plot No. 156/H, No. 2, Village Zadgaon, Ratnagiri – 415612, Maharashtra and office at J.K. Gram, Pokharan Road No.1, Thane, Maharashtra - 400 612, to investigate the title of Raymond Limited to the said Land and have earlier issued Legal Title Report dated 6th December, 2022 ("**Earlier Title Report**") and are now issuing this updated Title Report.
2. In this regard, we have undertaken the following steps:
 - (i) Caused search to be taken in the offices of Sub-Registrar of Assurances at Mumbai and Thane, for the last 64 years, vide search report dated 19th October, 2022 from 1960 to 2022 and vide updated search report dated 16th August, 2023 from 10th October, 2022 to 11th August, 2023. The

search of the registers available at the office of the Sub-Registrar of Assurances for the year 2023 is conducted till such date/s as more particularly mentioned therein. At the office of Sub-Registrar of Assurances at Mumbai and Thane, the register did not have all pages and the search was restricted only to the pages available. At the office of Sub-Registrar of Assurances at Mumbai and Thane, the register had torn and mutilated index II records and the search was restricted only to the pages available.

- (ii) Caused online searches to be taken with the office of the Registrar of Company in respect of "Raymond Limited", to ascertain charges, if any, created by the Company on the said Land.
- (iii) Perused the copies of the revenue records that were available through online searches. Examined the original title deeds with respect to the said Land on 8th November, 2022 during the issuance of the Earlier Title Report, as set out in **Annexure "I"**. Presently, a declaration is obtained from Raymond Limited that the original title deeds with respect to the said Land as mentioned in Annexure "I" continue to be in their possession on the date of issuance of this Updated Title Report. Examined the deeds, documents and writings pertaining to the said Land as detailed in **Annexure "II"** hereto.
- (iv) Examined the Development Plan Remark issued by the office of the Municipal Corporation of Thane dated 28th January, 2021 which show that there are development reservations on the said Land being Garden, Library, Welfare Centre, Market, D.P. Roads.
- (v) We have raised requisitions on title with respect to the said Land and Raymond Limited has duly answered the same by providing the Declaration.
- (vi) We had issued on 15th October, 2022 public notices in the newspapers, Free Press Journal (English) and Navshakti (Marathi), to invite claims and objections with respect to the title of Raymond Limited to the said Land

and no claims have been received by us. No fresh public notice is issued during the issuance of this updated Title Report.

3. The Raymond Woollen Mills Ltd. have duly purchased the said Land vide the following:
 - (i) An Indenture dated 31st March, 1964 made and executed between Kusumbibai Khangar Hiraji, Jagrupchand Tarachand and Pukharaj Tilokchand therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchaser of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/386 of 1964, for acquisition of Survey Nos.83/1 and 83/3;
 - (ii) An Indenture dated 23rd July, 1960 made and executed between Joseph Aloysius Dias, Verus Joseph Dias, Maureen Mary Dias, Josephine Pereira, Alice D' Abreo and Walter Miranda therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchasers of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 374 of 1960, for acquisition of Survey No.121;
4. The 7/12 Extracts (being the revenue records maintained by the Office of the Collector) are duly mutated to record the name of the Raymond Ltd. as holder thereof.
5. The "other rights" column of 7/12 extracts of the said Land, reflects Mutation Entry No.4650 and 4652 dated 22nd and 23rd September, 2022, respectively, which refers condition of restriction in the limit of the area of construction of flats to be limited to 80 sq. mtrs. only and to comply with such other conditions as set out in Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane.
6. The Mutation Entry Nos. 838 as recorded in the 7/12 Extract for Survey No.121 is not available with the Office of the Collector and Mutation Entry Nos.4510 and

4546 are in respect of computerization of 7/12 extracts as duly informed by Raymond Limited. The same are evidenced by certificate issued by the Office of the Talathi dated 20th January 2022.

7. Raymond Limited has informed and the searches indicate that there is no mortgage in respect of the said Land.
8. In pursuance of an Application moved by one Shree Aai Ambabai CHS (Prop.) filed under Section 3C (1) of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 ("**said Slums Act**"), vide Notification No. 04/22 dated 7th October, 2022 and an Order dated 7th October, 2022 passed by the CEO, MMR Rehabilitation Authority, it is declared that an area of 238.97 sq. mtrs. out of Survey No. 83/1 is a Slum Rehabilitation Area. Further, as per Notification No. 2016/172 dated 27th October, 2016 an area of 1447.16 sq. mtrs. out of Survey No. 121 is also declared as Slum Rehabilitation Area, under Section 3 C (1) of the said Slums Act.
9. Raymond Limited has further informed that an area of 3943.32 square meters out of the said Land is not in possession of Raymond Limited, which includes the above areas declared as Slum Rehabilitation Area. Raymond Limited has further informed that an area of 3666.61 square meters out of the said Land is under the existing road.
10. The Labour Commissioner vide his letter dated 1st October, 2016 addressed to the office of the Thane Municipal Corporation and the Collector, Thane, duly intimated that it has no objection for the development of the said Lands.
11. Earlier, there was a dispute ongoing *inter-alia* regarding the existence of an Exemption Order bearing no. 974 dated 29th November, 1995 issued by the Additional Collector and Competent Authority under Section 20 of the then Urban Land (Ceiling and Regulation) Act, 1976 ("**ULC Act**") for construction of houses under the Economic Weaker Housing Section Scheme, in respect of the said Land and whether any "No Objection" was required to be obtained from the Office of the Additional Collector & Competent Authority (U.L.C.), Thane and submitted to the Thane Municipal Corporation for the residential development of

the said Land, which was a subject matter of Civil Writ Petition No. 1634 of 2013 ("Writ Petition") filed by Raymond Limited before the Hon'ble High Court, Bombay. However, pursuant to the issuance of the policy dated 1st August, 2019 of the Urban Development Department, Government of Maharashtra, Raymond Limited made an application for development of the said Land under the above policy and thereto withdrew the said Writ Petition.

12. Accordingly, upon due payment of the amount as per the said Policy and the ULC Department's Demand Letter dated 1st August, 2022, an Order dated 30th August, 2022 has been issued by the office of the Collector & Competent Authority, Thane, which permits Raymond Limited to develop said Land, on the terms and conditions as more particularly set out therein, including that the area of construction of flat/apartment(s) would be within the limit of 80 sq. mtrs. ("**said Order dated 30th August, 2022**").
13. There is a Public Interest Litigation ("**PIL**") No. 71 of 2017 filed before by one Dharmarjya Kamgar Karmachari Sangh before the Hon'ble High Court of Bombay, seeking directions against the Government of Maharashtra, Thane Municipal Corporation, from seeking any change of user and development of the said Land, contrary to the exemptions issued under the provisions of ULC Act. The above public interest litigation is pending. There are no interim stay or adverse orders passed therein. Notwithstanding the above, the said Order dated 30th August, 2022 is issued by the Additional Collector & Competent Authority, which permits development of the said Land. Further, the said PIL No.71 of 2017 is directed by the Hon'ble Bombay High Court to be listed alongwith PIL Nos. 158 of 2012, 13 of 2016 and 57 of 2016 also filed before the Hon'ble High Court of Judicature at Bombay in view of the common issue.
14. Further, in the year 2022, Raymond Limited has informed that the Thane Municipal Corporation has granted layout approval for relocation of reservations on the said Land and for sub-division as Sub Plots in respect of the said Land. It has also sanctioned plans and granted approvals for development of Wings on the Sub-Plots.

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15. Raymond Limited has further informed that the Thane Municipal Corporation has also granted commencement certificate dated 30th January, 2023 read with commencement certificate dated 21st February, 2023, alongwith sanctioned layout plan dated 21st February, 2023, for developing following Wings on Sub-Plot A of the said Land i.e. (i) Wing A, comprising of presently Basement 2 plus Basement 1 plus ground plus 1st to 3rd Podium plus podium top plus 1st to 2nd floor; (ii) Wing B, comprising of presently Basement 2 plus Basement 1 plus ground plus 1st to 3rd Podium plus podium top plus 1st to 36th floor; (iii) Wing C comprising of presently Basement 2 plus Basement 1 plus ground plus 1st to 3rd Podium plus podium top plus 1st to 36th floor; and (iv) for developing the following Wing on Sub-Plot B of the said Land being Wing A (EWS) comprising of Stilt plus 1st to 9th floors. There are development reservations i.e. Garden, Library, Welfare Centre, Market, D.P. Roads, on the said Land. However, we are in this report not commenting on these permissions, layouts, developments and/or the sale of units and as the same do not form part of our investigation and/or expertise.
16. Raymond Limited has vide (i) Indenture of Transfer dated 25th January 2023 executed between Raymond Limited, therein referred to as the "Transferor of the One Part and Thane Municipal Corporation, therein referred to as the "Transferee" of the Other Part and registered with the Sub Registrar of Assurances under Serial No. TNN1-597 of 2023, the Transferor has in view of the development plan reservation of a relocated garden reservation on portion of the said Land, has thereby transferred and conveyed unto the Transferee forever an area of 10210.42 sq. mtrs. i.e. 7810 sq. mtrs. out of Survey No.83/3(part) and 2400.42 sq. mtrs. out of Survey No.121 (part) as a public amenity for public purpose; (ii) Indenture of Transfer dated 25th January 2023 executed between Raymond Limited, therein referred to as the "Transferor of the One Part and Thane Municipal Corporation, therein referred to as the "Transferee" of the Other Part and registered with the Sub Registrar of Assurances under Serial No. TNN1-598 of 2023, the Transferor has in view of the development plan reservation of a 15 mtrs. D P Road running through the portion of the said Land, has thereby transferred and conveyed unto the Transferee forever, total area of 1721.71 square meters i.e. an area of 870 sq. mtrs. out of Survey No.83/3 (part) and 851.71 sq. mtrs. out of Survey No.121

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(part), for public purpose. (Hereinafter collectively referred to as the “**said Public Amenities**”). These documents are yet to be effected in revenue records.

17. Subject to what is stated hereinabove and the transfer of the said Public Amenities to Thane Municipal Corporation, we hereby certify that Raymond Limited has a clear and marketable title to the said Land and that on obtainment and compliance of all due permissions / sanctions from the Thane Municipal Corporation / competent authorities and the terms mentioned therein, Raymond Limited is entitled to develop such portions of the said Land as permitted / as may be duly permitted by the Thane Municipal Corporation.
18. This Report is given subject to the following qualifications and assumptions:
 - (i) We have presumed that true and correct information's have been provided to us by our client, on the basis of which report has been issued. All material information has been disclosed and there is no suppression. The documents as shown to us are genuine, final and have not been amended or modified in any manner and are within the capacity, powers and authority and are executed and delivered and are binding on the parties thereto;
 - (ii) All information including documents that has been supplied to us by the client or client's representatives has been accepted as being correct. Hence, we do not take any liability for the incorrectness of the same or any opinion based on the same.
 - (iii) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and Registrar of Companies and other public offices are subject to availability of records and also being properly and up to date. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records not being updated.
 - (iv) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the



aforementioned documents to the contrary or any instruments, documents, proceedings, information in respect of the said Premises, except for those which have been disclosed to us and in this report.

- (v) This opinion is solely for the benefit of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever.
- (vi) Physical verification of the said Land as well as verification or examination of the approvals/permissions/plans, is outside our scope of work and expertise. We have not examined any plans, permissions, commencement certificate, as mentioned earlier and/or given any opinion regarding the same.

Dated this 4th day of September, 2023

For Wadia Ghandy & Co.



Partner

Annexure – I

[Original Title Deeds inspected on 8th November, 2022]

1. Indenture dated 31st March, 1964 made and executed between Kusumbibai Khangar Hiraji, Jagrupchand Tarachand and Pukharaj Tilokchand therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchaser of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/386 of 1964;
2. Indenture dated 23rd July, 1960 made and executed between Joseph Aloysius Dias, Verus Joseph Dias, Maureen Mary Dias, Josephine Pereira, Alice D' Abreo and Walter Miranda therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchasers of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 374 of 1960;

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Annexure – II

[Examination of Title Deeds and other Documents]

1. Mortgage Deed dated 30th September 1972 executed between The Raymond Woolen Mills Ltd. of the One Part and The Industrial Credit & Investment Corporation of India Ltd. of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.BOM-R/5820/1972.
2. Conveyance Deed dated 23rd July, 1960 executed between (1) Mr. Joseph Aloysius Dias, (2) Mr. Verus Joseph Dias, (3) Maurine Mary Ester Dias, (4) Josephine Pereira, (5) Alice D' Abreo, and (6) Mr. Walter Miranda of the One Part and The Raymond Woolen Mills Ltd., Mumbai of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.Thane/386/1972.
3. Indenture dated 31st March 1964 executed between (1) Kusumbibai Khangar Hiraji, (2) Jagrupchand Tarachand, and (3) Pukharaj Tilokchand of the One Part and The Raymond Woolen Mills Ltd. of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.Thane/386/1964.
4. Mortgage Deed dated 17th March 2003 executed between M/s. Raymond Ltd. (Vice Chairman – Mr. Mino R. Shroff) (Gen. Manager & Co. Secretary – Mr. R Narayan) of the One Part and The Western India Trustee & Executor Co. Ltd. (Vice President – Mr. V. G. Pathak) of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.TNN-1/1653/2003.
5. Re-conveyance of Mortgage Deed dated 4th December, 2009 executed by I.D.B.I. Trusteeship Services Ltd. (Trustee – Ujwal M. Deshmukh) and registered with the Office of the Sub-Registrar of Assurances under Serial No. Thane-5/10810/2009.
6. Declaration Deed dated 21st April 2012 executed by M/s. Raymond Ltd. (Company Secretary – Mr. Thomas Fernandez) and registered with the Office of the Sub-Registrar of Assurances under Serial No. TNN-5/3618/2012.
7. Re-Conveyance Deed dated 30th April 2013 executed between ICICI Bank Limited (Chief Manager – Monaj Elavia) of the One Part and M/s. Raymond



Limited (Director/ Secretary – Mr. Thomas Fernandez) (Director / Legal – Curian Joseph) of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No. Thane-5/4769/2013.

8. Revenue records i.e. 7/12 extracts and the Mutation Entries mentioned therein.
9. Application No.25 of 2012, that was filed by Radhabai Bama Mhatre, Manohar Bama Mhatre, Nandkumar Bama Mhatre, Kishore Bama Mhatre, Tarabai Anant Mhatre, Nilesh Anant Mhatre, Arun Anant Mhatre, Chandrakant Bamaji Mhatre & Lata Sainath Madve under section 32 (G) of the Bombay Tenancy and Agricultural Lands Act, 1948 before the Tahasildar and Agricultural Land Tribunal inter alia against Raymond Limited, in respect of portion of the said Land being Survey Nos. 83/1 and 83/3, which Application was rejected by the Tahasildar and Agricultural Land Tribunal by and under its Order dated 27th November, 2012.
10. Tenancy Appeal No.40 of 2013 Radhabai Bama Mhatre & others have filed an Appeal before the Sub-Divisional Officer, which was also rejected by Sub-Divisional Officers vide Order dated 13th October, 2014.
11. Notification No. 04/22 dated 7th October, 2022 and Order dated 7th October, 2022 passed by the CEO, MMR Rehabilitation Authority declaring an area of 238.97 sq. mtrs. out of Survey No. 83/1 as Slum Rehabilitation Area.
12. Public Interest Litigation Nos. 158 of 2012, 13 of 2016, 57 of 2016 and 71 of 2017 filed before the Hon'ble High Court of Bombay and the proceedings filed therein.
13. Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane, in pursuance to the Government Resolution dated 1st August, 2019 bearing No. ULC-2018/CN.51/ULCA-1, issued by the Urban Development Department, Government of Maharashtra.
14. Demand Letter dated 1st August, 2022;
15. ULC Premium Receipt of Rs.25,65,61,240/- paid under Demand Letter dated 1st August, 2022;



16. Development Remarks dated 28th January, 2021.
17. Permission dated 7th June, 2022 is issued by Thane Municipal Corporation granted layout approval for relocation of reservations and sub-division as Sub Plots in respect of the said Land. Permission dated 27th September, 2022 is issued by Thane Municipal Corporation sanctioning plans and granting approvals for development of Wings on the Sub-Plots.
18. Indenture of Transfer dated 25th January 2023 executed between Raymond Limited, therein referred to as the "Transferor of the One Part and Thane Municipal Corporation, therein referred to as the "Transferee" of the Other Part and registered with the Sub Registrar of Assurances under Serial No. TNN1-597 of 2023.
19. Indenture of Transfer dated 25th January 2023 executed between Raymond Limited, therein referred to as the "Transferor of the One Part and Thane Municipal Corporation, therein referred to as the "Transferee" of the Other Part and registered with the Sub Registrar of Assurances under Serial No. TNN1-598 of 2023.
20. Commencement certificate dated 30th January, 2023 read with commencement certificate dated 21st February, 2023, alongwith sanctioned plans dated 21st February, 2023 issued by the Thane Municipal Corporation.
21. All other documents as mentioned in the title report.

