

**FORMAT-A**  
**(Circular No. 28/2021)**

To

Maha RERA  
Housefin Bhavan  
Plot No. C – 21, E-Block  
Bandra Kurla Complex  
Bandra (East)  
Mumbai 400051

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to all that piece or parcel of land, along with the structures standing thereon, bearing Cadastral Survey No. 1906 admeasuring 19,434.10 square meters situate, lying and being at Ripon Road, Byculla Division, of Dr. A. Nair Road, Jacob Circle, Mahalaxmi, Mumbai 400011 (hereinafter referred to as the "**Property**")

We have investigated the title of the Property based on the request of Godrej Residency Private Limited ("**Company**") and have to state as follows:

**1. Description of Property:**

All that piece and parcel of land bearing Cadastral Survey No. 1906 admeasuring 19,434.10 square meters situate, lying and being at Ripon Road, Byculla Division, off Dr. A. Nair Road, Jacob Circle, Mahalaxmi, Mumbai- 400 011 together with structures thereon and bounded as follows:

On or towards South	: CS No. 1904
On or towards North	: CS No. 1905
On or towards West	: CS No. 1905
On or towards East	: Dr. Maulana Azad Road

**2. The Documents pertaining to the Property:**

- a) Indenture dated December 17, 1900, registered with the Sub-Registrar of Assurances under Serial No. 463-A;
- b) Indenture dated December 13, 1905, registered with the Sub-Registrar of Assurances under Serial No. 2316-A;
- c) Indenture dated June 27, 1912 executed between Ripon Manufacturing Company Limited and Rustomjee Byramjee Jeejeebhoy;
- d) Decree dated September 18, 1913 passed in Suit No. 129 of 1913 by the High Court of Bombay;
- e) Indenture dated February 16, 1914, registered with the Sub-Registrar of Assurances under Serial No. 989A;

- f) Indenture dated January 31, 1916, registered with the Sub-Registrar of Assurances under Serial No. 684A;
- g) Indenture dated January 2, 1952, registered with the Sub-Registrar of Assurances under Serial No. 43 of 1952;
- h) Partition Deed dated April 7, 1949 executed between (a) Esmailji Alibhoy Adamji, (b) Abdul Hoosein Mahomedally Adamji, (c) Salebhai Alibhai, (d) Amtoolabai, and (e) Nyamatbai;
- i) Declaration dated February 18, 1961, registered with the Sub-Registrar of Assurances under Serial No. 1206 of 1961;
- j) Indenture dated May 16, 1961, registered with the Sub-Registrar of Assurances under Serial No. 3444 of 1961;
- k) Declaration dated November 21, 1968, registered with the Sub-Registrar of Assurances under Serial No. 4365 of 1968;
- l) Indenture dated July 29, 1978, registered with the Sub-Registrar of Assurances under Serial No. 1673 of 1978;
- m) Probate dated September 4, 1998 of Nanabhoy Byramjee Jeejeebhoy's Will dated July 5, 1989;
- n) Deed of Assignment dated October 5, 2006, registered with the Sub-Registrar of Assurances under Serial No. 9991 of 2006;
- o) Indenture of Partnership dated July 1, 1977, executed between (i) Parekh Dyechem Industries Private Limited, (ii) Himatlal Kalyani Parekh, (iii) Sushilkumar Kalyani Parekh, and (iv) Narendrakumar Kalyani Parekh;
- p) Supplementary Deed (Addenda) to the Partnership Deed dated February 7, 1989 executed between (i) Parekh Dyechem Industries Private Limited, (ii) Himatlal Kalyani Parekh, (iii) Sushilkumar Kalyani Parekh, and (iv) Narendrakumar Kalyani Parekh;
- q) Supplemental Deed of Partnership dated April 22, 1992, executed between (i) Pidilite Industries Limited (formerly known as PDI Chemicals and formerly as Parekh Dyechem Industries Private Limited), (ii) Himatlal Kalyani Parekh, (iii) Sushilkumar Kalyani Parekh, and (iv) Narendrakumar Kalyani Parekh;
- r) Deed of Retirement dated September 1, 1992, executed between (i) Pidilite Industries Limited (formerly known as PDI Chemicals and formerly as Parekh Dyechem Industries Private Limited), (ii) Himatlal Kalyani Parekh, (iii) Sushilkumar Kalyani Parekh, and (iv) Narendrakumar Kalyani Parekh;
- s) Indenture of Partnership dated September 1, 1992, executed between (i) Himatlal Kalyani Parekh, (ii) Sushilkumar Kalyani Parekh, (iii) Narendrakumar Kalyani Parekh, (iv) Gulab Himatlal Parekh, (v) Harish Himatlal Parekh, (vi) Parul Harish Parekh, (vii) Rashmikant Harish Parekh, (viii) Kamalini Rashmikant Parekh, (ix) Kanta Balvantray Parekh, (x) Mala Madhukar Parekh, (xi) Ami Ajay Parekh, (xii) Indumati Chimanlal Parekh, (xiii) Barat Chimanlal Parekh, (xiv) Nilesh Chimanlal Parekh, (xv) Mrudula Sushilkumar Parekh, (xvi) Bharati Narendrakumar Parekh;

- t) Supplementary Deed (Addenda) of Agreement to the Indenture of Partnership dated September 1, 1992, executed between (i) Himatlal Kalyani Parekh, (ii) Sushilkumar Kalyani Parekh, (iii) Narendrakumar Kalyani Parekh, (iv) Gulab Himatlal Parekh, (v) Harish Himatlal Parekh, (vi) Parul Harish Parekh, (vii) Rashmikant Harish Parekh, (viii) Kamalini Rashmikant Parekh, (ix) Kanta Balvantray Parekh, (x) Mala Madhukar Parekh, (xi) Ami Ajay Parekh, (xii) Indumati Chimanlal Parekh, (xiii) Barat Chimanlal Parekh, (xiv) Nilesh Chimanlal Parekh, (xv) Mrudula Sushilkumar Parekh, and (xvi) Bharati Narendrakumar Parekh;
- u) Indenture of Access and Right of Way dated October 14, 2009, registered with the Sub-Registrar of Assurances under Serial No. 7951 of 2009;
- v) Development Management Agreement dated June 30, 2017 executed between Neelkamal Realtors Towers Private Limited ("**NRTPL**") appointed Indo Global Soft Solutions and Technologies Private Limited ("**Indo Global**");
- w) Fresh Certificate of Incorporation Consequent Upon Name Change dated April 5, 2007
- x) Loan Agreement dated September 19, 2018
- y) Deed of Corporate Guarantee dated September 19, 2019
- z) Deed of Mortgage dated November 5, 2018, registered with the Sub-Registrar of Assurances under Serial No. 10177 of 2018
- aa) letter dated December 12, 2022 issued by Yes Bank Limited
- bb) Deed of Conveyance dated December 23, 2022, registered under Serial No. 23296 of 2022
- cc) Consent Terms dated December 23, 2022, registered under Serial No. 17402 of 2022 filed in the aforesaid suit being T.E. & R. Suit No. 130/163 of 2011 before the Court of Small Causes at Bombay
- dd) Latest Property Register Card.

3. **Property Register Card:**

The Property Register Card in respect of Cadestral Survey No. 1906 admeasuring 19,434.10 square meters equivalent to 23,243 square yards is issued by the concerned authority and more particularly set out in Annexure "A" hereto.

4. **Search Reports:**

- Land Search Reports dated December 4, 2021 and December 17, 2021 issued by Mr. Sameer Sawant (Property Title Investigator) and updated Search Report dated June 30, 2023 issued by Santosh Shinde (Title Investigator) for searches taken at the concerned offices of the Sub-Registrar of Assurances for the period of 32 years commencing from 1991 till 2023; and
- Other search reports are listed under the 'Searches' section herein, in Annexure "A", hereto.

5. Upon perusal of the above-mentioned documents and all other relevant documents pertaining to the title of the Property, we are of the opinion that the title of the Company

– Godrej Residency Private Limited to the Property i.e. all that piece or parcel of land, along with the structures standing thereon, bearing Cadastral Survey No. 1906 admeasuring 19,434.10 square meters situate, lying and being at Ripon Road, Byculia Division, of Dr. A. Nair Road, Jacob Circle, Mahalaxmi, Mumbai- 400 011 is clear, marketable and without any encumbrance.

Owner of the Property: Godrej Residency Private Limited

6. Qualifying comments/ remarks, if any –
- a) There are pending litigations in respect of the Property, details whereof are recorded in **Annexure "B"** annexed hereto.
  - b) Pursuant to a Deed of Mortgage dated November 5, 2018, registered with the Sub-Registrar of Assurances under Serial No. 10177 of 2018, Indo Global along with NRTPL created a mortgage on the Property and 20 (twenty) units to be constructed on the Property, more particularly set out in the Annexure thereto, in favour of IDBI Trusteeship Services Limited for securing the loan of an amount of Rs.192 Crore (Rupees One Hundred and Ninety-Two Crore Only) granted by Yes Bank Limited, on the terms and conditions set out therein.
7. The report reflecting the flow of title in respect of the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 28<sup>th</sup> day of August, 2023.

Sagar Kadam  
Partner  
DSK Legal

Encl.: Annexure "A"

**Annexure "A"**

Re: All that pieces and parcels of land bearing Cadastral Survey No. 1906 admeasuring 19,434.10 square meters, along with the structures standing thereon, situate, lying and being at Ripon Road, Byculla Division, of Dr. A. Nair Road, Jacob Circle, Mahalaxmi, Mumbai- 400 011 (hereinafter referred to as the "**Property**")

We have investigated the title of the Property based on the request of Godrej Residency Private Limited ("**Company**") and for the same, perused copies of the following documents:

For the purposes of this Legal Title Report:

1. We have caused searches to be conducted by Mr. Sameer Sawant (Title Investigator), who has conducted searches in the concerned offices of the Sub-Registrar of Assurances in respect of the Property. We have relied upon his search reports dated December 5, 2021 and October 29, 2022 and the same are separately provided. Upon perusal of the same we note that the land search report does not reveal any notice of *Lis Pendens* in respect of the Property.
2. We have caused searches to be conducted by VVS and Associates, Company Secretary, in the office of the Registrar of Companies in Mumbai in respect of the Company. We have relied on their report, dated June 24, 2023, and the same not does reflect any charges created by the Company.
3. We have caused searches to be conducted in the Central Registry of Securitisation Asset Reconstruction and Security Interest (CERSAI) in respect of the Company pertaining to the Property by M/s. VVS And Associates, Company Secretaries. We have relied upon their search report dated June 24, 2023 and the same is separately provided. The CERSAI Search Report does not reflect any pending charges/entries in respect of the Property.
4. We have not opined on the development potential of the Property.
5. We have not carried out any physical inspection of the Property or any part thereof.
6. We have assumed the devolution of title of the Property on the basis of the documents received by us.
7. Since verifying pending litigations in respect of the properties become difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration; we have therefore not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the Property is a subject matter of any litigation. However, we have caused online litigation searches conducted by Karza Technologies on the Company, to ascertain if there are any litigation proceedings initiated by or against it and have relied upon their report dated June 22, 2023. The aforesaid report reflects certain pending litigations, which are more particularly listed in Annexure "B" hereto.
8. We have assumed that:
  - all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;

- all signatures and seals on any documents submitted to us are genuine;
- there have been no amendments or changes to the documents examined by us; and
- the legal capacity of all natural persons are as they purport it to be.

Based on the aforesaid, we have to report as under:

**I. FLOW OF TITLE:**

1. By and under an Indenture dated December 17, 1900 ("**Principal Lease**"), registered with the Sub-Registrar of Assurances under Serial No. 463-A, Rustamjee Byramjee Jeejeebhoy granted leasehold rights in respect of all those pieces and parcels of land bearing Survey Nos. 14108, 1/3415, 1d/3415, 140/3509 and 1A and 1B/3508 admeasuring in aggregate 23,266 square yards situate at Ripon Road, Byculla, Mumbai, in favour of Ripon Manufacturing Company Limited ("**RMC**") for a period of 999 years ("**Lease Term**"), lease rent and the terms and conditions stated therein.
2. By and under an Indenture dated December 13, 1905 ("**Sub-Lease Deed**"), registered with the Sub-Registrar of Assurances under Serial No. 2316-A, RMC granted sub-lease of all those pieces and parcels of land bearing old survey no. 114-116-117, New Survey No. 13619, Old Survey No. 368 and New Survey No. 21B/3494 admeasuring in aggregate 23,266 square yards situate at Ripon Road, Byculla, Mumbai, in favour of Essaji Tajbhoy for the residual Lease Term, lease rent and the terms and conditions stated therein.
3. In pursuance of the Principal Lease, Rustomjee Byramjee Jeejeebhoy advanced a sum of Rs.2,54,429/- (Rupees Two Lakh Fifty-Four Thousand Four Hundred and Twenty-Nine Only) ("**Jeejeebhoy Loan**") to RMC. By and under an Indenture dated June 27, 1912, RMC mortgaged their right, title and interest in respect of the Property in favour of Rustomjee Byramjee Jeejeebhoy, for securing the Jeejeebhoy Loan, on the terms and conditions stated therein. Thereafter, Rustomjee Byramjee Jeejeebhoy filed a suit bearing no. 129 of 1913 before the High Court of Bombay against RMC inter-alia for repayment of Jeejeebhoy Loan and upon default of RMC to do so, RMC might be foreclosed from all equity of redemption in the heridaments and premises comprised in the mortgage. Pursuant to a decree dated September 18, 1913 ("**Decree**"), the High Court of Bombay directed that RMC shall stand absolutely debarred and foreclosed of and from its rights to redeem the mortgaged premises which inter-alia include the Property.
4. Pursuant to the Decree, RMC executed an Indenture dated February 16, 1914, registered with the Sub-Registrar of Assurances under Serial No. 989A, along with Pestonji Nusserwanji Wadia (as the liquidator of RMC), thereby surrendering its right, title and interest in the Property in favour of Rustomjee Byramjee Jeejeebhoy, on the terms and conditions stated therein.
5. Pursuant to an Indenture dated January 31, 1916, registered with the Sub-Registrar of Assurances under Serial No. 684A, Essaji Tajbhoy granted, assigned and transferred the leasehold rights in respect of all those pieces and parcels of land bearing old survey no. 114-116-117, New Survey No. 13619, Old Survey No. 368 and New Survey No. 21B/3494 admeasuring in aggregate 23,266 square yards situate at Ripon Road, Byculla, Mumbai acquired under the Sub-Lease Deed, in favour of (i) Abdul Hoosein Mahomedally Adamji, (ii) Hassanally Mahomedally Adamji, and (iii) Esmailji Alibhoy Adamji, for the consideration and on the terms and conditions stated therein.
6. By and under an Indenture dated January 2, 1952, registered with the Sub-Registrar of Assurances under Serial No. 43 of 1952, Nyamatbai transferred 11/16<sup>th</sup> share in the

Property in favour Yahyabhai Esmailji Rangwala for natural love and affection and on the terms and conditions set out therein.

**Comment:**

*Upon perusal of the aforesaid Indenture, we understand that:*

(i) *Hassanally Mahomedally Adamji died intestate leaving behind him (a) Amtoolabai (widow), (b) Nyamatbai (sister), and (c) Abdul Hoosein Mahomedally Adamji, as his heirs and successors under the Shia Law.*

(ii) *By and under a Partition Deed dated April 7, 1949 executed between (a) Esmailji Alibhoy Adamji, (b) Abdul Hoosein Mahomedally Adamji, (c) Salebhai Alibhai, (d) Amtoolabai, and (e) Nyamatbai, the Property was partitioned in the following manner:*

*Abdul Hoosein Mahomedally Adamji – 6/8<sup>th</sup> share in the Property;  
Amtoolabai – 1/8<sup>th</sup> share in the Property;  
Nyamatbai – 1/8<sup>th</sup> share in the Property.*

(iii) *Abdul Hoosein Mahomedally Adamji died intestate on January 10, 1950 leaving behind (a) Dayambai (widow), (b) Nyamatbai (sister). Thereafter, Dayambai became entitled to 1/4<sup>th</sup> share in the Property, Nyamatbai became entitled to 3/4<sup>th</sup> share in the Property.*

(iv) *In view of the aforesaid, Nyamatbai became entitled to 11/16<sup>th</sup> share in the Property.*

7. By and under a Declaration dated February 18, 1961, registered with the Sub-Registrar of Assurances under Serial No. 1206 of 1961, Amtoolabai and Dayambai transferred their respective 2/16<sup>th</sup> and 3/16<sup>th</sup> share in the Property in favour of Hasanally Yahyabhai Esmailjee, for natural love and affection and on the terms and conditions stated therein.
8. By and under an Indenture dated May 16, 1961, registered with the Sub-Registrar of Assurances under Serial No. 3444 of 1961, (i) Merwanji Rustomji B. Jeejeebhoy, (ii) Khursedji Rustomji B. Jeejeebhoy, (iii) Khursedbai J.R.B Jeejeebhoy, (iv) Jamsetjee J.R.B. Jeejeebhoy and (v) Rustomji J.R.B. Jeejeebhoy as the executrix of Jeejeebhoy Rustomji Byramjee Jeejeebhoy's will, with the confirmation of Doshibai Nanabhoy Jeejeebhoy transferred and assigned 3/4<sup>th</sup> share of the Property in favour of Nanabhoy Byramjee Jeejeebhoy, for the consideration and on the terms and conditions stated therein.

**Comment:**

(i) *Page 2 of the aforesaid Indenture appears to be missing.*

(ii) *Upon perusal of the aforesaid Indenture, it appears that pursuant to an Agreement dated February 18, 1960, Nanabhoy Byramjee Jeejeebhoy became entitled to 1/4<sup>th</sup> share of the Property. However, we have not perused a copy of the aforesaid Agreement dated February 18, 1960.*

9. By and under a Declaration dated November 21, 1968, registered with the Sub-Registrar of Assurances under Serial No. 4365 of 1968, Yahyabhai Rangwala transferred his 2/16<sup>th</sup> in the Property out of his 11/16<sup>th</sup> share in the Property in favour of his daughter- Nusrat, for natural love and affection and on the terms and conditions stated therein.



10. By and under an Indenture dated July 29, 1978, registered with the Sub-Registrar of Assurances under Serial No. 1673 of 1978, Hasan Yahyabhai Rangwala and Nusrat Yahyabhai Rangwala sold, assigned and transferred their respective shares in the Property in favour of Messrs. Jeecee Corporation, for the consideration and on the terms and conditions set out therein.

***Comment:***

*Upon perusal of the aforesaid Indenture, we observe the following:*

- i. Yahyabhai Esmailji Rangwala died at Heidelberg in the country of West Germany on or about November 14, 1969 leaving behind (i) Hasan Yahyabhai Rangwala (son) and (ii) Nusrat Yahyabhai Rangwala (daughter), as his only heirs and legal representatives according to the Shia Law. Accordingly, (i) Hasan Yahyabhai Rangwala became entitled to 11/16<sup>th</sup> undivided share in the Property and (ii) Nusrat Yahyabhai Rangwala became entitled to 5/16<sup>th</sup> undivided share in the Property.*
- ii. (i) Hasan Yahyabhai Rangwala and (ii) Nusrat Yahyabhai Rangwala had executed an Agreement for Sale dated September 8, 1977, thereby agreeing to sell their share in the Property in favour of M/s. Jeecee Corporation.*
11. The High Court of Bombay granted Probate on September 4, 1998 of Nanabhoy Byramjee Jeejeebhoy's Will dated July 5, 1989, in Probate Petition No. 842 of 1996, his grandson Byram Rustomjee Jeejeebhoy became entitled to the Property.
12. By and under a Deed of Assignment dated October 5, 2006, registered with the Sub-Registrar of Assurances under Serial No. 9991 of 2006, (i) Himatlal Kalyanji Parekh, (ii) Sushilkumar Kalyanji Parekh, (iii) Narendrakumar Kalyanji Parekh, (iv) Gulab Himatlal Parekh, (v) Harish Himatlal Parekh, (vi) Parul Himatlal Parekh, (vii) Rashmikant Himatlal Parekh, (viii) Kamalini Rashmikant Parekh, (ix) Kanta Balvantray Parekh, (x) Mala Madhukar Parekh, (xi) Ami Ajay Parekh, (xii) Indumati Chimanlal Parekh, (xiii) Bharat Chimanlal Parekh, (xiv) Nilesh Chimanlal Parekh, (xv) Mrudula Sushilkumar Parekh, and (xvi) Bharati Narendrakumar Parekh as the partners of Messrs. Jeecee Corporation, with the confirmation of Pidilite Industries Limited, granted, assigned and transferred the Property in favour of NRTPL for the consideration and on the terms and conditions set out therein.
13. Byram Rustom Jeejeebhoy filed a suit being T.E. & R. Suit No. 130/163 of 2011 before the Court of Small Causes at Bombay on September 28, 2011 for directing (a) Messrs Jeecee Corporation and (b) NRTPL to deliver vacant and peaceful possession of the Property and restraining them from illegally assigning and/or transferring the Property and carrying out construction on the Property.
14. Pursuant to the Consent Terms dated December 23, 2022, registered under Serial No. 17402 of 2022 filed in the aforesaid suit being T.E. & R. Suit No. 130/163 of 2011 before the Court of Small Causes at Bombay, Byram Rustom Jeejeebhoy granted his reversionary interest in the Property unto NRTPL for an amount of Rs.60,00,00,000/- (Rupees Sixty Crore only) and on the terms and conditions set out therein. In view of the transfer of reversionary interest in favour of NRTPL, NRTPL is the absolute owner of the Property.
15. By and under a Deed of Conveyance dated December 23, 2022, registered with the Sub-Registrar of Assurances under Serial No. 23296 of 2022, NRTPL sold, assigned and transferred their right, title and interest in respect of the Property admeasuring 19,542.565 square meters (19,434.10 square meters as per PRC) in favour of Godrej Residency Private Limited for the consideration and on the terms and conditions set out therein.



## **II. RIGHT OF WAY**

16. By and under an Indenture of Access and Right of Way dated October 14, 2009, registered with the Sub-Registrar of Assurances under Serial No. 7951 of 2009, executed between (i) Capricon Realty Limited (present owner), (ii) Genext Hardware and Parks Private Limited (developer), (iii) Hindoostan Spinning and Weaving Mills Limited (erstwhile owner), (iv) Thackersay Moolji Charity Trust (Confirming Party) and (v) NRTPL (grantee), Capricon Realty Limited and Genext Hardware and Parks Private Limited granted to NRTPL non-exclusive, irrevocable, constructed, unobstructed and permanent right of ingress and egress upon the strip of land having 9 meters width for accessing the Property, for the consideration and on the terms and conditions stated therein.

## **III. LITIGATION**

17. A list of the litigations pending in respect of the Property is annexed hereto and marked as **Annexure 'B'**.

## **IV. MORTGAGES**

18. By and under a Loan Agreement dated September 19, 2018, Yes Bank granted loan of an amount of Rs.192 Crore (Rupees One Hundred and Ninety-Two Crore Only) ("**192 Crore Loan**") in favour of Indo Global on the terms and conditions stated therein.
19. Pursuant to a Deed of Mortgage dated November 5, 2018, registered with the Sub-Registrar of Assurances under Serial No. 10177 of 2018, Indo Global along with NRTPL created a mortgage on the Property and 20 (twenty) units to be constructed on the Property, more particularly set out in the Annexure thereto, in favour of IDBI Trusteeship Services Limited ("**IDBI Trusteeship**") for securing the 192 Crore Loan granted by Yes Bank, on the terms and conditions set out therein.
20. Further, NRTPL executed a Deed of Corporate Guarantee dated September 19, 2019, in favour Yes Bank to secure the 192 Crore Loan obtained by Indo Global, on the terms and conditions set out therein.
21. By a letter dated December 12, 2022, Yes Bank granted its no objection to NRTPL to *inter-alia* (i) convey the Property including Yes Bank Limited's Identified Units (YBL Units), (ii) obtain OC in respect of YBL Units by December 2028, and (iii) secure the 192 Crore Loan by executing a fresh Deed of Corporate Guarantee and restating the obligations contained in the existing corporate guarantee, in the form and manner as prescribed by Yes Bank and acceptable to NRTPL.

## **V. PROPERTY REGISTER CARD**

22. We have perused a copy of the Property Register Card issued on March 8, 2018, the following names are reflected as owners of Cadestral Survey No. 1906 admeasuring 19,434.10 square meters equivalent to 23,243 square yards:

- (i) Jeejeebhoy Rustomji B. Jeejeebhoy;
- (ii) Dadabhoy N.B. Jeejeebhoy;
- (iii) Merwanji Rustomji B. Jeejeebhoy; and
- (iv) Khursedji Rustomji B. Jeejeebhoy.

**Annexure "B"**  
**List of Pending Litigations**

1. L.C. Suit No. 479 of 2006 before the City Civil Court at Mumbai alongwith Chamber Summons No. 805 of 2007 filed therein;
2. L.C. Suit No. 4562 of 2006 before the City Civil Court at Mumbai alongwith Chamber Summons No. 807 of 2007 filed therein;
3. L.C. Suit No. 1363 of 2011 before City Civil Court at Mumbai
4. L.C. Suit No. 1035 of 2012 before City Civil Court at Mumbai
5. WP No. 1388 of 2022 before the Hon'ble High Court of Bombay;
6. L.C. Suit No. 1362 of 2011 before City Civil Court at Mumbai
7. Writ Petition No. 951 of 2015 before the High Court of Bombay and Interim Application No. 955 of 2019 filed therein;
8. Writ Petition No. 1785 of 2022 before the High Court of Bombay;
9. Writ Petition No. (L) 24815 of 2022 before the High Court of Bombay;
10. RAD Suit No. 324 of 2008 before the Small Causes Court at Mumbai
11. RAD Suit No. 323 of 2008 before the Small Causes Court at Mumbai
12. RAD Suit No. 2064 of 2007 before the Small Causes Court at Mumbai
13. RAD Suit No. 98 of 2011 before the Small Causes Court at Mumbai
14. RAD Suit No. 100 of 2011 before the Small Causes Court at Mumbai
15. RAD Suit No. 104 of 2011 before the Small Causes Court at Mumbai
16. Writ Petition bearing No. 1334 of 2022 before the High Court of Bombay;
17. Suit No. 996 of 2017 before the City Civil Court at Mumbai
18. S.C. Suit No. 1261 of 2021 before the City Civil Court at Mumbai;
19. L.C. Suit No. 3146 of 2019 before the City Civil Court at Mumbai;
20. L.C. Suit No. 1005 of 2019 and Notice of Motion No. 1419 of 2019 before the City Civil Court at Mumbai;
21. Review Petition No. 2 of 2019 in Writ Petition No. 1531 of 2017 before the High Court of Bombay;
22. Writ Petition No. 1529 of 2019 before the High Court of Bombay, and all the interim applications filed therein;
23. Writ Petition No. 7762 of 2018 before the High Court of Bombay;
24. Writ Petition No. (L) 802 of 2021 before the High Court of Bombay;

25. Writ Petition No. 783 Of 2021 before the High Court of Bombay;
26. Writ Petition No. 2123 of 2021 before the High Court of Bombay;
27. Writ Petition No. 2013 of 2021 before the High Court of Bombay;
28. Writ Petition (L) No. 23454 of 2022 before the High Court of Bombay;
29. Writ Petition (L) No. 23998 of 2022 before the High Court of Bombay;
30. Writ Petition (L) No.23453 of 2022 before the High Court of Bombay;
31. Commercial Suit No. 1478 of 2018, along with Notice of Motion in Commercial Division Matters bearing Nos. 2477 of 2018 and 2482 of 2019 before the High Court of Bombay;
32. Commercial Suit No. 143 of 2021 before the High Court of Bombay, along with Interim Application No. 1139 of 2020 and Interim Application No. (L) 39678 of 2022 filed therein;
33. Commercial Suit No. 145 of 2021 before the High Court of Bombay, along with Interim Application No. 1137 of 2020 and Interim Application No. (L) 39655 of 2022 filed therein;
34. Consumer Complaint No. 28 of 2021 before the State Consumer Disputes Redressal Commission, Maharashtra, Mumbai;
35. Consumer Complaint No. 31 of 2021 before the State Consumer Disputes Redressal Commission, Maharashtra, Mumbai;
36. Consumer Complaint No. 30 of 2021 before the State Consumer Disputes Redressal Commission, Maharashtra, Mumbai;
37. Civil Writ Petition 4458 of 2014 before the High Court of Bombay
38. Civil Writ Petition No. 779 of 2014 before the High Court of Bombay
39. File No. 540 of 2022 before City Civil Court, Dindoshi;
40. Ref. No. 1228 of 2021 against NRTPL before the City Civil and Sessions Court;
41. Summons Warrant Case No. 4600070 of 2021 filed by Yawar Husain Gulam Husain Oomatia and others against NRTPL before the 46<sup>th</sup> Court, Metropolitan Magistrate Court, Mazgaon;
42. Writ Petition (L) No. 6757 of 2023 before the High Court of Bombay;
43. Writ Petition (L) No. 9330 of 2023 before the High Court of Bombay;
44. Writ Petition (L) No. 3470 of 2023 before the High Court of Bombay;
45. Writ Petition (L) No. 3866 of 2023 before the High Court of Bombay;
46. Writ Petition (L) No. 7801 of 2023 before the High Court of Bombay;
47. Writ Petition (L) No. 7599 of 2023 before the High Court of Bombay;
48. Contempt Petition (L) No. 21941 of 2023 before the High Court of Bombay;

49. Contempt Petition (L) No. 21943 of 2023 before the High Court of Bombay;
50. Writ Petition (L) No. 20265 of 2023 before the High Court of Bombay;
51. Writ Petition (L) No. 22670 of 2023 before the High Court of Bombay.
52. Writ Petition No. 760 of 2018 before the High Court of Bombay;
53. Commercial Suit No. 1177 of 2018 before the High Court of Bombay;
54. Review Petition (L) No. 26 of 2018 in Writ Petition 918 of 2018 before the High Court of Bombay;
55. Writ Petition (L) 62 of 2019 before the High Court of Bombay;
56. First Appeal No. 972 of 2010 before High Court of Bombay
57. Writ Petition (L) No. 661 of 2015 before the High Court of Bombay
58. Suit No. 2323 of 2015 before the High Court of Bombay
59. Notice of Motion No. 3659 of 2015 in S.C. No. 6888 of 2014 before the City Civil Court at Mumbai