



H&Co Legal
ADVOCATES & ATTORNEYS

GODREJ PROPERTIES LIMITED

SECOND SUPPLEMENTARY DUE DILIGENCE REPORT

LANDS ADMEASURING 1 HECTARES 50.2 ARES

**SITUATED AT VILLAGE MUNDHWA,
TALUKA PUNE CITY, DISTRICT PUNE**

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RR/DPK/PR-

To,

Godrej Properties Limited

Godrej One,

5th Floor, Pirojshanagar,

Eastern Express Highway,

Vikhroli (E), Mumbai 400 079

SECOND SUPPLEMENTARY REPORT

Re.: Second Supplementary Due Diligence Report (" **Second Supplementary Report**")
in respect of lands admeasuring about 1 Hectare 50.2 Ares i.e. 15156.05 Sq.Mtrs.
situated at Village Mundhwa, Taluka Pune City, District Pune more particularly
described in Section 1 below (hereinafter collectively referred to as the "**said Properties**")

This Second Supplementary Report has been prepared by us, in furtherance to the Due Diligence Report dated 31 March 2023 ("**said Report**"), Supplementary Due Diligence Report dated 20 June 2024 ("**said Supplementary Report**") and pursuant to verifying the title of **Godrej Properties Limited ("Owner")**, to the said Properties more particularly described hereunder and the same is based on the documents set out herein below.

I. DESCRIPTION OF PROPERTIES:

All those pieces and parcels of lands situated at Village Mundhwa, Taluka Pune City, District Pune admeasuring 1 Hectares 50.2 Ares i.e. 15156.05 Sq.Mtrs. or thereabouts within limits of Pune Municipal Corporation and bearing the following Survey Nos.:-

SR. NO.	SURVEY NO.	AREA HELD BY OWNER	REFERRED TO AS	CTS NO.	AREA HELD BY OWNER AS PER CTS (IN SQ.MTRS.)



		(IN ARES)			
1.	84/17	16	said Property No. 1	1270	4420
2.	84/18	5	said Property No. 2		
3.	84/19	5	said Property No. 3		
4.	84/20A	5.6	said Property No. 4		
5.	84/20B	5.6	said Property No. 5		
6.	84/21	7	said Property No. 6		
7.	84/22	7	said Property No. 7	1269	3783.00
8.	84/23	7	said Property No. 8		
9.	84/24	23	said Property No. 9		
10.	84/25	40	said Property No. 10	1267	3884.68
11.	84/26	29	said Property No. 11	1246 and 1266	2197.25 And 871.12
TOTAL		150.2			15156.05

hereinafter collectively referred to as the “**said Properties**”.

II. DOCUMENTS PERUSED:

For the purpose of this Second Supplementary Report, we have relied on photocopies of the documents furnished to us and mentioned hereinbelow.

- Order bearing No. J.A.B.A/Kavi 2259/N.B.A.No. 2 Pune/S.D./SR/06/2023 dated 20 October 2023 passed by the Collector, Pune;
- Order dated 22 July 2024 passed in Regular Civil Suit No. 904/2013;
- Property Card in respect of CTS Nos. 1246, 1266, 1267, 1269 and 1270;
- Commencement Certificate bearing Nol. CC/1284/2024 dated 12 August 2024 issued by the Pune Municipal Corporation;

III. BRIEF HISTORY / OBSERVATIONS:

Based on the documents provided to us, the flow of title is as under:

- We have issued the said Report and said Supplementary Report in respect of the following lands

SR. NO.	SURVEY NO.	CTS NO.	AREA HELD BY OWNER (IN ARES)	REFERRED TO AS
1.	84/17	1270	16	said Property No. 1
2.	84/18	1270	5	said Property No. 2
3.	84/19	1270	5	said Property No. 3
4.	84/20A	1270	5.6	said Property No. 4
5.	84/20B	1270	5.6	said Property No. 5
6.	84/21	1270	7	said Property No. 6
7.	84/22	1269	7	said Property No. 7
8.	84/23	1269	7	said Property No. 8
9.	84/24	1269	23	said Property No. 9
10.	84/25	1267	40	said Property No. 10
11.	84/26	1246 and 1266	29	said Property No. 11
TOTAL			150.2	

In the said Report, we have stated that during the creation of the Property Card in respect of the old Survey Numbers, there were certain errors in mentioning the area of the said Properties as recorded in the Property Card.

- b. In view thereof, an application was made to the Collector, Pune to rectify the errors in the area recorded in the CTS Nos. 1246, 1266, 1267, 1269 and 1270. Accordingly, by Order bearing No. J.A.B.A/Kavi 2259/N.B.A.No. 2 Pune/S.D./SR/06/2023 dated 20 October 2023 passed by the Collector, Pune, corrections were carried out whereby area of the land bearing (1) CTS No. 1246 was corrected from 1900 Sq.Mtrs. to 2197.25 Sq.mtrs., (2) CTS No. 1266 was corrected from 100 Sq.Mtrs. to 871.12 Sq.Mtrs., (3) CTS No. 1267 was corrected from 600 Sq.mtrs. to 3884.68 Sq.mtrs., (4) CTS No. 1269 was corrected from 700 Sq.mtrs. to 3783 Sq.Mtrs. and (5) CTS No. 1270 was corrected from 1400 Sq.Mtrs. to 5952.37 Sq.mtrs., thus aggregating to 15156.7 Sq.Mtrs. Pursuant to the said Order dated 20 October 2023, Mutation Entry No. 1706 dated 3 November 2023, came to be effected the corrects areas of the CTS Nos. 1246, 1266, 1267, 1269 and 1270 in their respective Property Card.



- c. As more particularly stated in the said Report and Supplementary Report, it appears that Regular Civil Suit No. 904 of 2013 was pending. By an Order dated 22 July 2024, the Hon'ble Court permitted the Plaintiff therein to unconditionally withdraw the said Suit and pursuant thereto the said Suit was disposed of as withdrawn.
- d. By a Commencement Certificate bearing No. CC/1284/2024 dated 12 August 2024 issued by the Pune Municipal Corporation, permission was granted to Godrej Properties Limited to commence non-agricultural development of the said Properties on the terms and conditions stated therein and as per the layout and building plans sanctioned therewith.

IV. CONCLUSION

IN view of what is stated hereinabove and further subject to what is stated hereinabove, we certify that Godrej Properties Limited are the owners of the said Properties and have clean and clear title thereto.

V. RELIANCE ON THIS REPORT

This Report is addressed to you, i.e. Godrej Properties Ltd., to enable you to evaluate the title of the said Properties in terms of the scope of work agreed between ourselves and is subject to our assumptions and qualifications as more particularly stated in Section VI.

The present due diligence has been conducted by us in accordance with the laws prevailing in India. This Report covers only aspects relating to laws of India pertaining to property only and we express no opinion on laws of any other jurisdiction.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in this Report.





VI. QUALIFICATIONS AND ASSUMPTIONS

This Report and the observations contained herein are subject to the qualifications and are based on the assumptions set up herein below:

- a. This Report as requested by you is issued on the basis of our review of the documents listed in Annexure A hereinbelow in accordance with the scope of work agreed between ourselves and and steps undertaken by us as stated in the Report. We have no obligation to update the Report and/or any information or replies or documents received by us beyond this date.
- b. We make no representation or warranty and give no undertaking as to the accuracy, reasonableness or completeness of the information contained in any document or information supplied to us for the purpose of our preparing the Report.
- c. All the original documents, photocopies whereof have been provided to us, were properly executed, duly stamped and registered and are valid, binding and still in existence. We are not commenting on adequacy of stamp duty on the documents provided to us. We have also assumed the legal capacity / authority of all persons, genuineness of all signatures and authenticity of all documents referred to in the Reports and all documents provided to us.
- d. We have relied on the documents provided to us and have assumed all documents and information provided to us by Godrej Properties Limited and/or its Directors/authorized representatives was when given and remains true, accurate and complete and not misleading and that there are no amendments and changes thereto. We have not independently validated the information provided to us with any external source. We have assumed that any statements / representations in the documents, authorization or any certificates or confirmations relied upon by us for issuance of the Report are correct and otherwise genuine.
- e. We have not been provided with family tree or death certificate of predecessors in title save and except as stated herein and have presumed that a person has expired intestate unless otherwise specifically mentioned. We have relied upon information relating to lineage and/or in that regards based on revenue records in that regards, wherever applicable and made available to us.
- f. Unless otherwise specifically mentioned herein, we have assumed that all the prior transfer/s and/or sub-division of lands were in compliance with the applicable laws including the MTAL, the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 and/or The Maharashtra Prevention of the Fragmentation and Consolidation of Land Holdings Act, 1947.





- g. This Report is an analysis on the legal issues relating to the title of the said Properties, in so far as it contains a review of documents perused which include documents of title provided to us as also the diligence reports submitted by the local advocates, if any. Further no claims except as stated in this Report have been received in respect of public notices, if and where issued. This Report has been prepared to identify what we consider in our professional judgment to be the legal issues relating to the said Properties. The Report lists down all the issues which came to our notice, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers recorded herein.
- h. We have not undertaken any independent searches and/or independent inquiry from any source including any data / material available on any website and/or visit to any department/ office/ authority save and except as expressly stated herein.
- i. We have not undertaken any review or search of any records of any court or governmental or regulatory agency, tribunal, authority or body and have relied upon the documents provided to us in relation to any dispute or litigation pending in relation to the said Properties and our comments pertaining to the same (if any) are based solely on the dispute or litigation disclosed by Godrej Properties Limited and/or its Director/authorized representative and documents provided to us. Further, any legal action/proceedings/enquiry/ dispute, proposed, threatened or pending affecting the said Properties that is or may be initiated by any party, whether within limitation or otherwise would have to be defended and the said Properties shall be subject to the same.
- j. We have not independently verified the area of the said Properties. We have referred to and retained the admeasurements as we have found them to be mentioned in the documents provided. We have not conducted a site visit nor have we conducted physical verification of the said Properties. We are not certifying the boundaries of the said Properties nor are we qualified to express our opinion on physical identification of the said Properties or identification of the right of way, if any pertaining to the said Properties.
- k. We are not expressing an opinion relating to actual roads / physical access pertaining to said Properties, plans, permissions and approvals required in relation to construction or development potential of the said Properties and/or actual use of the said Properties (except to the extent of stating whether the said Properties is agricultural or non-agricultural and/or stating that specific permission is obtained for use of said Properties for a specific purpose) and the Report does not cover or deal with the same.
- l. Unless otherwise stated in the Report, we have not issued a Public Notice nor have we carried out a search of the Index II registers in and/or revenue



records maintained with the concerned offices of the Sub-Registrar and/or other authorities and/or the Registrar of Companies and/or the Registrar of Firms and/or any other website/s or any other authorities nor have we carried out litigation searches with the offices of the Supreme Court of India, High Courts, District Courts and/or on their website/s and/or any authorities.

- m. Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Properties.
- n. We have not independently validated the taxes / cess / duties / charges payable in respect of the said Properties and our comments in regard thereto are solely based on documents provided to us.
- o. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- p. All capitalized terms used herein but not defined shall have the same meaning as ascribed to them in the Report.
- q. Even though this document is titled "Supplementary Due Diligence Report" or "Supplementary Report" it is in fact an opinion based on the documents perused by us. The Report has been given at the request of the client to whom it is addressed.

Dated this 13th day of August 2024.

For H&Co. Legal

Partner

Encl: a.a.