



MDP & PARTNERS

ADVOCATES & SOLICITORS

NISHIT DHRUVA
PRAKASH SHINDE

ASHOK PARANJPE

Ref. MDP/AP/HS/NV/1158/2329/2017

TO WHOMSOEVER IT MAY CONCERN

Re: Project known as "Citi of Joy" on the property bearing (i) CTS No. 661/1/7 (old CTS No. 661/14) admeasuring 1,415.20 sq. mtrs. and CTS No. 661/1/4 (old CTS No. 661/15 (Part)) admeasuring 78,956.70 sq. mtrs.(i.e. aggregating to net plot area of 69,793.88 sq. mtrs. with FSI potential of 59,324.54 sq. mtrs.) and (ii) CTS No. 661/6 admeasuring 1,327.10 sq.mtrs. , CTS No. 661/7 admeasuring 13,828.20 sq. mtrs, CTS No. 661/8 admeasuring 1,116.20 sq. mtrs, CTS. No. 661/10 admeasuring 5,667.50 sq. mtrs., CTS No. 661/12 admeasuring 553.50 sq. mtrs., CTS No. 661/1/4 admeasuring 2,115.61 sq. mtrs. and CTS No. 661/1/5 admeasuring 8,462.40 sq. mtrs. (i.e. aggregating to 33,070.51 sq. mtrs.) aggregating in total to 1,13,442.41 sq. mtrs., situate at Mulund, Sub-District Kurla, Dist. Mumbai Suburban ("the said property")

The said Citi of Joy Project and the said property are hereinafter collectively referred to as the "Subject Property"

1. Vide their Certificate of Title dated 10th February, 2004 (read along with their detailed Report on Title dated 27th February, 2001), M/s. Crawford Bayley & Co., Advocates & Solicitors, have certified that the title of **Everest Industries Ltd.** (formerly known as "Eternit Everest Ltd.") to the larger property bearing CTS No. 661/1 to 661 (4) and 661 (6) to 661 (17) admeasuring 1,94,074.60 sq. mtrs. (which includes inter-alia the said property) is clear, marketable and free from encumbrances. A copy each of the Report on Title dated 27th February, 2001 and Certificate of Title dated 10th February, 2004 bearing Ref: CHO/DHB/00116 are attached herewith.

2. By and under an Agreement for Development dated 24th February, 2004 made and executed between the said Everest Industries Ltd. therein referred to as "the Owner" of the One Part and (i) Mr. Dharmesh Jain (ii) Mrs. Anju Jain

(iii) Nirmal Lifestyle Ltd. carrying on business in partnership in the firm name and style of **M/s. Nirmal Lifestyles**,

therein referred to as "the Developer" of the Other Part, the said Everest Industries Ltd. have authorised and permitted M/s. Nirmal Lifestyles (hereinafter referred to as "**the Developers**") to enter into the property comprising of old CTS No. 661/14 admeasuring 1,415.20 sq. mtrs. approx. and old CTS No. 661/15 (Part) admeasuring 78,956.70 sq. mtrs. approx., (which includes 2.5% Public Amenity Area admeasuring 2115.60 square metres (approximately) and 10% Additional RG Area admeasuring 8462.42 square metres (approximately) after deduction of which reservation areas, the areas of plots bearing old CTS No. 661/14 and CTS No. 661/15 aggregates to a net plot area of 69,793.88 square metres (approximately) with FSI potential of 59,324.54 square metres (approximately) (6,38,332.05 square feet approximately) more particularly specified in the Schedule thereunder and in the **First Schedule** hereunder written, for the purpose of carrying out the work of development thereof, pending the transfer thereof by Everest Industries Ltd., in favour of the Developers. The said Agreement for Development has been appropriately stamped and duly registered on 25th February, 2004 in the office of the Sub-Registrar at Kurla under Serial No.BDR-7-2081-2004.

3. Pursuant to the Development Agreement, a Power of Attorney dated 25th February, 2004 was executed by Everest Industries Ltd. appointing Mr. Dharmesh Jain and Mrs. Anju Jain as their lawful attorneys to sign, execute and perform all deeds or matters which ought to be done or executed in connection with the property more particularly described in the Schedule thereunder. The said Power of Attorney has been registered in the office of the Sub-Registrar at Kurla under Serial No. BDR-7-2082 of 2004.
4. Further, by and under an Agreement for Development dated 29th December, 2005 made and executed between the said Everest Industries Ltd. therein referred to as "the Owner" of the One Part and (i) Mr. Dharmesh Jain (ii) Mrs.

Anju Jain (iii) Nirmal Lifestyle Ltd. carrying on business in partnership in the firm name and style of **M/s. Nirmal Lifestyles**, therein referred to as "the Developer" of the Other Part, the said Everest Industries Ltd. have authorised and permitted M/s. Nirmal Lifestyles (hereinafter referred to as "the Developers") to enter into the property bearing CTS No. 661/6 admeasuring 1327.10 sq. mtrs., CTS No. 661/7 admeasuring 13,828.20 sq. mtrs, CTS No. 661/8 admeasuring 1,116.20 sq. mtrs, CTS. No. 661/10 admeasuring 5,667.50 sq. mtrs. and CTS No. 661/12 admeasuring 553.50 sq. mtrs., CTS No. 661/1/4 admeasuring 2,115.61 sq. mtrs. and CTS No. 661/1/5 admeasuring 8,462.40 sq. mtrs., i.e. aggregating to 33,070.51 sq. mtrs. more particularly specified in the Schedule thereunder and **Second Schedule** hereunder written, for the purpose of carrying out the work of development thereof, pending the transfer thereof by Everest Industries Ltd., in favour of the Developers and the Owner authorized the Developers to obtain, upon surrender of the equivalent portion of the TDR or FSI being the reservation lands forming part of the said property, load, utilize or otherwise deal with the TDR or FSI of 1,91,106 sq. feet (approximately). The said Agreement for Development has been appropriately stamped and duly registered in the office of Sub -Registrar at Kurla under Serial No.BDR-14-7779-2005.

5. Pursuant thereto, a Power of Attorney dated 29th December, 2005 was executed by Everest Industries Ltd. appointing Mr. Dharmesh Jain and Mrs. Anju Jain as their lawful attorneys. The said Power of Attorney has been registered in the office of the Sub-Registrar at Kurla under Serial No. BDR-14-7780-2005.
6. By and under 14 separate Orders all dated 14th July, 2000 bearing Nos. CE/4477/ BPES/AT to CE/4490/BPES/AT, the Executive Engineer (Building Proposals), Eastern Suburbs of the Municipal Corporation of Greater Mumbai (MCGM) issued its Intimation of Disapproval (IOD) permitting construction upon the said property on the terms and conditions specified therein and the

Developers have subsequently made application for amendment of plans from time to time which have been sanctioned.

7. The Executive Engineer (Building Proposals), Eastern Suburbs of the MCGM has issued its IOD dated 26th August, 2009 bearing Nos. CE/4490/BPES/AT, permitting construction of a proposed new Building no.6 upon a portion bearing CTS No.661/1/7 forming part of the said property on the terms and conditions specified therein and the Developers have subsequently made application for amendment of plans from time to time which have been sanctioned. We have also perused a Commencement Certificate dated 13th January, 2010 bearing No. CE/4490/BPES/AT issued by the Executive Engineer (Building Proposals), Eastern Suburbs of the MCGM granting permission to erect building no.6 upon a portion bearing CTS No.661/1/7 forming part of the said property. The said Commencement Certificate has been granted upto stilt slab level as per approved plan dated 26th August, 2009. Thereafter, the same has been revalidated on 10th March, 2011 for the construction upto stilt slab as per approved plans dated 7th March, 2011 and on 21st April, 2011 full CC was granted as per the approved plans dated 7th March, 2011. Further on 27th November, 2014, the said CC was re-validated and permission was granted to construct upto 18th floor for wing A and upto 17th floor for wing B as per the approved amended plans dated 21st January, 2013. Further, the said CC was extended upto top of 20th floor of wing A and top of 19th floor of wing B as per approved amended plan dated 26th August, 2015.
8. Further, the Executive Engineer (Building Proposals), Eastern Suburbs of the MCGM has issued its IOD dated 26th May, 2010 permitting the construction of building no. 9 on plot bearing CTS No. 661/1/7, 661/1/4. We have also perused a Commencement Certificate dated 29th October, 2010 bearing No. CE/4485/BPES/AT 29 OCT 2010 issued by the Executive Engineer (Building Proposals), Eastern Suburbs of the MCGM granting permission to erect building no. 9 on CTS No. 661/1/7, 661/1/4, 661/1/5, 661/8, 661/1/6. The said

Commencement Certificate has been granted upto stilt slab level as per approved plans dated 26.5.2010. The said Commencement Certificate has been granted upto stilt slab level as per approved plan dated 26th May, 2010. Thereafter, the same has been revalidated on 27th November, 2014 for the construction upto 16 floors as per approved plans dated 18th May, 2013 and on 16th November, 2015 full CC was granted as per the approved plans dated 8th October, 2015 for Wing A & Wing B having two level basement plus stilt plus two level podium plus 16 upper floors plus wings C, D & E having two level basement plus stilt plus two level podium plus one upper floor of building no. 9.

9. The Government of Maharashtra, Environment Department has also issued its Environmental Clearance dated 3rd September, 2014 bearing No. SEAC-2014/CR-438/TC-1, for the proposed project 'Citi of Joy' at Village Mulund, Mumbai, wherein construction has been permitted subject to the terms and conditions specified therein.. We have also perused the permission dated 13th March, 2013 granted by the Chief Engineer of the Technical Committee for High Rise Buildings, whereby the MCGM has permitted the architects of Nirmal Lifestyle Limited to construct a High Rise Building i.e. Building No. 6 on plot bearing CTS Nos. 661/1/4, 661/1/5, 661/1/6, 661/1/7 and 661/1/8 of Village Mulund, Mumbai, subject to the terms and conditions specified therein.

10. In terms of the above permissions obtained, Nirmal Lifestyle Limited is in the process of developing the Project known as "Citi of Joy" comprising of 1 commercial building and 6 residential buildings with 2 wings each i.e. a total of 12 residential buildings, out of which 10 residential buildings namely "Happiness", "Hurrah", "Sparkle", "Celebration", "Rejoice", "Bliss", "Cherish", "Bright", "Delight" and "Relish" have already been constructed and possession of flats therein has been handed over, whereas the balance 2 residential buildings namely "Triumph" and "Thrill" and Wing "B" of the

commercial building namely "Ecstasy" are still under construction. Further, Nirmal Lifestyle Limited is also in the process of developing residential buildings on a portion of the said property by constructing thereon Building No.9 known as "US OPEN" comprising of residential flats in five different wings namely Ace, Match Point, Grand Slam, Centre Court and Game Point. Nirmal Lifestyle Limited has begun construction of all the five wings, namely, Ace , Match Point Grand Slam, Centre Court and Game Point.

11. We have perused a copy of the permission granted by Municipal Corporation of Greater Mumbai bearing reference No. Ch.E/2461/MC/Roads & Tr. dated 14th December, 2016 for the development of multi storied Public Parking Lot (PPL) as per the provisions of DCR-33(24) on plot of land bearing CTS No. 661/1/7 forming part of the said Property on the terms and conditions as mentioned therein;
12. Pursuant to an application made by one Lok Housing and Constructions Limited and Anr., the Collector passed an Order dated 15th May, 2001 in terms of which the City Survey Officer carried out sub-division and measurement of the areas of old CTS Nos. 661/1, 661/9, 661/10, 661/13, 661/14, 661/15, 661/16 and 661/17. In terms of the City Survey Officer's order, the old CTS No. 661/14 was changed to CTS no. 661/1/7 and the old CTS No. 661/15 was changed to CTS No. 661/1/4. In the said Order, the area of 69,793.9 sq. mtrs. in respect of CTS No. 661/1/7 was reserved for the holder thereof being Asbestos Cement Limited and an area of 2115.50 sq. mtrs. in respect of CTS No. 661/1/4 was reserved for Public Amenities.
13. By a Board Resolution dated 24th March, 2007, it was resolved that the partnership firm M/s. Nirmal Lifestyles would be converted into Nirmal Lifestyle (India) Private Limited under Part IX of the Companies Act, 1956 with effect from 1st April, 2007 and the partners of M/s. Nirmal Lifestyles had issued their consent letter to the Registrar of Companies to that effect. In pursuance thereof vide an Indenture dated 31st March, 2007, M/s. Nirmal

Lifestyles was converted to Nirmal Lifestyle (India) Private Limited on the terms and conditions specified therein.

14. Thereafter, a Scheme of Arrangement was filed with the Hon'ble High Court of Bombay under sections 391 to 394 of the Companies Act, 1956 for the merger of Nirmal Lifestyle (India) Private Limited with Nirmal Lifestyle Limited. The said Scheme was sanctioned by the High Court of Judicature at Bombay vide Order dated 15th October, 2010 and thereafter the company has been carrying on business in the name and style of Nirmal Lifestyle Limited since the effective date of filing the said Order with the Registrar of Companies, being 15th November, 2010.
15. Lok Housing and Constructions Limited and Anr. (who claimed development rights inter-alia in respect of the said property by and under certain development agreements executed between themselves and Everest Industries Limited) had filed a Suit in the Hon'ble Bombay High Court being Suit No.3709 of 2003 against Everest Industries Limited claiming that they had a right to bid for the said property. The said Lok Housing & Constructions Ltd. & Anr. had also registered a Notice of Lis Pendens on 22nd March, 2004 in the office of Sub-Registrar of Assurances at Kurla, under S.No. 3184/2004 stating that the said Suit No. 3709 of 2003 filed by them is pending in the Bombay High Court. The said Notice of Lis Pendens was subsequently cancelled and withdrawn vide a Declaration dated 21st December, 2010 registered under sr. no. 9467/2010 as stated hereinbelow. Similarly, Nirmal Lifestyles had filed a suit bearing No. 1172 of 2004 in the Bombay High Court against Lok Housing & Constructions Ltd. claiming damages for issuing advertisement about the pendency and subsistence of the Suit No.3709 of 2003, thereby creating an impression in the public mind that there is an encumbrance on the said property and for incidental injunctive reliefs.
16. The Defendants in the said Suit No. 3709 of 2003 i.e. Everest Industries Ltd. had filed a Notice of Motion No.767 of 2005 under Order VII Rule 11 of the

Civil Procedure Code for the rejection of the said Plaintiff filed by Lok Housing and Constructions Limited and Anr. In the said Notice of Motion, an Order dated 4th August, 2005 was passed by His Lordship the Hon'ble Mr. Justice D.K. Deshmukh in terms of prayer clause (a) thereof i.e. rejecting the Plaintiff, whilst observing that the Plaintiff does not disclose any real cause of action and disposing of the said Notice of Motion. Lok Housing & Constructions Ltd & Anr. filed an Appeal bearing No. 920 of 2005 against this order of rejection of Plaintiff and a cross-appeal bearing No. 398 of 2004 was filed by Everest Industries Ltd.

17. Nirmal Lifestyles had filed a Notice of Motion No.1179 of 2004 seeking to restrain Lok Housing and Constructions Limited and Anr. from publishing any advertisement regarding the pendency of the suit in respect of the said property. In the said Notice of Motion, an Order dated 6th May, 2005 was passed by His Lordship the Hon'ble Mr. Justice Dharmadhikari whereby the said Notice of Motion was dismissed. Nirmal Lifestyles filed an Appeal bearing No. 348 of 2004 against this order of dismissal of the said Notice of Motion.
18. Subsequently, all the said parties settled the disputes amicably by filing Minutes of Order dated 25th January, 2010, and by virtue of the same, all the said Appeals and the suit filed by Nirmal Lifestyles were all withdrawn by order dated 1st February, 2010 and the Suit No.3709 of 2003 stood dismissed by order dated 4.8.2005. Under the said Minutes of the Order dated 25th January, 2010, Lok Housing & Constructions Ltd & Anr. had undertaken to take immediate steps to deregister/cancel the Lis Pendens Notice registered in respect of the Suit No.3709 of 2003.
19. Pursuant to such undertaking, M/s. Lok Housing and Constructions Limited have filed a Declaration dated 21st December, 2010 registered under serial no. 9476/2010, whereunder they have declared that pursuant to the filing of Consent Terms in Suit No. 3709 of 2003 in the Bombay High Court on 1st

February, 2010, the Notice of Lis Pendens stands cancelled and is withdrawn by M/s. Lok Housing and Constructions Limited.

20. Certain Consumers have filed Complaints which are pending before various consumer redressal forums as specified below:

- a. Consumer Complaint bearing No. CC/ 548/ 2017 has been filed by Mr. Pankaj Gupta & Pallavi Gupta before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no. A- 802 in the building known as 'Aces' forming part of the said Project;
- b. Consumer Complaint bearing No. CC/1092/2016 has been filed by Mr. Trikamji Bhadra before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no.2601 in the building known as 'Matchpoint ' forming part of the said Project;
- c. Consumer Complaint bearing No. CC/1240/2016 has been filed by Mr. Satish Dixit before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no. 702 in the building known as 'Matchpoint ' forming part of the said Project;
- d. Consumer Complaint bearing No. CC/1091/2016 has been filed by Shilpa Bhadra before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no. 2606 in the building known as 'Matchpoint ' forming part of the said Project;
- e. Consumer Complaint bearing No. CC/1093/2016 has been filed by Mr. Anil Bhadra before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no.

2801 in the building known as 'Matchpoint ' forming part of the said Project;

- f. Consumer Complaint bearing No. CC/548/ 2017 has been filed by Mr. Manish Jagannath Torane before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no. 1505 in the building known as 'Matchpoint ' forming part of the said Project;
- g. Consumer Complaint bearing No. CC/551 /2017 has been filed by Neeta Damodar Pednekar before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no. 1403 in the building known as 'Matchpoint ' forming part of the said Project;
- h. Consumer Complaint bearing No. CC/805/15 has been filed by Mr. Dattatray Mahajan before the Hon'ble National Consumer Disputes Redressal Commission, New Delhi in respect of a flat bearing no. 1004 in the building known as 'Gamepoint ' forming part of the said Project;
- i. Consumer Complaint bearing No. CC/899/2017 has been filed by Supreme Rough Diamonds Pvt. Ltd. before the Hon'ble State Consumer Disputes Redressal Commission, Mumbai in respect of a unit in Business Park (commercial) forming part of the said Project;
- j. Further, a Commercial Suit bearing No. N.M(L)No. 279 of 2016 COMS 220 of 2017 filed by Mr. Mitesh Shah before the Hon'ble High Court at Bombay in respect of a flat bearing no. 402 in the building known as 'Triumph' forming part of the said Project;

21. We have caused our Search Clerk and Title Investigator, Mr. Sameer Sawant to carry out search in the offices of the Sub- Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur for a period of 30 years from 1986 to 2016, who submitted his Search Reports dated 11th March, 2015 and 18th March, 2016. The Search Report dated 18th March, 2016 reflects an entry of a Deed of Mortgage dated 6th July, 2015 registered at the office of the sub-registrar of assurances at Kurla no.4 under serial number 6551 of 2015 executed by and between Everest Industries Limited (therein referred to as 'the Mortgagor 1'), Nirmal Lifestyle Ltd (therein referred to as 'the Mortgagor 2') and IDBI Trusteeship Services Private Limited (therein referred to as 'the Security Trustee/IDBI'), whereby the Mortgagor 1 and Mortgagor 2 created mortgage inter alia in respect of part of the said property as described in the schedules thereto. It has been mentioned in the Search Reports that the reports are subject to torn and mutilated Index-II records and that the computer Index-II record is not properly maintained and some of the record has been found in loose sheets form. Further, it has been mentioned that the Index-II record for the year 2015 is not available for search.

22. For the purpose of this Title Certificate, we have caused our Search Clerk and Title Investigator, Mr. Sameer Sawant to carry out search in the offices of the Sub- Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur for a period of two year from 2015 to 2017, who has submitted his Search Report dated 21st July, 2017. The said report reflects the aforementioned mortgage created in favour of IDBI Trusteeship Services Private Limited.

23. At the request of Nirmal Lifestyle Limited, Roshni A. Patel & Associates have carried out search of the charges registered and made available on MCA Portal and at the office of the Registrar of Companies, Maharashtra from the date of incorporation of the Company till July 2017 and have submitted their report dated 28th January, 2015, 26th January, 2017 and 10th July, 2017. The said search report reflects the aforementioned mortgage created in favour of IDBI Trusteeship Services Private Limited on the said Property.

24. As specified above, M/s. Crawford Bayley & Co. have certified that the title of the said **Everest Industries Limited** to the larger property bearing CTS No. 661/1 to 661 (4) and 661 (6) to 661 (17) admeasuring 1,94,074.60 sq. mtrs. (which includes the said property) is clear, marketable and free from encumbrances. Further, by virtue of the Agreement for Development dated 24th February, 2004 and the Agreement for Development dated 29th December, 2005 read along with the Powers of Attorney mentioned hereinabove, **Nirmal Lifestyle Limited** is entitled to develop the said property more particularly described in the Schedules and the 12 residential buildings alongwith the Building comprising of five wings namely Ace, Match Point, Grand Slam, Centre Court and Game Point, being constructed on the said property alongwith 1 commercial building in the Project "Citi of Joy", subject to Nirmal obtaining necessary permissions, sanctions and approvals from the concerned competent authorities and subject to the compliance of the terms and conditions specified by the Municipal Corporation of Greater Mumbai whilst sanctioning plans for development thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All those pieces or parcels of lands or ground situate lying and being at village Mulund, Taluka Kurla in the registration sub district and district of Mumbai city and Mumbai suburban and comprising of land bearing the following description:-

| C.T.S. No. | Area |
|-----------------------------|--|
| 661/1/7 (old 661/14) | 1,415.20 square metres (approximately) |
| 661/1/4 (old 661/15 (Part)) | 78,956.70 square metres (approximately) (which includes 2.5% Public Amenity Area admeasuring 2115.60 square metres (approximately) and 10% Additional RG Area admeasuring 8462.42 |

square metres (approximately) and aggregating to a net plot area of 69,793.88 square metres (approximately) with FSI potential of 59,324.54 square metres (approximately) (6,38,332.05 square feet approximately) and bounded as follows :-

On the North-East : by the 13.44 metres wide D.P Road, formerly private internal road of Owner now bearing CTS No 661/1;

On the South-West : by the adjoining lands bearing C.T.S. Nos.664, 663, 700, 724 & 726;

On the East : by Jata Shankar Road (D.P. Road) being lands of the Owner now bearing C.T.S. No.661/2 and beyond it partly by C.T.S. No.662 and partly by the lands of the Owner bearing C.T.S. No.661/12 being the land for Railway reservation;

On the North-West : by the other lands of the Owner reserved for the relocated Public RG bearing C.T.S. No.661/10 and beyond it by Play Ground bearing CTS No.661/8.

And right to load D.P. Road FSI more particularly described hereunder and aggregating to a total of 65,882.16 square metres (approximately) (7,08,894 square feet approximately) FSI.

Benefit of 6,557.62 square metres (approximately) (70,560 square feet) FSI (Owner's share) in respect of 6557.62 square metres (approximately) lands falling under 1344 metres wide D.P. Road situated lying and being at village Mulund, Taluka Kurla in the registration Sub District and District of Mumbai City and Mumbai Suburban bearing CTS No.661/1 (Part), 18.30 metres wide D.P. Road bearing CTS No.661/3 and existing Jatashankar Dossa Road bearing CTS No.661/2 (Part).

THE SECOND SCHEDELE ABOVE REFERRED TO:

All those pieces or parcels of lands or ground situate lying and being at village Muiund, Taluka Kurla in the registration sub district and district of Mumbai city and Mumbai suburban and comprising of land bearing the following description:

| C.T.S. No. | Area (in square metres, approximately) | Reservation description |
|----------------|--|--|
| 661/6 depot | 1,327.10 | Municipal Reservation of Road |
| 661/7 | 13,828.20 | Municipal reservation for recreation ground |
| 661/8 | 1,116.20 | playground |
| 661/10 | 5,667.50 | Public recreation ground - RG II |
| 661/12 | 553.50 | Railway reservation |
| 661/1/4 | 2115.61 | amenity |
| 661/1/7 | 8462.40 | additional RG |
| TOTAL | 33070.51 | |

and aggregating to a net plot area of 3307051 square metres (approximately) and bounded as follows.

PART A (CT S Nos. 661/6 and 661/7)

On the North-West : by the 13.44 metres wide DP Road, formerly private internal road of Owner now bearing CTS No.661/1 and beyond it by C T S No. 648;

On the South : by the adjoining lands bearing CTS Nos.741 and 742;

On the East : by 18.30 metres wide D P Road, formerly private Internal road of Owner now bearing CTS No.666/3 and beyond it by CTS Nos. 655 and 656;

On the West : by CTS Nos. 661/5 being the bus depot.

PART B (CTS Nos. 661/8 and 661/10):

On the North : by the 13.44 metres wide DP Road, formerly private Internal road of Owner now bearing CTS No. 661/1;

On the South-West : by the adjoining lands bearing CTS Nos. 724 & 653;

On the East : by C T S No. 661/15;

On the West : by C T.S Nos. 653, 655 and 656;

PART C (CTS Nos. 661/12):

On the North : by CTS Nos. 662 and 661/2 being Jata Shankar Dosa Road;

On the West : by CT.S. Nos. 661/15;

On the South : by Railway land;

On the East : by Railway land and tracks.

Dated this 28th day of July, 2017

For MDP & PARTNERS


Ashok Paranjpe
Partner

