

Add: 604, A Wing,
Mahavir Exotica,
Mogharpada, Ghodbunder Road,
Thane - 400 615
Mob No. 8879689716

Sachin J. Katkar
(Advocate)
Roll No. : Mah/1231/2000

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT under the instructions of Developer M/s. FORTUNE INFRACREATORS PVT. LTD., having its office at : Puranik's One, Kanchan Pushpa, Opp. Suraj Water Park, G.B. Road, Thane (W). I have perused all the Deeds and Documents pertaining to the right, title and interest of the Developers in respect of following properties:

ALL THAT PIECE & PARCEL OF Land lying being and situated at Village Majiwada, Taluka & District Thane, bearing The Developer is redeveloping the Vasant Vihar Co-operative Housing Society constructed on the land bearing Survey No. 206 (Part) admeasuring area 882.84 sq.mtrs., (herein after referred as First Property) and Vartak Nagar Chandrama Co-operative Housing Society constructed on the land bearing Survey No. 206 admeasuring area 841.11 sq.mtrs., (hereinafter referred as Second Property) **(First property and Second property are hereinafter collectively referred as Said Property)**

Following documents are perused :

- A. Current 7/12 extracts.
- B. Relevant Mutation entries.
- C. Search Report
- D. Permission / Sanction
- E. Deeds / Documents

BRIEF HISTORY FIRST PROPERTY :- Survey No. 206 (Part) admeasuring area 882.84 sq.mtrs.,

A. In respect of Current 7/12 extracts

It appears from the 7/12 extract dated 8/5/2017 that, the said property owned by Konkan Housing and Area Development Authority, (MHADA)

B. In respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 1186 dated 29/11/1962 that, as per the Taluka Hukum No. LAQ 3497 dated 27/11/1962 the possession of said property is given to Housing Board and name of Housing Board is recorded to the record of rights.



2. It appears from the mutation entry no. 2712 dated 8/2/2010 that, as per the letter of Konkan Housing and Area Development Authority, outward No. M.V./KM/271/2010 dated 5/2/2010 and Taluka Order Mahasul K-1/T-3/Jaminbab/SR 1949 dated 6/2/2010 the name of Housing Board Commissioner is removed and name of Konkan Housing and Area Development Authority is recorded to the record of rights.

Title Flow :

1. Maharashtra Housing Board (Board) was seized and possessed or otherwise well and sufficient entitled the said property. As per the scheme of Government of Maharashtra, for allotment and sale of tenements, to industrial worker generally known as Lower Income Group Housing Scheme, the said Board has constructed a building, being Building No.27 (**said building**) on the said Property. The said building consist of 32 tenement of 20.23 sq.mt each. The allottees of the said building have formed and registered a Co-operative Society namely "Vasant Vihar Co-operative Housing Society Limited" under Maharashtra Co-operative Society Act, 1960 vide Sr. No. THN/HSG/1511 dated 30th June, 1981.
2. The said Board stood dissolved by operation of Section 15 of the Maharashtra Housing and Area Development Act, 1976 and all properties, rights, liabilities and obligation have become property, rights, liabilities and obligation of Maharashtra Housing and Area Development Authority, (MHADA) thus all rights, interest and obligation of said Board is transmitted to MHADA.
3. MHADA has conveyed the said building, constructed on the first property to the Society vide Sale Deed Dated 30th April 2004. By a separate Lease Deed dated 30th April 2004, MHADA has given the first property to Society on a lease basis for a period of 99 years, commencing from 1st April 1980 for rent therein and on the terms and condition mentioned therein.

C. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Mr. Akshay Kinjale for the period of year 1987 to 2017 (30/6/2017) placed before me. Nothing found incrementing.

D. In respect of various permissions and sanctions

1. MHADA by Offer letter dated 21st December 2012, bearing No. CO/KB/Arch/NOC/2338/2012 agreed to issue No Objection for redevelopment first property admeasuring 634.63 sq.mt, which is inclusive



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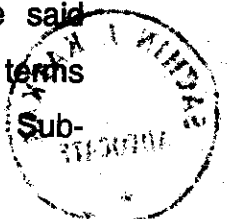
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of said additional area of 248.21 sq.mtr i.e. total plot area admeasuring 882.84 sq.mtr and other permitted benefit of FSI of said building, the first property as stated in the said Offer letter, on terms and condition mentioned therein. As per the request of Vasant Vihar Co-Operative Housing Society to MHADA for NOC of Redevelopment using additional FSI of existing building.

2. The MHADA by their letter dated 10th July 2014, bearing No. Co/KB/AA/NOC/1391/2014 addressed to ADTP, Town Planning Department, Thane Municipal Corporation (TMC) issued NOC for redevelopment of the first property on the terms and condition as stated in the said letter after the Vasant Vihar Co-operative Housing Society complied with all requisites for obtaining No Objection Certificate for redevelopment of existing property.
3. Vasant Vihar Co-Operative Housing Society Limited alongwith Vartak Nagar Chandrama Co-Operative Housing Society have obtained permission from the TMC under VP No. SO4/0072/15/TMC/TDD/2097/17 on 15th March 2017, whereby TMC has granted permission and sanctioned Plan for construction.

E. In respect of Deeds :

1. Maharashtra Housing and Area Development Authority executed Sale Deed in favour of Vasant Vihar Co-operative Housing Society and convey the ground floor structure to the society. The said Sale Deed executed on 30th April 2004, which is duly registered, with Sub-Registrar of Assurances, Thane, under Sr. No. TNN-2/5044-2004 dated 25th June 2004.
2. Maharashtra Housing and Area Development Authority executed Lease Deed in favour of Vasant Vihar Co-operative Housing Society. As per the terms and condition mentioned therein. The said Lease Deed executed on 30th April 2004, which is duly registered with Sub-Registrar of Assurances at Thane under Sr. No. TNN-2/5043-2004 dated 25th June 2004.
3. Vasant Vihar Co-operative Housing Society executed Redevelopment Agreement in favour of M/s Saaga Infra Projects (P) Ltd. The said Redevelopment Agreement executed on 28th April 2014 as per the terms and condition mentioned therein which is duly registered with Sub-Registrar of Assurance, Thane under Sr. No. TNN-4/2603/2014.



4. The Saaga Infra Projects (P) Ltd jointly develop the said property, with Fortune Infracreators Pvt. Ltd. for consideration and on terms and condition therein mentioned. The said Agreement executed on 15th September 2014 is duly registered with Sub-Registrar of Assurance, Thane under Serial No.TNN-4/5404/2014 on 19th September 2014.
5. The Vasant Vihar Co-operative Housing Society and SAAGA decided to cancelled the Redevelopment Agreement dated 28th April 2014 therefore the said Redevelopment Agreement was mutually cancelled between the SAAGA and Society. The said Deed of Cancellation dated 27th May, 2016 duly registered with the Sub Registrar of Assurances of Thane at Sr. No.TNN-12/1010/2016.
6. Vasant Vihar Co-operative Housing Society Ltd executed Development Agreement in favour of M/s Fortune Infracreators Pvt Ltd as per the terms and conditions mentioned therein. The said Development Agreement dated 29th June, 2016 duly registered with the Sub Registrar of Assurance Thane at Sr. No. TNN-9/6525/2016.
7. Fortune Infracreators Pvt Ltd and others issued Debentures and executed Debenture Trust cum Mortgage Deed in favour of Catalyst Trusteeship Limited (Formerly Known as GDA Trusteeship Limited) As per the terms and conditions mentioned therein. The said Debenture Trust cum Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/6895/2016 on 12/7/2016.

BRIEF HISTORY SECOND PROPERTY :- Survey No. 206 admeasuring area 841.11 sq.mtrs.,

A. In respect of Current 7/12 extracts

It appears from the 7/12 extract dated 8/5/2017 that, the said property owned by Konkan Housing and Area Development Authority, (MHADA)

B. In respect of 6 D Mutation Entries :

1. It appears from the mutation entry no. 1186 dated 29/11/1962 that, as per the Taluka Hukum No. LAQ 3497 dated 27/11/1962 the possession of said property is given to Housing Board and name of Housing Board is recorded to the record of rights.
2. It appears from the mutation entry no. 2712 dated 8/2/2010 that, as per the letter of Konkan Housing and Area Development Authority. outward No. M.V./KM/271/2010 dated 5/2/2010 and Taluka Order Mahasul K-1/T-



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3/Jaminbab/SR 1949 dated 6/2/2010 the name of Housing Board Commissioner is removed and name of Konkan Housing and Area Development Authority is recorded to the record of rights.

Title Flow :

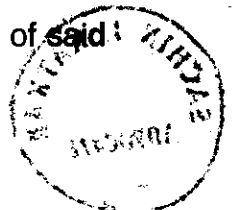
1. Maharashtra Housing Board (Board) was seized and possessed or otherwise well and sufficient entitled the said property. As per the scheme of Government of Maharashtra, for allotment and sale of tenements, to industrial worker generally known as Lower Income Group Housing Scheme, the said Board has constructed a building, being Building No.28 on the said Property. The said building consist of 32 tenement of 20.23 sq.mt each. The allottees of the said building have formed and registered a Co-operative Society namely "Vartak Nagar Chandrama Co-operative Housing Society Limited" under Maharashtra Co-operative Society Act, 1960 vide Sr. No. MUM/MHADDB/TNA/HSG/(T.C.)/2925/2001-02 dated 1st October, 2001.
2. The said Board stood dissolved by operation of Section 15 of the Maharashtra Housing and Area Development Act, 1976 and all properties, rights, liabilities and obligation have become property, rights, liabilities and obligation of Maharashtra Housing and Area Development Authority, (MHADA) thus all rights, interest and obligation of said Board is transmitted to MHADA.
3. MHADA has conveyed the said building, on the second property to the Society vide Sale Deed Dated 14th November 2003. By a separate Lease Deed dated 14th November 2003, MHADA has given the second property to Society for a period of 99 years, commencing from 1st April 1980 for rent mentioned therein and on the terms and condition mentioned therein.

C. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Mr. Akshay Kinjale for the period of year 1987 to 2017 (30/6/2017) placed before me. Nothing found incrementing.

D. In respect of various permissions and sanctions

1. MHADA by Offer letter dated 28th December 2011, bearing No. CO/KB/Arch/NOC/2616/2011 agreed to issue No Objection for redevelopment second property and other permitted benefit of FSI of said:



building, on the second property as stated in the said Offer letter, on terms and condition therein contained.

2. The MHADA given letter dated 2nd March 2014, bearing No. Co/KB/AA/NOC/1274/2014 addressed to ADTP, Town Planning Department, Thane Municipal Corporation (TMC) issued NOC for redevelopment of the plot admeasuring 884.11 sq.mtr (i.e. 634.63 sq.mtr as per lease deed + 206.48 sq.mtrs. additional land) on the terms and condition as stated in the said letter.
3. Vartak Nagar Chandrama Co-Operative Housing Society alongwith Vasant Vihar Co-Operative Housing Society Limited have obtained permission from the TMC under VP No. SO4/0072/15/TMC/TDD/2097/17 on 15th March 2017, whereby TMC has granted permission and sanctioned Plan for construction.

E. In respect of Deeds :

1. Maharashtra Housing and Area Development Authority executed Sale Deed in favour of Vartak Nagar Chandrama Co-operative Housing Society and convey the ground floor structure to the society. The said Sale Deed executed on 14th November 2003, which is duly registered, with Sub-Registrar of Assurances, Thane, under Sr. No. TNN-2/06295-2003 dated 10th December 2003.
2. Maharashtra Housing and Area Development Authority executed Lease Deed in favour of Vartak Nagar Chandrama Co-operative Housing Society. As per the terms and condition mentioned therein. The said Lease Deed executed on 14th November 2004, which is duly registered with Sub-Registrar of Assurances at Thane under Sr. No. TNN-2/6294-2003 dated 10th December 2003.
3. Vartak Nagar Chandrama Co-operative Housing Society executed Redevelopment Agreement in favour of M/s Saaga Infra Projects (P) Ltd. The said Redevelopment Agreement executed on 28th April 2014 as per the terms and condition mentioned therein which is duly registered with Sub-Registrar of Assurance, Thane under Sr. No. TNN-4/2606/2014.
4. The Saaga Infra Projects (P) Ltd jointly develop the said property, with Fortune Infracreators Pvt. Ltd. for consideration and on terms and condition therein mentioned. The said Agreement executed on 15th September 2014 is duly registered with Sub-Registrar of Assurance, Thane under Serial No. TNN-4/5406/2014 on 19th September 2014.



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5. The Vartak Nagar Chandrama Co-operative Housing Society and SAAGA decided to cancelled the Redevelopment Agreement dated 28th April 2014 therefore the said redevelopment agreement was mutually cancelled between the SAAGA and Society. The said Deed of Cancellation dated 2nd June, 2016 duly registered with the Sub Registrar of Assurances of Thane at Sr. No.TNN-12/1049/2016.
6. Vartak Nagar Chandrama Co-operative Housing Society Ltd executed Development Agreement in favour of M/s Fortune Infracreators Pvt Ltd as per the terms and conditions mentioned therein. The said Development Agreement dated 30th June, 2016 duly registered with the Sub Registrar of Assurance Thane at Sr. No. TNN-9/6553/2016.
7. Fortune Infracreators Pvt Ltd and others issued Debentures and executed Debenture Trust cum Mortgage Deed in favour of Catalyst Trusteeship Limited (Formerly Known as GDA Trusteeship Limited) As per the terms and conditions mentioned therein. The said Debenture Trust cum Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/6895/2016 on 12/7/2016.

Encumbrance

Fortune Infracreators Pvt Ltd and others issued Debentures and executed Debenture Trust cum Mortgage Deed in favour of Catalyst Trusteeship Limited (Formerly Known as GDA Trusteeship Limited) As per the terms and conditions mentioned therein. The said Debenture Trust cum Mortgage Deed registered with Sub-registrar Assurance Thane at sr. no. TNN-9/6895/2016 on 12/7/2016.

Before issue this title certificate I have presumed following things:-

- a. I have presumed that the documents as shown to me are final and have not been amended or modified in any manner.
- b. I presume that in relation to the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered by and are binding on the parties thereto.
- c. 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;

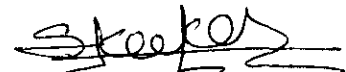


- d. I have not taken search in the court for litigation regarding the said property. This opinion does not cover any litigation, suits etc. filed in any court in respect of the said property.
- e. All information including documents that has been supplied to me has been accepted as being correct unless otherwise stated.
- f. It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to records being torn and mutilated. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated.
- g. I have not invited objection for issue of Title Certificate in the news paper.
- h. I have taken at most care and made due diligence before issuance of this title certificate.

CONCLUSION

It appears from the perusal of revenue record of the said properties, relevant title deeds, Development Agreements and/or Agreement for Sale and permissions mentioned hereinabove that the title of Land owners, Society and Developers in respect of said property is Clear, Marketable and Free from all encumbrances subject to the Debenture issued by developer and that the developers do have absolute rights to develop the said property.

Dated this 1st day of July, 2017


Sachin J. Katkar
Advocate

