

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 Ekta Co-operative Housing Society constructed on the land bearing Survey 208 & 209 admeasuring area 926.15 sq.mtrs., (herein after 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

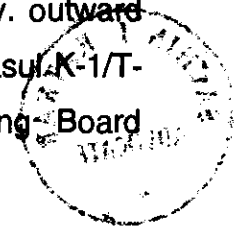
BRIEF HISTORY :- Survey 208 & 209 admeasuring area 926.15 sq.mtrs.,

A. In respect of Current 7/12 extracts

It appears from the 7/12 extract dated 30/10/2015 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.18 (**said building**), on the said property. The said building consist of 40 tenement of 23.77 sq.mt each, for person belonging to Lower Income Group. The allottees of the said building have formed and registered a Co-operative Society namely "Ekta Co-operative Housing Society Limited" under Maharashtra Co-operative Society Act, 1960 vide Sr. No. /TNA /HSG/1514 dated 14th September 1984.
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. At the request of Society, MHADA has sold, transferred and conveyed the said building, on the said property to the Society vide Sale Deed Dated 17th November 2003. By a separate Lease Deed dated 17th November 2003, MHADA has demised the said property to Society for a period of 90 years, commencing from 1st April 1995 for rent therein reserved and on the terms and condition therein contained.

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 (15/5/2017) placed before me. Nothing found incrementing.

D. In respect of various permissions and sanctions

1. The Ekta Co-Operative Housing Society made an application to MHADA and requested for NOC of Redevelopment using additional FSI of existing building. MHADA by Offer letter dated 28th December 2011, bearing No. CO/KB/Arch/NOC/2619/2011 agreed to issue No Objection for redevelopment said property admeasuring 926.15 sq.mt, which is



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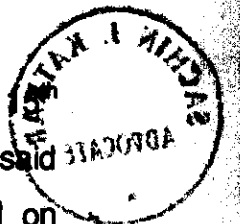
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inclusive of said additional area of 216.59 sq.mtr and other permitted benefit of FSI of said building, on the said property as stated in the said Offer letter, on terms and condition therein contained.

2. The Ekta Co-operative Housing Society has complied with all requisites for obtaining No Objection Certificate for redevelopment of existing property. The MHADA by their letter dated 2nd July 2014, bearing No. Co/KB/AA/NOC/1273/2011 address to ADTP, Town Development Department, Thane Municipal Corporation(TMC) issued NOC for redevelopment of the said property on the terms and condition as stated in the said letter.
3. Ekta Co-Operative Housing Society Limited has obtained permission from the TMC under VP No. SO4/0064/14 TMC/TDD/1433/15 on 19th June 2015, 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 Ekta Co-operative Housing Society and convey the ground floor structure to the society. The said Sale Deed executed on 17th November 2003. which is duly registered, with Sub-Registrar of Assurances, Thane, under Sr. No. TNN-2/5931-2003 dated 25th November 2003.
2. Maharashtra Housing and Area Development Authority executed Lease Deed in favour of Ekta Co-operative Housing Society. As per the terms and condition mentioned therein. The said Lease Deed executed on 17th November 2003, which is duly registered with Sub-Registrar of Assurances at Thane under Sr. No. TNN-2/5932-2003 dated 25th November 2003.
3. Ekta 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-4/2599/2014.
4. M/s. Saaga Infra Projects (P) Ltd executed Agreement dated September 2014. 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-4/5402/2014 on 19th September 2014.

5. The Ekta Co-operative Housing Society and SAAGA decided to cancelled the Development Agreement dated 28th April 2014 therefore the said 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-12/1011/2016.
6. Ekta 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 30/6/2016 duly registered with the Sub Registrar of Assurance Thane at Sr. No. TNN-9/6561/2016.
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.

Litigation

Shailesh Rajaram Punekar the member of Ekta Co-operative Housing Society has filed dispute u/s 91 of Maharashtra Co-operative Societies Act, 1960 vide Case No. CCT/94/2016 against Ekta Co-operative Housing Society before the Co-operative Court, Thane that the society has not followed the rules and regulation while taking the decision and giving the society property for redevelopment and in the said dispute filed the Ad-interim injunction application. The society has submitted their say. No any interim order or prohibitory order passed against society and developer till date.

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.



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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 except the details of litigation disclosed in the report which is provided by the developer.
- 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 subject to said legal proceeding are 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 14th day of July, 2017



Sachin J. Katkar
Advocate