

In reply quote

SCK/1333/2010

**CERTIFICATE OF TITLE**

**TO WHOMSOEVER IT MAY CONCERN**

We have investigated the title of Merind Limited (formerly known as Merc Sharp & Dhome of India Private Limited) and hereinafter referred to as 'the Merind', a company incorporated and registered under Companies Act 1956 having its registered office at Mulund Goregoan Link Road, Bhandup, Mumbai in respect of the property bearing CTS Nos. (old) bearing CTS Nos. 681A (part), 681/A3-A8 and 681 B and renumbered as CTS Nos. 681A/7, 681 A/8 and A/9 admeasuring an aggregate area of ~~1551.30~~ <sup>1551.30</sup> square metres more particularly described in the First Schedule hereunder written (hereinafter referred to as the "said property") being part of the larger property admeasuring 1,25,029 square metres more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "larger property").

2. We have perused the photocopies of various documents relating to the said property some of which are hereinafter enumerated. We have also referred to the report dated the 7<sup>th</sup> day of November 2009 and 13<sup>th</sup> day of November 2009 prepared by Pramod Shah and Associates on the basis of the search conducted by them in the Registrar of Companies report dated 3<sup>rd</sup> December 2009 prepared by our search clerk Mr. N.B. Vagal on the basis of the search conducted in sub-registrar of Assurances at Mumbai and Bandra from the year 1968 to 2009, sub-registrar of Assurances at Chembur from the year 1995 to 2009 and sub-registrar of Assurances at Nahur from the year 2005 to 2009 and property card obtained on 7<sup>th</sup> December 2009. We have also inspected the original title deeds, the photocopies of which have been perused by us.

3. By a Sanad dated the 4<sup>th</sup> day of December 1972, (hereinafter referred to as "Sanad"), it was recorded that the possession of the property more particularly described in the Second Schedule hereunder written was handed over to the Merind on the 14<sup>th</sup> day of February 1961 the Governor of Maharashtra allotted the said larger property situated at Village Nahur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in favour of the said Merc Sharp & Dhome of India Private Limited now known as the said Merind for construction of factory, office and other ancillary buildings thereon and on the terms and conditions therein contained.

4. By an Order bearing No. ULC/M-34/SC/IC/GAD/665 dated the 16<sup>th</sup> day of August 1983 (hereinafter referred to as **"the Exemption Order"**) issued by the Joint Director of Industries under the provisions of Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as **"the ULC Act"**), the said Merind was granted exemption under the ULC Act for use of the Larger Property more particularly described in the Second Schedule hereunder written for the purpose of industry.

5. By an Order bearing No. CL/324/BPES/LOS dated the 4<sup>th</sup> day of August 2000 (hereinafter referred to as **"the Sub-Division Order"**) issued by Brihanmumbai Mahanagarpalika (**"MCGM"**), MCGM permitted the said Merind to sub-divide the Property admeasuring an aggregate of 37,497.48 square metres from the Larger Property on the terms and conditions therein contained.

6. By an Order bearing No. C/D/M/D/LAQ/SR/699/02 dated the 26<sup>th</sup> day of September 2003 (hereinafter referred to as **"the Change of User Permission"**) issued by the Collector Mumbai, Suburban District, the said Merind was granted no objection by the Competent Authority for change of user from Industrial to Commercial for medical, allied and public utility use in respect of the property admeasuring in the aggregate 37,497.48 sq. metres being a portion of the Larger Property at Village Nahur more particularly described in the Second Schedule hereunder written along with building for hospital use on the terms and conditions therein contained. By orders no. LBS-07/2008/Prabhaag Krmank 110/ A-2 dated the 2<sup>nd</sup> day of March 2009 and no. LBS-07/2008/Prabhaag Krmank 110/ A-2 dated the 9<sup>th</sup> day of April 2009, the Revenue and Forest Department office has confirmed the above orders in respect of the property admeasuring in the aggregate 37,497.48 sq. metres being a portion of the Larger Property.

7. The said Merind vide an Agreement for Sale dated the 17<sup>th</sup> day of November 2009 agreed to sell and transfer the said property (wrongly mentioned as 87532.42 square metres) unto R. Mall Developers Bangalore Private Limited. (hereinafter referred to as the **"said Runwals"**) under the terms and conditions and consideration specifically mentioned therein. The said Merind had vide Power of Attorney dated 17<sup>th</sup> November 2009 had authorized the said Runwals to jointly and severally do various acts in order to obtain permission of the Collector of Bombay to sell the said property and also to the Bombay Municipal Corporation and other concerned bodies and authority for the constructions and the development permissions of the said property more particularly described in the first schedule hereunder written at its own costs.

8. We have issued public notice in two newspapers viz. "Mumbai Samachar" and "Economic Times" dated the 24<sup>th</sup> day of November 2009 published on the 25<sup>th</sup> day of November 2009 and 26<sup>th</sup> day of November 2009 inviting claims, if any, from the general public in respect of the said property more particularly described in the schedule hereunder written. We have not received any claims from any body claiming any kind of right, title and interest in the said property more particularly described in the First Schedule hereunder written or any part thereof till date.

9. The said Merind has been permitted by the office of the Collector, Mumbai vide its letter dated the 11<sup>th</sup> day of December 2009 to sell/transfer/mortgage the said property and to transfer interest of the building/structures constructed on the said property on payment of Rs. 27,02,66,646/- payable towards 50% unearned income of the said property.

10. The office of the Commissioner of Labour vide its letter dated 4<sup>th</sup> day of February 2010 has given No objection certificate regarding no legal dues of workers of the said Merind and further stated that the legal dues of 46 workers who were then working have been fully paid and that there is no complaint pending of any workers or workers union in respect of the said legal dues. The workers are less than 100 as recorded in the NOC, therefore no closure permission is required.

11. The payment of Rs. 27,02,66,646/- towards 50% unearned income of the said property as required by the Collector of Mumbai vide its letter dated 11<sup>th</sup> day of December 2009 in paragraph no. 9 above has been duly made and the Collector of Mumbai has duly acknowledged the said payment by issuing receipt against the said payment vide its letter dated 6<sup>th</sup> day of February 2010. The said letter further records that the said office has no objection on the said property now being transferred in favour of the said Rutwals.

12. Since ULC Act, 1976 has been repealed no permission is required under the said Act for the transfer.

13. The said report issued by Search Clerk Mr. N. B. Vagal mentions about the Development Agreement which is Temporary Right of Way dated 21<sup>st</sup> May 2008. The said agreement stipulates that the said Merind has agreed to grant temporary right of way of 9 metres more particularly described in the second schedule therein to MCGM so as to temporary link the DP Road with Mulund Goregaon Link Road. The said document further records that the said Merind shall not create any right, title and interest in favour of any person or any third party in respect of the said 9 metres wide piece of land admeasuring 729 square metres until the possession of the portion of 18.30 metres wide DP Road vest in MCGM and until the same is constructed.

14. On the basis of what has been stated hereinabove, the title of the said Merind is clear and marketable free from encumbrances with respect to the said property more particularly described in the First Schedule hereunder written. Further, this certificate of title is subject to the torn sheets in the books of Sub Registrar of Assurances at Mumbai, Bandra, Chembur and Nahrur as mentioned in the search report of Mr. N. B. Vagal dated 3<sup>rd</sup> December 2009.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

All that piece and parcel of land bearing (as per the Old PR Card dated December 4, 1993) bearing CTS Nos. 681/A (part), 681/A3-A8 and 681/B admeasuring an aggregate area of 81551.36 square metres and as per new PR card dated December 7, 2009, the CTS Nos. are 681/A7, 681/A8 and 681/A9 admeasuring an aggregate area of 82054.20 square metres or thereabout as per the City Survey Record and also as per property card, lying, being and situate at Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with structures standing thereon being a portion of the Larger Property.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**(THE LARGER PROPERTY)**

All those pieces and parcels of land at Village Nahur bearing CTS Nos. 681/A, 681/A1 to A8, 681/B, 681/C, 681/D, 681/E, 681/F admeasuring in the aggregate 1,25,029.90 sq mtrs lying being and situate at Taluka Kurla within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Dated this 9th day of February 2010.

KANGA AND COMPANY

Partner.

2203

TO WHOMSOEVER IT MAY CONCERN

3. By a Sanad dated the 4<sup>th</sup> day of December 1972, (hereinafter referred to as "Sanad"), it was recorded that the possession of the property more particularly described in the Second Schedule hereunder written was handed over to the Merind on the 14<sup>th</sup> day of February 1961 the Governor of Maharashtra allotted the said larger property situated at Village Naur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in favour of the said Mere Sharp & Dhorne of India Private Limited now known as the said Merind for construction of, factory, office and other ancillary buildings thereon and on the terms and conditions therein contained.

4. By an Order bearing No. ULC/M-34/SC/IC/GAD/665 dated the 16<sup>th</sup> day of August 1983 (hereinafter referred to as **"the Exemption Order"**) issued by the Joint Director of Industries under the provisions of Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as **"the ULC Act"**), the said Merind was granted exemption under the ULC Act for use of the Larger Property more particularly described in the Second Schedule hereunder written for the purpose of industry.

5. By an Order bearing No. CE/324/BPES/LOS dated the 4<sup>th</sup> day of August 2000 (hereinafter referred to as **"the Sub-Division Order"**) issued by Brihanmumbai Mahanagarpalika (**"MCGM"**), MCGM permitted the said Merind to sub-divide the Property admeasuring an aggregate of 37,497.48 square metres from the Larger Property on the terms and conditions therein contained.

6. By an Order bearing No. C/D/III/D/LAQ/SR/699/02 dated the 26<sup>th</sup> day of September 2003 (hereinafter referred to as **"the Change of User Permission"**) issued by the Collector Mumbai, Suburban District, the said Merind was granted no objection by the Competent Authority for change of user from Industrial to Commercial for medical, allied and public utility use in respect of the property admeasuring in the aggregate 37,497.48 sq. metres being a portion of the Larger Property at Village Nahur more particularly described in the Second Schedule hereunder written along with building for hospital use on the terms and conditions therein contained; By orders no. LBS-07/2008/Prahlag Krmank 110/ A-2 dated the 2<sup>nd</sup> day of March 2009 and no. LBS-07/2008/Prahlag Krmank 110/ A-2 dated the 9<sup>th</sup> day of April 2009, the Revenue and Forest Department office has confirmed the above orders in respect of the property admeasuring in the aggregate 37,497.48 sq. metres being a portion of the Larger Property.

7. The said Merind vide an Agreement for Sale dated the 17<sup>th</sup> day of November 2009 agreed to sell and transfer the said property (wrongly mentioned as 87532.42 square metres) unto R Mall Developers Bangalore Private Limited. (hereinafter referred to as **"the said Runwals"**) under the terms and conditions and consideration specifically mentioned therein. The said Merind had vide Power of Attorney dated 17<sup>th</sup> November 2009 had authorized the said Runwals to jointly and severally do various acts in order to obtain permission of the Collector of Bombay to sell the said property and also to the Bombay Municipal Corporation and other concerned bodies and authority for the constructions and the development permissions of the said property more particularly described in the first schedule hereunder written at its own costs.

8. We have issued public notice in two newspapers viz. "Mumbai Samachar" and "Economic Times" dated the 24<sup>th</sup> day of November 2009 published on the 25<sup>th</sup> day of November 2009 and 26<sup>th</sup> day of November 2009 inviting claims, if any, from the general public in respect of the said property more particularly described in the schedule hereunder written. We have not received any claims from any body claiming any kind of right, title and interest in the said property more particularly described in the First Schedule hereunder written or any part thereof till date.

9. The said Merind has been permitted by the office of the Collector, Mumbai vide its letter dated the 11<sup>th</sup> day of December 2009 to sell/transfer/mortgage the said property and to transfer interest of the building/structures constructed on the said property on payment of Rs.27,02,66,646/- payable towards 50% unearned income of the said property.

10. The office of the Commissioner of Labour vide its letter dated 4<sup>th</sup> day of February 2010 has given No objection certificate regarding no legal dues of workers of the said Merind and further stated that the legal dues of 46 workers who were then working have been fully paid and that there is no complaint pending of any workers or workers union in respect of the said legal dues. The workers are less than 100 as recorded in the NOC, therefore no closure permission is required.

11. The payment of Rs.27,02,66,646/- towards 50% unearned income of the said property as required by the Collector of Mumbai vide its letter dated 11<sup>th</sup> day of December 2009 in paragraph no. 9 above has been duly made and the Collector of Mumbai has duly acknowledged the said payment by issuing receipt against the said payment vide its letter dated 6<sup>th</sup> day of February 2010. The said letter further records that the said office has no objection on the said property now being transferred in favour of the said Runwals.

12. Since ULC Act, 1976 has been repealed, no permission is required under the said Act for the transfer.

13. The said report issued by search clerk Mr. N. B. Vagal mentions about the Temporary Right of Way Agreement dated 21<sup>st</sup> May 2008. The said agreement stipulates that the said Merind has agreed to grant temporary right of way of 9 metres more particularly described in the second schedule therein to MCGM so as to temporary link the DP Road with Mulund Goregaon Link Road. The said document further records that the said Merind shall not create any right, title and interest in favour of any person or any third party in respect of the said 9 metres wide piece of land admeasuring 729 square metres until the possession of the portion of 18.30 metres wide DP Road vest in MCGM and until the same is constructed.

14. On the basis of what has been stated hereinabove, the title of the said Merind is clear and marketable free from encumbrances with respect to the said property more particularly described in the First Schedule hereunder written. Further, this certificate of title is subject to the torn sheets in the books of Sub Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur as mentioned in the search report of Mr. N. B. Vagal dated 3<sup>rd</sup> December 2009.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**


All those pieces and parcels of land at Village Nahur bearing new CTS Nos.681A/7, 681/A8 and 681/A9 admeasuring an aggregate area of 502.84 square metres being

balance of total area admeasuring 82,054.20 sq. mtrs after deducting area admeasuring 81,551.36 sq. mtrs. already conveyed to Runwal Homes and Mills Private Limited vide Conveyance dated 31<sup>st</sup> December 2009 lying being and situate at Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with structures standing thereon being a portion of the Larger Property.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**(THE LARGER PROPERTY)**

All those pieces and parcels of land at Village Nahur bearing (old CTS Nos. 681/A, 681/A1 to A8, 681/B, 681/C, 681/D, 681/E, 681/F) new CTS. Nos. 681 A/1, 681 A/2, 681 A/3, 681 A/4, 681 A/5, 681 A/6, 681 A/7, 681 A/8, 681 A/9, 681 A/10, 681 A/11, 681 A/12, 681 A/13 admeasuring in the aggregate area of 1,25,029.90 sq. metres lying being and situate at Taluka Kurla within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Dated this 5<sup>th</sup> day of March 2010.

  
**KANGA AND COMPANY**  
Partner.



In reply quote

SCK/ 2327/2011

### CERTIFICATE OF TITLE

#### TO WHOMSOEVER IT MAY CONCERN

We have investigated the title of Runwal Homes Private Limited, a company incorporated and registered under Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> Floor, Opp. Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai- 400 022, In furtherance to the two title certificates issued by us both dated 9<sup>th</sup> February 2010 with respect to an area admeasuring 81,551.36 sq. metres and 502.84 sq. mtrs. respectively aggregating to an area of 82054.20 sq.mtrs bearing CTS Nos. 681A/7, 681A/8 and 681A/9 as per the City Survey Record and also as per the Property card situate lying and being at Taluka Kurla within the registration district of Mumbai City and Mumbai Suburban together with the structures standing thereon more particularly described in the Schedule hereunder written (hereinafter referred to as the "said property"), we are issuing this certificate of title in respect of the said property.

2. We have perused the photocopies of various documents relating to the said property some of which were executed subsequent to issuance of the said two certificates of title dated 9<sup>th</sup> February 2010, which are hereinafter enumerated.

3. Pursuant to a resolution passed by the Board of Directors of the R Mall Developers Bangalore Pvt. Ltd., as required under the Companies Act 1956, name of the said R Mall Developers Bangalore Pvt. Ltd., has been changed to Runwal Homes and Malls Private Limited with effect from 17<sup>th</sup> December 2009 and fresh certificate of incorporation to that effect has been duly issued by the Registrar of Companies.

4. By a Deed of Conveyance dated the 31<sup>st</sup> day of December 2009 executed by and between Merind Limited as Party of the one part and the Runwal Homes and Malls Private Limited as the Party of the other part, the said Merind Limited conveyed, sold and transferred unto the said Runwal Homes and Malls Private Limited all its share, right, title and interest in respect of an area 81,551.36 sq.mtrs being part of the said property more particularly described in the Third schedule thereunder and hereunder written. The said conveyance deed is duly registered with

sub-registrar of assurances at Kurla under serial no. 1584 of 2010 on 9<sup>th</sup> day of February 2010.

5. Pursuant to a resolution passed by the Board of Directors of the said Runwal Homes and Malls Private Limited as required under the Companies Act 1956, name of the said Runwal Homes and Malls Private Limited has been changed to Runwal Homes Private Limited with effect from 12<sup>th</sup> day of January 2010 and fresh certificate of incorporation to that effect has been duly issued by the Registrar of Companies.

6. By a Deed of Conveyance dated the 5<sup>th</sup> day of March 2010 executed by and between Merind Limited as Party of the one part and the Runwal Homes Private Limited as the Party of the other part, the said Merind Limited conveyed, sold and transferred unto the said Runwal Homes Private Limited all its share, right, title and interest in respect of the property admeasuring an area 502.84 sq.mtrs being part of the said property more particularly described in the Third Schedule thereunder and hereunder written. The said conveyance deed is duly registered with sub-registrar of assurances at Kurla under serial no. 2613 of 2010 on 6<sup>th</sup> day of March 2010.

7. The property card issued by the office of City Survey Department on 30<sup>th</sup> July 2010 for the said property more particularly described in the schedule hereunder written reflects name of the Runwal Homes Private Limited

8. Based on what has been stated in the earlier certificates of title both dated 9<sup>th</sup> February 2010 issued by us and based on what has been stated hereinabove, the title of Runwal Homes Private Limited in regard to the said property is clear and marketable.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

All that piece and parcel of property at Village Nahur bearing CTS Nos. 681A/7, 681A/8 and 681A/9 admeasuring an aggregate area of 82,054.20 sq. mtrs lying being and situate at Taluka Kurla within the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon.

Dated this 10<sup>th</sup> day of March 2011.

**KANGA AND COMPANY**

  
 Partner.



Ref. No. 141

SUPPLEMENTARY TITLE CERTIFICATE

Date : \_\_\_\_\_

TO WHOMSOEVER IT MAY CONCERN

- I. Under instructions of our client M/s Runwal Homes Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> floor, off Eastern Express Highway, opp. Sion Chunabhatti Signal, Sion (E), Mumbai 400022 we hereby issue this Supplementary Title Certificate, in continuation to the title certificate dated 10<sup>th</sup> March, 2011 bearing reference no. SCK/2327/2011, issued by M/s Kanga & Co., in respect of the property mentioned in the Schedule herein below, hereinafter referred to as "Said Property" for the sake of brevity.
- II. We have relied upon the following additional documents [other than the said title certificate dated 10<sup>th</sup> March, 2011]:
  1. Property Register Cards;
  2. Search Report dated 18<sup>th</sup> September, 2014;
  3. Indenture of Mortgage dated 2<sup>nd</sup> June, 2011 bearing registration no. 6003/2011;
  4. Indenture of Mortgage dated 25<sup>th</sup> June, 2012 bearing registration no. 6976/2012;
  5. Indenture of Mortgage dated 31<sup>st</sup> October, 2013 bearing registration no. 9393/2013;
  6. Indenture of Mortgage dated 22<sup>nd</sup> October, 2014 bearing registration no. 9610/2014 r/w Amendatory Indenture of Mortgage dated 20<sup>th</sup> November, 2014 bearing registration no. 10944/2014; and
  7. Other relevant documents.
- III. The name of M/s Runwal Homes Pvt. Ltd. is mutated in the relevant property register cards, viz., the Said Property and it is the owner thereof. [Document No. 1].
- IV. We have obtained Search Report from Search Clerk Mr. Rakesh Kubal dated 18<sup>th</sup> September, 2014. [Document No. 2].

Correspondence Address:

119, 120 Bake House, 1<sup>st</sup> Floor, Bake House Lane, Opp. Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort, Mumbai - 400 023.

Ref. No. 14

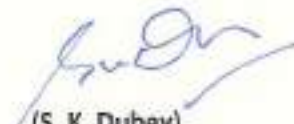
Date : \_\_\_\_\_

- V. M/s Runwal Homes Pvt. Ltd. has created mortgage in favour of Housing Development Finance Corporation Ltd. against security of the Said Property. [Document No. 3, 4, 5 and 6].
- VI. Subject to what has been stated hereinabove, the title of M/s Runwal Homes Pvt. Ltd. to the Said Property is clear and marketable.

### SCHEDULE

All that piece or parcel of land being all those pieces and parcels of land at Village Nahur, Mulund Goregaon Link Road, Bhandup (West), Mumbai-400 078, bearing (old CTS Nos. 681/A (Part), 681/A3-A8, 681/B) and new CTS Nos. 681A/7, 681A/8 and 681A/9 admeasuring about 82054.20 sq. mtrs. [81,551.36 sq. mtrs. + 502.84 sq. mtrs.] lying being and situate at Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in the "S" Municipal Ward, Mumbai.

Dated this 20<sup>th</sup> day of January, 2015.

  
(S. K. Dubey)  
Advocate, High Court  
For M/s S.K. Dubey Law Firm

Correspondence Address:

119, 120 Bake House, 1<sup>st</sup> Floor, Bake House Lane, Opp. Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort, Mumbai - 400 023.

103, Keshav Baug, 1st floor, Near Sheetal cinema & State Bank of India., L. B. S. Marg, Kurla (W), Mumbai - 400 070. Tel. : 022 25035520

## • OFFICE : Correspondent •

119, 120 Bake House, 1st Floor, Bake House Lane, Opp. Maharashtra State, Co-op. Bank Ltd. Kala Ghoda, Fort, Mumbai - 400 023.  
Ph.: 022 2285 6630 • Mobile : 9820050163 • Email : skdubeylawfirm@gmail.com

Ref No. \_\_\_\_\_

Date : 31/05/2017

**SUPPLEMENTARY TITLE CERTIFICATE (Second)****TO WHOMSOEVER IT MAY CONCERN**

- I Under instructions of my client **M/s Runwal Homes Pvt.Ltd.**, a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> floor, off Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (E), Mumbai 400022, I hereby issue this Supplementary Title Certificate (Second), in respect of the property mentioned in the Schedule herein below, hereinafter referred to as "**Said Property**" for the sake of brevity.
- II I have perused and relied upon the following documents:
1. Title Certificate dated 9<sup>th</sup> February 2010 bearing Ref no. SCK/1333/2010 issued by Kanga & Co.
  2. Title Certificate dated 5<sup>th</sup> March 2010 bearing Ref no. SCK/2203/2010 issued by Kanga & Co.
  3. Title Certificate dated 10<sup>th</sup> March 2011 bearing Ref no. SCK/2327/2011 issued by Kanga & Co.
  4. Supplementary Title Certificate dated 20<sup>th</sup> January 2015 issued by S. K. Dubey, advocate.
  5. Property Register Cards of the said property.
  6. Search Report dated 20<sup>th</sup> April 2017 issued by Mr. Rakesh Kubal;
  7. Deed of Reconveyance dated 4<sup>th</sup> July 2016 bearing registration no. KRL-1-6874/2016

V

Contd...2/-



103, Keshav Baug, 1st floor, Near Sheetal cinema & State Bank of India., L. B. S. Marg, Kurla (W), Mumbai - 400 070. Tel. : 022 25035520

OFFICE : Correspondent

119, 120 Bake House, 1st Floor, Bake House Lane, Opp. Maharashtra State, Co-op. Bank Ltd. Kala Ghoda, Fort, Mumbai - 400 023.  
Ph.: 022 2285 6630 • Mobile : 9820050163 • Email : skdubeylawfirm@gmail.com

Ref No. \_\_\_\_\_

Date : \_\_\_\_\_

.. 2 ..

- 8 Deed of Reconveyance dated 4<sup>th</sup> July 2016 bearing registration no. KRL-1 0872/2016
9. Deed of Mortgage dated 15<sup>th</sup> December 2016 bearing registration no. KRL-2-11924/2016
- 10 Deed of Mortgage dated 24<sup>th</sup> November 2016 bearing registration no. KRL-2-11400/2016
- 11 Deed of Reconveyance dated 4<sup>th</sup> July 2016 bearing registration no. KRL-1 0873/2016
- 12 Transfer Deed dated 6<sup>th</sup> January 2016 bearing registration no. KRL-1-1718/2016
- 13 Deed of Mortgage dated 10<sup>th</sup> May 2016 bearing registration no. KRL-1-4052/2016

- III. In continuation to the Title Certificates & Supplementary title certificate as mentioned herein above, I am issuing this Supplementary Title Certificate (Second) [Document No. 1, 2, 3 & 4]
- IV. The name of M/s Runwal Homes Pvt. Ltd. is mutated in the relevant property register cards of the said property and it is the owner thereof. [Document No. 5]
- V. We have been provided the Search Report of Search Clerk Mr. Rakesh Kubal dated 20<sup>th</sup> April, 2017 which shows the search of the Said Property carried in the Sub Registrar Offices of Kurla 1, 2, 3, 4 & 5. [Document No. 6].



Contd...3/-

103, Keshav Baug, 1st floor, Near Sheetal cinema & State Bank of India., L. B. S. Marg, Kurla (W), Mumbai - 400 070. Tel. : 022 25035520

**OFFICE : Correspondent**

119, 120 Bake House, 1st Floor, Bake House Lane, Opp. Maharashtra State, Co-op. Bank Ltd. Kala Ghoda, Fort, Mumbai - 400 023.  
Ph.: 022 2285 6630 • Mobile : 9820050163 • Email : skdubeylawfirm@gmail.com

Ref No. \_\_\_\_\_

Date : \_\_\_\_\_

.. 3 ..

- VI Runwal Homes Pvt. Ltd. has obtained the Deeds of Reconveyance from HDFC in respect of the various Deeds of Mortgages created in favour of HDFC in respect of the said property and construction thereon as particularly mentioned in the document [Document No. 7, 8&11].
- VII. Runwal Homes Pvt. Ltd. has created mortgage in favour of Axis Bank Ltd. against security of the Said Property and constructed units as particularly mentioned in the document [Document No. 9].
- VIII. Runwal Homes Pvt. Ltd. has created mortgage in favour of IDBI Trusteeship Services Ltd against security of the Said Property and constructed units as particularly mentioned in the document. [Document No. 10].
- IX Runwal Homes Pvt. Ltd. has executed Transfer Deed in favour of Municipal Corporation of Greater Mumbai (MCGM) in respect of public parking lot constructed on the Said Property as particularly mentioned in the document. [Document No. 12].
- X Runwal Homes Pvt. Ltd. has created mortgage in favour of IDBI Trusteeship Services Ltd. against security of the Said Property and constructed units as particularly mentioned in the document. [Document No. 13].
- XI Subject to what has been stated hereinabove, the title of M/s Runwal Homes Pvt. Ltd to the Said Property is clear and marketable.



Contd...4/-

103, Keshav Baug, 1st floor, Near Sheetal cinema & State Bank of India., L. B. S. Marg, Kurla (W), Mumbai - 400 070. Tel.: 022 25035520

• **OFFICE : Correspondent** •

119, 120 Bake House, 1st Floor, Bake House Lane, Opp. Maharashtra State, Co-op. Bank Ltd. Kala Ghoda, Fort. Mumbai - 400 023.  
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Ref No. \_\_\_\_\_

Date : \_\_\_\_\_

... 4 ...

**SCHEDULE**

All that piece or parcels of Land Property bearing CTS No. 681A/7, 681A/8 and 681A/9, admeasuring 82,054.20 sq.mtrs. [81551.36 sq. mtrs + 502.84 sq. mtrs.] lying being situated Village. Nahur, Goregaon Mulund Link Road, Taluka. Kurla, Dist. Mumbai – 400 078 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, in the "S" ward of MCGM and bounded by .

On or towards North:: 45.7 mtrs wide Mulund Goregaon Link Road

On or towards South :Part Village Road/Residential Plot

On or towards East : 18.3 Mtrs wide Bhandup Village Road

On or towards West :Fortis Hospital

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

31<sup>st</sup> May



**S. K. Dubey**  
(Advocate, High Court)