



WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784

General e-mail: contact@wadiaghandy.com | Personal e-mail: fazirame.lascano@wadiaghandy.com

NL/DDA/10520/

19th March 2021

To,

MahaRERA

6th and 7th Floor, Housefin Bhavan,
Plot No. C- 21, E Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/6, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("Phase 2A Land").

A. We, Wadia Ghandy & Co., Advocates and Solicitors, have investigated the title of the Phase 2A Land at the request of our client, Susneh Infrapark Private Limited, having its office at Aryabhata, CG Compound, Kanjur Marg (East), Mumbai 400042.

B. The summary of the investigation of title undertaken by us is as follows: -

1. Description of the property

All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/6, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("Phase 2A Land") comprising freehold land measuring 5,928.30 and leasehold land measuring 16,150.70 square metres.

2. Documents of Allotment of Plot:

Susneh Infrapark Private Limited has acquired the Phase 2A Land pursuant to Deed of Conveyance cum Assignment dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2535 of 2021 executed between Evie Real Estate Private Limited and Susneh Infrapark Private Limited. This has to be read along with the Business Transfer Agreement dated 6th February 2021 and other documents executed along therewith as stated in the updated title certificate dated 19th March 2021 (**Annexure C hereto**).

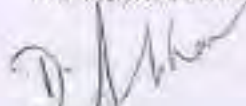
3. 7x12 Extract/Property Card

The Property Register Cards have not been updated to reflect the name of Susneh as the holder or lessee, as the case may be, of the Phase 2A Land.

4. Searches in Offices of Sub-Registrar

- a. We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 66 years, i.e., from 1955 till 19th March 2021. Details of the search reports have been set out in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as **Annexure C**).
 - b. We have also undertaken other steps as stated in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as **Annexure C**).
- C. On a perusal of the above mentioned documents and other documents set out in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as Annexure C) and based on the steps and observations set out in the Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 (enclosed herewith as Annexure C), we are of the opinion that Susneh Infrapark Private Limited is the owner of the freehold land admeasuring 5,928.30 square meters and the lessee of the leasehold land admeasuring 16,150.70 square meters, which together constitute the Phase 2A Land, and its title is clear and marketable, subject to the qualifications/observations at **Annexure B**.
- D. The Title Certificate dated 29th December 2020 read with updated title certificate dated 19th March 2021 prepared by us reflecting the flow of title to the Phase 2A Land and other concerned matters, are enclosed herewith as Annexure C and all persons are advised to read the same.

Yours truly,
For Wadia Ghandy & Co.



Partner

Encl:

1. Annexure A (Flow of Title of the Phase 2A Land)
2. Annexure B (Qualifications to Title)
3. Annexure C (Title Certificate dated 29th December 2020 read with updated Title Certificate dated 19th March 2021)

ANNEXURE - A

FLOW OF THE TITLE OF THE PHASE 2A LAND

- 1) **7/12 Extract / P.R. Card-** The Property Register Cards have not been updated to reflect the name of Susneh as the holder or lessee, as the case may be, of the Phase 2A Land.
- 2) **Mutation Entry:** Not applicable in light of what is stated in serial no. 1 above.
- 3) **Search Report-** We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 66 years, i.e. from 1955 till 19th March 2021. Details of the search reports have been set out in the Title Certificate dated 29th December 2020 and 19th March 2021 (enclosed herewith as Annexure C).
- 4) **Any other relevant title-** Susneh Intrapark Private Limited has acquired the Phase 2A Land pursuant to Deed of Conveyance cum Assignment dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2535 of 2021 executed between Evie Real Estate Private Limited and Susneh Intrapark Private Limited. This has to be read along with the Business Transfer Agreement dated 8th February 2021 and other documents executed along therewith as stated in the updated title certificate dated 19th March 2021 (Annexure C hereto).
- 5) **Litigations-** NIL.

Date: 19th March 2021

For Wadia Ghandy & Co.


Partner

ANNEXURE - B

- (a) Mortgages created by Susneh Infrapark Private Limited in favour of Vistra ITCL (India) Limited under (i) the Supplemental Mortgage Deed dated 8th February 2021 and registered with the Office of the Sub-Registrar of Assurances at Serial No 2541 of 2021 and (ii) Third Supplemental Indenture of Mortgage dated 8th February 2021 registered with the Office of the Sub-Registrar of Assurances at Serial No. 2543 of 2021, executed between, inter alia, Susneh, Runwal Residency Private Limited and Vistra ITCL (India) Limited;
- (b) Due compliance with the terms of RERA;
- (c) Updation of the property register cards to reflect the name of Susneh as the holder or lessee, as the case may be, of the Phase2A Land;
- (d) Sales of units/flats by Susneh Infrapark Private Limited in favour of allottees;
- (e) Satisfaction of the terms and conditions set out in the Approvals obtained till date and all undertakings and indemnities given to competent authorities and compliance with applicable laws; and
- (f) Compliance with the terms and conditions of the Indenture of Sub-lease dated 26th August 1957 and registered with the office of the Sub-Registrar of Assurances under Serial No. 1339 of 1957 and the Sub-lease dated 26th August 1957 and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957 , so far as the leasehold land forming part of the Phase 2A Land is concerned.