

To,

M/s. Runwal Constructions

5th floor, Runwal & Omkar Esquare,
Opp. Sion Chunabhatti Signal,
Off Eastern Express Highway,
Sion (East),
Mumbai- 400 022.

CERTIFICATE OF TITLE

Re: All that piece or parcel of land admeasuring 6 (six) acres or thereabouts equivalent to 29040 sq. yds. or thereabouts or equivalent to 24406.02 sq. mtrs or thereabouts and situate on and to the west of the Bombay-Agra Road and to the east of the New Tansa Pipe Lines in the Village Nahur, Taluka Borivali in Greater Mumbai (as per the title documents) but Taluka Mulund (as per the Property Register Card), District Mumbai – Suburban, Registration and Sub-District Bandra and in T ward of the Municipal Corporation of Greater Mumbai comprised of City Survey Nos. 544 and 544/1, Nahur Village, Taluka Kurla, Bombay Suburban District [old Survey Nos. 91(part), 149(part) and 156(part)] (“said Property”) and bounded as follows:

- On or towards the North : By land forming portions of Survey Nos. 156, 91 and 149 and beyond that by the boundary of the village of Mulund.
- On or towards the East : Partly by Mumbai – Agra Road leading from Mumbai to Thane and partly by portion of the Survey Nos. 149 and 91 conveyed to Ralliwolf Private Limited.
- On or towards the South : Partly by the portion of Survey No. 149 conveyed to Ralliwolf Private Limited and partly by another portion of the Survey No. 91;
- On or towards the West : By Tansa Pipelines and beyond that another portion of the Survey Nos. 91 and 156 acquired by the Government of Mulund Refugee Colony.

On receiving instructions from you for providing an updated Title Certificate in pursuance to the Title Certificate dated 5 August 2006 issued by Mahimtura & Co., Advocates & Solicitors pertaining to the said Property and on perusing the copies of documents listed herein below for the period subsequent thereto, we are issuing this Supplementary Title Certificate in respect of the said Property as given hereunder:

I. **Location:**

All that piece or parcel of land admeasuring 6 (six) acres or thereabouts equivalent to 29040 sq. yds. or thereabouts or equivalent to 24406.02 sq. mtrs or thereabouts and situate on and to the west of the Bombay-Agra Road and to the east of the New Tansa Pipe Lines in the Village Nahur, Taluka Borivali in Greater Mumbai (as per the

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title documents) but Taluka Mulund (as per the Property Register Card) District Mumbai – Suburban, Registration and Sub-district Bandra and in T ward of the Municipal Corporation of Greater Mumbai comprised of City Survey Nos. 544 and 544/1, Nahur Village, Taluka Kurla, Bombay Suburban District [Old Survey Nos. 91(part), 149(part) and 156(part)]

II. Dimension / Area of the said Property:

24406.02 sq. mtrs.

III. Boundaries:

- On or towards the North : By land forming portions of Survey Nos. 156, 91 and 149 and beyond that by the boundary of the village of Mulund.
- On or towards the East : Partly by Mumbai – Agra Road leading from Mumbai to Thane and partly by portion of the Survey Nos. 149 and 91 conveyed to Ralliwolf Private Limited.
- On or towards the South : Partly by the portion of Survey No. 149 conveyed to Ralliwolf Private Limited and partly by another portion of the Survey No. 91;
- On or towards the West : By Tansa Pipelines and beyond that another portion of the Survey Nos. 91 and 156 acquired by the Government of Mulund Refugee Colony.

IV. Title Documents:

For the purpose of this Certificate, we have reviewed photocopies of the following documents:

- (a) Title Certificate dated 24 December 2005 issued by Sunil R. More (Advocate);
- (b) Title Certificate dated 5 August 2006 issued by Mahimtura & Co., Advocates & Solicitors;
- (c) Letter issued by the Municipal Corporation of Greater Mumbai ("MCGM") dated 13 September 2006 bearing no. CE/4815/BPES/AT;
- (d) Environmental Clearance ("EC") dated 16 November 2006 issued by the Ministry of Environment and Forest;

- (e) Commencement Certificate dated 11 October 2005 (in respect of Building No. 1) validated on various dates, the last of which was dated 25 February 2008.
- (f) Commencement Certificate dated 13 May 2005 (in respect of Building No. 2) validated on various dates, the last of which was dated 10 September 2007.
- (g) Commencement Certificate dated 3 August 2005 (in respect of Building No. 3) validated on various dates, the last of which was dated 25 February 2008;
- (h) Judgment reserved on 22 November 2007 and pronounced on 24 March 2008 by the Hon'ble High Court at Bombay in Writ Petition No. 1578 of 2006;
- (i) Stop Work Notices dated 4 April 2008 issued by the MCGM;
- (j) Certificate dated 21 January 2009 issued by LIC Housing Finance Ltd. (stating loan is repaid);
- (k) Letter dated 10 June 2009 addressed by LIC Housing Finance Ltd. to M/s. Runwal Constructions;
- (l) Letter dated 7 December 2009 issued by M/s. Runwal Constructions to The Conservator of Forests (Thane Forest Division) enclosing a cheque bearing no. 41387 dated 7 December 2009 drawn on IDB Bank;
- (m) Order dated 25 January 2010 passed by the Hon'ble Supreme Court of India in SLP (Civil) Nos. 10730, 10760, 11055, 11057, 11393, 11398, 11401, 11509, 11622, 11634, 11640, 12408, 21389, 15791, 16470, 24149 of 2008 with Writ Petition (Civil) No. 240 of 2008;
- (n) Judgment dated 30 January 2014 passed by the Hon'ble Supreme Court of India in Civil Appeal Nos. 1102 to 1120 of 2014;
- (o) Letter dated 7 May 2014 addressed by the City Survey Officer, Mulund to M/s. Runwal Constructions;



- (p) Letter dated 12 December 2014 bearing No. SA-30/2008/P.C 281/F-3 addressed by the State of Maharashtra to (i) the Commissioner of MCGM, (ii) Chief Conservator of Forest, Thane, (iii) Collector, Mumbai-Suburban/ Thane, and (iv) the Assistant Forest Officer, Thane;
- (q) Letter dated 15 January 2015 addressed by M/s. Runwal Constructions to the Superintendent of Land Records, Mumbai;
- (r) Letter dated 4 April 2015 addressed by M/s. Runwal Constructions to the Secretary, State Level Expert Appraisal Committee-2 (SEAC-2);
- (s) Letter dated 3 September 2015 addressed by the Architect for M/s. Runwal Constructions to the Executive Engineer, Building Proposal (E.S.), MCGM bearing Ref. No. U/No. 679/MUL/1138;
- (t) Letter dated 2 December 2015 addressed by M/s. Runwal Constructions to the Secretary, State Level Expert Appraisal Committee-II;
- (u) Letter dated 14 December 2015 bearing Ref. Nos. CE/4815/BPES/AT, CE/4816/BPES/AT, CE/4817/BPES/AT, CE/4881/BPES/AT and CE/4882/BPES/AT withdrawing the respective Stop Work Notices;
- (v) Deed of Reconstitution of M/s. Runwal Constructions dated 1 April 2016;
- (w) Property Register Card in respect of CTS Nos. 544 & 544/1 dated 31 December 2016;
- (x) Rejection orders/captions in respect of Building Nos. 4 & 5 bearing Ref. Nos. CE/4881/BPES/AT and CE/4882/BPES/AT dated 7 March 2017;
- (y) Letter dated 15 March 2017 bearing Ref. No. 679/MUL/270 issued by Daisaria Associates to M/s. Runwal Constructions;
- (z) Deed of Reconstitution of M/s. Runwal Constructions dated 31 March 2017;
- (aa) Deed of Reconstitution of M/s. Runwal Constructions dated 1st July 2019;
- (bb) Registration Certificate dated 6 September, 2017 registering the project "Runwal Infinity" under project Registration No. P51800012621;

- (cc) Declaration of Mr. Sanjay Daga on behalf of M/s. Runwal Constructions dated 18 September 2019;
- (dd) Following paper/s and proceedings as under:
- (i) Plaint dated 25 November 2014 in Suit No. 962 of 2014 filed by M/s. Electrofab Engineering Pvt. Ltd. against M/s. Runwal Constructions & Anr. before the Hon'ble High Court at Bombay *(Pages 1 to 22 only without the Exhibits mentioned therein)*;
 - (ii) Notice of Motion No. 1525 of 2014 (not dated) in Suit No. 962 of 2014 filed by M/s. Electrofab Engineering Pvt. Ltd. against M/s. Runwal Constructions & Anr. before the Hon'ble High Court at Bombay;
 - (iii) Affidavit in Reply dated 9 January 2015 of the Defendants filed in Notice of Motion No. 1525 of 2014 in Suit No. 962 of 2014;
 - (iv) Order dated 16 January 2015 passed in the Notice of Motion No. 1525 of 2014 in Suit No. 962 of 2014 filed by M/s. Electrofab Engineering Pvt. Ltd. against M/s. Runwal Constructions & Anr.;
 - (v) Further Affidavit of the Defendants dated 14 September 2016 filed in the Notice of Motion No. 1525 of 2014 in Suit No. 962 of 2014 filed by M/s. Electrofab Engineering Pvt. Ltd. against M/s. Runwal Constructions & Anr.;
 - (vi) Notice of Motion No. 1559 of 2017 in Suit No. 962 of 2014 filed before the Hon'ble High Court at Bombay along with the Affidavit in Support dated 16 September 2017 thereon *(without the Exhibits thereto)*;
 - (vii) Order dated 20th December 2017 passed in the Notice of Motion No. 1525 of 2014 with Notice of Motion No. 1559 of 2017 in Suit No. 962 of 2014;
 - (viii) Memorandum of Appeal dated 15 January 2018 in the Appeal No. 124 of 2018 in the Notice of Motion No. 1525 of 2014 with the Notice of Motion No. 1559 of 2017 in Suit No. 962 of 2014 *(Page Nos. 1 to 15 only)*;



- (ix) Order dated 2 July 2018 passed in the Appeal No. 124 of 2018 in the Notice of Motion No. 1525 of 2014 with the Notice of Motion No. 1559 of 2017 in Suit No. 962 of 2014 filed by M/s. Electrofab Engineering Pvt. Ltd. against M/s. Runwal Constructions & Anr.;

Search Report/s:

- (x) Original Search Report dated 1 January 2018 issued by Mr. H.D. Mashekar, Search Reporter in respect of search conducted in the office of Sub-Registrar of Assurances for the period 2005 till 2017.

V. Brief History of Title in respect of the said Property:

1. We have perused the photocopies of the (i) Title Certificate dated 24 December 2005 issued by Sunil R. More (Advocate) and (ii) Title Certificate dated 5 August 2006 issued by Mahimtura & Co., Advocates & Solicitors (hereinafter collectively referred to as "the said Title Certificates"), copies whereof are annexed as **ANNEXURE "A"** and **ANNEXURE "B"** hereto respectively. We have not independently verified the underlying documents as mentioned / referred to in the said Title Certificates and have assumed that all the terms, conditions and facts stated in the documents referred to therein have been complied with. This Certificate is being issued for updating the said Title Certificates by narrating the subsequent material events that have transpired thereafter in relation to the Property and as per your instructions, we have referred to / relied upon the said Title Certificates in all aspects and are not independently verifying the same nor commenting on the same.
2. As per the Title Certificate dated 24 December 2005 issued by Sunil R. More (Advocate), Mr. Sunil R. More certified the title of M/s. Runwal Constructions (a partnership firm constituted of (1) Subhash S. Runwal (2) Sandeep Runwal (3) Subodh Runwal and (4) Chanda Runwal as partners thereof) to the said Property as clear and marketable subject to what is more particularly stated therein. By the subsequent Title Certificate dated 5 August 2006, Mahimtura & Co., Advocates & Solicitors certified the title of M/s. Runwal Constructions to the said Property as marketable and free from encumbrances after referring to the mortgage created on the said Property by M/s. Runwal Constructions in

favour of LIC Housing Finance Ltd. as stated in the Declaration dated 5 August 2006 of Mr. Sandeep Runwal and further certified that M/s. Runwal Constructions is entitled to develop the said Property and to sell flats and premises therein in accordance with the plans approved or thereafter approved by the concerned authorities.

3. As stated above, we have referred to / relied upon the said Title Certificates in all aspects which is certifying the title of M/s. Runwal Constructions to the said Property and the rights of M/s. Runwal Constructions to develop the said Property and market and sell the premises constructed thereon.
4. Pursuant to the Order dated 25 July 2006 passed by the Hon'ble High Court at Bombay in Writ Petition No. 1578 of 2006 (referred to in the Title Certificate dated 5 August 2006 issued by M/s. Mahimtura & Co., Advocates & Solicitors), the MCGM vide its letter bearing no. CE/4815/BPES/AT dated 13 September 2006 withdrew the Stop Work Notices issued in respect of the structure/s being constructed by M/s. Runwal Constructions on the said Property subject to final order in the abovementioned Writ Petition No. 1578 of 2006.
5. Pursuant to the said Title Certificates, M/s. Runwal Constructions also obtained the following permissions in respect of the development of the said Property:
 - a. Commencement Certificate dated 11 October 2005 (in respect of Building No. 1) was validated on various dates, the last of which was dated 25 February 2008 with the remark Full CC in accordance with the sanctioned plans and approvals dated 16 January 2008 subject to outcome of the aforesaid Writ Petition.
 - b. Commencement Certificate dated 13 May 2005 (in respect of Building No. 2) was validated on various dates, the last of which was dated 10 September 2007 with the remark Full CC in accordance with the sanctioned plans and approvals dated 22 May 2007 subject to outcome of the aforesaid Writ Petition.
 - c. Commencement Certificate dated 3 August 2005 (in respect of Building No. 3) was validated on various dates, the last of which was

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dated 25 February 2008 with the remark Full CC in accordance with the sanctioned plans and approvals dated 16 January 2008 subject to outcome of the aforesaid Writ Petition.

- d. Environmental Clearance dated 16 November 2006 for the development of the said Property, issued by the Ministry of Environment and Forests ("MoEF").
6. Vide the Judgment reserved on 22 November 2007 and pronounced on 24 March 2008 by the Hon'ble High Court at Bombay in Writ Petition No. 1578 of 2006, the Hon'ble High Court at Bombay dismissed the aforesaid Writ Petition on the grounds as more fully stated therein and as such the interim reliefs granted vide the abovementioned Order dated 25 July 2006 came to an end.
7. Pursuant to the abovementioned Judgment reserved on 22 November 2007 and pronounced on 24 March 2008 by the Hon'ble High Court at Bombay in Writ Petition No. 1578 of 2006, the MCGM issued fresh Stop Work Notices dated 4 April 2008 in respect of the development of the said Property.
8. It appears that on 30 April 2008, M/s. Runwal Constructions filed a Special Leave Petition (C) bearing no.11509 of 2008 before the Hon'ble Supreme Court of India challenging the abovementioned Judgment reserved on 22 November 2007 and pronounced on 24 March 2008 by the Hon'ble High Court at Bombay in Writ Petition No. 1578 of 2006. It further appears that the Hon'ble Supreme Court of India had granted an interim stay against the applicants though copy/ies of the relevant Order/s has/have not been provided and reference thereof has been obtained from the Order dated 25 January 2010 passed by the Hon'ble Supreme Court of India referred to below.
9. In the interim, LIC Housing Finance Ltd. issued a letter dated 21 January 2009 certifying that construction finance of Rs.35,00,00,000/- (Rupees Thirty Five Crore Only) availed of by M/s. Runwal Constructions was repaid on 31 December 2008 and there is no amount outstanding.
10. Vide a letter dated 10 June 2009 addressed by LIC Housing Finance Ltd. to M/s. Runwal Constructions, LIC Housing Finance Ltd. returned and

handed over all the documents as stated therein to M/s. Runwal Constructions and further recorded that equitable mortgage created in favour of LIC Housing Finance Ltd. was cancelled and that LIC Housing Finance Ltd. has no rights whatsoever in respect of the said Property.

11. Vide its letter dated 7 December 2009 addressed to the Conservator of Forest, Thane, M/s. Runwal Constructions enclosed therewith a cheque for Rs.3,56,32,760/- (Rupees Three Crore Fifty Six Lakh Thirty Two Thousand Seven Hundred and Sixty Only), bearing no. 41387 dated 7 December 2009 drawn on IDBI Bank in pursuance of the demand made by the Conservator of Forests vide its letter dated 5 December 2009.
12. Vide an Order dated 25 January 2010 passed by the Hon'ble Supreme Court of India in SLP (Civil) Nos. 10730, 10730, 11055, 11057, 11393, 11398, 11401, 11509, 11622, 11634, 11640, 12408, 21389, 15791, 16470, 24149 of 2008 with Writ Petition (Civil) No. 240 of 2008, the Hon'ble Supreme Court of India vacated the interim stay and the various Applicants including M/s. Runwal Constructions were at liberty to make use of the respective lands and proceed with the construction on the respective lands subject to the decision of the MoEF, Government of India and the direction "*not to make any further construction and not to create any third part interest*" stood vacated.
13. The Special Leave Petition (C) bearing No. 11509 of 2008 filed before the Hon'ble Supreme Court of India was converted to Civil Appeal No. 1109 of 2014. By a common Order dated 30 January 2014 the Hon'ble Supreme Court of India allowed the Civil Appeal of M/s. Runwal Constructions and the other Petitioners thereby setting aside the impugned judgment and order of the Hon'ble Bombay High Court dated 24 March 2008 and all notices impugned in the Writ Petitions filed before the Hon'ble Bombay High Court were quashed.
14. It appears that thereafter, M/s. Runwal Constructions called upon the City Survey Officer, Mulund to delete the entry "Private Forest" as mentioned in the Property Cards in respect of the said Property in pursuance of the aforesaid Order dated 30 January 2014. In response thereto, the City Survey Officer, Mulund issued a letter dated 7 May 2014 addressed to M/s. Runwal Constructions inter alia informing them that

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"Private Forest" entry will be deleted once an appropriate order is received from State of Maharashtra.

15. The State of Maharashtra through a letter dated 12 December 2014 bearing No. SA-30/2008/P.C 281/F-3 instructed the Commissioner of MCGM, Chief Conservator of Forest, Thane, Collector, Mumbai-Suburban/ Thane, Assistant Forest Officer, Thane to complete the formalities as per order dated 30th January 2014 and submit their report on 31st December 2014 to the Government of Maharashtra so as to not violate the abovementioned Order passed by Hon'ble Supreme Court of India dated 30 January 2014.
16. Pursuant to the abovementioned Letter dated 12 December 2014, M/s. Runwal Constructions addressed a letter to the Superintendent of Land Records dated 15 January 2015, Mumbai *inter alia* requesting him to direct the City Survey Officer, Mulund, to delete entry of "Private Forest" from the Property Cards in respect of the said Property. Accordingly, the entry of "Private Forest" was deleted from the Property Cards in respect of the said Property on 17 January 2015.
17. Pursuant to deletion of the entry of "Private Forest", the Architect of M/s. Runwal Constructions addressed a letter dated 3 September 2015 to the Executive Engineer, Building Proposal (E.S.), MCGM bearing Ref. No. U/No. 379/MUL/1138 calling upon MCGM to withdraw the abovementioned Stop Work Notices issued on 4 April 2008 so that further development of the said Property could be carried out.
18. In the interim, by letter dated 4 April 2015 read with subsequent letter dated 2 December 2015 addressed by M/s. Runwal Constructions to the State Level Expert Appraisal Committee-2, M/s. Runwal Constructions made an application for Revised Environment Clearance increasing the number of flats, parking and amenities as more particularly stated therein.
19. Pursuant to the above, the MCGM issued a Letter dated 14 December 2015 bearing Ref. Nos. CE/4815/BPES/AT, CE/4816/BPES/AT, CE/4817/BPES/AT, CE/4881/BPES/AT and CE/4882/BPES/AT withdrawing the respective Stop Work Notices dated 4 April 2008.



20. By a Deed of Reconstitution of M/s. Runwal Constructions dated 1 April 2016 executed by and between (i) Mr. Subhash Suganlal Runwal, therein referred to as the Party of the First Part, (ii) Mr. Sandeep Subhash Runwal, therein referred to as the Party of the Second Part, (iii) Mr. Subodh Subhash Runwal, therein referred to as the Party of the Third Part, and (iv) Mrs. Chanda Subhash Runwal, therein referred to as the Party of the Fourth Part, Mrs. Chanda Subhash Runwal retired from M/s. Runwal Constructions with effect from 1 April 2016 on terms and conditions stated therein.
21. By a Deed of Reconstitution of M/s. Runwal Constructions dated 31 March 2017 executed by and between (i) Mr. Subhash S. Runwal, therein referred to as the Party of the First Part, (ii) Mr. Sandeep S. Runwal, therein referred to as the Party of the Second Part, (iii) Mr. Subodh S. Runwal, therein referred to as the Party of the Third Part, (iv) Ariane Orgachem Pvt. Ltd., therein referred to as the Party of the Fourth Part, (v) Runwal Farms Pvt. Ltd., therein referred to as the Party of the Fifth part and (vi) Mr. Vidya Sagar Visvanathan, therein referred to as the Party of the Sixth Part it was inter alia recorded that the Party of the Fourth Part, the Party of the Fifth Part and the Party of the Sixth Part therein were duly admitted as partners of M/s. Runwal Constructions with effect from 31 March 2017 and the Party of the First Part, the Party of the Second Part and the Party of the Third Part therein had duly retired from M/s. Runwal Constructions with effect from 31 March 2017 on terms and conditions stated therein.
22. Pursuant to the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") being enacted, the development/ redevelopment of the said Property has been registered by M/s. Runwal Constructions as a 'real estate project' comprising of 5 (five) buildings [out of which 3 (three) buildings are reflected as sanctioned and 2 (two) buildings are reflected as proposed/not sanctioned] (hereinafter referred to as the "**said Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of RERA read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017



("RERA Rules") and the Regulations. The Authority has duly issued Registration Certificate dated 6 September, 2017 registering the said Project i.e. 'Runwal Infinity' under project Registration No. P51800012621.

23. By a Deed of Reconstitution of M/s. Runwal Constructions dated 1 July 2019 executed by and between (i) M/s Runwal Farms Private Limited, therein referred to as the Party of the First Part, (ii) M/s Ariane Orgachem Private Limited, therein referred to as the Party of the Second Part, (iii) Mr. Sanjay Daga, therein referred to as the Party of the Third Part, (iv) Mr. H. A. Visweswara, therein referred to as the Party of the Fourth Part, and (v) Mr. Vidya Sagar Visvanathan, therein referred to as the Party of the Fifth Part, it was inter alia recorded that the Party of the First Part and Party of the Second Part therein were the existing partners and Party of the Third Part and the Party of the Fourth Part therein were duly admitted as partners of M/s. Runwal Constructions with effect from 1 July 2019 and the Party of the Fifth Part therein had duly retired from M/s. Runwal Constructions with effect from 1 July 2019 on terms and conditions stated therein.
24. The Property Register Card in respect of the said Property i.e. CTS Nos. 544 & 544/1 of Village Nahur, Taluka Mulund dated 31 December 2016 provided to us, reflects the deletion of the entry of "Private Forest" and continues to reflect the name of "M/s. Runwal Constructions, Partner Mr. Sandeep Runwal".
25. We have been informed that M/s. Runwal Constructions has entered into various Agreements for Sale and/or Allotment Letters etc. with respect to the various premises comprised in the said Project i.e. 'Runwal Infinity' constructed/to be constructed on the said Property. We have been specifically instructed to restrict our comments only to the title of the said Property on which the said Project is constructed/to be constructed and not to deal with the said Project and/or the structure/s and/or premises comprised therein and as such we are not commenting on the said Project and/or the structure/s and/or the premises comprised therein and/or on proceedings / litigations / objections / disputes in respect thereof.



VI. Mortgages:

Though the Title Certificate dated 5 August 2006 issued by M/s. Mahimtura & Co., Advocates & Solicitors contained a reference to a mortgage created on the said Property by M/s. Runwal Constructions in favour of LIC Housing Finance Ltd., it appears that the same was by deposit of title deeds in respect of the said Property. As stated above, the loan was repaid on 31 December 2008 and vide a letter dated 10 June 2009 addressed by LIC Housing Finance Ltd. to M/s. Runwal Constructions, LIC Housing Finance Ltd., all the documents as stated therein were handed over to M/s. Runwal Constructions and it was further recorded that the equitable mortgage created in favour of LIC Housing Finance Ltd. was cancelled and that LIC Housing Finance Ltd. has no rights whatsoever in respect of the said Property

We have not been provided with any documents pertaining to any other mortgages / charges created on the said Property or part thereof. Further, no mortgage documents have been reflected in the Search Report referred to in Clause VIII below.

VII. Litigation:

Based on the papers provided to us, it appears that the Suit No. 962 of 2014 filed by M/s. Electrofab Engineering Pvt. Ltd. against M/s. Runwal Constructions & Anr. is pending before the Hon'ble High Court of Bombay and/or proceedings initiated / arising therefrom ("**Suit**"). In terms of Order dated 2 July 2018, M/s. Runwal Constructions has been directed to reserve and earmark an FSI equivalent to 14,306 sq. ft. carpet area. This Order in no manner creates any hindrance to M/s. Runwal Constructions from dealing with the said Property subject to the aforesaid.

By a Declaration dated 18 September 2019 of Mr. Sanjay Daga, partner on behalf of M/s. Runwal Constructions, it has been declared and confirmed that (a) there are no proceedings initiated by and/or against M/s. Runwal Constructions in respect of the said Property and (b) no order/s and /or reliefs have been granted by the any Court in respect of the said Property and/or affecting the said Property in any manner whatsoever as on date. A copy of the Declaration dated 18 September 2019 is annexed hereto as ANNEXURE "C".



VIII. Searches conducted with Statutory Authority

Based on your instructions, we had caused a search to be carried out through Mr. H. D. Mashelkar, Search Reporter in the office of the Sub-Registrar of Assurances at Bandra and Kuria in respect of the said Property from the year 2005 to 27 December 2017. Mr. H. D. Mashelkar has submitted a Report dated 1 January 2018 in respect of the search conducted by him for the period 2005 till 2017 which does not reflect any adverse entry.

IX. Public Notice:

Under the instructions of M/s. Runwal Constructions, we have not caused publication of Public Notices in any newspapers inviting claims and objections in respect of the said Property.

X. Conclusion

Subject to what is stated herein and what is stated in Annexure "A" and Annexure "B" hereto (to the extent presently applicable) and Annexure "C", we state that M/s. Runwal Constructions (a partnership firm consisting of (i) M/s. Runwal Farms Private Limited, (ii) M/s. Ariane Orgachem Private Limited, (iii) Mr. Sanjay Daga and (iv) Mr. H. A. Visweswara as its partners), is the owner of and entitled to the said Property and has clear and marketable title thereto.

XI. General

- a. This Certificate is issued solely on the basis of the documents provided by you as mentioned in Clause IV hereinabove and we have no obligation to update this Certificate with any information or replies or documents received by us beyond this date. As instructed by you, we have solely relied upon the said Title Certificates issued by Mr. Sunil R. More (Advocate) and M/s. Mahimtura & Co., Advocates & Solicitors, for the period till 5 August 2006 and have not commented or reported on the contents of the said Title Certificates. We have not carried out any independent searches including searches in the any offices / departments, save as expressly stated herein.
- b. This Certificate is issued only in respect of the land i.e. the said Property and as per the specific instructions of M/s. Runwal Constructions we have restricted our comments to the same and have merely reflected the

approvals obtained in respect of the 3 (three) building/s sanctioned as on date and in any event we are not commenting in respect of the construction of the building as well as individual premises / units of the building(s) / structure(s) standing on the said Property and/or litigation/s / proceedings/ disputes and/or any other encumbrances pertaining thereto, even though documents pertaining to the same may have been provided to us.

- c. We have not opined on the applicability, enforceability and compliance of the Urban Land (Ceiling and Regulation) Act, 1976 and/or the Urban Land (Ceiling and Regulation) Repeal Act, 1999 and/or order(s) passed thereunder and/or their consequences or validity and we have not dealt with the same in this Certificate. However, we have merely referred to the documents provided to us in respect of the aforesaid in this Certificate and we have not commented thereon.
- d. Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Property.
- e. We are not qualified to and have not independently verified the area of the said Property. We have referred to and retained the admeasurements in Hectare/Ares and sq. meters, as we have found them in various documents.
- f. We have not visited the said Property.
- g. Unless specifically stated otherwise, we have not issued any public notice to invite claims from the public at large in respect of title of M/s. Runwal Constructions to the said Property.
- h. Unless specifically stated otherwise, we have not carried out any searches in any courts and/or any negative search and/or any website.
- i. For the purpose of this Certificate, we have assumed:
 - (i) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - (ii) That there have been no amendments or changes to the documents examined by us.



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- (iii) The accuracy and completeness of all the factual representations made in the documents.
 - (iv) That all prior documents have been adequately stamped and duly registered.
 - (v) Any statements in the document/s, authorization/s or any certificate/s or confirmation/s relied upon by us for issuance of this Certificate is correct and otherwise genuine.
 - (vi) Each document binds the parties intended to be bound thereby.
 - (vii) Photocopies provided to us are accurate photocopies of originals.
- j. For the purposes of this Certificate, we have relied upon information relating to:
- (i) All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - (ii) Boundaries on the basis of the documents provided to us by the clients.
- k. For the purposes of this Certificate, we have relied upon:
- (i) Photocopies of documents where original documents of title were not available.
 - (ii) Photocopies of Property Register Card in respect of the said Property.
- l. For the purpose of this Certificate, we have relied upon information relating to lineage, on the basis of revenue records and information provided to us by you.
- m. We are not certifying the boundaries of the said Property nor are we qualified to express our opinion on physical identification of the said Property. We also do not express our opinion on matters related to actual physical use of the said Property.
- n. We express no view about the zoning/user/reservations/FSI/or developability of said Property.

- o. We have not verified issues relating to acquisition and / or reservation of the said Property or any portion thereof by Governmental Authorities.
 - p. We have not verified the market value of the properties involved nor whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion thereon.
 - q. We are not authorized or qualified to express an opinion relating to plan permissions, approval or development potential of the said Property.
 - r. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
 - s. Even though this document is titled "Certificate of Title" it is in fact an opinion based on the documents perused by us. This Certificate has been so given at the request of the client to whom it is addressed;
 - t. This Certificate is limited to the matters pertaining to Indian Law (as on the date of this Certificate) alone and we express no opinion on laws of any other jurisdiction.
- XII. This opinion is addressed to M/s. Runwal Constructions alone. This opinion may not be disclosed, furnished, quoted or relied on by any person or entity other than M/s. Runwal Constructions, for any purpose without our prior written consent. It may however be disclosed or furnished by M/s. Runwal Constructions as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.

Dated this 18th day of September 2019.

For M/s. Hariani & Co.


Associate Partner

Encl: As above.

R. Infinity

SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Mumbai

COURT:
High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 36, 1st Floor, Fountain
Mumbai - 32.
Tel. : 2267 3617 / 3072.

OFFICE:
S.P.C. 12, Grasham Assurance House,
1, Sir P.M. Rd., 3rd Floor,
(above Std. Chartered Bank),
Fort, Mumbai - 1.
Tel. : 2257 7283.

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have investigated the title of the property bearing City Survey no. 544 and 544/1, Nahur Village, Taluka Kurla, Bombay Suburban district (old survey Nos. 91 (Part), 149 (Part), 156 (Part) and have to state as under :

1. At the request of our clients, Messrs Runwal Constructions, I have investigated their title to the property more particularly described in the Schedule hereunder written. I have got searches made in the Sub Registrar of Assurances at Bandra from 1958 to 2005, Sub Registrar of Assurances at Mumbai from 1973 to 2005. I have obtained search notes from Mr. N. V. Vagal dated the 15th day of December 2005. I have perused the photocopies of the documents mentioned hereunder.

2. By a Conveyance dated the 13th day of November 1958 and registered with the Sub Registrar of Assurances at Bandra under serial No. BND/2098/1/13/1958 on the 9th day of December 1958 made between Ramchandra Vishwanath Acharya in his capacity as Karta of joint and Undivided Hindu Family consisting of himself, his elder brother Gajanan Vishwanath Acharya and mother Kamlabai as also in his individual capacity and the said Gajanan Vishwanath Acharya being an adult and the only male member of the said joint and undivided Hindu family (therein and hereinafter called "the Vendors") of the first part; the said Kamlabai widow of Vishwanath Sadashiv Acharya (therein and hereinafter called the "said Kamlabai") of the second part; Rallis India Limited, a company incorporated under the provisions of the Indian Companies Act VII of 1913 (therein and hereinafter called "the Purchaser") of the third part, the Vendors granted, conveyed and

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SUNIL R. MORE

B.COM., LL.B.

ADVOCATE HIGH COURT
Mumbai

COURT:

High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 36, 1st Floor, Fountain,
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Tel. : 2267 7283.

- 2 -

transferred unto the Purchaser all that piece or parcel of agricultural land admeasuring 6 acres or thereabouts equivalent to 29040 (Twenty nine thousand forty) Sq. Yards or thereabouts and bearing Survey Nos. 91 (part), 149 (part) and 156 (part) and more particularly described in the First Schedule thereunder written which is the same as the Schedule hereunder written at or for the consideration of sum of Rs.1,45,200/- paid to the Vendors and the said Kamlabai confirmed the said property more particularly described in the First Schedule thereunder written and in the Schedule hereunder written to the Purchaser.

3. By a Declaration dated the 13th day of November 1958, the said Gajanan Vishwanath Acharya, the said Kamlabai and one Chintaman Gopal Pitkar, registered with the Sub Registrar of Assurances at Bandra under serial No. BND/2097/58 on the 9th day of December, 1958, the declarants therein solemnly declared the devolvement of the property more particularly described in the Schedule hereunder written stating therein the family tree and stating that the property more particularly described in the Schedule hereunder written and thereunder written belongs to the said Vendors viz., the said Ramchandra Vishwanath Acharya and the said Gajanan Vishwanath Acharya. The declaration further stated that the said Kamlabai had a right of maintenance and she has signed the Conveyance to indicate her concurrence for sale of the property more particularly described in the Schedule hereunder written to Rallis India Limited.
4. By another declaration dated the 8th day of December, 1958 and registered with the Sub Registrar of Assurances at Bandra under serial no. 2101/1/9/1958 on the 9th day of December 1958 the said Ramchandra Vishwanath Acharya also traced the devolvement of the property more particularly described in the Schedule thereunder and hereunder written.
5. By an Indenture of Conveyance dated the 12th day of September 1959 and registered with the Sub Registrar of Assurances at Bandra under serial No.

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SUNIL R. MORE

B.COM., LL.B.

ADVOCATE, HIGH COURT
Mumbai

COURT:
High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 36, 1st Floor, Fountain,
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Tel.: 2267 7283.

- 3 -

BND/1551/1/8/1959 on the 12th day of September, 1959 and made between Rallis India Limited (therein and hereinafter called "the Vendor") of the first part and Rallifan Private Limited (therein and hereinafter called "the Purchaser") of the second part, the Vendor granted, conveyed and transferred unto the Purchaser the property more particularly described in the Schedule thereunder written, which is the same as the property more particularly described in the Schedule hereunder written.

6. By a Conveyance dated the 30th day of August 1991 and lodged for registration with the Sub Registrar of Bombay under serial No. PBBM/1/4460/1991 on the 2nd September, 1991 and made between Rallis India Limited (therein and hereinafter called "the Vendor") of the one part and HMP Engineers Limited (therein and hereinafter called "the Purchaser") of the other part, the Vendor granted, conveyed and transferred unto the Purchaser 16532.06 sq. metres of the land more particularly described in the Schedule hereunder written and agreed to execute and register a Conveyance of the balance of 7873.96 sq. metres of the land comprised in the land more particularly described in the Schedule hereunder written, and granted Power of Attorney for registering the Conveyance.
7. The name of the said HMP Engineers Limited was changed to Blue Moon Engineering Limited on the day of vide Certificate of Change of Name issued by the Registrar of Companies, Kolkata on the 30th day of July 2002.
8. The said Blue Moon Engineering Limited obtained certain loans from Kolkata branch of Indian Bank and defaulted in payment thereof. The said Indian Bank filed an application to Kolkata Debt Recovery Tribunal being application No. TA/07/2004 against Blue Moon Engineering Limited and the same was listed for consent terms, which was filed in Kolkata Debt Recovery Tribunal and an order dated 3rd September 2004 was passed. The said property, more particularly described in the Schedule hereunder written, was sold by the

SUNIL R. MORE

B.CCM., LL.B.

ADVOCATE, HIGH COURT
Mumbai

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High Court, Mumbai,
Adv. Assoc. of Western India,
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Tel.: 2267 7283.

- 4 -

Kolkata Debt Recovery Tribunal to Messrs Runwal Constructions and a Certificate of Sale dated the 5th day of November, 2004 is issued by the Registrar in charge, Kolkata Debt Recovery Tribunal, for the entire property, in favour of Messrs Runwal Constructions. The said Certificate of Sale dated the 5th day of November, 2004 is registered with the Sub Registrar of Assurances at Bandra under Serial No. BDR/7/8312/2005 on the 5th day of January 2005.

9. The office of the Additional Collector and CA (U.L.C.), Greater Mumbai, by an order dated 30th December 2004, had issued a Letter of Intent to Messrs Runwal Constructions to develop the property, subject to the terms and conditions therein contained.
10. The name of Messrs Runwal Constructions is muted in the land revenue records for the entire property more particularly described in the Schedule hereunder written.
11. Subject to what is stated hereinabove, the title of the said Messrs Runwal Constructions is clear and marketable to the property more particularly described in the Schedule hereunder written.

THE SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land measuring 6 (six) acres or thereabouts equivalent to 29,040 (twenty nine thousand and forty) square yards or thereabouts together with building structure standing thereon together with plants and machinery and situate on and to the West of the Bombay - Agra Road and to the East of the New Tahsa Pipe Lines in the village of Nahur, Taluka Borivli (in Greater Mumbai), District Mumbai Suburban, Registration Sub-district Bandra and in "I" Ward of the Municipal Corporation of Greater Mumbai comprised city Survey no. 544 and 544/1, Nahur Village, Taluka Kuria, Bombay Suburban district (old survey Nos. 91 (Part), 149 (Part), 156 (Part) and bounded as follows :

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SUNIL R. MORE

B.COM., LL.B.

ADVOCATE, HIGH COURT

Mumbai

COURT :

High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 36, 1st Floor, Fountain,
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OFFICE :

S.P.C. 12, Gresham Assurance House,
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(above: Std. Chartered Bank),
Fort, Mumbai - 1.
Tel. : 2267 7283.

- 5 -

On or towards the North by land forming portions of Survey nos. 156, 91 and 149 and beyond that by the boundary of the village of Mulund.

On or towards the East part by Mumbai-Agra Road leading from Mumbai to Thane and partly by portions of the Survey nos. 149 and 91 conveyed to Ralliwolf Private Limited.

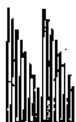
On or towards the South partly by the portion of Survey No. 149 conveyed to Ralliwolf Private Limited and partly by another portion of the Survey No. 91.

On or towards the West by Tansa Pipe Lines and beyond that by another portion of the said Survey No. 91 and 156 acquired by Government of Mulund Refugee Colony.

Dated this 24th day of December 2005, at Mumbai

S.R. More
24/12/05
SUNIL R. MORE
ADVOCATE, HIGH COURT
MUMBAI

SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Ch. Shree Ganesh & SHSQA,
Bldg. No. 15/100/101, 1st Floor,
Charkop, Kandivli (W), Mumbai-67



Mahimtura & Co.

Advocates & Solicitors

S. C. Mahimtura
V. S. Bandiwalekar
N. N. Tated

66, Tamarind Lane,
Fort, Mumbai - 400 001, India
Tel. : 2265 3176 / 2265 6328
Fax : 91-022-2264 1206
E-mail: tex@mahimtura-law.com

Ref. No.

Annexure - D-1

Annexure 'C'

(to the Flat Ownership Agreement)

Re: Land bearing Survey Nos. 91 (part), 149 (part) and 156 (part) bearing equivalent City Survey Nos. 544, 544/1 of village Nabur, taluka Kurla, district Mumbai Suburban

Title Certificate

1. On basis of material indicated hereunder, we have investigated the title of Runwal Constructions ("the Developer"), a partnership firm constituted of (1) Subhash S. Runwal (2) Sandeep Runwal, (3) Subodh Runwal and (4) Chanda Runwal as partners thereof, having its registered office at Runwal Chambers, 1st Road Chembur, Mumbai 400 071 to the property referred to in the caption and described in the schedule hereunder (hereinafter referred to as "the said property").
2. The root of title to the said property commences from conveyance dated 13 November 1958 registered with the Sub Registrar of Assurances at Bandra under Serial No. BND/2098/1/13/1958 whereby Ramchandra Acharya and members of his undivided hindu family did convey and transfer the said property to Ralli Fan Private Limited (later known as Rallis India Limited), a company under the Companies Act, 1956 for the consideration therein mentioned.
3. By a conveyance dated 30 August 1991 registered with the Sub Registrar of Assurances at Mumbai under Serial No. PBBM/1/4460/1991 Rallis India Limited conveyed and transferred unto HPM Engineers Limited, later known as Blue Moon Engineers Limited, for the consideration therein mentioned.

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4. There had, since in 1960 or thereabouts, existed on the said property, a factory. Blue Moon Engineers Limited (HMP Engineers Limited) made application to the Government of Maharashtra for closure of the factory on the said property as a result of which closure certificate dated 22 May 2002 was issued by the Deputy Director of Industrial Health and Safety, Mumbai.

5. Blue Moon Engineers Limited had mortgaged the said property to Indian Bank and the Bank initiated recovery proceedings before the Kolkata Debt Recovery Tribunal - 3. In course of these proceedings there being an order for sale of the said property, a public auction was held wherein the Developer's bid was accepted. The Developer acquired the said property for consideration of Rs. 12,00,00,000 (Rupees Twelve Crores Only) by virtue of certificate of sale dated 5 November 2004 registered with the Sub Registrar of Assurances, Mumbai Suburban District Bandra under Serial No. BDR-7-00083 of 2005 dated 5 January 2005. The certificate of sale was issued by the Kolkata Debt Recovery Tribunal - 3 under provisions of Recovery of Debts due to Banks and Financial Institutions Act, 1993 read with rules framed thereunder. The Developer acquired the said property in November 2004 together with the workers liability, which has now settled by the Developer.

6. The Developer proceeded to commence development of the said property and have demolished the factory building for which the Commissioner of Labour vide letter dated 12 May 2005 has issued no objection to the development of the said property by the Petitioner.

7. The Developer having made an application under the Urban Land (Ceilings & Regulation) Act, 1976 ("ULC&R Act, 1976"), the Additional Collector and Competent Authority has issued permission vide order No. C/ULC/D-III/22/7828 dated 30 December 2004 under provisions of Section 22 of the ULC&R Act, 1976 for redevelopment of the said property.

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8. The Developer has got sanctioned from Mumbai Municipal Corporation (MMC) a lay out in respect of the said property for construction of five buildings each of 22 floors on the said property aggregating to 6,38,470 square feet approximately. In this connection, MMC has issued approvals bearing the following particulars:

- (a) Intimation of Disapproval bearing No. EB/CE/4815/ BPES/BS/A dated 28 March 2005 for Building No. 1 in respect of which Commencement Certificate dated 11 October 2005 is issued.
- (b) Intimation of Disapproval bearing No. EB/CE/4816/ BPES/BS/A dated 28 March 2005 for Building No. 2 in respect of which Commencement Certificate dated 13 May 2005 is issued.
- (c) Intimation of Disapproval bearing No. EB/CE/4817/ BPES/BS/A dated 28 March 2005 for Building No. 3 in respect of which Commencement Certificate dated 3 August 2005 is issued.
- (d) Intimation of Disapproval bearing No. EB/CE/4881/ BPES/BS/A dated 24 March 2006 for Building No. 4.
- (e) Intimation of Disapproval bearing No. EB/CE/4882/ BPES/BS/A dated 24 March 2006 for Building No. 5.

9. In pursuance of the sanctions and permissions accorded under provisions of the Urban Land (Ceilings and Regulation) Act, 1976 and the plans sanctioned by the Mumbai Municipal Corporation the Developer being authorised, was proceeding with the construction of buildings on the said property, however, certain events, as described thereafter, occurred requiring the Developer to file proceedings under the Bombay High Court, which has resulted in an order whereby, *inter alia*, the Mumbai Municipal Corporation is restrained from

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interfering with the development and construction by the Developer on the said property.

10. The details of the events and the proceedings as also the order passed therein are set out hereunder:

- (i) The Deputy Conservator of Forest vide his Communication No. 2/Land/4896/2005-2006 dated 20 December 2005 ("the Communication") addressed to the Tahsildar, Kurla directed that an entry be inserted in the revenue records, *inter alia*, of the said property to the effect that the same is "private forest".
- (ii) Without prior notice to the Developers and without giving any opportunity being heard the Tahsildar, Kurla and the City Survey Office, Mulund inserted entries vide Mutation Entry No. 777 dated 25 May 2006 in the Other Rights Column of 7/12 Extract and Property Register Cards to the effect that the lands are "private forest". The Mumbai Municipal Corporation issued stop work notices Nos. CE/4815/BPES/AT, CE/4816/BPES/AT and CE/4817/BPES/AT all dated 18 May 2006 (hereinafter referred to as "the stop work notices").
- (iii) The Developer filed in the Bombay High Court Writ Petition No.1578 of 2006 seeking, *inter alia*, to quash and set aside the Communication, the Mutation Entry No. 777, entries in 7/12 Extracts and in the Property Register Cards as also the stop work notices.
- (iv) By an order dated 25 July 2006 the Bombay High Court has issued rule in Writ Petition No. 1578 of 2006 and has granted interim relief whereby the Communication, Mutation Entry No. 777, entries in

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7/12 Extract and Property Register Cards as also the stop work notices are stayed pending the hearing and final disposal of the writ petition.

- (v) Furthermore by the order dated 25 July 2006 there is an order of injunction operating against Mumbai Municipal Corporation from interfering with the construction to be carried out by the Developer on the said property and furthermore the Mumbai Municipal Corporation is directed to sanction amended plans or fresh plans as may be submitted by Developer from time to time.

11. We have considered the merits of the Developer's case in Writ Petition No.1578 of 2006 and in our opinion, the said property is not "private forest" under provisions of The Maharashtra Private Forests (Acquisition) Act, 1975. In our opinion the Developer have a strong case and ought to succeed at the final hearing of the writ petition.

12. Sunil More, Advocates having investigated title of the Developers to the said property has issued title certificate dated 24 December 2005. Sandeep Runwal has made a declaration dated 5 August 2006 making certain representations as therein contained.

13. We say that the Developer has already mortgaged the above-referred property to LIC Housing Finance Ltd as stated in the declaration above, against the term loan of Rs. 35 Crores as per the terms and conditions as mentioned in the Loan Agreement dated 31/03/2005.

14. In light of the aforesaid, we are of the opinion that the title of the Developer to the said property is marketable and free from encumbrances. We further certify that the Developer is entitled to develop the said property and to sell flats and

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premises therein in accordance with the plans approved or hereafter to be approved by the concerned authorities.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 6 (six) acres or thereabouts equivalent to 29,640 (twenty nine thousand and forty) square yards or thereabouts together with building structure standing thereon together with plants and machinery and situate on and to the West of the Bombay - Agra Road and to the East of the New Tansa Pipe Lines in the village of Nahur, Taluka Borivali (in Greater Mumbai), District Mumbai Suburban, Registration Sub-district Bandra and in "I" Ward of the Municipal Corporation of Greater Mumbai comprised city Survey No. 544 and 544/1, Nahur Village, Taluka Karla, Bombay Suburban district (old survey Nos. 91 (part), 149 (Part), 156 (Part) and bounded as follows:

On or towards the North by land forming portions of Survey Nos. 156, 91 and 149 and beyond that by the boundary of the Village of Mulund.


On or towards the East part by Mumbai - Agra Road leading from Mumbai to Thane and partly by portions of the Survey Nos. 149 and 91 conveyed to Ralliwolf Private Limited.

On or towards the South partly by the portion of Survey No. 149 conveyed to Ralliwolf Private Limited and partly by another portion of the Survey No. 91.

On or towards the West by Tansa Pipe Lines and beyond that by another portion of the said Survey No. 91 and 156 acquired by Government of Mulund Refugee Colony.

Dated this 5th day of August 2006

For Mahimtura and Company

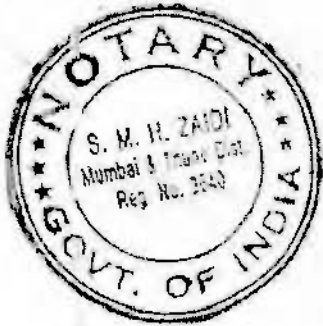

Partner



ANNEXURE C



महाराष्ट्र MAHARASHTRA



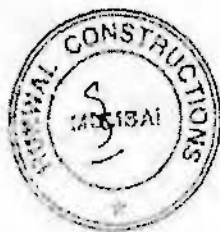
प्रधान मुद्रांक कार्यालय, मुंबई
प.मू.वि.क्र. ८०००००३
. 19 MAR 2019
सकल अधिकारी

DECLARATION

श्री दि. क. गवई

We, M/s Runwal Constructions, partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its registered office at 5th floor, Runwal & Omkar Esquare, Opp. Sion Chunabhatti Signal, Cff Eastern Express Highway, Sion (East), Mumbai- 400 022, through its Partner Mr. Sanjay Daga, do hereby solemnly state, affirm and declare as under:

We state that we are the owners of all that piece or parcel of land admeasuring 6 (Six) acres or thereabouts equivalent to 29040) sq. yds. or thereabouts or equivalent to 24406.02 sq. mtrs or thereabouts and situate on and to the west of the Bombay-Agra Road and to the east of the New Tansa Pipe Lines in the Village Nahur, Taluka Borivali in Greater Mumbai



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जो ड्राइंग - १ Annexure - १

केवल प्रतिशापदासाठी Only for Affidavit

मुद्रांक विकल्प देणा-वाचे सात

RUNWAL CONSTRUCTIONS
Runwal & Omkar Esquare, 5th Floor,
Opp. Sign, Chunabhatti Signal, Sion (E),
Mumbai - 400 022.

मुद्रांक विकल्प देणा-वाचे अधिकारी करता

मुद्रांक विकल्पदातची नोंद करी करू नये

मुद्रांक विकल्प देणा-वाची मारी
साक्षात्कृत क्र. ५५५५ ०००००३
मुद्रांक विकल्प देणा-वाचा. श्री. *[Signature]*
२५०, लॉड एवंगेलिस्ट रोड, २/१५, ५५५५, ५५५५, ५५५५ - ५५५५५५.
मुद्रांक देणा-वाचा. *[Signature]*
मुद्रांक देणा-वाची नोंद करी करू नये
मुद्रांक देणा-वाची नोंद करी करू नये



30 MAR 2019
30 MAR 2019



(as per the title documents) but Taluka Mulund (as per the Property Register Card), District Mumbai – Suburban, Registration and Sub-District Bandra and in T ward of the Municipal Corporation of Greater Mumbai comprised of City Survey Nos. 544 and 544/1, Nahur Village, Taluka Kurla, Bombay Suburban District [old Survey Nos 91(part), 149(part) and 156(part)] (hereinafter referred to as “the said Land”) and more particularly described in the Schedule hereunder written and we are developing the Project known as “Infinity” on the said Land.

2. We state that we have requested M/s. Hariani & Co. to issue an updated title report in pursuance to the Title Certificate dated 5 August 2006 issued by Mahimtura & Co., Advocates & Solicitors with respect to the said Land (“Title Report”).
3. We further state and declare that there is no litigation/dispute/ proceedings/ arbitration/ mediation filed and/or pending with respect to / pertaining to / affecting the said Land and/or any part thereof before any judicial and/or quasi-judicial authority and/or in any court of Law in India or elsewhere.
4. We further state and declare that there are no injunction and or subsisting order/s in respect of and/or affecting the said Property in any manner whatsoever as on date.
5. We further state that we are submitting this Declaration to M/s. Hariani & Co. to enable them to issue the Title Report with respect to the said Land.
6. Whatever stated and declared hereinabove is true and correct to the best of our knowledge and belief without any one's influence or coercion and that it conceals nothing and no part of it is false.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Land)

All that piece or parcel of land admeasuring 6 (Six) acres or thereabouts equivalent to 29040 sq. yds. or thereabouts or equivalent to 24406.02 sq. mtrs or thereabouts and situate on and to the west of the Bombay-Agra Road and to the east of the New Tansa Pipe Lines in the Village Nahur, Taluka Borivali in Greater Mumbai (as per the title documents) but Taluka Mulund (as per the Property Register Card), District Mumbai – Suburban, Registration and Sub-District Bandra and in T ward of the Municipal Corporation of Greater Mumbai comprised of City Survey Nos. 544 and 544/1, Nahur Village, Taluka Kurla, Bombay Suburban District [old Survey Nos 91(part), 149(part) and 156(part)] and bounded as follows:

- | | | |
|-------------------------|---|--|
| On or towards the North | : | By land forming portions of Survey No. 156, 91 and 149 beyond that by the boundary of the village of Mulund. |
| On or towards the East | : | Partly by Mumbai – Agra Road leading from Mumbai to Thane and partly by portion of the Survey Nos. 149 and 91 conveyed to Ralliwoff Private Limited. |



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On or towards the South : Partly by the portion of Survey No. 149 conveyed to Ralliwolf Private Limited and partly by another portion of the Survey No. 91;

On or towards the West : By Tansa Pipelines and beyond that another portion of the Survey No. 91 and 156 acquired by the Government of Mulund Refugee Colony.

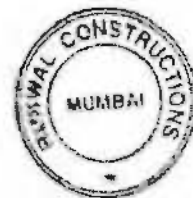
Solemnly declared at Mumbai)

By SANJAY DAGA in his capacity as)

Partner of M/s Runwal Constructions)

Dated this 18th day of September 2019)

Sanjay Daga



Before Me,



BEFORE ME

S. M. H. ZAIDI
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist

11 8 SEP 2019

NOTED & REGISTERED

Sr. No. 118 Page No. 84

Date 11 8 SEP 2019