



# WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

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NL/DDA/10516

11<sup>th</sup> March 2021

To,

**MahaRERA**

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

## LEGAL TITLE REPORT

**Sub:** Title certificate with respect to all that piece and parcel of land bearing CTS Nos. 395 and 395/1 to 395/10 originally bearing Plot No.3 forming part of Survey No. 36 Hissa Nos. 1, 2 and 4 admeasuring 8,476.50 square metres as per title documents and 9,319.6 square metres as per the Property Register Cards, of Village Deonar, Taluka Ghatkopar, Mumbai Suburban District ("the said Land").

A. We, Wadia Ghandy & Co., Advocates and Solicitors, have investigated the title of the said Land at the request of our client, Puravankara Limited, having its office at 130/1, Ulsoor Road, Bangalore-560 042. The summary of the investigation of title undertaken by us is as follows: -

1. Description of the property

All that piece and parcel of land bearing CTS Nos. 395 and 395/1 to 395/10 originally bearing Plot No.3 forming part of Survey No. 36 Hissa Nos. 1, 2 and 4 admeasuring 8,476.50 square metres as per title documents and 9,319.6 square metres as per the Property Register Cards, of Village Deonar, Taluka Ghatkopar, Mumbai Suburban District.

2. Documents of Allotment of Plot:

Puravankara Limited has acquired the said Land pursuant to Deed of Conveyance dated 20<sup>th</sup> October 2018 executed between Foods and Inns Limited (therein referred to as the Vendor) of the One Part and Puravankara Limited (therein referred to as the Purchaser) of the Other Part and registered with the office of the Sub-registrar of Assurances under Serial No. 12461 of 2018.

3. 7x12 Extract/Property Card

As per the Property Register Cards perused by us, all dated 20<sup>th</sup> February, 2019, the said Land aggregates to 9,319.60 square metres and the tenure in all the property register cards is mentioned as 'C' being 'land paying (altered) assessment to government under Land Revenue Code, 1966'. The name of Puravankara Limited has been recorded in the property register cards as the holder of the said Land by Entry dated 18<sup>th</sup> February 2019.

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 62 years, i.e. from 1959 till around January 2021. Details of the search reports have been set out in the Title Certificate dated 22<sup>nd</sup> August 2018 read with updated title certificates dated 26<sup>th</sup> November 2018, 25<sup>th</sup> February 2021 and 11<sup>th</sup> March, 2021 (enclosed herewith as **Annexure "C"**).
  - b. We have also undertaken other steps as stated in the Title Certificate dated 22<sup>nd</sup> August 2018 read with updated title certificates dated 26<sup>th</sup> November 2018, 25<sup>th</sup> February 2021 and 11<sup>th</sup> March, 2021 (enclosed herewith as Annexure "C").
- B. On a perusal of the above mentioned documents and other documents set out in the Title Certificate dated 22<sup>nd</sup> August 2018 read with updated title certificates dated 26<sup>th</sup> November 2018, 25<sup>th</sup> February 2021 and 11<sup>th</sup> March, 2021 (enclosed herewith as Annexure "C") and based on the steps and observations set out in the Title Certificate dated 22<sup>nd</sup> August 2018 read with updated title certificates dated 26<sup>th</sup> November 2018, 25<sup>th</sup> February 2021 and 11<sup>th</sup> March, 2021 (enclosed herewith as Annexure "C"), we are of the opinion that Puravankara Limited is the owner of the said Land and its title is clear and marketable, subject to the qualifications/observations at **Annexure "B"**.
- C. The Title Certificate dated 22<sup>nd</sup> August 2018 read with updated title certificates dated 26<sup>th</sup> November 2018, 25<sup>th</sup> February 2021 and 11<sup>th</sup> March, 2021 prepared by us reflecting the flow of title to the said Land and other concerned matters, are enclosed herewith as Annexure C and all persons are advised to read the same.

For Wadia Ghandy & Co.

  
Partner

Encl:

1. Annexure A (Flow of Title of the said Land)
2. Annexure B (Qualifications to Title)
3. Annexure C (Title Certificate dated 22<sup>nd</sup> August 2018 read with title certificates dated 26<sup>th</sup> November 2018, 25<sup>th</sup> February 2021 and 11<sup>th</sup> March, 2021)

ANNEXURE A

FLOW OF THE TITLE OF THE SAID LAND

- 1) **7/12 extract/ P.R. Card-** As per the Property Register Cards perused by us, all dated 20<sup>th</sup> February, 2019, the said Land aggregates to 9,319.60 square metres and the tenure in all the property register cards is mentioned as 'C' being 'land paying (altered) assessment to government under Land Revenue Code, 1966'. The name of Puravankara Limited has been recorded in the property register cards as the holder of the said Land by Entry dated 18<sup>th</sup> February 2019.
- 2) **Mutation Entry No.-** Mutation Entry dated 18<sup>th</sup> February 2019 as referred to in the Property Register Card mentioned in point 1 above.
- 3) **Search Report-** We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 62 years, i.e. from 1959 till around January 2021 as follows:-
  - (a) Search Report dated 11<sup>th</sup> July 2018 conducted at the offices of the Sub Registrar of Assurances at Mumbai, Bandra, Chembur, Kuria 1-5; and
  - (b) Search Report dated 18<sup>th</sup> January 2021 – as the relevant offices of the Sub Registrar of Assurances in Mumbai were not working due to the lockdown/ restrictions, on account of the Covid-19 pandemic, searches were conducted at the online site made available by the Department of Registration and Stamps, Government of Maharashtra in respect of the office at Kuria 1-6 for the period 2018-2021.

Details of the search reports have been set out in the Title Certificate dated 22<sup>nd</sup> August 2018 read with updated title certificates dated 26<sup>th</sup> November 2018, 25<sup>th</sup> February 2021 and 11<sup>th</sup> March, 2021 (enclosed herewith as Annexure "C").
- 4) **Any other relevant title-** Puravankara Limited has acquired the said Land pursuant to Deed of Conveyance dated 20<sup>th</sup> October 2018 executed between Foods and Inns Limited (therein referred to as the Vendor) of the One Part and Puravankara Limited (therein referred to as the Purchaser) of the Other Part and registered with the office of the Sub-registrar of Assurances under Serial No. 12461 of 2018.
- 5) **Litigations-** Writ Petition No. 19 of 2021 filed by Puravankara Limited against (i) the Municipal Corporation of Greater Mumbai; and (ii) the Sub-Engineer Building Proposal (ES-1) before the Hon'ble Bombay High Court.

Date: 11<sup>th</sup> March 2021

For Wadia Ghandy & Co.

  
Partner

ANNEXURE B

- (a) Mortgage created by Puravankara Limited in favour of L&T Limited under Indenture of Mortgage dated 1<sup>st</sup> December 2018 executed between Puravankara Limited (therein referred to as the Borrower) of the one part and L&T Finance Limited (therein referred to as the Lender) ("**Lender**") of the other part and registered with the office of the Sub-registrar of Assurances under Serial No.14080 of 2018;
- (b) Compliance by Puravankara Limited with the provisions of applicable law and approvals in the development of the said Land; and
- (c) Sales of units/flats by Puravankara Limited in favour of allottees.