

To

Maha RERA,
Housefin Bhavan,
Plot No. C – 21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all those pieces and parcels of lands admeasuring in aggregate 150,880.91 square meters situate at Village Khativali, Taluka Shahapur, District Thane (hereinafter collectively referred to as "**Property**")

1. We have investigated the title of the Larger Property viz all those pieces and parcels of lands admeasuring in aggregate 2,04,160 square meters situate at Village Khativali, Taluka Shahapur, District Thane as detailed in Annexure A at the request of **Sunteck Realty Holdings Private Limited** a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at Sunteck Centre, 5th Floor, 37-40 Subhash Road, Vile Parle (East), Mumbai 400057 and perused the copies of the following documents:
 - (a) Description of the Property
 - (b) The documents in relation to the ownership of the Larger Property
 - (c) 7/12 Extract or Property Card along with Mutation entries
 - (d) Search Report for 30 years
2. Upon perusal of the above-mentioned documents and all other documents pertaining to the title of Larger Property, we are of the opinion that subject to the observations recorded with respect to each property, **Messrs Swastik Swaraj** a partnership firm, registered under the Indian Partnership Act, 1932, represented by its partners (i) Deepak P. Shah, (ii) Kishor D. Naik, (iii) Hemant R. Mhatre, (iv) Pankaj B. Thakur, (v) Jagmohansingh D. Arora and (vi) Kuljeetsingh D. Arora having its principal place of business at Office No. 1, Mirza Shopping Centre, Opposite Virar Railway Station, Virar (E), District Thane 401305, ("**Owners/Firm**") has clear and marketable right as the Owners to the said Property as detailed in Annexure A, subject to the encumbrances mentioned below in form of Mortgages taken by the Firm .
3. By and under a deed of Mortgage dated April 22, 2021 registered under serial no 6263 of 2021 read with Supplemental Mortgage Deed dated July 23, 2021 registered under serial no 3264 of 2021 , Firm mortgaged all its share, right, title and interest in the said Property in favour Starteck Finance Limited for the repayment of the Loan Facility granted by Starteck Finance Limited to the Firm on the terms and conditions contained therein.
4. We have caused searches to be conducted by Mr. Sameer M. Sawant (Title Investigator) who has conducted searches in the concerned office of the Sub-Registrar of Assurances in respect of the Larger Property mentioned hereinabove. We have

relied upon his Search Report dated September 16, 2020, and the same is separately provided. The Search Report does not reveal any adverse entries. The Search Report has not revealed any *lis pendens* in respect of the Larger Property. By letters dated 15th July 2021 and 24th July 2021, the Firm and the Company have informed us that there are no litigations pending in respect of the Larger Property and/or the Property.

5. Our Legal Title Report is based on the provisions of applicable laws, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.
6. The report reflecting the flow of title in respect of the Larger Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 26th day of July, 2021.



Sagar Kadam
Partner
DSK Legal

Encl.: Annexure "A"