



To,
The Maharashtra Real Estate
Regulatory Authority
Housefin Bhavan,
Near R. B. I., E Block,
Bandra Kurla Complex
Bandra (East)
Mumbai – 400 021.

Legal Title Certificate

Sub: Title Clearance Certificate with respect to all that Piece and parcel of the Land, bearing plot Nos. 28, 29, 30 and 31, situate lying and being at City Survey No. 551/13 admeasuring about 11,455 square meters (13,700 Square Yards) as per conveyance and now admeasuring about 11281.77 square meters, at Village Nahur, Taluka- Kurla, Mumbai Suburban District within the limit of Municipal Corporation of Greater Mumbai situated at Madan Mohan Malviya Road, Mulund (West), Mumbai – 400 080 within the registration District and Sub-District Mumbai Suburban (herein after referred to as the “Said Plot”).

- I. I have investigated the Title of the said plot, on the request of **Marathon Realty Private Limited**, having their registered office at 702, Marathon Max, Mulund- Goregaon Link Road, Mulund West, Mumbai- 400 080.

1. Description of the Property

All that Piece and parcel of the Land, bearing plot Nos. 28, 29, 30 and 31, situate lying and being at City Survey No. 551/13 admeasuring about 11,455 square meters (13,700 Square Yards) as per conveyance and now admeasuring about 11281.77 square meters, at Village Nahur, Taluka- Kurla, Mumbai Suburban District within the limit of Municipal Corporation of Greater Mumbai situated at Madan Mohan Malviya Road, Mulund (West), Mumbai – 400 080 within the registration District and Sub-District Mumbai Suburban.

2. Document of the allotment of the Plots

- a. By virtue of the Deed of Conveyance dated 10th January, 1966, duly register with Office of the Sub Registrar Assurances at Mumbai, under



Serial No. 562, on 14th March, 1966, whereby Minerva Dealers Private Limited, referred therein as a "Vendor" (First Part) and Mr. Pradyuman Harilal Trivedi and Ghanshyam Harilal Trivedi, referred therein as a "confirming Party" of the second part, sold the said Plot i.e. bearing plot Nos. 28, 29, 30 and 31 to Chhaganlal Khimji and Company.

- b. By an Article agreement dated 25th September, 1972 executed between the (i) Hiralal Jatashankar Trivedi and 15 others in their capacity as the Partners of the said partnership firm known as M/s. Chhaganlal Khimji and Company therein, whereby the business of the said Chhaganlal Khimji and Company Limited took over the business of the M/s Chhaganlal Khimji and Company together with all assets, properties, movable and immovable including the Said Plot, and debts outstanding, liabilities and together with benefit of all quotas, licenses, contracts, rights, benefits and advantages of whatsoever kind and nature pertaining to the business at or for consideration and on the terms and condition more particularly mentioned therein, on that basis Registrar of companies issued a Certificate of Incorporation to Chhaganlal Khimji and Company Limited.
- c. Chaganlal Khimaji and Company Limited was converted into the Private Limited Company namely known as Chhaganlal Khimji Company Private Limited on 21st November 2008 and Certificate of Incorporation from Registrar of companies was issued to this effect.
- d. Pursuant to the Scheme of the Amalgamation approved by the Hon'ble High Court at Bombay, vide its order dated 10th August, 2012 in the Companies Scheme Petition No.308 of 2010 connected with the Companies Summons for the direction No. 852 of 2011, U/ s 391 to 394 of the Companies Act, 1956, with effect from appointed date i.e. 01st April, 2010. The entire business and undertaking including all its properties and assets of whatsoever nature of Chhaganlal Khimji and Company Private Limited in the company taken over by Marathon Realty Private Limited and become the absolute owner of the all the Properties and assets of the Chhaganlal Khimji and Company Private Limited and undertaking including the all its properties and assets of whatsoever nature of Chhaganlal Khimji and Company Private Limited i.e. "Said Plot" written hereinabove are under the provision of the aforesaid section of the companies Act, 1956 be transferred and/or deemed to be transfer and vested in the Marathon Realty Private



Limited. The said scheme is duly adjudicated by the Collector of the Stamps, Mumbai on 26th November 2012 vide its Certificate bearing No. ADJ/265/2012/211 u/s.32 (1) (b) of the Bombay Stamps Act, 1958 and accordingly the same was registered with Office of the Sub-Registrar Assurances at Kurla No. 1 under Serial No. KRL1/11345/ 2012 on 4th December, 2012. Hence Marathon Realty became the owner of the "Said Plot".

3. PROPERTY CARD AND MUTATION ENTRY

I have perused the Property Card of the said Plot, issued by City Survey Officer, Mulund, for Village – Nahur, Taluka-Kurla, Mumbai Sub-Urban District dated 10th May, 2021. I have also perused the copies of the Mutation Entries No. 444, 991, 992, 1000, 1170 and 1322 issued by 25th August, 2020.

4. SUB REGISTRAR OF ASSURANCES

- II. On the perusal of the above mentioned document and all other relevant documents relating to the title of the said Plot, I am of the opinion that Title of Marathon Realty Private Limited is clear and marketable, saves and accepts of the encumbrance of PNB Housing Finance Limited pursuant to the Deed of Mortgage Cum Loan dated 30th January, 2019.

Owners of the Land

Pursuant to the Scheme of the Amalgamation, approved by the Hon'ble High Court at Bombay, vide its order dated 10th August, 2012 in the Companies Scheme Petition No.308 of 2010 connected with the Companies Summons for the direction No. 852 of 2011, U/ s 391 to 394 of the Companies Act, 1956, with effect from appointed date i.e. 01st April, 2010, the Marathon Realty Private Limited becoming the absolute owner of the said Plot and the name of the Marathon Realty Private Limited is muted and recorded on the Property Card of said Plot.

III. APPROVALS

The Marathon Realty Private Limited developing the said Plot, pursuant to the approvals of obtained from Statutory Planning Authority i.e. Mumbai Municipal Corporation, from time to time.



IV. LITIGATION

There is no litigation is pending pertain to said plot, before any judicial and quasi judicial Authority and/or before any Court.

V. CONCLUSION

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot, I am of the opinion that the Company has a clear and marketable title free from all encumbrances save except mentioned herein above and the layout approved by the statutory Authority from time to time and in accordance with such other statutory approvals to be obtained from time to time.

Dated this 29th day of June, 2021

Prasanna S. Tare
Advocate