

To,

Ref: M/ 272

**MahaRERA**

BKC, Housefin Bhavan  
Near RBI, E Block  
Bandra Kurla Complex  
Bandra East, Mumbai – 400 051

**LEGAL TITLE REPORT**

Sub: Further Report on Title of in respect of land bearing Plot No. 242/A and 242/B, Revenue Survey No. 242A, City Survey No. 5121 to 5129 and 5151 (Pt.), admeasuring 1402.17 sq. mtrs. along with the building standing thereon known as "Madhav Kunj". (hereinafter referred to as "**Property**").

1. We have investigated the title of the said Property on the request of M/s. Skyline Ventures and following documents, i.e.:-
  - a. Property Cards
  - b. Deed of Conveyance dated 28<sup>th</sup> February 1979;
  - c. Agreement for Providing Permanent Alternate Accommodation dated 13<sup>th</sup> April 2002;
  - d. Agreement for Providing Permanent Alternate Accommodation dated 29<sup>th</sup> December 2006;
  - e. Development Agreement dated 4<sup>th</sup> April 2013;
  - f. Power of Attorney dated 4<sup>th</sup> April 2013;
  - g. Permanent Alternate Accommodation Agreement dated 15<sup>th</sup> November 2019;
  - h. Permanent Alternate Accommodation Agreement dated 23<sup>rd</sup> July 2020;
  - i. Permanent Alternate Accommodation Agreement dated 15<sup>th</sup> October 2020
  - j. Consent Terms dated 30<sup>th</sup> December 2020;

- k. Search report issued by Mr. N. B. Vagal, search clerk from 1965 to 2011
- l. Search report issued by Advocate S. D. Kulkarni, search clerk from 2011 to 2021.
2. On perusal of the above-mentioned documents relating to title of the said Property, we are of the opinion that the title of M/s. Hareshkumar & Co. appears to be clear, marketable and free from encumbrances and pursuant to the Development Agreement, dated 4<sup>th</sup> April 2013, entered into between M/s. Hareshkumar & Co. and M/s. Skyline Ventures; M/s. Skyline Ventures are entitled to develop the said Property and market the premises constructed therein, subject to the compliance of terms and conditions of the Development Agreement/Consent Terms entered into with the Owners as well as the Permanent Alternate Accommodation Agreements entered into with the Tenants.
3. The Reports on Title issued by us on 12<sup>th</sup> December 2014 and 11<sup>th</sup> June 2021 reflecting the flow of the title of M/s. Skyline Ventures is enclosed herewith as annexure.

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

For M/s. Purnanand & Co.



Partner

Encl: Annexure 1: Report on title dated 12<sup>th</sup> December 2014  
Annexure 2: Report on title dated 11<sup>th</sup> June 2021.

Mrs. S. J. Parekh

Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

**PURNANAND & CO.**

(REGD.)

ADVOCATES & SOLICITORS

FORT CHAMBERS. 'C',  
2ND FLOOR,  
65 TAMARIND LANE,  
FORT, MUMBAI - 400 023.  
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purnanand@airtelmail.in

12<sup>th</sup> December 2014

To,  
M/s. Skyline Ventures.  
Mumbai - 400 001.

1311

Sub: Title of M/s. Hareshkumar & Co., in respect of land bearing Plot No. 242/A and 242/B, Revenue Survey No. 242A, City Survey No. 5121 to 2\5129 and 5151(P), admeasuring to 1402.sq. mtrs. alongwith the building standing known as "Madhu Kunj".

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Dear Sir,

At your request we have investigated title of M/s. Hareshkumar & Co., (hereinafter referred to as the "Owner"), in respect of the above property.

We have gone through the Title Deed. We have issued a Public Notice in the news papers. We have also perused given the rough copy of Search Report made by to one Mr. N. B. Waghela in respect of the search carried out by him at the office of Sub-Registrar at Mumbai, Chembur and Nahur.

By a Conveyance dated 28<sup>th</sup> February, 1979, which is duly registered with the office of Sub-Registrar of Assurance under Sr. No. BOM/S/691 of 1979, the Owner purchased the above property.

We have been informed that there were two buildings on the said property and were known as "Madhav Kunj". The front building consists of Ground + 3 upper floors, while rear building consists of Ground + 1 upper floor. The said buildings were occupied by the tenants / occupants.

We have been further informed that the front building was in a dilapidated condition, and was demolished by the Owner after arriving at a settlement with existing tenants / occupants.

By a Development Agreement dated 4<sup>th</sup> April 2013, duly registered with the Sub-Registrar of Assurance at Kurla-Chembur under Sr. No. KRL-1 4491 of 2013, Owner granted Development

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# PURNANAND & CO.

(PACED)  
ADVOCATES & SOLICITORS

NO. 10, T. Nagar  
Chennai - 600 017  
Phone: 044-2611-1111  
Fax: 044-2611-1112  
E-mail: [info@purnanand.com](mailto:info@purnanand.com)

Rights in respect of the above property to you on the terms & conditions therein contained hereunder.

Subject to the correctness of representations made to us, in our opinion, the title of the Owner in respect of the above property is clear and marketable, subject to the rights of tenants / occupants including obligation to provide alternative accommodation to few of the Tenants/Occupants of first building in the proposed building to be constructed on the above property in accordance with Agreement entered into with them.

In accordance with the said Development Agreement dated 4<sup>th</sup> April 2013, you are entitled to develop the above property and sell the flats, other than flats to be provided to tenants / occupants as well as Owner as provided in the Development agreement.

Yours truly,  
For Purnanand & Co.



**PURNANAND & CO.**

(REGD.)

ADVOCATES &amp; SOLICITORS

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Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

To,

Ref: M/ 271

M/s. Skyline Ventures

Sub: Further Report on Title of in respect of land bearing Plot No. 242/A and 242/B, Revenue Survey No. 242A, City Survey No. 5121 to 5129 and 5151 (Pt.), admeasuring 1402.17 sq. mtrs. along with the building standing thereon known as "Madhav Kunj".

Dear Sir,

1. At your request we had investigated the title of M/s. Hareshkumar & Co. (hereinafter referred to as the "Owner"), in respect of all that pieces and parcels of land, hereditaments and structures bearing Plot No. 242/A and 242/B, Revenue Survey No. 242A, City Survey No. 5121 to 5129 and 5151 (Pt.), admeasuring about 1402.17 sq. mtrs. along with the building standing thereon known as "Madhav Kunj" situate, lying and beaing at Village Ghatkopar, Kirol at Derasar Lane, Ghatkopar (E), Mumbai - 400 077 (hereinafter referred to as the said "Property") and had issued our Report on Title of the said Property dated 12<sup>th</sup> December 2014 bearing Reference No. M/1311.
2. Since various events transpired after issuing of the Report on Title dated 12<sup>th</sup> December 2014, at your request, we are issuing this further report on title, in supplement of our earlier Report on Title.
3. We have issued public notice in (i) Free Press Journal (English) and (ii) Janmabhoomi (Gujarati) newspapers on 11th May 2021. We have not received any objections pursuant to the above public notices.
4. We have also caused search to be taken of the records of the offices of Sub Registrar of Assurances, and perused Search Report of Adv. S. D. Kulkarni dated 21<sup>st</sup> May 2021. Owing to the ongoing Pandemic, the search report was prepared basis online search for a period of 11 years i.e. from 2011 to 2021, and not a physical search in the offices of the Sub-Registrar.
5. Based on the additional documents produced before us and the search report, it appears as under:
  - i. Pursuant to the Development Agreement dated 4<sup>th</sup> April 2013 entered into by you with the said Owner (hereinafter referred to as

the “**said Development Agreement**”) with respect to the said Property, you have settled with all the tenants of the said Building, and agreed to provide permanent alternate accommodation to tenants of 3 tenements of Wing “B”/Rear Wing of the said Madhav Kunj building, on the said Property. This is over and above the permanent alternate accommodation to be given to the 2 tenants in Wing “A”/Front Wing of the said Madhav Kunj Building on the said property or elsewhere.

- ii. The said Owner had also filed a Commercial Suit bearing lodging No. 9188 of 2020 against you, inter alia for termination of the Development Agreement dated 4<sup>th</sup> April 2013. However, Consent Terms dated 30<sup>th</sup> December 2020 (hereinafter referred to as the “**said Consent Terms**”) have been executed and acted upon by the Owner and yourselves. The Consent Terms though executed, are in the process of being filed before the Hon’ble Bombay High Court. We have been informed that all the amounts under the Consent Terms have been paid to the said Owner.
- iii. We have been informed that the Municipal Corporation of Greater Mumbai has issued a revised Amendment Plan Approval Letter and Commencement Certificate, pursuant to which you have completed the demolition of the said Madhav Kunj building and commenced construction of the new building.

6. Subject to what is stated in our earlier Title Certificate as well as what is stated hereinabove title of the Owner appears to be clear, marketable and free from reasonable doubts and pursuant to the said Development Agreement, you are entitled to develop the said Property and market the premises constructed therein, subject to the compliance of terms and conditions of the Development Agreement/Consent Terms entered into with the Owners as well as the Permanent Alternate Accommodation Agreements entered into with the Tenants.

Dated this 11<sup>th</sup> day of June 2021.

For M/s. Purnanand & Co.



Partner