



INDIALAW

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To,

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

### LEGAL TITLE REPORT

**Subject:** Title clearance certificate with respect to all those pieces and parcels of land bearing Final Plot No. 459 admeasuring 2,550.00 Sq. Mtrs. ("**Final Plot No. 459**") and Final Plot No. 495 admeasuring 7,073.00 Sq. Mtrs. ("**Final Plot No. 495**"), totally admeasuring 9,623.00 Sq. Mtrs. of the Town Planning Scheme No. 1 Panvel First Variation (Final), situated at Village Panvel, Taluka Panvel and District Raigad and within the limits of Panvel Municipal Corporation. The said Final Plot No. 459 and Final Plot No. 495 shall be hereinafter jointly referred to as said "**Sub Plot B**".

We have investigated the title of the said Sub Plot B on the request of M/s. Kalpataru + Sharyans and following documents i.e.: -

1) Description of the property;

All those pieces and parcels of land bearing Final Plot No. 459 admeasuring 2,550.00 Sq. Mtrs. and Final Plot No. 495 admeasuring 7,073.00 Sq. Mtrs., totally admeasuring 9,623.00 Sq. Mtrs. of the Town Planning Scheme No. 1 Panvel First Variation (Final), situated at Village Panvel, Taluka Panvel and District Raigad and within the limits of Panvel Municipal Corporation.

2) The documents of allotment of said Sub Plot B. *{As mentioned in the Title Certificate 10 August 2021}*

3) Debenture Trust Deed dated 28 June 2021 registered under Sr. No. 8413/2021 before the Sub-Registrar at Andheri executed between Kalpataru Gardens Pvt. Ltd., Klassik Vinyl Products LLP, M/s. Kalpataru Plus Sharyans, Mr. Parag Munot and IDBI Trusteeship Services Ltd.

- 4) Supplemental and Amended Debenture Trust Deed dated 28 June 2021 registered under Sr. No. 6754/2021 before the Sub-Registrar at Panvel-1 executed between Kalpataru Gardens Pvt. Ltd., Klassik Vinyl Products LLP, Kalpataru Ltd., Kalpataru Properties Pvt. Ltd., M/s. Kalpataru Plus Sharyans, Mr. Parag Munot and IDBI Trusteeship Services Ltd.

On perusal of the documents and all other relevant documents relating to title of the said Sub Plot B, as mentioned in the Title Certificate dated 31 August 2021 ("**said Certificate**"), we are of the opinion that M/s. Kalpataru + Sharyans holds valid, clear and marketable title and interest as owner in respect of the said Sub Plot B, subject to the mortgages / charges as mentioned in the said Certificate.

Owners of the land

- 1) Final Plot No. 459} *M/s. Kalpataru + Sharyans is the owner of this land.*
- 2) Final Plot No. 495} *M/s. Kalpataru + Sharyans is the owner of this land.*
- 3) Qualifying comments/ remarks if any – None

The report reflecting the flow of the title of M/s. Kalpataru + Sharyans on the said Sub Plot B is enclosed herewith as annexure.

Encl.: Annexure.

Yours truly

Shiju P.V.  
Senior Partner  
**INDIALAW LLP**  
Date: 31 August 2021  
Place: Mumbai.