

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

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land admeasuring 9,659 square meters bearing CTS. Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 of Village Saki, Taluka Kurla, in the Registration Sub-district of Mumbai City and Mumbai Suburban ("**Property**")

1. We have investigated the title of the Property based on the request of Mahindra Lifespace Developers Limited (Owner/ Promoter), and the following documents:

(1) Description of the Property:

All that piece and parcel of land admeasuring 9,659 square meters bearing CTS. Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 of Village Saki, Taluka Kurla, in the Registration Sub-district of Mumbai City and Mumbai Suburban.

(2) The Documents pertaining to the Property:

- Deed of Conveyance dated October 14, 2014 and registered with the office of the Sub-registrar under Serial No. 8518 of 2014;
- Agreement for Sale dated October 14, 2014 and registered with the office of the Sub-registrar of Assurances under Serial No. 8520 of 2014;
- Development Agreement dated October 14, 2014 and registered with the office of the Sub-registrar of Assurances under Serial No. 8526 of 2014;
- Deed of Conveyance dated January 15, 2016 and registered with the office of the Sub-registrar of Assurances under Serial No. 359 of 2016; and
- Deed of Conveyance dated October 14, 2014 and registered with the office of the Sub-registrar of Assurances under Serial No. 8523 of 2014.

(3) Property Card:

Extract of the Property Register Cards in respect of the Property issued by the concerned authority.

(4) Search Report:

Search Report dated March 5, 2021 issued by Pradeep S. Waghmare, Title Investigator for the last 30 years.

2. On perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that the title of Mahindra Lifespace Developers Limited (Owner and Promoter) is clear and marketable and without any encumbrances.

Owner of the Property:

Mahindra Lifespace Developers Limited: CTS. Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 of Village Saki, Taluka Kurla, in the Registration Sub-district of Mumbai City and Mumbai Suburban

3. The report reflecting the flow of title in respect of the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 29th day of January 2022.



Sagar Kadam
Partner
DSK Legal

Encl.: Annexure "A"

Annexure "A"
Flow of title in respect of the Property

Re: All that piece and parcel of land admeasuring 9,659 square meters bearing CTS. Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 of Village Saki, Taluka Kurla, in the Registration Sub-district of Mumbai City and Mumbai Suburban

As per your instructions, we have investigated the title of the Property based on the request of Mahindra Lifespace Developers Limited ("**MLDL**").

For the purposes of this Legal Title Report:

1. We have caused searches to be conducted by Mr. Pradeep S. Waghmare (Title Investigator) who has conducted searches in the concerned office of the Sub-Registrar of Assurances in respect of the said Land.
2. We have not issued any public notice inviting objections / claims in respect of the Property.
3. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the Property nor have commented on the zoning and development aspects etc., thereof.
4. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

FLOW OF TITLE

1. Prior to 1968, one Gopal C. Sharma was the owner of land presently bearing CTS. No. 95 [earlier Khot's Survey No. 66 (part) and new Collector's Survey No. 11 (part)] of Village Saki, Taluka Kurla admeasuring 9,659 square meters together with structures standing thereon ("**Larger Land**").
2. By and under Deed of Conveyance dated February 12, 1968 registered with the office of the Sub-registrar of Assurances under Serial No. 1613 of 1998, the said Gopal Sharma sold, transferred, conveyed and assigned a portion admeasuring 9,070.60 square meters out of the Larger Land ("**Acme Land**") in favour of Acme Tiles Manufacturing Company Limited ("**Acme**") on the terms and for the consideration more particularly set out therein.
3. Accordingly, Gopal Sharma retained an area admeasuring 588.40 square meters out of the Larger Land ("**Sharma Land**").

For the sake of convenience, we have bifurcated the devolution of the Acme Land and the Sharma Land separately.

Devolution of the Acme Land

4. By and under Articles of Agreement dated September 28, 1979, Acme agreed to sell the Acme Land to M/s. Parekh & Brothers on the terms and for the consideration more particularly set out therein.
5. By and under Order dated January 29, 1991 read with Order dated August 21, 1991, the Competent Authority under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 ("**ULC Act**") declared an area admeasuring 954.71 square meters as excess vacant land ("**Excess Vacant Land**"). However, possession of such excess vacant land was not taken over by the authorities.
6. By and under Deed of Conveyance dated October 14, 2014 and registered with the office of the Sub-registrar under Serial No. 8518 of 2014, Acme with the confirmation of M/s. Parekh & Brothers sold, transferred, conveyed and assigned the Acme Land excluding the Excess Vacant Land i.e. an area admeasuring 8,115.89 square meters in favour of Mahindra Lifespace Developers Limited ("**MLDL**") on the terms and for the consideration more particularly contained therein.
7. By and under Agreement for Sale dated October 14, 2014 and registered with the office of the Sub-registrar of Assurances under Serial No. 8520 of 2014, Acme agreed to sell, transfer, convey and assign the Excess Vacant Land to MLDL subject to receipt of requisite permission from the authorities under the provisions of the ULC Act.
8. By and under Development Agreement dated October 14, 2014 and registered with the office of the Sub-registrar of Assurances under Serial No. 8526 of 2014, MLDL and M/s. Parekh & Brothers entered into an arrangement on the terms and for the consideration more particularly contained therein.
9. Pursuant to the receipt of requisite permissions under the ULC Act, by and under Deed of Conveyance dated January 15, 2016 and registered with the office of the Sub-registrar of Assurances under Serial No. 359 of 2016, Acme with the confirmation of M/s. Parekh & Brothers sold, transferred, conveyed and assigned the Excess Vacant Land in favour of MLDL on the terms and for the consideration more particularly contained therein.
10. Accordingly, MLDL became the owner of the Acme Land.

Devolution of the Sharma Land

11. The said Gopal C. Sharma expired on January 24, 1998, leaving behind him (i) Smt. Sunita Gopal Sharma; (ii) Mr. Prashant Gopal Sharma; (iii) Mr. Dikshant Gopal Sharma; and (iv) Smt. Sangita Subodh Sharma, as his only legal heirs and representatives in accordance with the Hindu Law of Succession by which he was governed at the time of his death.
12. By and under Deed of Conveyance dated October 14, 2014 and registered with the office of the Sub-registrar of Assurances under Serial No. 8523 of 2014, (i) Smt. Sunita Gopal Sharma; (ii) Mr. Prashant Gopal Sharma; (iii) Mr. Dikshant Gopal Sharma; and (iv) Smt. Sangita Subodh Sharma, sold, transferred, conveyed and assigned the Sharma Land in favour of MLDL on the terms and for the consideration more particularly contained therein.
13. Accordingly, MLDL became the owner of the Sharma Land.

PROPERTY REGISTER CARD

14. Around the years 2009-2010, the Property Register Card in respect of CTS. No. 95 came to be sub-divided to CTS. Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5.
15. Pursuant to the acquisition of the captioned property, the Property Register Cards of CTS. Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 have been updated to reflect the name of Mahindra Lifespace Developers Limited as the owner of the captioned Property.

ENCUMBRANCES/ SEARCH REPORT

Upon perusal of the Search report, we observe that there are no mortgages/ encumbrances on the said Property.

LITIGATION

Upon perusal of the aforesaid documents and as informed by MLDL, we observe that there are no litigation pending with respect to the said Property.

Our Legal Title Report is based on the provisions of applicable law, 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.