

M. Tripathi & Co.
Advocates

FORMAT "A"

(Circular No. 28 dated 8/3/21)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUB: Title Clearance Report with respect to all those pieces and parcels of agricultural lands bearing Survey Nos. 14/5 part admeasuring 0-12-31 (H.R.P.), Assessment 0.72 (Rs. Ps.), Survey No. 14/6 admeasuring 0-05-00 (H.R.P.), Assessment 0.16 (Rs. Ps.), Survey No. 15/5, admeasuring 0-03-30 (H.R.P.), Assessment 0.56, (Rs. Ps.) Survey No.15/6 admeasuring 0-46-00 (H.R.P.), Assessment 1.62 (Rs. Ps.), Survey No.15/8 admeasuring 0-10-10 (H.R.P.), warkas land plus 0-00-50 (H.R.P) potkharaba (uncultivable) totally admeasuring 0-10-60, Assessment 1.62 (Rs. Ps.) & and non-agricultural bearing Survey No. 13/1 part admeasuring 0-02-28 (H.R.P.), Assessment 157.00 (Rs. Ps.) all lying being and situate at revenue Village Rohinjan, Taluka Panvel, District Raigad, Registration Sub District of Panvel.

1. We have investigated the title of the above subject lands on the request of the Owners, **M/S. METRO-SATYAM DEVELOPERS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at 1204-06, Maithili Signet, Plot No. 39/4, Sector – 30A, Vashi, Navi Mumbai – 400 705 through its

M. Tripathi

Partners (1) MR. SURESH JAIN, (2) MR. RAJESH GULATI, (3) MR. HITESH JAIN and (4) KARAN GULATI (hereinafter referred to as "METRO-SATYAM").

We have gone through the following:

- I. Search Report for the period of 1989 to September, 2021.
 - II. 7/12 extracts of subject lands
 - III. Deeds of Conveyance duly registered in favour of METRO SATYAM by the MAKAD FAMILY before the Office of Sub-Registrar, Panvel.
2. On perusal of the above-mentioned documents and all the relevant documents relating to the title of the said property we are of the opinion that the title of the Owners, M/S. METRO SATYAM DEVELOPERS is clear, marketable and without any encumbrances.

Owners of the agricultural lands lying being and situate at Village Robinjan, Taluka Panvel, District Raigad:

- i. Survey Nos. 14/5 part admeasuring 0-12-31 (H.R.P.), Assessment 0.72 (Rs. Ps.) - M/S. METRO SATYAM DEVELOPERS,
- ii. Survey No. 14/6 admeasuring 0-05-00 (H.R.P.), Assessment 0.16 (Rs. Ps.) - M/S. METRO SATYAM DEVELOPERS
- iii. Survey No. 15/5, admeasuring 0-03-30 (H.R.P.), Assessment 0.56, (Rs. Ps.) - M/S. METRO SATYAM DEVELOPERS
- iv. Survey No.15/6 admeasuring 0-46-00 (H.R.P.), Assessment 1.62 (Rs. Ps.) - M/S. METRO SATYAM DEVELOPERS

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- v. Survey No.15/8 admeasuring 0-10-10 (H.R.P.), warkas land plus 0-00-50 (H.R.P) potkharaba (uncultivable) totally admeasuring 0-10-60, Assessment 1.62 (Rs. Ps.) - M/S. METRO SATYAM DEVELOPERS &
- vi. non-agricultural land also lying being and situate at Village Rohinjan, Taluka Panvel, District Raigad bearing Survey No. 13/1 part admeasuring 0-02-28 (H.R.P.), Assessment 157.00 (Rs. Ps.) - M/S. METRO SATYAM DEVELOPERS
3. The Reports reflecting the flow of title of the Owners M/S. METRO SATYAM DEVELOPERS in respect of each of the above lands is annexed hereto and marked as Annexure "A colly" & "B colly" respectively.

Encl.: Annexure "A colly" & "B colly"

Date: 4th October, 2021



M. TRIPATHI & CO.
Advocates High Court
237-238, BIG SPLASH, SECTOR - 17
VASHI, NAVI MUMBAI - 400 705

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FLOW OF TITLE OF THE SAID LANDS:

1. Extract of Record of Rights enclosed.
2. Mutation Entries No. 2849, 3079, 3058, 2962, 3079, 3067, 3088, 3035 and 3077 enclosed.
3. Search Reports for 30 years from the year, 1989 to 2019 and further Search Report from the year 2019 to August, 2021 enclosed as above.
4. Other relevant title:
 - i. The Gram Panchayat, Talathi Saja –Rohinjan has granted a Certificate dated the 21st March, 2019 interalia stating therein that as per the Records of Rights, there are no outstanding dues payable in respect of the said lands and the said lands are not under any acquisition and the same do not fall under Forest Land.
 - ii. That vide Notification dated the 14th October, 2016 bearing No.TPS-1216/UOR-77/16/UD-12 the Government of Maharashtra withdrew the appointment of MMRDA as the Special Planning Authority in respect of certain villages including Rohinjan where the said lands are situated. Presently the said lands fall within the Panvel Municipal Corporation.

- iii. As per the Legal Audit Report dated the 12th April, 2019 issued by Cubic Tree the pending litigations against the Makad family are not related to the subject lands.
- iv. By virtue of the aforesaid Deeds of Conveyance, M/s. METRO SATYAM DEVELOPERS are seized and possessed of and well and sufficiently entitled to all those pieces and parcels of agricultural lands bearing Survey Nos. 14/5, 14/6, 15/5, 15/6 & 15/8 & and non agricultural bearing Survey No. 13/1, all lying being and situate at revenue Village Robinjan, Taluka Panvel, District Raigad.
- v. On the application of the Architect of M/S, METRO SATYAM DEVELOPERS, the Panvel Municipal Corporation granted the Development Permission and issued the Commencement Certificate bearing no. 2020/PMC/TP/BP/1233/2020 both dated the 9th October, 2020 for the construction of the residential building on the said lands on the terms and conditions more specifically set out in the Development Permission and Commencement Certificate dated the 9th October, 2020.
- vi. The Government of Maharashtra notified Unified Development Control and Promotion Regulation (UDCPR), 2020 whereunder the CIDCO /Planning Authority shall grant No Objection Certificate for the consumption of additional/ancillary F.S.I on the payment of premium.
- vii. In the view of the Unified Development Control and Promotion Regulation (UDCPR), 2020, M/s. METRO SATYAM put up the amended plans for

Amended!

grant of amended Development Permission for construction of Residential cum Commercial building on the said lands.

- viii. The Panvel Municipal Corporation granted the Development Permission and issued the Commencement Certificate bearing no. PMC/TP/Rohinjan/13/1, 15/5B & others/20-21/16026/1769 both dated the 27th August, 2021 for the construction of the residential building on the said lands on the terms and conditions more specifically set out in the Development Permission and Commencement Certificate dated the 27th August, 2021.

5. Litigations if any: As stated above, there are no pending litigations pertaining to the subject lands.

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