

To,  
MahaRERA  
Maharashtra Real Estate Regulatory Authority,  
Housefin Bhavan, 6<sup>th</sup> and 7<sup>th</sup> Floor,  
E Block, Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400 051

**LEGAL TITLE REPORT**

Dear Sir,

Sub: Title clearance certificate with respect to piece or parcel of land admeasuring 6 (six) acres or thereabouts equivalent to 29,040 sq. yds. or thereabouts or equivalent to 24,406.02 sq. mtrs. or thereabouts and bearing City Survey Nos. 544 and 544/1, Nahur Village, Taluka Kurla, Bombay Suburban District [old Survey Nos. 91(part), 149(part) and 156(part)] ("**said Property**").

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A. We have investigated the title of the said Property as stated herein on the request of M/s. Runwal Constructions, a registered partnership firm incorporated under the provisions of Indian Partnership Act, 1932 consisting of (i) M/s. Runwal Farms Private Limited, (ii) M/s. Ariane Orgachem Private Limited, (iii) Mr. Sanjay Daga and (iv) Mr. H. A. Visweswara as its partners ("**M/s. Runwal Constructions**") and perusing the documents in the manner as stated herein:

1) Description of the said Property:

All that piece or parcel of land admeasuring 6 (six) acres or thereabouts equivalent to 29,040 sq. yds. or thereabouts or equivalent to 24,406.02 sq. mtrs or thereabouts and situate on and to the west of the Bombay-Agra Road and to the east of the New Tansa Pipe Lines in the Village Nahur, Taluka Borivali in Greater Mumbai (as per the title documents) but Taluka Mulund (as per the Property Register Card) District Mumbai – Suburban, Registration and Sub-district Bandra and in 'T' ward of the Municipal Corporation of Greater Mumbai and bearing City Survey Nos. 544 and 544/1, Nahur Village, Taluka Kurla, Bombay Suburban District [Old Survey Nos. 91(part), 149(part) and 156(part)].

2) The documents pertaining to the said Property are as under:

(i) (a) Title Certificate dated 24 December 2005 issued by Sunil R. More (Advocate) read with (b) Title Certificate dated 5 August 2006 issued by M/s. Mahimtura & Co., Advocates & Solicitors which inter alia refers to the following documents as perused by them respectively reflecting details of allotment of the said Property as under:



- a. Deed of Conveyance dated 13 November 1958 registered with the Sub-Registrar of Bandra under No. BND/2098/1/13/1958 and Deed of Conveyance dated 12 September 1959 registered with the Sub-Registrar at Mumbai under No. BND/1551/1/8/1959 whereby the property (as described therein respectively) was sold and transferred to Rallis India Limited and Rallifan Private Limited (later known as Rallis India Limited) respectively recording the terms and conditions therein.
  - b. Deed of Conveyance dated 30 August 1991 registered with the Sub-Registrar at Mumbai under No. PBBM/1/4460 of 1991 whereby Rallis India Limited sold and transferred the property (as described therein) to HPM Engineers Limited (later known as Blue Moon Engineers Limited as per Certificate of Change of name issued by Registrar of Companies, Kolkata on 30 July 2002) recording the terms and conditions therein.
  - c. Certificate of Sale dated 5 November 2004 issued by the Registrar, Kolkata Debt Recovery Tribunal, duly registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-7/8312 of 2005 in favour of M/s. Runwal Constructions for sale / transfer of the said Property in favour of M/s. Runwal Constructions (sale was pursuant to recovery proceedings filed against Blue Moon Engineers Limited before the Kolkata Debt Recovery Tribunal).
- (ii) The title documents perused by us are more particularly set out in Certificate of Title dated 18 September 2019 issued by us and annexed / enclosed hereto and marked as "**Enclosure 1**".
- 3) Property Register Card pertaining to the said Property, details whereof are reflected in the Enclosure -1 and its Annexure/s.
  - 4) Search Notes / Report/s (i) for a period of 47 (forty-seven) years commencing from the year 1958 to 2005 issued by Mr. N. V. Vagal as mentioned in Title Certificate dated 24 December 2005 issued by Sunil R. More (Advocate) and (ii) for a period of 12 (twelve) years commencing from the year 2005 to 27 December 2017, details whereof are reflected in the Enclosure -1 and its Annexure/s;
- B. On perusal of the above mentioned documents read with what is stated herein and subject to what is stated in the Certificate of Title dated 18 September 2019




issued by us, annexed / enclosed herewith as "**Enclosure 1**" including the Annexures thereto and subject to the qualification / observation inter alia as regards the litigation set out in "**Enclosure 2**", we are of the opinion that M/s. Runwal Constructions are the owners of the said Property and their title to the said Property is clear, marketable and free of any encumbrances.

- C. The owners of the said Property are M/s. Runwal Constructions, a partnership firm consisting of (i) M/s. Runwal Farms Private Limited, (ii) M/s. Ariane Orgachem Private Limited, (iii) Mr. Sanjay Daga and (iv) Mr. H. A. Visweswara as its partners.
- D. This Legal Title Report is to be read in conjunction with our Certificate of Title dated 18 September 2019, annexed / enclosed herewith as "**Enclosure 1**" including the Annexures thereto and "**Enclosure 2**" and is subject to what is stated therein including the qualifications therein and we have not conducted any further diligence or independent searches save and except what is stated therein.

Dated this 24<sup>th</sup> day of May 2021.

For M/s. Hariani & Co.

*Nirav. C. Jami*  
Partner



Encl: Enclosures / Annexures as above

## **FLOW OF THE TILE OF THE SAID LAND**

- 1) **7/12 extract/P.R. Card as on date of application for registration** – The Property Register Card in respect of the said Land Property i.e. CTS Nos.544 & 544/1 of village Nahur, Taluka Mulund dated 24/02/2020 reflects the deletion of the entry of “Private Forest” and continues to reflect the name of M/s. Runwal Constructions, Partner Mr. Sandeep Runwal.
- 2) **Mutation Entry no.:** Mutation Entry no.1113 dated 17/01/2015 reflected on the Property Register Card, reflects the deletion of the entry of “Private Forest” and continues to reflect the name of M/s. Runwal Constructions, Partner Mr. Sandeep Runwal.
- 3) **Search Report:** Search Notes / Report/s (i) for a period of 47 (forty-seven) years commencing from the year 1958 to 2005 issued by Mr. N. V. Vagal as mentioned in Title Certificate dated 24 December 2005 issued by Sunil R. More (Advocate) and (ii) for a period of 12 (twelve) years commencing from the year 2005 to 27 December 2017 issued by Mr. H. D. Mashelkar dated 1<sup>st</sup> January 2018 does not reflect any adverse entry.
- 4) **Any other relevant title:**
  - (a) Promoter has acquired the said Property under Certificate of Sale dated 5 November 2004 issued by the Registrar, Kolkata Debt Recovery Tribunal in favour of M/s. Runwal Constructions, duly registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-7/8312 of 2005.
  - (b) By and under Unilateral Indenture of Mortgage dated 13<sup>th</sup> February 2020 duly registered on 13<sup>th</sup> February 2020 under Sr. No.KRL/2/2009/2020, the Promoter mortgaged the said Property in favour of Housing Development Finance Corporation Limited Property against the construction finance availed by the Promoter.
- 5) **Litigations:**
  1. Suit No. 962 of 2014 filed by M/s. Electrofab Engineering Pvt. Ltd. against M/s. Runwal Constructions & Anr. is pending before the Hon'ble High Court of Bombay along with proceedings initiated / arising therefrom (“**Suit**”). In terms of Order dated 2 July 2018, M/s. Runwal Constructions has been directed to reserve and earmark an FSI equivalent to 14,306 sq. ft. carpet area. This Order in no manner creates any hindrance to M/s. Runwal Constructions from dealing with the said Property, subject to the aforesaid.
  2. For details of the aforesaid litigation and other observations and qualifications as regards title to the said Property, please refer to the Legal Title Report, Enclosure 1 along with its Annexures and declaration in encumbrances.