

Vaibhav Kashinath Laxmi Gosavi (BA. LLB./M.S.W.)

Add: Om Shiv CHS, Vasantrya Naik Marg, Near Sion Fish Market, Sion (East) Mumbai 400 022.

Email : vibh.gosavi@gmail.com

Mob: 8655887061

To,

Date: 17.01.2021

MahaRERA.

6th and 7th Floor, Housefin Bhavan,

Plot No. C-21, E Block, Bandra Kurla Complex,

Bandra (E), Mumbai - 400 051.

Sub: Title clearance certificate with respect to plot bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 89,866.04 at Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 (hereinafter referred to as "the said Land") more particularly described in para 1 below under the heading "Description of Property"

1. I, have investigated the title of the said Land on the request of Evie Real Estate Private Limited, Owner, having its office at Runwal and Omkar Esquare, 5th Floor, off. Eastern Express Highway, Opp. Sion-Chunabhati Signal, Sion (East), Mumbai 400 - 022 and following documents i.e.:-

1. Description of the property:

All those pieces and parcels of land bearing Survey Nos. bearing CTS Nos. 1004(p), 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 89,866.04 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042.

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2. Documents of Allotment of Plot:

- a) An Indenture of Conveyance and Assignment dated 17th October, 2014, registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014 as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2016, both executed between Crompton Greaves Limited ("CG") and the Promoter;
- b) An Indenture of Conveyance and Assignment dated 27th October 2015, registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2- 9732 of 2015, as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub- Registrar of Assurances under Serial No. 10450 of 2016, both executed between CG and the Promoter and,
- c) An Indenture of Lease dated 21st October 2015 executed between The Tata Power Company Limited and the Promoter, registered with the office of the sub- registrar of assurances under serial no. 9624 of 2015

3. 7/12 Extract/Property Card:

The 7/12 Extract/Property Register Cards of Village Kanjur, Taluka Mulund, District Mumbai Suburban and Mutation Entries bearing diverse dates have been updated to reflect the name of Evie Real Estate Private Limited as the Owner/holder of the said Land.

4. Searches report for 40 years from 1982 to 2019:

Perused copies of the (a) Search Report dated 22nd July 2019 in respect of various Survey Nos. of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at

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Kanjur Marg (E), Mumbai – 400042 for the period commencing from 2015 to 2019, issued by R. K. Consultant.

(b) Search Report dated 1st October 2014 in respect of various Survey Nos. of Village Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400042 for the period commencing from 1956 to 2014, issued by Title Investigator Mr. Ashish S. Zaveri

2. On a perusal of the abovementioned documents and all other relevant documents relating to the title of the said Land I am of the opinion, that the title of Evie Real Estate Private Limited, Owner is clear, marketable and without any encumbrances, subject to the qualifications/observations at Annexure "B".
3. The report reflecting the flow of the title of Evie Real Estate Private Limited, Owner on the said Land is enclosed herewith as Annexure "A".

Yours Truly


VAIBHAV K. GOSAVI
ADVOCATE HIGH COURT
B/209, Om Shiv Sai CHS.,
V. N. Marg, Sion (E),
Mumbai - 400022
MAH / 1223 / 2019
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Encl:

1. Annexure-A- (Flow of the Title of the said Land).
2. Annexure-B- (Qualifications to Title).



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Annexure A

- 1) 7/12 Extract:- The 7 I 12 extracts/property cards have been updated to reflect the name of Evie Real Estate Private Limited as the owner of the said land.
- 2) Mutation Entry:- Same as stated in serial no. 1 above.
- 3) Search Report - Perused copies of the (a) Search Report dated 22nd July 2019 in respect of various Survey Nos. of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400042 for the period commencing from 2015 to 2019, and (b) Search Report dated 1st October 2014 in respect of various Survey Nos. of Village Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400042 for the period commencing from 1956 to 2014,
- 4) Any other relevant title:-NIL
- 5) Litigation - NIL.



VAIBHAV K. GOSAVI
ADVOCATE HIGH COURT
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Annexure - B

I) NIL



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