

Ref No.: _____

FORMAT – A
(Circular No:- 28/2021)

Date: _____

To,
MahaRERA
6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051.

Date: 19-08-2021

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot bearing Survey Nos. 4/1 to 4/6 and others at **Village Gharivali** and bearing Survey Nos. 44/1 to 44/12 and others at **Village Usarghar**, in aggregate, admeasuring 4,65,228 square metres, lying and being and situate at **Taluka Kalyan**, District Thane (hereinafter referred to as "**the said Land**") more particularly described in para 1. 1. below under the heading "Description of Property"

1. I, have investigated the title of the said Land on the request of **Runwal Residency 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. 4/1 to 4/6, 4/9 to 4/11, 5/1 to 5/6, 6/1 to 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1 to 8/9, 9/1 to 9/8, 10, 11, 12/1 to 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1 to 17/11, 18, 19, 22, 23/1 to 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3 to 37/4, 37/21, 38/1 to 38/2, 39/1 to 39/3, 40, 41/1A, 41/1B, 41/2 to 41/4, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7 to 44/19, 49, 50/1 to 50/3, at **Village Gharivali** and bearing Survey Nos. 44/1 to 44/12, 45/1 to 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(part), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at **Village Usarghar, Taluka Kalyan**, aggregately admeasuring 4,65,228 square metres.

2. Documents of Allotment of Plot:

- a) Amended Order dated 21/09/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2015 and registered under Serial No. 13206/2018 in the office of the Sub-Registrar of Assurances, Kalyan-2. The land admeasuring 2,60,628 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("**First Land**");
- b) Amended Order dated 05/10/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2015 and registered under Serial No. and 532/2019 in the office of the Sub-Registrar of Assurances, Kalyan-2. The land admeasuring 2,00,000 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("**Second Land**"); and,

P.T.O



- c) Indenture of Conveyance dated 27/12/2019 registered under Serial No. 438/2020 in the office of the Sub-Registrar of Assurances, Kalyan-4. The land admeasuring 4600 square meters was transferred in favour of Runwal Residency Pvt. Ltd (“**Third Land**”). The First Land, Second Land and Third Land in aggregate admeasuring 4,65,228 square metres are collectively referred to as “**the said Land**”.

In view of the above documents, Runwal Residency Pvt. Ltd is the **Owner of the said Land**.

3. **7/12 Extract/Property Card:**

The 7/12 Extract/Property Register Cards issued by Talathi of Village Gharivali and Usargarh and Mutation Entries bearing diverse dates have been updated to reflect the name of **Runwal Residency Private Limited** as the Owner/holder of the said Land.

4. **Searches report for 40 years from 1980 to 2020:**

Perused copies of the (a) Search Report dated 24th April 2018 for the period commencing from 1980 to 2018, (b) Search Report dated 24th April 2018 for the period commencing from 1980 to 2018, (c) Search Report dated 6th September 2018 for the period commencing from 1980 to 2018, (d) Search Report dated 8th September 2018 for the period commencing from 1980 to 2018 (e) Search Report dated 13th February 2019 for the period commencing from 2018 to 2019, (f) Search Report dated 13th February 2019 in respect of various Survey Nos. of Village Usargarh for the period commencing from 2018 to 2019, and, (g) Search Report dated 26th September 2020, in relation to the search conducted in the offices of Sub-Registrar of Assurances at Mumbai and Kalyan.

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 **Runwal Residency Private Limited**, Owner is clear, marketable and without any encumbrances, subject to the qualifications/observations at **Annexure “B”**.
- A. The report reflecting the flow of the title of **Runwal Residency Private Limited**, Owner on the said Land is enclosed herewith as **Annexure “A”**.

Yours Truly



Encl:

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

S. K. DUBEY
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E-mail : skydubeylawfirm@gmail.com

Annexure – A

Ref No.: _____

Flow of the Title of the said Land

Date: _____

- 1) **7/12 Extract:-** The 7/12 extracts have been updated to reflect the name of Runwal Residency 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 24th April 2018 in respect of various Survey Nos. of Village Gharivali for the period commencing from 1980 to 2018, (b) Search Report dated 24th April 2018 in respect of various Survey Nos. of Village Usarghar for the period commencing from 1980 to 2018, (c) Search Report dated 6th September 2018 in respect of various Survey Nos. of Village Gharivali for the period commencing from 1980 to 2018, (d) Search Report dated 8th September 2018 in respect of various Survey Nos. of Village Usarghar for the period commencing from 1980 to 2018 (e) Search Report dated 13th February 2019 in respect of various Survey Nos. of Village Gharivali for the period commencing from 2018 to 2019, (f) Search Report dated 13th February 2019 in respect of various Survey Nos. of Village Usarghar for the period commencing from 2018 to 2019, and, (g) Search Report dated 26th September 2020, in relation to the search conducted in the offices of Sub-Registrar of Assurances at Mumbai and Kalyan.
- 4) **Any other relevant title:-**
 - a. Amended Order dated 21/09/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2015 and registered under Serial No. 13206/2018 in the office of the Sub-Registrar of Assurances, Kalyan-2. The land admeasuring 2,60,628 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("**First Land**");
 - b. Amended Order dated 05/10/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2015 and registered under Serial No. and 532/2019 in the office of the Sub-Registrar of Assurances, Kalyan-2. The land admeasuring 2,00,000 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("**Second Land**"); and,
 - c. Indenture of Conveyance dated 27/12/2019 registered under Serial No. 438/2020 in the office of the Sub-Registrar of Assurances, Kalyan-4. The land admeasuring 4600 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("**Third Land**"). The First Land, Second Land and Third Land in aggregate admeasuring 4,65,228 square metres are collectively referred to as "**the said Land**".
- 5) **Litigation – NIL.**



Annexure - B

- 1) First and exclusive charge by way of mortgage in favour of Vistra ITCL (India) Limited, acting as Debenture Trustee on behalf of the lender, registered vide Debenture Trust Deed dated 5th March 2019 and registered with the Office of the Sub-registrar of Assurances, Kalyan 2 under Serial No. 3023 of 2019 read with (i) Supplemental Indenture of Mortgage dated 25th April, 2019 registered with the Office of the Sub-registrar of Assurances, Kalyan 4 under Serial No. 5669 of 2019 and; (ii) Second Supplemental Indenture of Mortgage dated 20th January 2020 registered with the Office of the Sub-registrar of Assurances, Kalyan 4 under Serial No. 1197 of 2020 and; (iii) Supplemental Debenture Trust Deed dated 25th August 2020 registered with the Office of the Sub-registrar of Assurances, Kalyan 2 under Serial No. 6855 of 2020 and; (iv) Second Supplemental Debenture Trust Deed dated 8th February 2021 registered with office of sub-registrar of assurances, Kalyan 2 under serial number 3189 of 2021, over all those pieces and parcels of land or ground admeasuring 3,03,589 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane.
- 2) Due compliances with the terms of RERA.

