

P S CHAMBERS

ADVOCATES

132 – B, MITTAL COURT,
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PDS/

13th August, 2021

To
MAHARERA
Housefin Bhavan,
Near RBI, E Block,
Bandra Kurla Complex,
Bandra East, Mumbai – 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all piece and parcel of land admeasuring approximately 43H-57R-55P (equivalent to approximately 108 acres) in the aggregate situated at Village Khanawale Taluka Panvel and Village Talegaon Taluka Panvel, District Raigad (hereinafter referred as the said “**Land**”) the details of the said Land is as provided and delineated more particularly defined under **Schedule “I”** herein below.

1. We have investigated the title of the said Land on the request of the Land owners i.e., Mr. Ravi Khubchandani, Mr. Uraaz Bahl, Mr. Avtejinder Mann, Mr. Riaz Batlivala, Zahan Dhanrajgir, Mr. Amarjit Singh and M/s. Swaroop Agencies Private Limited, and who are the present owners of the said Land (hereinafter referred as the “**Owners**”) and Caroa Properties LLP (hereinafter referred as the “**Developer**”). We subsequently perused the following documents mentioned herein below towards the said Land:
 - 1.1 Transaction documents concerning the said Land based of the survey numbers manner as provided and more particularly delineated under **Schedule “I”** herein below.
 - 1.2 Deed of Admission dated 17th April, 2014 (“Admission Deed”) entered between the said Owners, Godrej Properties Limited (“GPL”) & others wherein the Owners, GPL & others have formed/admitted themselves alongwith others into a registered LLP under the name Caroa Properties LLP (i.e., collectively referred to as the said Developer). Subsequently the Admission Deed was amended/revised from time to time via ‘supplementary deed to Admission Deed’ executed dated 1st April, 2015 and ‘supplementary deed to supplementary deed’ executed dated 1st April, 2018 based on requirement and commercial understanding of the concerned partners/parties (Owners, GPL & others) from time to time.



- 1.3 Grant of development rights by the Owners in favour of the said Developer with respect to the said Land, by virtue of development agreement dated 25th September, 2014 (said “**Development Agreement**”) based on terms as provided therein.
- 1.4 Deed of Mortgage dated 26th July, 2016, duly registered with the sub registrar at Panvel-2 under Serial No. PVL-2/8728/2016 and Deed of Mortgage dated 27th August, 2018 duly registered with the sub registrar at Panvel- 3 under Serial No. PVL-3/9276/2018, wherein the Developer has availed loan on the said Land from Axis Bank Limited for development of their project / Land based on terms and conditions as provided therein (“Project finance”).
- 1.5 Latest 7 /12 extracts, property card and last mutation entries available and issued by the competent authority/ies.
- 1.6 Previous title report / title opinion prepared and issued dated 16th June 2013 and supplementary title opinion dated 31st May, 2017 (“**Supplementary Title Opinion**”) towards the said Land and search report carried out therein.
- 1.7 Land clearance certificate / notification dated 6th September, 2014 duly approved and issued by the City and Industrial Development Corporation (“CIDCO”) alongwith sanctioned layout plan duly approved and issued by Maharashtra State Road Development Corporation Limited (“MSRDC”) vide letter MSRDC/SPA/ITP-3/2020/381 dated 2nd September, 2020 towards the said Land.
2. We have perused the above mentioned information, documents and the title flow of the said Land is as mentioned and provided under the said Supplementary Title Opinion last prepared for the said Land and herein marked and annexed to this title report under **Annexure “A”** herein below. Subsequently ever since there has not been any change in the ownership status of the Owners and/or development rights granted in favour of the Developer under the said Development Agreement including 7/12 extracts & mutation entries and develop the said Land as per sanctioned layout plan issued by MSRDC vide letter MSRDC/SPA/ITP- 3/2020/381 dated 2nd September, 2020 and Land clearance certificate / notification dated 6th September 2014 issued by CIDCO.
3. There are no ongoing and/or pending litigation on the said Land and/or effecting the title of the said Land.
4. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of Owners and/or the Developer is clear, marketable and without any encumbrances (save and except the said Project Finance as mentioned and disclosed herein).



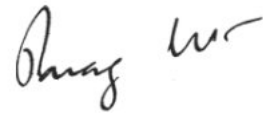
5. Owners of the said Land as also mentioned above, are as follows:

- 5.1 Mr. Ravi Khubchandani,
- 5.2 Mr. Uraaz Bahl,
- 5.3 Mr. Avtejinder Mann,
- 5.4 Mr. Riaz Batlivala,
- 5.5 Mr. Zahan Dhanrajgir,
- 5.6 Mr. Amarjit Singh,
- 5.7 M/s. Swaroop Agencies Private Limited

6. The report reflecting the flow of the title of the Owners on the said Land is as enclosed and provided under Annexure "A" herein below.

Encl: Annexure "A".

Date: 13th August, 2021



Parag Sawant
P S Chambers
Advocates



SCHEDULE "I"

(Description of the said Land)

Freehold land admeasuring approximately 43H 57R 55P (equivalent to approximately 108 acres) or thereabout, bearing below mentioned survey numbers situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel respectively. Detailed under Part A and Part B (village wise) in the manner as provided below:

PART A

All that piece and parcel of land lying being and situate at Village Talegoan, Taluka Khalapur and comprised in the following Gat Nos. and admeasuring in aggregate 15H- 17R-51P:



S. No.	Survey No.	Area(H-R-P)
1.	4/1	0-75-00
2.	4/2	0-50-00
3.	4/3	1-74-00
4.	4/4	0-23-00
5.	4/5	0-71-00
6.	4/6	0-46-00
7.	5/2A	2-04-00
8.	5/2B	2-00-00
9.	6/1	0-12-00
10.	6/5	0-58-00
11.	6/6	0-28-00
12.	7/1	1-07-00
13.	7/2	0-41-00
14.	7/3A	0-33-00
15.	7/4	0-25-00
16.	7/B1	0-06-66
17.	7/B2	0-04-16
18.	7/B3	0-04-75
19.	7/B4	0-04-69
20.	7/B5	0-03-16
21.	7/B6	0-03-33
22.	7/B7	0-03-36
23.	7/C1	0-04-83
24.	7/C2	0-03-41
25.	7/C3	0-04-59
26.	7/C4	0-04-34
27.	7/C5	0-04-88
28.	7/C6	0-03-68
29.	7/C7	0-06-40
30.	7/C8	0-04-15
31.	7/C9	0-05-78
32.	7/C10	0-05-88
33.	8/1A1	0-04-12

S. No.	Survey No.	Area(H-R-P)
34.	8/1A2	0-03-85
35.	8/1A3	0-03-64
36.	8/1A4	0-03-64
37.	8/1A5	0-03-68
38.	8/1A6	0-03-67
39.	8/3A1	0-05-75
40.	8/3A2	0-06-98
41.	8/3A3	0-08-75
42.	8/3A4	0-06-43
43.	8/3A5	0-08-70
44.	8/3A6	0-06-73
45.	8/3A7	0-05-75
46.	8/3A8	0-07-48
47.	8/3A9	0-05-53
48.	8/3A10	0-05-59
49.	8/B1	0-03-51
50.	8/B2	0-03-11
51.	8/B3	0-04-00
52.	8/B4	0-03-72
53.	8/B5	0-03-85
54.	8/B6	0-03-71
55.	8/C1	0-04-92
56.	8/C2	0-05-08
57.	8/D1	0-02-82
58.	8/D2	0-02-93
59.	8/D3	0-03-25
60.	8/D4	0-03-94
61.	8/D5	0-04-86
62.	8/D6	0-05-74
63.	8/D7	0-04-75
64.	8/D8	0-05-60
65.	9/B1	0-04-00
66.	9/B2	0-03-94

S. No.	Survey No.	Area(H-R-P)
67.	9/B3	0-03-14
68.	9/B4	0-03-94
69.	9/B5	0-04-64
70.	9/B6	0-04-00
71.	9/B7	0-04-78
72.	9/B8	0-04-76
73.	9/C1	0-04-25
74.	9/C2	0-04-57
75.	9/C3	0-05-00
76.	9/C4	0-06-05
77.	9/C5	0-04-34
78.	9/C6	0-04-11
79.	9/C7	0-04-35
80.	9/C8	0-04-35
81.	9/C9	0-04-32
82.	9/D1	0-04-42
83.	9/D2	0-04-50
84.	9/D3	0-03-64
85.	9/D4	0-03-51
86.	9/D5	0-03-57
87.	9/D6	0-04-11
88.	9/D7	0-04-35
89.	9/D8	0-04-05
90.	9/2	0-30-00
Total		15-17-51



Part-B

All that piece and parcel of land lying being and situate at Village Khanawale, Taluka Panvel and comprised in the following Gat Nos. and admeasuring in aggregate 28H-40R-04P:

S. No.	Survey Number	Area(H-R-P)	S. No.	Survey Number	Area(H-R-P)
1	30/1	1-25-50	23	69	1-50-00
2	32/2	0-85-30	24	70/1	0-34-00
3	36/1	0-90-80	25	70/2	0-35-00
4	36/2	0-64-50	26	71	0-48-80
5	37/1	0-80-00	27	72	1-50-50
6	37/2	0-39-00	28	73	1-09-00
7	38	1-76-30	29	74	1-38-81
8	39	0-67-00	30	75	0-52-43
9	40	0-61-50	31	76/1	0-52-00
10	41/1	2-26-40	32	76/2	0-43-00
11	41/2	1-20-40	33	78 (pt)	0-12-80
12	42/1	0-27-60	34	78 (pt)	0-46-20
13	42/3	0-01-00	35	81/2/A	0-82-20
14	42/4	1-10-50	36	81/2/B	1-11-10
15	43	0-22-00	37	63/3	0-17-20
16	44/3	0-16-20	38	65/2	0-12-40
17	44/4	0-52-60	39	112/1(pt)	0-04-10
18	47/1	0-59-90	40	112/2 (pt)	0-25-60
19	47/2	0-60-20	41	36/2	0-64-50
20	50/12	0-22-50	42	37/1	0-80-00
21	50/13	0-43-70	43	37/2	0-39-00
22	68	1-62-00		Total	28H-40R-04P

