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HEMANG S. RAYTHATTHA
SUNIL C. GANGAN

REF. NO.

FORMAT – A

(Circular No: 28 /2021)

HSR/ **000536** /2021

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA).
6th & 7th Floor, Housefin Bhavan,
Plot 'C' 21E – Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051

LEGAL TITLE REPORT

Re: TITLE CLEARANCE CERTIFICATE IN RESPECT OF THE
PROPERTIES

- (1) ALL that piece and parcel of land or ground bearing Survey No.21, Hissa No.1, admeasuring 8504.72 sq. meters, Survey No.24, Hissa No.1 admeasuring 8345 sq. meters or thereabouts of village Ghodbunder, Taluka & District Thane within the limits of Mira-Bhayandar Municipal Corporation aggregating to 16849.72 sq mtrs;
- (2) ALL that piece and parcel of land or ground bearing Survey No.20, Hissa No.7, situated, lying and being at village Ghodbunder, Taluka and District Thane in the registration District and Sub-District Thane and now within the limits of Mira-Bhayandar Municipal Corporation admeasuring 401 sq mtrs.
and
- (3) ALL that piece and parcel of land or ground bearing Survey No.20, Hissa No.6 situated, lying and being at village Ghodbunder, Taluka & District Thane and in the registration District and Sub-District of Thane and now within the limits of Mira-Bhayandar Municipal Corporation admeasuring 183 sq mtrs;

We have been requested by our clients - J K Developers through their Proprietor Ravi @ Jeetendra Amarnath Kapoor, having his office at Krishna-1, Plot No.27, NS Road No.7, Juhu Vile Parle (West), Mumbai 400 049 to issue a Title Certificate in

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respect of the properties described in First Schedule, Second Schedule and Third Schedule herein written.

1. **Description of property/s :-**

FIRST SCHEDULE:

ALL that piece and parcel of land or ground bearing Survey No.21, Hissa No.1, admeasuring 8504.72 sq. meters, Survey No.24, Hissa No.1 admeasuring 8345 sq. meters or thereabouts of village Ghodbunder, Taluka & District Thane within the limits of Mira-Bhayandar Municipal Corporation aggregating to 16849.72 sq mtrs:

SECOND SCHEDULE

ALL that piece and parcel of land or ground bearing Survey No.20, Hissa No.7, situated, lying and being at village Ghodbunder, Taluka and District Thane in the registration District and Sub-District Thane and now within the limits of Mira-Bhayandar Municipal Corporation admeasuring 401 sq mtrs.

THIRD SCHEDULE

ALL that piece and parcel of land or ground bearing Survey No.20, Hissa No.6 situated, lying and being at village Ghodbunder, Taluka & District Thane and in the registration District and Sub-District of Thane and now within the limits of Mira-Bhayandar Municipal Corporation admeasuring 183 sq mtrs:

2. For the purpose of issuing the Title Certificate, our clients have provided the following documents:

(a) **DOCUMENTS IN RESPECT OF THE PROPERTY REFERRED TO IN THE FIRST SCHEDULE:-**

Handwritten signature/initials

- (i) Agreement for sale dated 19th June 2008, between Sadanand P. Hazare, SPH Agro Farms and Estate Private Limited and Rigveda Properties Private Limited and Balaji Telefilms Limited duly registered with the Office of Sub-Registrar of Assurances at Thane under Sr. No.TNN5/5052/2008 dated 19th June 2008;
- (ii) Indenture of Conveyance dated 11th June 2009 executed by and between Sadanan P. Hazare, SPH Agro Farms & Estate Pvt. Ltd. and Rigveda Properties Private Limited and Balaji Telefilms Limited and duly registered with the office of the Sub Registrar Assurances at Thane under Sr. No.TNN-4485 of 2009
- (iii) Consent Decree dated 2nd December 2011 in Suit No.681 of 2008 passed by Joint Civil Judge (Senior Division), Thane
- (iv) Deed of Conveyance dated 15th December 2011, between Balaji Telefilms Limited and the said Jeetendra and (2) Shobha Ravi Kapoor and duly registered with the office of the Sub Registrar of Assurances at Thane under Sr. No.TNN-4/9557 of 2011 dated 16th December 2011;
- (v) Deed of Rectification dated 17th August 2012 between Balaji Telefilms Limited and the said Jeetendra and (2) Shobha Ravi Kapoor and duly registered with the office of the Sub Registrar of Assurances at Thane under Sr. No.TNN-4/5825 of 2012 dated 21st August 2012;
- (vi) Agreement dated 10th December 2014 between J K Developers through prop. Ravi Kumar alias Jeetendra Amarnath Kapoor and Mira Bhayender Municipal Corporation and duly registered with the office of the Sub-Registrar of Assurances Thane under Sr. No.TNN7-9201 of 2014 on 11thDecember 2014;
- (vii) Agreement dated 10th December 2014 between J K Developers through prop. Ravi Kumar alias Jeetendra Amarnath Kapoor and Mira Bhayender Municipal Corporation and duly registered with

the office of the Sub-Registrar of Assurances Thane under Sr. No.TNN7-9200 of 2014 on 11thDecember 2014;

(viii) Deed of Gift dated 15th January 2020 between Mrs. Shobha Ravi Kapoor and Mr. Ravi @ Jeetendra Amarnath Kapoor, registered under Sr. No.TNN/4-440-220 dated 15th January 2020

(ix) Title Certificate dated 26th July 2012 issued by Divya Shah Associates, Advocates, Solicitors & Notaries, *inter alia*, certifying title of our clients to the property described in First Schedule as clear and marketable subject to what is stated in paragraph 12 of the said Title Certificate.

(b) DOCUMENTS IN RESPECT OF THE PROPERTY DESCRIBED IN SECOND SCHEDULE :-

(i) Conveyance dated 17th May 2018 executed between Raj Builders & Developers through its partners and Mr. Ravi @ Jeetendra Amarnath Kapoor;

(ii) Deed of Rectification dated 11th December 2018 executed between Raj Builders & Developers through its partners and Mr. Ravi @ Jeetendra Amarnath Kapoor;

(c) DOCUMENTS IN RESPECT OF THE PROPERTY DESCRIBED IN THIRD SCHEDULE

Deed of Conveyance dated 31st January 2019 between Shri Kedar @ Kedarnath Shivram Kini and four others with the confirmation of Smt. Vimal Irajini Kini and 20 others and C.P. Associates, a Partnership Concern of Shri Jordan S. Pereira and Shri Subhodh R. Choudhary, and also with the confirmation of Mr. Amarchand Mehta and Mr. Ravi @ Jeetendra Amarnath Kapoor registered under Serial No.TNN4-1528/2019 dated 31.01.2019;

3. We had requested our Search Clerk Shri N.B. Rane to take search in the office of the Sub Registrar of Assurances in respect of the prosperities described

in First Schedule, Second Schedule and Third Schedule, who has provided us copy of the Search Report dated __ August 2021.

4. Property described in First Schedule:

- (a) By an Agreement for Sale dated 19th June 2008 executed by and between Sadanand P. Hazare (therein referred to as Vendor) SPH Agro Farms and Estate Private Limited (therein referred to as First Confirming Party) and Rigveda Properties Private Limited (therein referred to as Second Confirming Party) and M/s. Balaji Telefilms Limited (therein referred to as Purchasers) and duly registered with the Office of Sub-Registrar of Assurances at Thane under Sr. No.TNN5/5052/2008 dated 19th June 2008, the Vendor therein with the consent and confirmation of the SPH Agro Farms and Estate Private Limited and Rigveda Properties Private Limited agreed to sell, transfer and convey onto and in favour of M/s. Balaji Telefilms Limited his right, title and interest in all that peace or parcel of land bearing Survey No.21, Hissa No.1, admeasuring Hectare area 1-10-09 equivalent to 11090 sq. meters, Survey No.24, Hissa No.1 admeasuring H.R.A. 1-38-09 equivalent to 13890 sq. meters or thereabouts of village Ghodbunder, Taluka & District Thane within the limits of Mira-Bhyandar Municipal Corporation and within the registration district and sub-district of Thane (hereinafter referred to as "the said Plots") for the consideration and on the terms and conditions set out therein.
- (b) One RNA Corporation Ltd. ("said RNA") filed a Special Civil Suit bearing Suit No.681 of 2008 ("said Suit") in the Court of the Joint Civil Judge (Senior Division), Thane, at Thane against Gopinath Bhoir and 12 others claiming ownership in respect of the various properties owned by Gopinath Bhoir and others ("the original owners") on the basis of various documents claimed to be executed by the original owners. M/s. Balaji Telefilms Limited was impleaded as party Defendant No.13 to the said Suit in view of execution of Agreement for Sale dated 19th June 2008 in their favour.

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- (c) By an Indenture of Conveyance dated 11th June 2009, executed by and between Sadanan P. Hazare (therein referred to as Vendor), the said SPH Agro Farms & Estate Pvt. Ltd. (therein referred to as First Confirming Party) and Rigveda Properties Private Limited (therein referred to as Second Confirming Party) and M/s. Balaji Telefilms Limited (therein referred to as Purchaser) and duly registered with the office of the Sub Registrar Assurances at Thane under Sr. No.TNN-4485 of 2009, the Vendor therein with the consent and confirmation of the said SPH Agro Farms & Estate Pvt. Ltd. and Rigveda Properties Private Limited sold, conveyed, released, granted and assured unto and in favour of M/s. Balaji Telefilms Limited, the said Plots for the consideration and the manner set out therein.
- (d) Parties to the Suit No.681 of 2008 settled the matter wherein the Plaintiffs and other Defendants, *inter alia*, confirmed execution of the Conveyance Deed dated 11th June 2009 in favour of M/s. Balaji Telefilms Limited and declared M/s. Balaji Telefilms Limited as the owner of the property described in the said Conveyance dated 11th June 2009 free from any claim of any nature whatsoever of any of the parties to the said Suit. Rest of the parties to the said Suit declared and undertook that they will not claim the said property which has been conveyed to M/s. Balaji Telefilms Limited and accepted the possession and ownership of M/s. Balaji Telefilms Limited to the land they purchased under the said Conveyance dated 11th June 2009. This consent terms were taken on record vide an order dated 02/12/2011 passed by the Hon'ble Court. Decree does not appear to be registered.
- (e) Pursuant to the application made, the name of M/s. Balaji Telefilms Limited has been mutated in the revenue records vide Mutation Entry No.2210/12.
- (f) By a Deed of Conveyance dated 15th December 2011 ("the said Conveyance") executed by and M/s. Balaji Telefilms Limited (therein referred to as Vendor) and the said Jeetendra and (2) Mrs. Shobha Ravi

Kapoor (therein referred to as Purchaser) and duly registered with the office of the Sub Registrar of Assurances at Thane under Sr. No.TNN-4/9557 of 2011 dated 16th December 2011, the Vendor therein sold, transferred and conveyed unto and in favour of the Purchaser therein its right, title and interest in respect of the said property described in the First Schedule here in described for the consideration and on the terms and conditions set out therein. Under the said Conveyance, the said M/s. Balaji Telefilms Limited conveyed the portion of the property bearing Survey No.24, Hissa No.1 admeasuring 8345 sq. meters which property is also described in First Schedule written herein.

- (g) Under the said Conveyance, it is confirmed that the entire consideration is paid by the said Jeetendra and the name of Mrs. Shobha Ravi Kapoor is incorporated for the sake of convenience only in her capacity as spouse of the said Jeetendra without having any right, tile and interest in the said Plots.
- (h) Under the said Conveyance, it is confirmed that the said Jeetendra is the sole proprietor of J K Developers and the said Plots shall be treated as stock-in-trade of J K Developers.
- (i) A Deed of Rectification is executed on 17th August 2012 between Balaji Telefilms Limited and Ravi Kumar alias Jeetendra Amarnath Kapoor and Mrs. Shobha Ravi Kapoor inter alia for substitution of the correct plan in respect of the property forming part of the said Conveyance dated 15th December 2011 sold by the said Balaji to the said Ravi @ Jeetendra Amaranth Kapoor and another;
- (j) Agreement dated 10th December 2014 between J K Developers through prop. Ravi Kumar alias Jectendra Amarnath Kapoor and Mira Bhayender Municipal Corporation and duly registered with the office of the Sub-Registrar of Assurances Thane under Sr. No.TNN7-9200 of 2014 on 11thDecember 2014 whercin an area totally admeasuring 860.95 sq mtrs out of the land bearing Survey No.21 Hissa No.1 and Survey No.24 Hissa

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No.1 has been handed over to the Municipal Corporation open amenities space. There is no bifurcation of the area from each survey number;

- (k) Agreement dated 10th December 2014 between J K Developers through prop. Ravi Kumar alias Jeetendra Amarnath Kapoor and Mira Bhayender Municipal Corporation and duly registered with the office of the Sub-Registrar of Assurances Thane under Sr. No.TNN7-9201 of 2014 on 11thDecember 2014 wherein an area of 1725.28 sq mtrs out of the land bearing Survey No.21 Hissa NO.1 and Survey No.24 Hissa No.1 has been handed over for DP Road to the Municipal Corporation. There is no bifurcation of the area from each survey number;
- (l) We have been informed by our clients that the area handed over to the Mira Bhayender Municipal Corporation forms part of Survey No.21 Hissa No.1 only. It view thereof, the area of the land bearing Survey No.21 Hissa No.1 now stands reduced to 8504.72 sq mtrs.
- (m) Vide the Gift Deed dated 15th January 2020, Mrs. Shobha Ravi Kapoor gifted her share in favour of our clients Mr. Ravi @ Jeetendra Amarnath Kapoor, proprietor of J K Developers, which Gift Deed was registered under Sr. No.TNN/4-440-220 dated 15th January 2020, which is the same property described in First Schedule herein written. However, the area recorded therein has not considered the area of the land handed over to Mira Bhayender Municipal Corporation.
- (n) Names of Ravikumar alias Jeetendra Amarnath Kapoor and Mrs. Shobha Ravi Kapoor is reflected in the 7/12 extract.

5. Property described in Second Schedule:

- i) Raj Builders & Developers through their partners Mustali Ebrahim Sidhpurwala and Hatim Ahmed Ali Miyajiwala had purchased the immovable property vide a Conveyance dated 22nd October 2012 from Iraj Mahadeo Kini and others being all that piece and parcel of land or ground bearing Survey No.20, Hissa No.7, situated, lying and being at village Ghodbunder, Taluka and District Thane in the registration District and

Sub-District Thane and now within the limits of Mira-Bhayandar Municipal Corporation admeasuring 2170 sq. meters which was registered under Sr. No.TNN-7-7382 of 2012 on 22nd October 2012 with the Sub Registrar of Assurances, Thane-7.

- ii) Pursuant to the negotiations carried out between the parties, the said Raj Builders & Developers sold the portion of the property admeasuring 401 sq. meters to our clients vide Conveyance dated 17th May 2018 which property is more particularly described in Second Schedule to the said Conveyance at and for consideration and on the terms and conditions recorded therein, which conveyance is registered under Sr. No.TNN7-7492 of 2018.
- iii) There was a discrepancy mentioned in the exact area purchased by our clients from the said Raj Builders & Developers. The area, which was actually purchased by our clients was 401 sq. meters. However, under the said Conveyance dated 17th May 2018 in the Second Schedule therein, it was mentioned as 400 sq. meters.
- iv) The parties, therefore, decided to rectify the said error and executed a Deed of Rectification dated 11th December 2018, whereby the said discrepancy has been rectified and the rectified Schedule is referred to in Second Schedule. This Deed of Rectification is registered under Serial No.TNN7-17189 of 2018 dated 11th December 2018;

Names of J. K. Developers through proprietor Ravikumar alias Jeetendra Amarnath Kapoor is reflected in the 7/12 extract.

6. Property described in Third Schedule:

- a) Vide an Indenture of Conveyance dated 31st January 2019 executed by and between Shri Kedar @ Kedarnath Shivram Kini and four others therein referred to as the Owners / Vendors with the confirmation of Smt. Vimal Irajini Kini and 20 others and C.P. Associates, a Partnership Concern of Shri Jorden S. Pereira and Shri Subhodh R. Choudhary, therein referred to as the Confirming Party No.2 and also with the confirmation of the

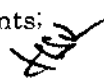
Confirmation Party No.3, Mr. Amarchand Mehta sold, transferred, conveyed and assigned in favour of our clients' property admeasuring 183 sq. meters in respect of the land bearing Survey No.20, Hissa No.6 situated, lying and being at village Ghodbunder, Taluka & District Thane and in the registration District and Sub-District of Thane and now within the limits of Mira-Bhayandar Municipal Corporation on the terms and conditions and consideration recorded therein. This Deed of Indenture is registered under Sr. No.TNN-4-1528 of 2019 dated 31st January 2019.

Names of J. K. Developers through proprietor Ravikumar alias Jeetendra Amarnath Kapoor is reflected in the 7/12 extract.

7. We have perused the Two Search Reports both dated 27th August 2012 issued by Mr. Rane. From perusal thereof, we have not come across any entry affecting the right, title and interest of our clients in respect of the properties described in First Schedule, Second Schedule and Third Schedule herein written.

8. We have perused the originals of the title documents. Our clients have issued in our favour a Declaration-cum-Indemnity dated 9th September 2021, *inter alia*, placing on record that they have not created any charge or encumbrance or dealt with the said properties in any manner whatsoever. It has further been stated in the said Declaration that they have developed the portion of the said property described in the First Schedule as per the sanction granted by the Municipal Corporation and the authorities concerned and have obtained Occupation Certificate in respect of five buildings. Our clients have also informed us that they have constructed 564 residential premises and 12 commercial premises and have sold various premises to the premises purchasers. It has also been informed that they are in the process to develop the balance portion of the properties in terms of the layout sanctioned by the Municipal Corporation of Greater Mumbai, pursuant to various permissions such as IOD, Commencement Certificate, etc. granted or to be granted in their favour. For the purpose of this Title Certificate, we have relied upon the following:

- i) Information relating to lineage on the basis of Revenue Records as well as copies of Title Documents provided to us by our clients;



- ii) Copy of 7/12 extract in respect of the said Properties;
- iii) Copy of Search Report submitted by the search clerk, which is subject to torn pages of Index II and unavailable records with the Office of the Sub-Registrar for the year's set out therein for the years as mentioned in search note.
- iv) Information provided to us by the Owner and their representatives from time to time.
- v) On the basis of the documents, papers and revenue records that have been furnished to us and presuming that the contents of the said documents, papers and revenue records are true and correct.

9. On perusal of the above-mentioned documents relating to the title of the properties described in First Schedule, Second Schedule and Third Schedule and also the said declaration, we are of the opinion, subject to the Consent Decree dated 2nd December 2011 being registered and subject to the rights created by our clients in favour of the various premises purchasers, that the title of our clients to the said properties is clear, marketable and free from encumbrance.

10. The Reports reflecting the flow of title our clients in respect of the properties described in the First Schedule, Second Schedule and Third Schedule is attached herewith and marked as Annexure A.

Dated this 13th day of September 2021

Yours faithfully,
for RMG Law Associates



Partner

Annexure A

Format – A

(Circular No :- 28 /2021)

FLOW OF TITLE OF THE SAID PROPERTIES

1. First Schedule :
 - a. 7/12 extract;
 - b. Indenture of Conveyance dated 15th December 2011 between Balaji Telefilms Limited and Mr. Ravi @ Jeetendra Amarnath Kapoor and Mrs. Sobha Ravi Kapoor;
 - c. Deed of Rectification is executed on 17th August 2012 between Balaji Telefilms Limited and Ravi Kumar alias Jeetendra Amarnath Kapoor and Mrs. Shobha Ravi Kapoor registered under Serial No.TNN7-5825 of 2012;
 - d. Agreement dated 10th December 2014 between J K Developers through prop. Ravi Kumar alias Jeetendra Amarnath Kapoor and Mira Bhayender Municipal Corporation and duly registered with the office of the Sub-Registrar of Assurances Thane under Sr. No.TNN7-9201 of 2014 on 11thDecember 2014;
 - e. Agreement dated 10th December 2014 between J K Developers through prop. Ravi Kumar alias Jeetendra Amarnath Kapoor and Mira Bhayender Municipal Corporation and duly registered with the office of the Sub-Registrar of Assurances Thane under Sr. No.TNN7-9200 of 2014 on 11thDecember 2014;
 - f. Search Report dated 30th August 2021;
 - g. Deed of Gift dated 15th January 2020 between Mrs. Sobha Ravi Kapoor and Mr. Ravi @ Jeetendra Amarnath Kapoor.
2. Second Schedule:
 - (a) Conveyance dated 17th May 2018 executed between Raj Builders & Developers and Mr. Ravi @ Jeetendra Amarnath Kapoor;

- (b) Deed of Rectification dated 11th December 2018 Raj Builders & Developers and Mr. Ravi @ Jeetendra Amarnath Kapoor;
- (c) 7/12 extracts;
- (d) Search Report dated 30th August 2021;
- 3. Third Schedule :
 - (a) Indenture of Conveyance dated 31st January 2019 between Shri Kedar @ Kedarnath Shivram Kini and four others with the confirmation of Smt. Vimal Irajini Kini and 20 others and C.P. Associates, a Partnership Concern of Shri Jordan S. Pereira and Shri Subhodh R. Choudhary, and also with the confirmation of Mr. Amarchand Mehta and Mr. Ravi @ Jeetendra Amarnath Kapoor;
 - (b) 7/12 extracts;
- 4. Search Report dated 30th August 2021;
- 5. Declaration cum Indemnity dated 9th September 2021 of Mr. Ravi @ Jeetendra Amarnath Kapoor;