

To  
Maha RERA  
Housefin Bhavan  
Plot No. C – 21  
Bandra Kurla Complex  
Bandra (East), Mumbai 400 051

### LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land bearing following Survey Nos. situate at Village Maan, Taluka Mulshi, District Pune ("**Properties**"):

Survey No.	Area
98/99/101/A/1	7 Hectares 35.38.83 Ares
98/99/101/A/3	10.48 Ares
98/99/101/A/4	4.22 Ares
98/99/101/A/5	10.73 Ares
98/99/101/A/6	12.66 Ares
<b>Total</b>	<b>7 Hectares 73.47 Ares</b>

1. We have investigated the title of the Properties based on the request of **Joyville Shapoorji Housing Private Limited**, and the following documents:

- Sale Deed dated January 21, 2015, registered at Serial No. 274 of 2015;
- Sale Deed, dated January 21, 2015, registered at Serial No. 281 of 2015;
- Gift Deed dated October 17, 2015, registered at Serial No. 4034 of 2015;
- Agreement for Sale Dated November 17, 2016, registered at Serial No. 10632 of 2016;
- Power of Attorney Dated November 17, 2016, registered at Serial No. 10633 of 2016;
- Sale Deed dated September 26, 2017 registered at Serial No. 12791 of 2017
- Agreement for Sale, dated November 29, 2012, registered at Serial No. 6814 of 2012;
- Power of Attorney, dated November 29, 2012, registered at Serial No. 6815 of 2012;
- Sale Deed dated August 5, 2017, registered at Serial No. 12474 of 2017
- Agreement for Sale, dated November 29, 2012, registered at Serial No. 6814 of 2012
- Agreement for Sale, dated July 12, 2012, registered at Serial No. 3470 of 2012;
- Power of Attorney dated July 12, 2012, registered at Serial No. 3471 of 2012;
- Sale Deed dated August 5, 2017, registered at Serial No. 12475 of 2017;

- Agreement for Sale dated January 5, 2007, registered at Serial No. 102 of 2007;
- Power of Attorney dated January 5, 2007, registered at Serial No. 103 of 2007;
- Sale Deed dated September 17, 2007, registered at Serial No. 6449 of 2007;
- Sale Deed dated September 26, 2017, registered at Serial No. 12774 of 2017;
- Agreement for Sale dated January 10, 2007, registered at Serial No. 223 of 2007;
- Power of Attorney dated January 10, 2007, registered at Serial No. 224 of 2007;
- Sale Deed dated October 30, 2007, registered at Serial No. 7427 of 2007;
- Agreement for Sale, dated January 22, 2013, registered at Serial No. 594 of 2013;
- Power of Attorney dated January 22, 2013, registered at Serial No. 595 of 2013;
- Agreement for Sale dated April 16, 2009, registered at Serial No. 2258 of 2009;
- Power of Attorney dated April 16, 2009, registered at Serial No. 2259 of 2009;
- Sale Deed dated February 18, 2010, registered at Serial No. 1042 of 2010;
- Confirmation Deed dated March 3, 2010, registered at Serial No. 1284 of 2010;
- Agreement for Sale Dated February 16, 2013, registered at Serial No. 1345 of 2013;
- Power of Attorney Dated February 16, 2013, registered at Serial No. 1346 of 2013;
- Sale Deed dated September 26, 2017, registered at Serial No. 12777 of 2017;
- Exchange Deed dated March 30, 2016, registered at Serial No. 3539 of 2016;
- Agreement for Sale Dated November 17, 2016, registered at Serial No. 10630 of 2016;
- Power of Attorney Dated November 17, 2016, registered at Serial No. 10631 of 2016;
- Sale Deed dated August 5, 2017, registered at Serial No. 12478 of 2017;
- Sale Deed dated October 11, 2017 registered at Serial No. 13686 of 2017;
- Agreement for Sale dated April 16, 2009, registered at Serial No. 2258 of 2009;
- Sale Deed dated February 18, 2010, registered at Serial No. 1042 of 2010;
- Confirmation Deed dated March 3, 2010, registered at Serial No. 1284 of 2010;
- Agreement for Sale Dated February 16, 2013, registered at Serial No. 1345 of 2013;
- Power of Attorney Dated February 16, 2013, registered at Serial No. 1346 of 2013;
- Sale Deed dated September 26, 2017, registered at Serial No. 12777 of 2017;
- Sale Deed dated January 5, 2012, registered at Serial No. 61 of 2012;
- Agreement for Sale, dated October 29, 2013, registered at Serial No. 5076 of 2013.



- Power of Attorney, dated October 29, 2013, registered at Serial No. 5077 of 2013;
- Indemnity Bond dated October 29, 2013, registered at Serial No. 5078 of 2013;
- Sale Deed dated September 26, 2017, registered at Serial No. 12773 of 2017;
- Sale Deed dated March 30, 2011, registered at Serial No. 1924 of 2011;
- Sale Deed dated September 29, 2010, registered at Serial No. 5589 of 2010;
- Confirmation Deed dated December 30, 2010, registered at Serial No. 7689 of 2010;
- Agreement for Sale, dated June 12, 2012, registered at Serial No. 2944 of 2012;
- Power of Attorney dated June 14, 2012, registered at Serial No. 2945 of 2012;
- Sale Deed dated August 5, 2017, registered at Serial No. 12473 of 2017;
- Sale Deed dated September 26, 2017, registered at Serial No. 12775 of 2017;
- Sale Deed dated September 4, 2010, registered at Serial No. 5070 of 2010;
- Sale Deed dated September 27, 2010 registered at Serial No. 5533 of 2010;
- Confirmation Deed dated February 8, 2011, registered at Serial No. 862 of 2011;
- Confirmation Deed dated October 21, 2011, registered at Serial No. 5282 of 2011;
- Confirmation Deed dated October 21, 2011, registered at Serial No. 5283 of 2011;
- Sale Deed dated October 26, 2010 registered at Serial No. 6149 of 2010;
- Agreement for Sale, dated June 12, 2012, registered at Serial No. 2942 of 2012;
- Power of Attorney, dated June 12, 2012, registered at Serial No. 2943 of 2012;
- Sale Deed dated August 5, 2017, registered at Serial No. 12476 of 2017;
- Sale Deed dated October 12, 2011, registered at Serial No. 5130 of 2011;
- Agreement for Sale, dated September 6, 2013, registered at Serial No. 7184 of 2013;
- Power of Attorney dated September 6, 2013, registered at Serial No. 7185 of 2013;
- Indemnity Bond dated September 6, 2013, registered at Serial No. 7186 of 2013;
- Sale Deed dated September 26, 2017, registered at Serial No. 12815 of 2017;
- Sale Deed dated December 19, 2012, registered at Serial No. 7548 of 2012;
- Agreement for Sale dated June 10, 2013, registered at Serial No. 4692 of 2013;
- Power of Attorney dated June 10, 2013, registered at Serial No. 4693 of 2013;
- Sale Deed dated August 5, 2017, registered at Serial No. 12477 of 2017;
- Sale Deed dated September 29, 2010, registered at Serial No. 5588 of 2010;
- Confirmation Deed dated December 30, 2010, registered at Serial No. 7689 of 2010;



- Agreement for Sale Dated February 16, 2013, registered at Serial No. 1345 of 2013;
- Power of Attorney Dated February 16, 2013, registered at Serial No. 1346 of 2013;
- Sale Deed dated January 5, 2012, registered at Serial No. 61 of 2012;
- Agreement for Sale, dated October 29, 2013, registered at Serial No. 5076 of 2013;
- Power of Attorney, dated October 29, 2013, registered at Serial No. 5077 of 2013;
- Indemnity Bond dated October 29, 2013, registered at Serial No. 5078 of 2013;
- Sale Deed dated September 26, 2017, registered at Serial No. 12773 of 2017;
- Sale Deed dated March 30, 2011, registered at Serial No. 1923 of 2011;
- Sale Deed dated October 16, 2017 registered at Serial No. 13839 of 2017;
- Sale Deed dated September 4, 2010, registered at Serial No. 5069 of 2010;
- Confirmation Deed dated October 21, 2011, registered at Serial No. 5282 of 2011;
- Sale Deed dated October 7, 2010, registered at Serial No. 5532 of 2010;
- Confirmation Deed dated February 8, 2011, registered at Serial No. 863 of 2011;
- Confirmation Deed dated October 21, 2011, registered at Serial No. 5283 of 2011;
- Sale Deed dated October 26, 2010, registered at Serial No. 6148 of 2010;
- Agreement for Sale, dated July 23, 2013, registered at Serial No. 4044 of 2013;
- Power of Attorney dated July 23, 2013, registered at Serial No. 4045 of 2013;
- Sale Deed dated September 26, 2017, registered at Serial No. 12814 of 2017;
- Sale Deed dated October 12, 2011, registered at Serial No. 5130 of 2011;
- Agreement for Sale, dated September 6, 2013, registered at Serial No. 7184 of 2013;
- Power of Attorney dated September 6, 2013, registered at Serial No. 7185 of 2013;
- Indemnity Bond dated September 6, 2013, registered at Serial No. 7186 of 2013;
- Sale Deed dated September 26, 2017, registered at Serial No. 12815 of 2017;
- Sale Deed dated December 19, 2012, registered at Serial No. 7548 of 2012;
- Agreement for Sale dated June 10, 2013, registered at Serial No. 4692 of 2013;
- Power of Attorney dated June 10, 2013, registered at Serial No. 4693 of 2013;
- Exchange Deed dated March 30, 2016, registered at Serial No. 3539 of 2016;
- Sale Deed dated August 5, 2017, registered at Serial No. 12477 of 2017;
- Deed of Conveyance dated December 7, 2017, registered at Serial No. 16611 of 2017;

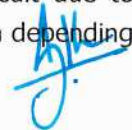


- Deed of Grant of Right of way dated December 7, 2017, registered at Serial No. 16607 of 2017;
- Supplemental Agreement dated December 20, 2018, registered at Serial No. 23281 of 2018;
- Indenture of Mortgage dated March 30, 2019 registered at Serial No. 1383 of 2019;
- Transfer Deed dated February 4, 2020, registered at Serial No. 793 of 2020;
- 7/12 extracts; and
- Search Report dated July 23, 2016 issued by Vikram Vaidya, Title Investigator for the last 30 years.

2. On perusal of the above mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that the title of Joyville Shapoorji Housing Private Limited (Owner and Promoter) in respect of the following Properties is clear and marketable subject to the encumbrances of Housing Development Finance Corporation Limited:

Owner of the Property	Survey No.	Area
Joyville Shapoorji Housing Private Limited	98/99/101/A/1	7 Hectares 35.38.83 Ares
Joyville Shapoorji Housing Private Limited	98/99/101/A/3	10.48 Ares
Joyville Shapoorji Housing Private Limited	98/99/101/A/4	4.22 Ares
Joyville Shapoorji Housing Private Limited	98/99/101/A/5	10.73 Ares
Joyville Shapoorji Housing Private Limited	98/99/101/A/6	12.66 Ares
	<b>Total</b>	<b>7 Hectares 73.47 Ares</b>

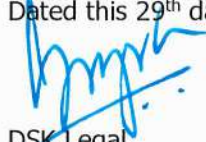
3. We have issued Public Notices for inviting any objections / claims in respect of the captioned properties in (i) in Economic Times (English daily) and Loksatta (Marathi daily newspaper) on 18 November, 2016 and we have received no objection; and (ii) in Economic Times (English daily) and Loksatta (Marathi daily newspaper) on June 5, 2017.
4. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the Property nor have commented on the zoning and development aspects etc., thereof.
5. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending



upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

6. The report reflecting the flow of title in respect of the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 29<sup>th</sup> day of July, 2021.



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Encl.: Annexure "A"