



To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan,
Plot No. C – 21, E – Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land bearing Survey Nos. 297/2, 298/6 and 390/B (Part) and admeasuring in the aggregate 30,800 square metres or thereabouts, situate, lying and being in the village of Bolinj, Taluka Vasai, District Thane (“**said Property**”).

- A. We have investigated the title of the said property on the instructions of our clients, Joyville Shapoorji Housing Private Limited (“**Joyville**”), a company existing under the Companies Act, 2013 having CIN U70109MH2007PTC166942 and having its registered office at SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai 400005

(I) (a) Description of the said Property:

All that piece or parcel of land bearing Survey Nos. 297/2, 298/6 and 390/B (Part) and admeasuring in the aggregate 30,800 square metres or thereabouts, situate, lying and being in the village of Bolinj, Taluka Vasai, District Thane.

(b) Description of the Larger Property:

All that piece or parcel of land bearing Survey Nos. 296/1 to 296/8 (forming part of Survey No. 296) , 297/1 to 297/3 (forming part of Survey No. 297) , 298/1 to 298/6 (forming part of Survey No. 298) , 299/1 to 299/3 (forming part of Survey No. 299) , 303, 304, 324/1 to 324/4 (forming part of Survey No. 324) and 390B and admeasuring in the aggregate 93,760 square metres or thereabouts situate lying and being at Village Bolinj, Taluka Vasai, District Palghar (“**Larger Property**”)

(II) The documents of allotment of plot:

Survey Nos. 296/1 to 296/8 (forming part of Survey No. 296) admeasuring 7890 square meters:

- a. Mutation Entry No. 3128 dated 5th May, 1983.
- b. Mutation Entry No. 2599 dated 12th May 1972.
- c. Mutation Entry No. 3124 dated 28th April, 1983.
- d. Agreement to Sale dated 19th May, 1988, executed between Sakharam Hari Raut, Ramnath Ganpat Raut, Ramesh Ganpat Raut, Ravindra Ganpat Raut, Bhalchandra Ganpat Raut, therein referred to as the Vendors and Maniklal J. Mehta, therein referred to as the Purchaser and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1819 of 1988
- e. Mutation Entry No. 5454 dated 20th November, 2006.

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- f. Deed of Conveyance dated 21st July, 2008, executed between Sakharam Hira Raut, Ramesh Ganpat Raut, Ravindra Ganpat Raut, Vimal Parshuram Raut, and Bhalchandra Ganpat Raut, (through their constituted attorneys, Maniklal Mehta and Ashokbhai Mohanlal Mehta) the vendors therein, and Tushar Gunvant Desai, the purchaser therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 7859 of 2008.
- g. Deed of Conveyance dated 26th November, 2009, executed between Hemlata Ramnath Raut, Milind Ramnath Raut, Sushma Rajan Mhatre, Manoj Ramnath Raut therein referred to as the Vendors of One Part, Sakharam Hira Raut, Ramesh Ganpat Raut, Ravindra Ganpat Raut, and Bhalchandra Ganpat Raut, therein referred to as the Confirming Party of the Second Part and Tushar Gunvant Desai, the purchaser therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 538 of 2009.
- h. Deed of Conveyance dated 31st December, 2011, executed between Tushar Gunvant Desai, the vendor therein, and Manik Jugraj Mehta and Ashok Mohanlal Mehta, the purchasers therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 61 of 2012.
- i. Deed of Conveyance dated 31st March, 2016, executed between Manik Jugraj Mehta and Ashok Mohanlal Mehta therein referred to as the Vendors of the First Part and Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur and Rohil Jayendra Thakur (through their Power of Attorney holder Deepak Harischandra Thakur) therein referred to as the Purchasers of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 3071 of 2016.
- j. Deed of Rectification dated 18th May, 2016 executed between Manik Jugraj Mehta and Ashok Mohanlal Mehta therein referred to as the Vendors of the First Part and Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur and Rohil Jayendra Thakur (through their Power of Attorney holder Deepak Harischandra Thakur) therein referred to as the Purchasers of the Other Part.
- k. Mutation Entry No. 6841 dated 19th July 2016
- l. Mutation Entry No. 6842 dated 20th July, 2016.
- m. Deed of Transfer dated 15th November, 2016 registered with the office of Sub-Registrar of Assurances at Vasai bearing Registration No. Vasai-1-9363 of 2016 executed by and between Mehul Dipak Thakur, Rohan Jayendra Thakur, Siddhartha Dipak Thakur and Rohil Jayendra Thakur through their Constituted Attorney Deepak Harishchandra Thakur, therein referred to as the party of the one part and Vasai Virar City Municipal Corporation, therein referred to as the party of the other part.
- n. Mutation Entry No. 6912 dated 10th April 2017.
- o. Mutation Entry No. 6921 dated 25th April 2017.
- p. Mutation Entry No. 7447 dated 26th December 2020.

Survey Nos. 297/1 to 297/3 (forming part of Survey No. 297) admeasuring 10370 square meters:

- q. Mutation Entry No. 1797 dated 27th February, 1957.
- r. Mutation Entry No. 2481 dated 2nd April, 1968.
- s. Correction deed dated 25th November, 1976 made between Shri Harihar Govind Vartak for himself and as a constituted Attorney for Hari Govind Vartak, Narasimha Govind

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- Vartak, Mahadev Govind Vartak, Parshuram Govind Vartak and Raghunandan Govind Vartak of the One Part and Janardan Ramchandra Joshi, for himself, and as constituted attorney of Jagannath Babaji Joshi, Narayan Shantaram Joshi, and Savita Shankar Joshi of the Other Part and registered with the office of Sub-Registrar of Assurances at Vasai under the Serial No. 583 of 1976.
- t. Mutation Entry No. 3421 dated 5th September, 1987
- u. Deed of Conveyance dated 30th July, 1987, executed between Janardan Ramchandra Joshi, Pramodini Jagannath Joshi, Nita Narayan Joshi, Savita Shankar Joshi, Jayant Ramchandra Joshi, Bhalchandra Ramchandra Joshi, Sayojita Janardan Joshi, Kirtikumar Narayan Joshi, Vasudev Ramchandra Joshi, and Balam Shankar Joshi, the vendors therein and Dr. G.L. Vyas and Durga G. Vyas, therein referred to as the confirming parties and Parasmal Jugraj Jain, the purchaser therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 4386 of 1988.
- v. Mutation Entry No. 3459 dated 20th November, 1987
- w. Unregistered Agreement for Sale dated 1st December, 2004, confirmed by a Deed of Confirmation dated 5th June, 2006 executed between Parasmal Jugraj Jain, the vendor therein, and Mehul Deepak Thakur, and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur, and Priyanka Jayendra Thakur (through their constituted attorney, Raj Harishchandra Thakur), the purchasers therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 4927 of 2006.
- x. Deed of Conveyance dated 5th June, 2006, executed between Parasmal Jugraj Jain, the vendor therein, and Mehul Deepak Thakur and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur, and Priyanka Jayendra Thakur (through their constituted attorney, Raj Harishchandra Thakur), the purchasers therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 4928 of 2006.
- y. Deed of Re-conveyance dated 6th August 2015 duly registered with the office of Sub-Registrar of Assurances at Vasai bearing Registration No. Vasai-5-3936 of 2015 executed by Union Bank of India as party of first part, Viva Winner Venture Realtors LLP as party of second part, and Mehul Deepak Thakur, Rohan Jayendra Thakur, Priyanka Thakur and Siddhartha Deepak Thakur as party of third part.
- z. Mutation Entry No. 6741 dated 21st August.
- aa. Mutation Entry No. 6864 dated 9th December 2016.
- bb. Mutation Entry No. 6865 dated 10th December 2016.
- cc. Mutation Entry No. 6913 dated 12th April 2017.
- dd. Mutation Entry No. 6922 dated 26th April 2017
- ee. Deed of Mortgage dated 6th September 2017 duly registered with Sub-Registrar of Assurances at Vasai bearing Registration No. VSE-2/7894/2017 executed by Joyville Shapoorji Housing Private Limited in favour of IDBI Trusteeship Services Limited.
- ff. Mutation Entry No. 7064 dated 6th February 2018.
- gg. Lease Deed dated 31st August 2020 duly registered with Sub-Registrar of Assurances at Vasai bearing Registration No. VSE-2/7024/2020 executed by Mehul Deepak Thakur, Rohan Jayendra Thakur, Priyanka Suchit Mahale (nee Priyanka Jayendra Thakur), Siddhartha Deepak Thakur, Viva Holding through its Power of Attorney holder Joyville

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- Shapoorji Pallonji Housing Private Limited as Lessor as party of first part, Joyville Shapoorji Pallonji Housing Private Limited as party of second part and Maharashtra State Electricity Distribution Company Limited as party of third part
- hh. Lease Deed dated 31st August 2020 duly registered with Sub-Registrar of Assurances at Vasai bearing Registration No. VSE-2/7024/2020 executed by Mehul Deepak Thakur, Rohan Jayendra Thakur, Priyanka Suchit Mahale (nee Priyanka Jayendra Thakur), Siddhartha Deepak Thakur, Viva Holding through its Power of Attorney holder Joyville Shapoorji Pallonji Housing Private Limited as Lessor as party of first part, Joyville Shapoorji Pallonji Housing Private Limited as party of second part and Maharashtra State Electricity Distribution Company Limited as party of third part
- ii. Mutation Entry No. 7446 dated 26th December 2020

Survey No. 298(part) admeasuring 3630 sq. meters:

- jj. Mutation Entry No. 2662 dated 18th November 1971
- kk. Mutation Entry No. 3314 dated 4th December, 1986.
- ll. Unregistered Agreement for Sale dated 17th November, 1986, confirmed by a Deed of Confirmation dated 24th March, 2008, executed between Silu Atu Kuriel, Sylvester Simon Correia, John Simon Correia, Mary Anton Correia, Lusu Silya Kuriel, and Bautis Silya Kuriel, the vendors therein, and Vilas Devnath Patil, the purchaser therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 3674 of 2008
- mm. Deed of Conveyance dated 4th March, 2008, executed between Silu Simao Kuriel and John Simao Kuriel, the vendors therein (through their constituted attorney, Pradeep Vishnu Tendulkar), and Vilas Devnath Patil, the purchaser therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 3675.
- nn. Deed of Re-conveyance dated 6th August 2015 duly registered with the office of Sub-Registrar of Assurances at Vasai bearing Registration No. Vasai-5-3936 of 2015 was executed by Union Bank of India as party of first part, Viva Winner Venture Realtors LLP as party of second part, Mehul Deepak Thakur, Rohan Jayendra Thakur, Priyanka Thakur and Siddhartha Deepak Thakur as party of third part.
- oo. Mutation Entry No. 6848 dated 9th December 2016
- pp. Mutation Entry No. 6922 dated 26th April 2017
- qq. Deed of Mortgage dated 6th September 2017 duly registered with Sub-Registrar of Assurances at Vasai bearing Registration No. VSE-2/7894/2017 executed by Joyville Shapoorji Housing Private Limited in favour of IDBI Trusteeship Services Limited
- rr. Mutation Entry No. 7064 dated 6th February 2018
- ss. Mutation Entry No. 7446 dated 26th December 2020

Survey No. 298(part) admeasuring 3630 square meters:

- tt. Mutation Entry No. 2965 dated 15th November, 1980.
- uu. Deed of Sale dated 25th March, 1981, executed between Rosy Joseph Kuriel, as the Vendor therein and Alex Pedro Rurnao, as the Purchaser therein,
- vv. Unregistered Agreement for Sale dated 17th January, 1987, confirmed by a Deed of

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- Confirmation dated 18th November, 2008, executed between Alex Pedro Rumao, the vendor therein (through his constituted attorney, Alex Louis Correia, through his constituted attorney, Janardan Gopal Patil), and Vasant Laxman Patil, the purchaser therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 11257 of 2008.
- ww. Deed of Sale dated 18th November, 2008, executed between Alex Pedro Rumao (through his constituted attorney, Alex Louis Correia, through his constituted attorney, Janardan Gopal Patil), the vendor therein, and Vasant Laxman Patil, the purchaser therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 11258.
- xx. Deed of Sale dated 30th December, 2011, executed between Vasant Laxman Patil and Vilas Devnath Patil, the vendors therein, and Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur, and Priyanka Jayendra Thakur (through their constituted attorney Deepak Harishchandra Thakur)
- yy. Mutation Entry No. 6299 dated 22nd March 2012
- zz. Mutation Entry No. 6741 dated 21st August 2015 Mutation Entry No. 6865 dated 10th December 2016
- aaa. Mutation Entry. 7396 dated 3rd September 2020.
- bbb. Mutation Entry No. 6913 dated 12th April 2017

Survey Nos. 299/1 to 299/3 (forming part of Survey No. 299) admeasuring 2150 square meters and Survey No. 304 admeasuring 2250 square meters:

- ccc. Mutation Entry No. 1627 dated 31st March, 1953.
- ddd. Mutation Entry No. 1628 dated 31st March, 1953.
- eee. Mutation Entry No. 2119 dated 20th March, 1962
- fff. Mutation Entry No. 2145 dated 17th July, 1962
- ggg. Mutation Entry No. 2301 dated 8th August, 1965
- hhh. Mutation Entry No. 2390 dated 2nd February, 1967.
- iii. Mutation Entry No. 2599 dated 12th May 1972
- jjj. Mutation Entry No. 1554 dated 16th October 1991.
- kkk. Mutation Entry No. 2198 dated [.]
- lll. Mutation Entry No. 5372 dated 2nd May, 2006
- mmm. Undated and unregistered Agreement for Sale executed between Gyaneshwar Jagannath Raut, Vasant Jagannath Raut, Kashinath Jagannath Raut, Jagdish Jagannath Raut, and Krushnibai Jagannath Raut therein referred to as the Vendors of One Part and Rohan Jayendra Thakur and Priyanka Jayendra Thakur (through their constituted attorney Raj Harishchandra Thakur), and Mehul Deepak Thakur and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur) therein referred to as the Purchasers of Other Part.
- nnn. Deed of Confirmation dated 14th November, 2006 made between Dyaneshwar Jagannath Raut, Kunda Dyaneshwar Raut, Vijay Dyaneshwar Raut, Nilima Vijay Raut, Sahil Vijay Raut, Jitendra Dyaneshwar Raut, Rajeshree Jitendra Raut, Upeksha Jitendra Raut, Vasant Jagannath Raut, Hemlata Vasant Raut, Jayesh Vasant Raut, Roopali Jayesh Raut, Mahesh Vasant Raut, Kashinath Jagannath Raut, Rita Kashinath Raut, Bhavana Kashinath Raut, Veena Kashinath Raut, Jagruti Kashinath Raut, Jagdish Jagannath Raut, Bharati Jagdish Raut, Vibhaj Jagdish Raut, and Krushnibai Jagannath Raut, the vendors therein

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- (Dyaneshwar Jagannath Raut executing for himself and as constituted attorney of the rest of the vendors therein) therein referred to as the Vendors of One Part and Mehul Deepak Thakur and Siddharth Deepak Thakur (through their constituted attorney, Deepak Harishchandra Thakur), and Rohan Jayendra Thakur and Priyanka Jayendra Thakur (through their constituted attorney, Raj Harishchandra Thakur) therein referred to as the Purchasers of Other Part and registered with the office of the Sub-Registrar of Assurances at Vasai under Serial No. 9990 of 2006.
- ooo. Deed of Conveyance dated 14th November, 2006, executed between Dyaneshwar Jagannath Raut, Kunda Dyaneshwar Raut, Vijay Dyaneshwar Raut, Nilima Vijay Raut, Sahil Vijay Raut, Jitendra Dyaneshwar Raut, Rajeshree Jitendra Raut, Upeksha Jitendra Raut, Vasant Jagannath Raut, Hemlata Vasant Raut, Jayesh Vasant Raut, Roopali Jayesh Raut, Mahesh Vasant Raut, Kashinath Jagannath Raut, Rita Kashinath Raut, Bhavana Kashinath Raut, Veena Kashinath Raut, Jagruti Kashinath Raut, Jagdish Jagannath Raut, Bharati Jagdish Raut, Vibhaj Jagdish Raut, and Krushnibai Jagannath Raut, the vendors therein (Dyaneshwar Jagannath Raut, executing for himself and as constituted attorney of the rest of the vendors therein), and Mehul Deepak Thakur and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur and Priyanka Jayendra Thakur (through their constituted attorney Raj Harishchandra Thakur), the purchasers therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 9991 of 2006.
- ppp. Indenture of Confirmation Deed dated 28th August 2015 duly registered with the office of Sub-Registrar of Assurances at Vasai bearing Registration No. Vasai-6/4215/2015 was executed by Kunda Dyaneshwar Raut, Nilima Vijay Raut, Upeksha Jitendra Raut, Jitendra Dyaneshwar Raut, Jitendra Dyaneshwar Raut, Jayesh Vasant Raut, Rupali Jayesh Raut, Mahesh Vasant Raut, Kashinath Jagannath Raut, Rita Kashinath Raut, Bhavna Kashinath Raut, Vina Kashinath Raut, Jagruti Kashinath Raut, Jagdish Jagannath Raut, Bharti Jagdish Raut, Vibhaj Jagdish Raut as Vendors of one part in favour of Mehul Deepak Thakur, Rohan Jayendra Thakur, Siddhartha Deepak Thakur, Priyanka Jayendra Thakur through Power of Attorney holder Deepak Harishchandra Thakur as Purchasers of other part.
- qqq. Mutation Entry No. 6864 dated 9th December 2016
- rrr. Mutation Entry No. 6922 dated 26th April 2017
- sss. Mutation Entry No. 6865 dated 10th December 2016.
- ttt. Mutation Entry No. 6913 dated 12th April 2017.
- uuu. Mutation Entry No. 7064 dated 6th February 2018.

Survey No. 303 admeasuring 4500 square meters:

- vvv. Mutation Entry No. 1317 dated 3rd January, 1948
- www. Unregistered Agreement for Sale dated 3rd December, 2004, confirmed by a Deed of Confirmation dated 13th April, 2006 executed between Vasant Damodar Raut, Narayan Damodar Raut, Harishchandra Damodar Raut, and Parshuram Damodar Raut, (Narayan Darnodar Raut, Harishchandra Damodar Raut, and Parshuram Damodar Raut, through their constituted attorney Vasant Damodar Raut) the vendors therein, and Mehul Deepak Thakur, and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur, and Priyanka Jayendra Thakur (through their constituted attorney, Raj Harishchandra

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- Thakur), the purchasers therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 3142 of 2006;
- xxx. Deed of Conveyance dated 13th April, 2006, executed between Vasant Damodar Raut, Narayan Damodar Raut, Harishchandra Damodar Raut, and Parshuram Damodar Raut, the vendors therein (Narayan Damodar Raut, Harishchandra Damodar Raut, and Parshuram Damodar Raut through their constituted attorney Vasant Damodar Raut), and Mehul Deepak Thakur, and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur, and Priyanka Jayendra Thakur (through their constituted attorney, Raj Harishchandra Thakur), the purchasers therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 3143 of 2006
- yyy. Mutation Entry No. 5365 dated 24th February 2006.
- zzz. Indenture dated 10th August, 2015 made between Sharmila Vasant Raut, Vaibhav Vasant Raut, Sandhya Vilas Raut, Vina Bhuvanesh Chaudhry, Yogita Vasant Raut, Trupti Krushnakumar Raut, Hemangi Vishal Bhat, Narayan Damodar Raut, Vandana, Narayan Raut, Deepa Bharat Raut, Charulata Narayan Raut, Rupali Narayan Raut, Harishchandra Damodar Raut, Sandhya Harishchandra Raut, Yogesh Harishchandra Raut, Nisha Parshuram Raut, Sachin Parshuram Raut, Rakhi Parshuram Raut, Kanchan Parshuram Raut 1 to 7 for themselves and as legal heirs of Vasant Damodar Raut and No. 16 to 19 for themselves and as legal heirs of Parshuram Damodar Raut, Vendors therein (all through their constituted attorney Raj Harishchandra Thakur), and Mehul Deepak Thakur, and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur, and Priyanka Jayendra Thakur
- aaaa. Mutation Entry No. 6741 dated 21st August 2015
- bbbb. Mutation Entry No. 7016 dated 5th October 2017
- cccc. Mutation Entry No. 7063 dated 3rd February 2018
- dddd. Re-conveyance dated 27th August 2018 duly registered with the office of Sub-Registrar of Assurances at Vasai bearing Registration No. VSE-2/8568/2018 executed between Union Bank of India and Mehul Deepak Thakur, Rohan Jayendra Thakur, Siddharth Deepak Thakur, and Priyanka Jayendra Thakur.
- eeee. Mutation Entry No. 7396 dated 3rd September 2020

Survey No. 390B admeasuring 25600 square meters:

- ffff. Mutation Entry No. 1565 dated 18th July, 1952
- gggg. Mutation Entry No. 3372 dated 27th April, 1987.
- hhhh. Mutation Entry No. 2599 dated 12th May 1972
- iiii. Mutation Entry No. 5244 dated 2nd August, 2005
- jjjj. Mutation Entry No. 5248 dated 3rd August, 2005
- kkkk. Mutation Entry No. 5082 dated 3rd February 2004
- llll. Unregistered Agreement for Sale dated 23rd December, 2004, confirmed by a Deed of Confirmation dated 17th November, 2006, between Joao Manu Ludric, Manohar Pascoal Ludric, Sanjav Pascoal Ludric, Janubai Pascoal Ludric, Mahendra Aagu Ludric, Simon Aagu Ludric, Wilson Aagu Ludric, Mary Matthew Rumao, Lousanne Ignatiu s Lopes (through their constituted attorney Raj Harishchandra Thakur), the vendors therein, and

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- Mehul Deepak Thakur and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur and Priyanka Jayendra Thakur (through their constituted attorney Raj Harishchandra Thakur).
- mmmm. Deed of Conveyance dated 17th November, 2006, executed between Joao Manu Ludric, Manohar Pascoal Ludric, Sanjav Pascoal Ludric, Janubai Pascoal Ludric, Mahendra Aagu Ludric, Simon Aagu Ludric, Wilson Aagu Ludric, Mary Matthew Rurnao, Lousanne Ignatius Lopes (through their constituted attorney Raj Harishchandra Thakur), the vendors therein, and Mehul Deepak Thakur and Siddharth Deepak Thakur (through their constituted attorney Deepak Harishchandra Thakur), and Rohan Jayendra Thakur and Priyanka Jayendra Thakur (through their constituted attorney Raj Harishchandra Thakur).
- nnnn. Deed of Re-conveyance dated 6th August 2015 duly registered with the office of Sub-Registrar of Assurances at Vasai bearing Registration No. Vasai-5-3936 of 2015 was executed by Union Bank of India as party of first part, Viva Winner Venture Realtors LLP as party of second part, Mehul Deepak Thakur, Rohan Jayendra Thakur, Priyanka Thakur and Siddartha Deepak Thakur as party of third part.
- oooo. Mutation Entry No. 6741 dated 21st August 2015
- pppp. Mutation Entry No. 6979 dated 19th July 2017
- qqqq. Lease Deed dated 31st August 2020
- rrrr. Deed of Mortgage dated 6th September 2017
- ssss. Mutation Entry No. 7395 dated 3rd September 2020
- tttt. Development Agreement dated 31st December 2011 executed between 1) Mehul Deepak Thakur 2) Siddharth Deepak Thakur 3) Rohan Jayendra Thakur 4) Priyanka Jayendra Thakur 5) M/s. Viva Holdings, a partnership firm consisting of said parties 1) to 4) and Deepak Harishchandra Thakur, referred to as the owners therein and Viva Winner Venture Realtors LLP, referred to as developers therein, and registered with the office of the Sub-Registrar of Assurances under Serial No. 2034 of 2012.
- uuuu. Mutation Entry No. 7395 dated 3rd September 2020.

Survey No. 324/1 to 324/4 (forming part of Survey No. 324) admeasuring 33,740 square

meters:

- vvvv. Mutation Entry No. 1627 dated 3th March, 1953
- wwwv. Mutation Entry No. 1628 dated 31st March, 1953
- xxxx. Mutation Entry No. 2120 dated 20th March, 1962
- yyyy. Mutation Entry No. 2378 dated 16th September, 1966
- zzzz. Mutation Entry No. 2599 dated 12th May 1972
- aaaa. Mutation Entry No. 3000 dated 15th July, 1981
- bbbb. Mutation Entry No. 2960 dated 16th September, 1980
- cccc. Mutation Entry No. 3003 dated 1st August, 1981
- dddd. Mutation Entry No. 3009 dated 18th September, 1981
- eeee. Mutation Entry No. 4014 dated 4th March, 1996
- ffff. Mutation Entry No. 5279 dated 17th October, 2005
- gggg. Mutation Entry No. 5281 dated 17th October, 2005
- hhhh. Mutation Entry No. 5281 dated 17th October, 2005

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- iiii. Mutation Entry No. 5552 dated 14th August 2008
iiij. Mutation Entry No. 6864 dated 9th December 2016
kkkkk. Mutation Entry No. 6865 dated 10th December 2016
lllll. Mutation Entry No. 7063 dated 3rd February 2018
mmmmm. Mutation Entry No. 7170 dated 29th November 2018
nnnnn. Mutation Entry No. 7394 dated 3rd September 2020
ooooo. Mutation Entry No. 6913 dated 12th April 2017
ppppp. Mutation Entry No. 6921 dated 25th April 2017 Lease Deed dated 31st August 2020 duly registered with Sub-Registrar of Assurances at Vasai bearing Registration No. Vasai -2/7025/2020 executed by Mehul Deepak Thakur, Rohan Jayendra Thakur, Priyanka Suchit Mahale (nee Priyanka Jayendra Thakur), Siddhartha Deepak Thakur, Viva Holding through its Power of Attorney holder Joyville Shapoorji Pallonji Housing Private Limited as Lessor as party of first part, Joyville Shapoorji Pallonji Housing Private Limited as party of second party and Maharashtra State Electricity Distribution Company Limited as party of third part.
qqqqq. Mutation Entry No. 7446 dated 26th December 2020.

Common Documents:

- rrrrr. Agreement for Sale and Development dated 1st July 2016 entered into between Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur, Priyanka Jayendra Thakur Owners and Deepak Thakur, all carrying on business in the name and style of Messrs. Viva Holdings hereinafter collectively referred to as the "Vendors" of the First Part and Viva Winner Venture Realtors LLP hereinafter referred to as the "Existing Developer" of the Second Part and Joyville Shapoorji Housing Private hereinafter referred to as the "Purchaser" of the Third Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. Vasai-2-6841 of 2016.
sssss. Power of Attorney dated 28th October, 2016 and registered with the Office of the Sub-Registrar of Assurances under Serial No. Vasai-2-6842 of 2016 Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur, Priyanka Suchit Mahale (nee Priyanka Jayendra Thakur), and Messrs. Viva Holdings through its partners Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur, Priyanka Suchit Mahale (nee Priyanka Jayendra Thakur) and Deepak Thakur in favour of Joyville Shapoorji Housing Private Limited.

(III) 7/12 Extracts issued by Talathi and Mutation Entries

Sr. No.	Survey No. /Hissa No.	Date of the 7/12 extract	Mutation Entries reflected thereon
1.	297/2	11 th August, 2021	1670, 1797, 2481, 2599, 2936, 3421, 3459, 5400, 6741, 6746, 6865, 6913, 6922 and 7064
2.	298/6	13 th August, 2021	147, 2599, 2662, 2964, 2965, 3122, 3313, 3314, 5082, 5646, 5814, 6299, 6741, 6746, 6864, 6922, 7064 and 6913
3.	390B	24 th June, 2021	845, 1565, 2599, 3372, 5082, 5248, 5567, 6741, 6746, 6979, 7061 and 7395

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We have been furnished with a copy of the aforesaid 7/12 extracts.

(IV) Search Reports:

a) SRO searches for 30 years

For issuance of purposes of this Legal Title Report, we have caused searches to be conducted out in the office of Sub-Registrar of Assurances in respect of the said Property and in pursuance thereof, we have been furnished with (a) Search Reports dated 20th February, 2015 and 10th March, 2015 issued by Mr. Pushpak Vasudeo Raut for a period from 1952 to 2015; (b) Search Report dated 17th February, 2015 issued by Mr. Eknath S. Gaokar; (c) Search Report dated 31st August 2021 issued by Simply CERSAI for a period from 2015 to 2021 (collectively referred to as the “**SRO Search Reports**”).

b) CERSAI Searches in respect of said Property

We have caused searches to be carried out on the portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of the said Property and in pursuance thereof, we have been furnished with Search Report dated 29th August 2021 issued by Simply CERSAI (“**CERSAI Report**”)

c) CERSAI Searches in respect of Joyville Shapoorji Pallonji Private Limited

We have caused searches to be carried out on the portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of Joyville Shapoorji Pallonji Private Limited and in pursuance thereof we have been furnished with two Search Reports both dated 29th August 2021 issued by Simply CERSAI.

d) ROC Search in respect of Joyville

We have caused searches to be carried out on the online portal of the Ministry of Corporate Affairs (MCA) with respect to the charges created by Joyville Shapoorji Pallonji and in pursuance thereof we have been furnished with a Search Report dated 30th August 2021 issued by Simply CERSAI (“**ROC Reports**”).

e) Litigation Searches in respect of Joyville

We have caused online searches to be carried in respect of any pending litigations in relation to Joyville Shapoorji Pallonji and in pursuance thereof, we have been furnished with two Legal Audit Reports both dated 1st September 2021, issued by Cubictree Technology Solutions Private Limited (“**Litigation Reports**”).

- 2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that Joyville Shapoorji Housing Private Limited is entitled to develop the said Property by consuming FSI/TDR of around 68,437 square metres arising from the Larger Property that is required to construct built up area of 1,02,656 square metres, in terms of the Agreement for Sale and Development dated 1st July, 2016 registered on 28th October, 2016 bearing registration no. Vasai-2-6841 of 2016.

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