Advocate, High Court

Ref No .

-OFFICE-

119, 120. Bake House. 1st Floor. Old Bake House Lane, Opp Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort. Mumbai - 400 023.
Phone: 2285630 Mobile: 982050163.
E-mail: skydubeylayMrim@gmail.com

E-mail : skydubeyiawnrm@gmail.coi

Date:

FORMAT - A

(Circular No:- 28/2021)

To,

Date: 30-03-2021.

MahaRERA

6th and 7th Floor, Housefin Bhavan,

Plot No. C-21, E Block,

Bandra Kurla Complex,

Bandra (E), Mumbai - 400 051.

Legal Title Report

Sub: ALL THOSE piecesandparcelsoflandbearingSurvey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10,

Contd...2/-

In

Advocate, High Court

OFFICE:

103. Kashev Baug, 1st Floor, Above Bharat Bank, New Sheetall Talav, L.B.S. Marg, Kurla (West), Murrisul - 400070.

OFFICE: Correspondence:
119, 120, Bake House, 1st Floor, Old Bake Horozane, 2555531 Mobils: 358056140, Bank Ltd., Kala Ghoda, Fort, Mumbai - 460 023.

Pronc. 2555531 Mobils: 358056140, Bank Ltd., Kala Ghoda, Fort, Mumbai - 460 023.

Def Ma .							

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37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/3, 44/5B, 44/5B, 44/6A, 44/6B, 44/7, 44/18, 44/13, 44/13, 44/13, 44/15B, 44/6B, 44/7, 44/18, 44/19, 49/1, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/5, 45/6, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/2A, 53/2B, 54/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 54/6A, 64/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 54/6A, 46/2B, 46/2B,

- A. I., Mr. S. K. Dubey, have investigated the title of the Runwal Residency Private Limited at the request of our client/lowner, Runwal Residency Private Limited, having its office at Runwal and Omkar Esquare, 5th Floor, off. Eastern Engress Highway, Opp. Sion-Chunabhati Signal, Sion (East), Mumbai 400 022.
- B. Thesummaryoftheinvestigation oftitleundertaken byusisasfollows:-

pr

Contd...3/-

S. K. DUBEY Advocate, High Court

103, Keshay Baug, 1st Floor, Above Bharat Bank, Near Sheetal Talay, L. B.S. Marg, Kurla (West), Mumbai - 400070. -OFFICE: Correspondence-119, 120, Bake House, 1st Floor, Old Bake Hou ise Lane, Opp Maharashtra State Co-op, Bank Ltd., Kala Ghoda, Fort, Mumbai - 400 021. Phone: 22856630 Mobile: 9820050163

Pof No :			

Ref No.:		Date:
	3	

1. Description of the property:

All those pieces and parcels of landbearingSurvey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4,44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, 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.

Advocate, High Court

-OFFICE:-

Keshay Baug, 1st Pioor, Above Bharat Bank, Neor Sheebil Talav. L.B.S. Marg, Kurla (West), Mumbal - 400970.
 —OFEICE, Correspondence

 110, 126, Bake House, 1st Floor, Old Baie House Lam, Ogs Mahranden State Coop, Bank Life, Kala Oheda, Fort, Munbal - 400 023.
 Penez, 2295051 Beldin: 259009162.

E-mail: skytoteylaufon@gn.al.com			
Ref No.:	Date:		

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The land admensuring 2,60,628 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("First Land");

- b) Amended Order dated 87/10/2018 passed by the Henribe Bombey Tlight Court in Suit No. 431 of 2015 and registred under Strial No. and \$32/2019 in the office of the Sub-Registers of Assurances, Kalyau-2. The land admensuring 2,00,000 square meters was transferred in favour of Runval Residence PVI.1 fail "Second Land" is and
- c) Indemies of Conveyance dand 27/12/2019 registered under Strait Mx. 438/2020 in the office of the Soft-Register of Assumnce, Kulyan-1. The land admossizing 46/09 squite meters was transferred in favour of Rumwal Residency Pvt. Ltd ("Tkird Land"). The First Land, Second Land and Third Land in aggragatic admossizing 4,45/228 squite meters are collectively-offered to as the acid Land".

In view thereof, Runwal Residency Pvt. Ltd is the Owner of the said Land.

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Advocate, High Court

Ref No.:	Date:

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3. 7x12 Extract/Property Card:

The 7x12 ExtractiProperty Register Cards havebeen updated to reflect the name of Runwal Residency Private Limitedus the Owner/holder of the said Land.

4. Searches in Offices of Sub-Registrar;

Personed compice of the (a) Secuch Report dated 12⁴ April 2018 in respect of various Servey Nos. of Village Charivall for the period commencing from 1980 to 2018, (o) Search Report dated 22⁴ April 2018 in respect of various Survey Nos. of Village Charivall for the period commencing from 1980 to Survey Nos. of Village Charirals for the period commencing from 1980 to 2018, (c) Search Report dated 6⁴ September 2018 is respect of various Survey Nos. of Village Charirals for the period commencing from 1980 to 2018, (c) Search Report dated 6⁴ September 2018 in respect of various Survey Nos. of Village Utarphar for the period commencing from 1980 to 2018 (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 13⁸ vierusary 2019 in respect of various Survey (c) Search Report dated 2018 vierus 2019 vierus 20

Advocate, High Court

-OFFICE:-

Koehtv Baug, 1st Floor, Albove Bharet Bank, New Sheetall Talsv. L. B. S. Marg., Kuria (West), Mumbal - 400070.
 OFEICE: Correspondence:
 119, 120, Blaze House. 1st Floor. Old Baier House Later, Opp Maternachtm Soile Co.p., Unit Ltd., Kain Gloda, Fort. Murebal - 400 023.
 Panez, 2015406 Modile: 100005140.

Ref No.:_____

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Now, of Village Charivali for the period economening from 2018 to 2019, (f) Search Report dated 11th February 2019 is respect of various Survey Now. Of Village Lingsfire for the period commencing from 2018 to 2019 and, (g) Starch Report dated 2nd September 2020, in relation to the search conducted in the offices of Sob-Registrar of Assurances at Minubia and Kalpan. The searches undertaken at the offices of the Sob-Registrar of Assurances are, however, milyoct to the availability of records and also to records being toma of multilated.

C. On a possal of the above mentioned documents and other documents act out in the Table Certificate Regord on 10th ends of 5 March 2019, loaned by Wolkin Ghandy & Ch., and Supplementery Tiller Certificate dated 6° October, 2000, Issued by Advencia S. K. Debry/Gendered harvestifs collectively as American C*C) and bessel on the steps and observations and in the Tiller Certificate Report on Tiller dated 5° March 2019, issued by Walds Ghandy & Co., and Supplementary Tiller Certificate dated 6° Soches, 2000, hassed by Advonce S K. Debry/Jencifored Interestin Collectively as American C*C), we are of the polytom than Examan Repotatory Private Limited in the owner of the said Instituted its tiller is clear and marketable, subject to the emilifications/observationast American Sec.

V

Contd...7/4

Advocate, High Court

-OFFICE:-

103, Kenhay Baug, 1st Floor, Above Bharat Bank, Near Shoetal Talay, L.B.S. Mara, Kuria (West), Mumbai - 400070 OFFICE: Correspondence 119, 120, Bake House, 1st Floor, Old Bake House Lane, Opp Maharoshtra State Co-op, Bank Ltd., Kelly Ghoda, Fort Mumbai - 466 (2) Phone: 22856630 Mobile: 9620050163

Ref No.:_____ Date:____

. 7 ...

D. TheRenort on Title dated 5th March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6⁸ Detober, 2020, issued by Advocate S K. Dubey) prepared whereby reflecting the flow of title to the said Land are enclosed herewith as Annexure "C" and all persons are advised to read the SEATTREE.

Yours Trul

S. K. DUBEY S.K.DIBEY Advocate, High Court Advocate, High Coules 120, Bette Moura Lat Floor Dop. Maharastan State Co-op.

Bern LM., Kida Grode. E-mail skilatoyana'i malitana anni Meblo 9393003753

Encl:

1. Annexure-A- (Flow of the Title of the said Land).

2. Annexure-B- (Qualifications to Title).

3. Annexure-C- (Title Certificate Report on Title dated 5th March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6 October. 2020, issued by Advocate S.K. Dubey)

Contd 84

Advocate, High Court 119 120 Bake House 1st Floor Old Bake Ho

103, Keshav Baug, 1st Floor, Above Bharat Bank, Near Sheetal Talav, L.B.S. Marg. Kurla (West), Mumbai - 400070 -OFFICE: Correspondence ise Lane, Opp Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort. Mumbai - 400 023. Phone: 22856630 Mobile: 9820050163.

Ref No.:	Date:

... 8 ...

Annexure - A Flow of the Title of the said Land

- 1) 7/12 extract The 7/12 extracts have been undated 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 Sentember 2018 in respect of various Survey Nov. of Village Ghariyali 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 Ghariyali for the period commencing from 2018 to 2019. (f) Search Report, dated 13th February 2019 in respect of various Survey Nos. of Village



S K DUREY Advocate, High Court

-OFFICE:-

103. Keshay Baug, 1st Floor, Aboyo Sharat Sank, Near Sheetal Talay, L.B.S. Mara, Kuria (West), Museum - 40: U. 1 -OFFICE: Correspondence 119, 120, Balle House, Int Floor, Old Balle House Lare, Old Maharastera State Co-on Bank Ltd. Kala Choda, Fort. Moragai -452 (12) Phone: 22058632 Mobile: 9036060163

Ref No .: _

Date:

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Usundur for the period commencing from 2018 to 2019, and (g) Scarch Report dated 26th September 2020, in relation to the search conducted in the offices of Sub-Registrar of Assurances at Mambai and Knivan. The searches undertaken at the offices of the Sub-Registrer of Assurances are, however, subject to the availability of records and also to records being torn and contilated.

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, Kalvan-2. The land admicestring 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 Bumbuy High Court in Suit No. 431 of 2015 and registered under Serial No. and 532/2019 in the office of the Sub-Revistrar of Assurances. Kalvon-2. The land admonsturing 2,00,000 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("Second Land"): irred.

4. Du

Contd., 10/-

Advocate, High Court

-OFFICE:-

103. Keshav Baug, 1st Floor, Above Bharat Bank, Near Sheetal Talav, L.B.S. Marg. Kurla (West), Mumbai - 400070.
——OFFICE: Correspondence

119, 120. Bake House. 1st Floor, Old Bake House Lane, Opp Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort. Mumbai - 400 023.
Phone: 22856630 Mobile: 9820050163.

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Ref No.:	Date:

.. 10 ...

- 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.



Contd...11/-

S. K. DUBEY Advocate, High Court

OFFICE:-

103. Keshav Baug, 1st Floor, Above Bharat Bank, Next Shaetal Talav, L.B.S. Marg, Kurla (West), Mumbai - 400070.

—OFFICE: Correspondence:
119, 120. Bake House, 1st Floor, 0id Bake House, Link, Opp Mousehith State Coop Bank Ltd., Kala Ghoda, Fort, Mumbai - 400 023.

Phone: 2285-550 Medie: 3280-50916, 3

E-mail : skydubeylawfirm@gmail.com			
	Telephone Control of the Control of		

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Annexure - B

- 1) First and exclusive charge by way of mortgage in favour of Vistra ITCI. (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, Kalvan 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, Kalvan 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 subregistrar 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

ERA ON