

CHARUSHILA J. RAORANE, B.COM, LL. B.,



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H/505, Fifth Floor, Ekta Bhoomi Garden, Dattapada Road, Opp. TATA Steel, Borivali (East), Mumbai – 400 066

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TITLE REPORT

To,
Maharashtra Real Estate
Authority (MahaRERA),
Bandra West, Mumbai - 400051

Sub: ALL THOSE pieces or parcels of land bearing Survey No. 281, Hissa No.1(part), comprised in C.T.S. Nos. 698, 698/1, and 698/2 admeasurements 200 sq. yards equivalent to 167.22 Sq. Mtrs and Survey No. 281, Hissa No. 1 (part), C.T.S No. 695, 695/1, and 695/2 admeasurements 250 sq. yards equivalent to 209.03 Sq. Mtrs and Survey No. 281, Hissa No. 1 (part), C.T.S No. 696, 697, 697/1, 699 and 699/1 admeasurements 1086 sq. yards equivalent to 908.02 Sq. Mtrs., total area of the plot as per document 1284.72 Sq. Mtrs. and as per Property Card admeasurements 1245.02 Sq. Mtrs of Village Dahisar, Taluka Borivali, District Mumbai Suburban District and Municipal "R" North Ward, situate, lying and being at Radhabai Mhatre Road, Dahisar (West), Greater Mumbai, in the Registration District and Sub - District of Mumbai City, ("hereinafter referred to as the said Property for the sake of brevity").

- A. We have investigated the title of the said Property on the request and instructions of our clients **M/S. KRKUMAR INDUSTRIES LIMITED**, having its office at 101, Raj Bhavan, Road No. 1, Daulat Nagar Borivali (East), Mumbai 400 066 and **M/s. RRIL Limited**, having its office at 325, Hari Om Plaza, M. G. Road, Opp. National Park, Borivali (East), Mumbai 400 066 on perusal of the following documents.



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1. DESCRIPTION OF THE PROPERTY:

ALL THOSE pieces or parcels of land bearing Survey No. 281, Hissa No. 1(part), comprised in C.T.S. Nos. 698, 698/1, and 698/2 admeasurements 200 sq. yards equivalent to 167.22 Sq. Mtrs and Survey No. 281, Hissa No. 1 (part), C.T.S No. 695, 695/1 and 695/2, admeasurements 250 Sq. Yards equivalent to 209.03 Sq.c Mtrs and Survey No. 281, Hissa No. 1 (part), C.T.S No. 696, 697, 697/1, 699 and 699/1, admeasurements 1086 Sq. Yards equivalent to 908.02 Sq. Mtrs., total area of the plot as per document 1284.72 Sq. Mtrs. and as per Property Card admeasurements 1245.02 Sq. Mtrs of Village Dahisar, Taluka Borivali, District Mumbai Suburban District and Municipal "R" North Ward, situate, lying and being at Radhabai Mhatre Road, Dahisar (West), Greater Mumbai in the Registration District and Sub - District of Mumbai City and bounded as follows
On or towards East: By 20' Wide Road and By the property of late Gajanan Sahani bearing CTS No. 696, On or towards West: By CTS No. 694 and By property bearing CTS No. 696, On or towards North: By CTS No. 693, On or towards the South: By CTS No. 747 and by the property bearing CTS No. 699.

2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:

For the purpose of this Report, our client **M/S. KRKUMAR INDUSTRIES LIMITED** and **M/s. RRIL Limited** have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.



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- a) Copy of REGISTERED DEED OF CONVEYANCE executed on dated 12th December, 2012, made and entered into between the said M/s. Surya & Co., therein referred to as the "Vendors" of the One Part and 1) M/S. MECRON INFRA PVT. LTD. & 2) M/S. BASUDEO BUILDERS PVT. LTD., (the Owners herein), therein referred to as the "Purchasers" of the Other Part, the said M/s. Surya & Co., sold, transferred and conveyed the said property to the Owners herein, at or for the price and on the terms and conditions mentioned in the Deed, which is duly registered before the Sub-Registrar of Assurances, Borivali No. 02, bearing document No. BRL2-10561-2012, dated 18th December, 2012, comprehending the following annexure documents, which were the piece and parcel of the said Deed of Conveyance, which are as illustrated below :-
- A. List of Tenants.
 - B. Payment Receipt issued by M/s. Surya & Co. through its Partner Mrs. Bina Atul Shah to 1) M/S. MECRON INFRA PVT. LTD. & 2) M/S. BASUDEO BUILDERS PVT. LTD.
 - C. 7/12 Card and Nmuna (B).
 - D. Property Card of bearing CTS No. 695, 695/1 to 2, 696, 697/1, 698, 698/1 to 2, 699 and 699/1;
 - E. Index - II dated 22/07/1994 of bearing CTS No. 698, 698/1 to 2 the said Conveyance Deed between the one Shri Sunil Gajanan Sahani therein Vendor and M/s. Halkara Builders therein Purchaser.
 - F. Index - II dated 22/07/1994 of bearing CTS No. 695, 695/1 to 695/2 the said Conveyance Deed between the one Smt. Kamal Ramesh Bhaindarkar and Smt. Sudha Dattatray Madekar therein Vendor and M/s. Halkara Builders therein Purchaser.



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- G. Index - II dated 22/07/1994 of bearing CTS No. 696, 697, 697/1 and 699 & 699/1 the said Conveyance Deed between the one 1) Smt Aasha Gajanan Sahani, 2) Shri. Vijay Gajanan Sahani, 3) Shri. Sunil Gajanan Sahani, 4) Shri. Sharad Gajanan Sahani, 5) Shri. Vivek Gajanan Sahani, 6) Mrs. Kumud Bhanudas Madekar, (7) Mrs. Meena Anil Pathare and (8) Mrs. Aruna Sudarshan Patil therein Vendor and M/s. Halkara Builders therein Purchaser.
- H. CTS Plan of bearing CTS No. 695, 695/1 to 2, 696, 697/1, 698, 698/1 to 2, 699 and 699/1;
- I. Property Tax.
- J. Index - II of Deed of Transfer dated 06/11/2012 between the one M/s. Halkara Builders and M/s. Surya & Co. of bearing CTS No. 698, 698/1 to 2.
- K. Index - II of Deed of Transfer dated 06/11/2012 between the one M/s. Halkara Builders and M/s. Surya & Co. of bearing CTS No. 695, 695/1 to 695/2.
- L. Index - II of Deed of Transfer dated 06/11/2012 between the one M/s. Halkara Builders and M/s. Surya & Co. of bearing CTS No. 696, 697, 697/1 and 699 & 699/1;
- M. Affidavit given by **M/S. MECRON INFRA PVT. LTD.**
- N. Affidavit given by M/s. Surya & Co., through its Partner Mrs. Bina Atul Shah and M/s. Halkara Builders, through its Partner 1) Indarmal Nandramji Halkara, 2) Chetan Indarmal Halkara and 3) Yogesh Indarmal Halkara, for property bearing CTS No. 695, 695/1 to 2, 696, 697/1, 698, 698/1 to 2, 699 and 699/1;
- O. Board Resolution of Directors of the Company i.e. **M/S. MECRON**



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INFRA PVT. LTD.

- P. Board Resolution of Directors of the Company i.e. **M/S. BASUDEO BUILDERS PVT. LTD.**
- Q. Pan Card of both Company i.e. **M/S. MECRON INFRA PVT. LTD.** and **M/S. BASUDEO BUILDERS PVT. LTD.**
- R. Index - II of the said Deed of Conveyance, dated 12/12/2012.
- b) Copy of Property Card in the Name of **M/S. MECRON INFRA PVT. LTD.** through its Director **Mr. Harish Ratanchand Jain** and **M/S. BASUDEO BUILDERS PVT. LTD.** through its Director **Mr. Amit Basudeo Agarwal.**
- c) Copy of Register of Incorporation Certificate, dated 10/12/2014, namely **KRKUMAR INDUSTRIES PVT. LTD.** formally knows **M/S. MECRON INFRA PVT. LTD.** changed its name from the **M/s. Mecron Infra Pvt. Ltd.**
- d) Copy of REGISTERED DEED OF CONVEYANCE executed on dated 11th February, 2021 made and entered into between the said **M/S. BASUDEO BUILDERS PVT. LTD.** therein referred to as the "Vendors" of the One Part and **M/s. RRIL LIMITED**, therein referred to as the "Purchasers", one **M/S. KRKUMAR INDUSTRIES LIMITED**, formerly known as **M/S. MECRON INFRA PVT. LTD.** (the Confirming Party therein), herein referred to as the "Owner" of the One Part, the said **M/S. BASUDEO BUILDERS PVT. LTD.,** sold, transferred and conveyed, acquit, release and discharge all its 50% undivided right, title and/or interest in respect of the said properties to the said **M/S. RRIL LIMITED**, herein at or for the price and on the terms and conditions mentioned in the Deed, which is duly registered before the Sub-Registrar of Assurances, Borivali No. 05, bearing document No. **BRL-**



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05/2850/2021, dated 18th February, 2021, comprehending the following annexure documents, which were the piece and parcel of the said Deed of Conveyance, which are as illustrated below : -

- A. List of Tenants.
- B. Certificate of Incorporation, dated 10/12/2014.
- C. Property Card of bearing CTS No. 695, 695/1 to 2, 696, 697/1, 698, 698/1 to 2, 699 and 699/1;
- D. DP Remark and DP Plan.
- E. CTS Plan.
- F. Title Certificate, dated 19/11/2018.
- G. Index - II Deed of Conveyance, dated 12/12/2012.
- H. Index - II of Permanent Alternative Accommodation Agreement Dated 19/06/2013 of the Tenant 1) Mr. Avinash Jagannath Raorane & Mr. Sudarshan Jagannath Raorane.
- I. Index - II of Permanent Alternative Accommodation Agreement, dated 11/07/2013 of the Tenant Mr. Narayan Atmaram Kadane.
- J. Index - II of Permanent Alternative Accommodation Agreement, dated 19/06/2013 of the Tenant Mrs. Sharmila Sharad Vernekar.
- K. Index - II of Permanent Alternative Accommodation Agreement, dated 11/07/2013 of the Tenant Mr. Dattatraya P. Naik.
- L. Index - II of Permanent Alternative Accommodation Agreement, dated 19/06/2013 of the Tenant Mrs. Usha Atmaram Sardesai, Mr. Rajendra Atmaram Sardesai, Mrs. Anjali Anand Naravane and Mrs. Rajani Sanjay Kulkarni.



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- M. Index - II of Permanent Alternative Accommodation Agreement Dated 11/07/2013 of the Tenant Mr. Dilip Yashwant Manerikar and Mrs. Sunita Ajit Kulkarni.
 - N. Index - II of Permanent Alternative Accommodation Agreement, dated 19/06/2013 of the Tenant Mr. Umesh Shrikrishna Kulkarni.
 - O. Index - II of Permanent Alternative Accommodation Agreement, dated 27/03/2014 of the Tenant 8) Mrs. Surajdevi Ratanchand Jain.
 - P. Index - II of Permanent Alternative Accommodation Agreement, dated 11/07/2013 of the Tenant Mr. Sudhir Baban Dange, Mrs. Sneha Sudhir Dange and Mr. Amod Sudhir Dange.
 - Q. Property Tax.
 - R. Payment Receipt issued by M/S. BASUDEO BUILDERS PVT. LTD. through its Director Mr. Amit B. Agrawal to M/S. RRIL LIMITED.
 - S. Board Resolution of Directors of the Company i.e. M/S. KRKUMAR INDUSTRIES LIMITED, dated 19/01/2021.
 - T. Board Resolution of Directors of the Company i.e. M/S. BASUDEO BUILDERS PVT. LTD., dated 09/02/2021.
 - U. Board Resolution of Directors of the Company i.e. M/S. RRIL LIMITED, dated 09/01/2021.
 - V. Pan Card of both Company i.e. M/S. KRKUMAR INDUSTRIES LIMITED and M/S. BASUDEO BUILDERS PVT. LTD. and M/S. RRIL LIMITED.
 - W. Index No. II of the said Deed of Conveyance, dated 11/02/2021.
- e) Thus, the Right of Ownership, development and Construction of buildings granted conferred and assigned to (1) M/S. KRKUMAR INDUSTRIES



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LIMITED formerly known as M/S. MECRON INFRA PVT. LTD. and (2) M/S. RRIL LIMITED, as within mentioned is valid and subsisting and they are entitled to apply for and obtain the sanction and approvals from Municipal Corporation of Greater Mumbai, Collector and other Appropriate Authorities.

- f) 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, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, the title of the said M/S. KRKUMAR INDUSTRIES LIMITED & M/s. RRIL LIMITED, are present landlord/ owner of land bearing C.T.S. No. 695, 695/1 to 2, 696, 697/1, 698, 698/1 to 2, 699 and 699/1 to the said Property as the owner thereof appears to be clear, marketable and free from all encumbrances and Vide a Resolution Dated 31/03/2021 the said M/s. RRIL LIMITED authorize M/S. KRKUMAR INDUSTRIES LIMITED, to deal with the said properties and authorize the Party of the One Part herein to sign and execute all necessary letter, Agreements, deed and document on their behalf and entitled to redevelop the said Property.

Dated this 18th day of September, 2021

Yours faithfully,



CHARUSHILA J. RAORANE
Advocate, High Court