

BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.
MOBILE NO. 8879619143/9004343727.

Report on TITLE

Re: All that piece and parcel of land situate lying and being in Village Dahisar, Taluka Borivali, Mumbai suburban District, within the limits of Bruhnmbai Municipal Corporation in registration district & sub district of Mumbai admeasuring about 11901.8 Sq.Mts. bearing CTS No. 2400E/1(herein after referred as the "**said Property**") from and out of the property admeasuring 13392.70 sq. mtrs. bearing survey no. 193 Hissa No. 4(Part), CTS No. 2400E (herein after referred as the "**said Larger Property**")

This Title Report in respect of the said Property is prepared by me for the period of Five years from the year 2013 to 2017. The Report on Title of the said Property is given by Ms. Dilnawaz K.Bhagalia, Advocate and Solicitor, hence I have been informed by Sheth Infraworld Pvt. Ltd. to provide report in respect of the title of the said property for aforesaid period only.

1. For the purpose of preparing this title report I have taken the following steps:
 - i. Examination of photo copies of the documents listed in Annexure "A"
 - ii. Perusal of Search taken from the year 2013 through search clerk Mr. E.S. Gaokar in respect of the Said Property in records of rights of Sub Registrar office at Mumbai division, annexed as annexure "B".
 - iii. I have also requested for the inspection of the Original Documents of Title.
 - iv. I have prepared a draft of Declaration on title of Sheth Infra World Pvt. Ltd. to the Said Property on 17th July 2017 (hereinafter referred as "Declaration") for confirmation of

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several facts set out herein and the facts which could not be ascertained from the documents.

2. Devolution of Title on the basis of documents

On the basis of documents mentioned in annexure "A" I say that, the Title of the Property in the hands of Sheth Infraworld Pvt. Ltd. (herein after referred as "the Company") is as follows:

- i. By and under a Deed of Conveyance dated 6th July, 2012 (Deed of Conveyance) made by and between Vasantben Ramniklal Bhuta, Balvantraai Prabhudas Sheth, therein collectively referred as First Vendors; Jaisuklal Nagardas Bhuta therein referred to as Second Vendor, Chadra Vadilal Kamdar in her capacity as Executrix of the will of late Dr. Vadilal Kamdar, Vikram Vadilal Kamdar through his Power of Attorney Holder Ashok Vadilal Kamdar, Vijay Vadilal Kamdar through his Power of Attorney holder Ashok Vadilal Kamdar and Ashok Vadilal Kamdar in their capacities as beneficiaries under the will of Late Dr. Wadilal Kamdar therein collectively referred to as the Third Vendor, the First Vendor, The Second Vendor and The Third Vendor therein collectively referred to as Vendors of the First Part and M/s Maruti Enterprises through its present partners therein referred to as the Confirming Party of the Second Part and SHETH INFRAWORLD PRIVATE LIMITED therein referred to as the "Purchaser" of the Third Part and registered in the office of Sub-Registrar of Assurances at Borivali at serial no. BDR-12/5260/201, the Vendors therein sold transferred and conveyed the Larger Property and the Confirming Party confirmed the same unto the Company for the consideration and in the manner stated therein.
- ii. I have seen the village Form no. 7, Mutation Entry and Property Registration Card in respect of the Said Property and observed

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that the name of Sheth Infraworld Pvt. Ltd. is referred on 7/12 extract vide Mutation Entry no. 7612 dated 5th September 2012.

iii. The search caused in the office of Sub-Registrar of Assurances reveals existence of following document.

- a) The Company has given an affidavit to the Bruhnmumbai Municipal Corporation on 8th August, 2013 in the course of development of the said Property. The said affidavit is registered with the sub registrar Borivali at serial no. BO-8/4386/2013 dated 8th August, 2013. Copy of said affidavit could not be made available to me for perusal.
- b) On 30th April, 2014, the Company has given Power of Attorney to 1) Vishnu Mohan Pacharne 2) Rohit Ashok Waheritak 3) Keshav Kisan Shinde for the purpose admitting signature of the authorized signatory on various documents before the sub-registrar for the purpose of registration of documents. The said Power of Attorney is registered on 7th May, 2014 and its bearing registration no. 3419/2014. The said Power of Attorney is not seen by me.
- c) On 28th May, 2014, Mr. Chintan A. Sheth as a Director of Sheth Infra World Pvt. Ltd. has given special Power of Attorney to 1) Vishnu Mohan Pacharne 2) Rohit Ashok Waheritak 3) Keshav Kisan Shinde 4) Rameshwar Vishnu Pacharne for doing various acts necessary for registration of documents including admitting the execution of various documents before the Sub Registrar of Assurances. The said Power of Attorney is registered in the office of sub-registrar of Borivali at serial no. BO-2/3994 of 2014.

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- d) The Company has secured loan on the said Property from Indiabulls Housing Finance Limited. The Deed of Mortgage in view of the loan is executed on 12th September, 2014 in favour of Indiabulls Housing Finance Limited and Indiabulls Infra Structure Credit Limited. The said Deed of Mortgage is registered on 12.09.2014 with Sub-Registrar of Assurances at Sr. No. BO-8/6379/2014.
- e) Undertaking cum Declaration is given by the Company to the Commissioner of Mumbai Municipal Corporation in view of development of the said property and making payment to the corporation for the additional FSI. Said Undertaking is registered on 15.04.2015 with Sub-Registrar of Assurances at Sr. No. BO-9/1823/2015.
- f) Further Undertaking cum Declaration is given by the Company to the Commissioner of Mumbai Municipal Corporation in view of development of the said property and for handing over to the Corporation the land affected by proposed road under the Draft Development Plan. Said Undertaking is also registered on 15.04.2015 with Sub-Registrar of Assurances at Sr. No. BO-9/1822/2015.
- g) Deed of Mortgage is executed by the Company with Indiabulls Housing Finance Ltd. on 26.05.2015 for securing loan of Rs.38,00,00,000/- (Rupees Thirty Eight Crores Only) on the said property. Said Deed of Mortgage is registered at Sr. No. BO-7/4987 of 2015.
- h) By the Deed of Re-conveyance dated 26.05.2015 being registered in the office of Sub-Registrar at Borivali under Sr. No. BO-7/4988 of 2015 the Mortgagee Indiabulls Housing Finance Ltd. has Re-conveyed the property bearing S. No.

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193/4 pt. New CTS No.2400/E/2 admeasuring 384.2 sq. mtrs. and S. No. 193/4 pt. new CTS. No. 2400/E/5 admeasuring 200.8 sq. mtrs. of Village Dahisar, Tal. Borivali of Mumbai Suburban District.

- i) The Company has given further Undertaking cum Declaration to the Commissioner of Mumbai Municipal Corporation in view of 15% R.G. area affecting the development of the said property. Said Undertaking is registered on 15.10.2015 with the Sub-Registrar of Assurances at Sr. No. BO-9/4570 of 2015.

3. I have not carried out search with the Registrar of Companies.

From the documents and papers furnished to me for my perusal and subject to what is stated hereinabove, and in particular the subsisting mortgage created in favour of Indiabulls Housing Finance Limited, in my opinion the title to the said property is clear and marketable and free from encumbrances of whatsoever nature.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 193 Hissa no. 4(p), corresponding old CTS no. 2400(p) and new CTS no. 2400E/1 admeasuring about 11901.8 Sq.Mts. bearing as per the Property Registration Card(herein after referred as the "**said Property**") situate lying and being in Village Dahisar, Taluka Borivali, District Mumbai suburban within the limits of Bruhnmumbai Municipal Corporation in registration district & sub district of Bandra North Ward of Mumbai Municipal Corporation from and out of the property admeasuring

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13392.70 sq. mts. bearing survey no. 193 Hissa No. 4P, CTS No. 2400E1 to 5 (herein after referred as the "**Said Larger Property**") and bounded as follows:

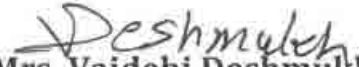
On or towards East : S. No.193 Hissa no.5

On or towards West: S. No.193 Hissa no.4

On or towards North: S. No. 194

On or towards South: S. No.166

Dated this 18th day of July 2017


Mrs. Vaidehi Deshmukh
Advocate

Annexure "A"

1. Deed of Conveyance dated 6th July, 2012
Between Vasant Ramniklal Bhuta & Others
To
Sheth Infracore Pvt. Ltd.....Pur.
Maruti EnterprisesCon. Party
2. Village Form no. 7 and 12 for Survey no. 193 Hissa No.4 (P) of Village Dahisar
3. Mutation Entry No. 7612 dated 05/09/2012 for Village Dahisar.
4. Property Registration Card for CTS No. 2400/E1 to E5.
5. Title Search Report for CTS No.2400/E1 to 2400/E5, Survey No. 193, Hissa No. 4 admeasuring 13392.7 sq. mtrs. for the period 2013 to 2017 (05 Years).

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6. Power of Attorney dated 28th May, 2014 given by Mr. Chintan Sheth & Sheth Infraworld Pvt. Ltd.

To

Vishnu Mohan Pacharne & Others

Reg. No. BRL – 2/394/2014

7. Registered Mortgage Deed dated 12th September, 2014 BO-8/6379/2014.

8. Undertaking Cum Declaration by Company to Mumbai Municipal Corporation dated 15th April, 2015, Reg. No. BO-9/1823/2015.

9. Undertaking dated 15th April, 2015, Reg. No. BO-9/1822/2015.

10. Deed of Mortgage executed on 26th May, 2015, Reg. No. No-7/4987/2015.

11. Deed of Re-conveyance dated 20th May, 2015, Reg. No. BO-7/4988/2015.

12. Undertaking dated 15th October, 2015, Reg. No. BO-9/4570/2015.