SHREYAS K. VYAS
BLS. LLB. CS.

ESHANI VORA VYAS
BLS. LLB. CS.

Advocates & Legal Consultants

To,
Maharashtra Real Estate Regulatory Authority,
Bandra (East),
Mumbai-400051.

LEGAL TITLE REPORT

Re: In the matter of piece or parcel of land or ground situate lying and being at Mira (Mahajanwadi), Taluka Thane within the limits of Mira-Bhayander Municipal Corporation in the Registration District and Sub-District of Thane bearing City Survey No.4152 of Village Mira, admeasuring 227.40 sq. mtrs. or thereabouts.

M/S. KEWALRAJ AND COMPANY LLP ..**Vendors**

AND

PRAMOD HARIKISHAN MALHOTRA & ORS.

…Confirming Party

AND

M/S. CRESCENT SHELTERS **…Purchasers/Developers**

Sir,

At the instance of my client 'M/s Crescent Shelters', a Partnership Firm incorporated under the Indian Partnership Act, 1932 and having its Office at Crescent Business Park, 8th Floor - Near Sakinaka Telephone Exchange, Andheri-Kurla Road, Andheri (East), Mumbai – 400 072 hereinafter called the "Developers/Owners", I have investigated their title with respect to the above referred property and this certificate is issued after going through the copies of documents provided to me:

Office Add: 4, Ground Floor, Gyan Nagar, Opp. Daimond Talkies, L.T. Road, Borivali (W), Mumbai 400092
Correspondence Add: 2301-B, Nandanvan CHS, Next to St. Annes School, L.T. Road, Borivali (W), Mumbai 400092
Cell: 97735 26790 / 91 **Email:** svyaslawyer@gmail.com / eshanivora@gmail.com

1. **DESCRIPTION OF THE PROPERTY:**

All that piece or parcel of land or ground situate lying and being at Mira (Mahajanwadi), Taluka Thane within the limits of Mira-Bhayander Municipal Corporation in the Registration District and Sub-District of Thane bearing City Survey No.4152 of Village Mira, admeasuring 227.40 sq. mtrs. or thereabouts (hereinafter referred to as "**the above property"**).

2. **THE DOCUMENTS OF ALLOTMENT OF THE ABOVE PROPERTY:**

From the record produced by the said Owners, we found the devolution of the Title of the said Owners as follows:

(i) By Deed of Conveyance dated 27th February, 1960 presented at the office of the Sub-Registrar Thane under Serial No.94 and registered with the Sub-Registrar of Assurances at Thane under Registration No. 105 of 1960 on 18th March, 1960 and made between Seth Kalyanji Lalji and Others therein as also hereinafter called the Vendors of the One Part and M/s. Kewalraj And Company Private Limited therein called the Purchaser of the Other Part, the said Vendors sold and conveyed to the said Purchaser all those pieces or parcels of lands or grounds situate lying and being at Village Mira, in Taluka Thane in the

Registration District and Sub-District of Thane and admeasuring 9710 sq. yds. and more particularly described in the Firstly and Secondly First Schedule hereunder written (hereinafter referred to as "**the said Larger Property")** for the price and on the terms contained therein;

(ii) The said Larger Property is falling under the Industrial Zone (I-2);

(iii) The said Kewalraj And Company Private Limited converted itself into Kewalraj And Company LLP bearing No. AAA-7846 under Section 58(1) of Limited Liability Partnership Act, 2008 being the said Owners on 1st February, 2012 as per Limited Liability Partnership Agreement dated 1st February, 2012;

(iv) Accordingly the said Owners became entitled to the said Larger Property and other part thereof;

(v) The Limited Liability Partnership Agreement of the said Owners was amended on 31st March, 2015, 1st September, 2016 and 1st March, 2018 and as a result of which the said Partners of the said Owners are the only Partners entitled to the Assets of the said Owners including the said Larger Property;

(vi) An area admeasuring 271.96 Sq. Yds. equivalent to 227.40 Sq. Meters and bearing C.T.S. No.4152 of Village Mira and having

agricultural user and forming part of the said Larger property is held by the said Owners as set out in the Second Schedule hereunder written (hereinafter referred to as "**the above property"**).

3.(i) By Conveyance dated 18th October, 2021 and registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN 4-14400 of 2021 and executed by the said Owners, the said Owners have sold with the consent of the Confirming Party to M/s. Crescent Shelters ("the Purchasers/Developers") the above property for the price and on the terms and conditions contained therein;

(ii) The said Owners and the Confirming Party by Declaration dated 18th October, 2021 and registered with the Sub-Registrar of Assurances, Thane under Serial No. TNN-4 14403 of 2021 have represented to the Purchasers that: -

a) The title of the said Owners in respect of the above property is absolutely clear and marketable and free from all encumbrances and reasonable doubts including free from any oral or written agreement, sale, transfer, conveyance, assignment, gift, lease, tenancy, monthly tenancy, leave & license, right of way, easement and third party adverse/proprietary or pecuniary right, title, interest and/or claim of any third party, inheritance, succession, adoption any testamentary, disposition suit,

litigations, legal proceedings, restrictive, covenants, statutory notice / order / notification or law attachment, acquisition / requisition or authority howsoever.

b) That the said Owners have legal right, absolute title and authority as on the date hereof to deal with and dispose of the above property more particularly described in Second Schedule hereunder written to any person or persons of their choice without any lawful restriction curtail.

c) That the said Owners have not received any notice for acquisition of the above property, more particularly described in Second Schedule hereunder written.

d) There is a proper access to the above property, more particularly described in Second Schedule hereunder written.

e) There is no prohibitory order issued against the said Owners by any taxing and/or revenue authorities prohibiting the said Owners from sale and/or transfer of the above property or any part thereof, more particularly described in Second Schedule hereunder written.

3. PROPERTY REGISTRATION CARD

P.R. Card of land bearing CTS No. 4152 issued by Deputy Superintendent of Land Records, Thane.

4. SEARCH REPORT

We caused searches to be taken by the Search Clerk in the Offices of Sub-Registrar of Assurances at Mumbai and Thane from the year 1960 to 2022 respectively and also in the Offices of the Sub-Registrar of Assurances at Bhayander, Mira Road, Thane (Thane-1, 2, 4, 5, 7 and 10) from the year 2002 to 2022 respectively. We have also caused "online search" to be taken by the Search Clerk for the year 2023 **(these searches are taken in which Offices, Mumbai/Thane/ Bhayander/Mira Road)**

2/- On perusal of the abovementioned documents and all other relevant documents relating to the Title of the above property, we are of the opinion that the Title of the Purchasers M/s. Crescent Shelters is clear, marketable without any encumbrances

Owner of the Land:-

Owner of CTS No. 4152 is M/s Crescent Shelters

We are informed that there are no litigations pending with respect to the above property.

3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure

THE FIRST SCHEDULE ABOVE REFERRED TO

FIRSTLY :

All those pieces or parcels of Paddy or agricultural lands or ground hereditaments and premises situate lying and being at Mira in Taluka Thana in the Registration Sub-District and District Thana and defined on the Plan hereto annexed and standing in the name of Kalyanji Lalji and others ten and here to description in the Revenue Village records of the collector Thane as under:

S. No.	Hissa No.	Area A. G.
99	1	0 – 15 ½
99	3	0 – 1 ¼
99	5	0 – 5 ¼
99	6	0 – 3 ¼
99	7	0 – 3 ¼
101	1	0 – 11 ¼
101	2	0 – 11 ¼
105	6	0 – 1 ¾
106	4	0 – 6 ¼
106	5	0 – 11 ¾
8530 Sq. Yard		**1 – 30 ¼**

SECONDLY :

All those pieces or parcels of non-agricultural lands or ground hereditaments and premises situate lying and being at Mira in Taluka, Registration sub-district and District Thana admeasuring 1180 sq. yard and delineated on the Plan standing in the name of Kalyanji Haji and other ten and bears the description in the revenue village records of the collector Thana as under;

S. No.	Hissa No.	Area A. G.
99	1	0 - ¾
99	2	0 - 1 ¼
99	8	0 – 7 ¾
		0 - 9 ¾

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Agricultural land or ground situate lying and being at Mira (Mahajanwadi), Taluka Thane within the limits of Mira-Bhayander Municipal Corporation in the Registration District and Sub-District of Thane admeasuring 271.96 sq. yards equivalent to 227.40 sq. mtrs. or thereabouts bearing City Survey No.4152 of Village Mira.

Dated this 31st day of May 2024



SHREYAS K. VYAS
ADVOCATE HIGH COURT, BOMBAY

SHREYAS K. VYAS
BLS. LLB. CS.

ESHANI VORA VYAS
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ANNEXURE – 1

Details of Encumbrances

On perusal of the above mentioned documents provided to me, I am of the opinion that there are no encumbrances affecting the said property.

Dated this 31st May 2024

SHREYAS K. VYAS
Advocate High Court

SHREYAS K. VYAS
BOMBAY
Advocate High Court

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Re: Annexure to the Legal Title Report in the matter of piece or parcel of land or ground situate lying and being at Mira (Mahajanwadi), Taluka Thane within the limits of Mira-Bhayander Municipal Corporation in the Registration District and Sub-District of Thane bearing City Survey No.4152 of Village Mira, admeasuring 227.40 sq. mtrs. or thereabouts.

M/S. KEWALRAJ AND COMPANY LLP ..**Vendors**

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…Confirming Party

AND

M/S. CRESCENT SHELTERS
…Purchasers/Developers

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1. FLOW OF TITLE:

On the basis of copies of documents and information furnished by M/s. Crescent Shelters ("Purchasers/Developers") we are providing following Flow of Title. This Flow of Title has to be read along with our Legal Title Report in respect of Title of the Purchasers to the above property.

1. By Deed of Conveyance dated 27th February, 1960 presented at the office of the Sub-Registrar Thane under Serial No.94 and registered with the Sub-Registrar of Assurances at Thane under Registration No. 105 of 1960 on 18th March, 1960 and made between Seth Kalyanji Lalji and Others therein as also hereinafter called the Vendors of the One Part and M/s. Kewalraj And

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Company Private Limited therein called the Purchaser of the Other Part, the said Vendors sold and conveyed to the said Purchaser all those pieces or parcels of lands or grounds situate lying and being at Village Mira, in Taluka Thane in the Registration District and Sub-District of Thane and admeasuring 9710 sq. yds. and more particularly described in the Firstly and Secondly First Schedule hereunder written (hereinafter referred to as "**the said Larger Property")** for the price and on the terms contained therein;

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(ii) The said Owners and the Confirming Party by Declaration dated 18th October, 2021 and registered with the Sub-Registrar of Assurances, Thane under Serial No. TNN-4-14403 of 2021 have represented to the Purchasers that: -

a) The title of the said Owners in respect of the above property is absolutely clear and marketable and free from all encumbrances and reasonable doubts including free from any oral or written agreement, sale, transfer, conveyance, assignment, gift, lease, tenancy, monthly tenancy, leave & license, right of way, easement

and third party adverse/proprietary or pecuniary right, title, interest and/or claim of any third party, inheritance, succession, adoption any testamentary, disposition suit, litigations, legal proceedings, restrictive, covenants, statutory notice / order / notification or law attachment, acquisition / requisition or authority howsoever.

b) That the said Owners have legal right, absolute title and authority as on the date hereof to deal with and dispose of the above property more particularly described in Second Schedule hereunder written to any person or persons of their choice without any lawful restriction curtail.

c) That the said Owners have not received any notice for acquisition of the above property, more particularly described in Second Schedule hereunder written.

d) There is a proper access to the above property, more particularly described in Second Schedule hereunder written.

e) There is no prohibitory order issued against the said Owners by any taxing and/or revenue authorities prohibiting the said Owners from sale and/or transfer of the above property or any part thereof, more particularly described in Second Schedule hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO

FIRSTLY :

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Dated this 31st day of May 2024

SHREYAS K. VYAS
BOMBAY
Advocate High Court

SHREYAS K. VYAS
ADVOCATE HIGH COURT, BOMBAY