Asha Mahant

Solicitor - India, Supreme Court of England & Wales

To MahaRERA
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (E), Mumbai, Maharashtra 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of land bearing City Survey Nos. 1269 & 1269/1 to 20 admeasuring about 1,006.10 Square Meters alongwith a building known as "Madhuchandra" consisting of 10 Rooms & 9 Shops out of which 2 Shops are of Ground Floor & One Storey, situated at 10th Road, Sandhu Garden, Chembur, Mumbai 400071, in the Revenue Village Chembur, Taluka Kurla in the Registration District & Sub-District of Mumbai City and Mumbai Suburban (the said "Property")

1. I have investigated the title of the said Property on the request of Samarpeet Properties Private Limited and following documents i.e.:

   1). Description of the properties:- All that pieces and parcel of Plot of land bearing City Survey Nos. 1269 & 1269/1 to 20 admeasuring about 1,006.10 Square Meters alongwith a building known as "Madhuchandra" consisting of 10 Rooms & 9 Shops out of which 2 Shops are of Ground Floor & One Storey, situated at 10th Road, Sandhu Garden, Chembur, Mumbai 400071 in the Revenue Village Chembur, Taluka Kurla in the Registration District & Sub-District of Mumbai City and Mumbai Suburban (the said "Property").

   2).The Documents of allotment of Plot :-Refer Flow of Title of the said property

   3). Property card issued by City Survey Officer, Chembur, mutation entry no 1198 dated 15/10/2021 and 1241 dated 22/04/2013

   4). Search report for 30 years from 1991 till 2021

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of Samarpeet Properties Private Limited is clear, marketable and without any encumbrances.

Owners of the Plot

1.Bearing City Survey No. 1269 & 1269/1 to 20: Samarpeet Properties Private Limited.

Bungalow No. 3 & 4, Priyanka, Opp. Atur Park, S. T. Road, Chembur, Mumbai 400 071, India.
Cell : +91-9821014636, E-mail : ashamahant@gmail.com

2.Qualifying comments/remarks if any- None

3. The report reflecting the flow of the title of Samarpeet Properties Private Limited on the said Property is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

Date: 25th June 2023

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Solicitor - India, Supreme Court of England & Wales

FLOW OF THE TITLE OF THE SAID PROPERTY.

From the review of the documents furnished to me and based on the Search Report, it appears that:

1. Mr. Bhalchandra Tukaram Mhatre was the owner of plot of land admeasuring 1006.1 sq.mts. bearing C.T.S. No.1269, 1269/1 to 20 of Village Chembur, Taluka Kurla, Mumbai Suburban District alongwith a building known as "Madhuchandra" consisting of 10 Rooms & 9 Shops out of which 2 Shops are of Ground Floor & One Storey, situated at 10th Road, Sandhu Garden, Chembur, Mumbai 400071, in the Revenue Village Chembur, Taluka Kurla in the Registration District & Sub-District of Mumbai City and Mumbai Suburban (the "**Property**") and more particularly described in the Schedule hereunder written.

2. The Plot and Building are hereinafter collectively referred to as the "**Property**".

3. The said Bhalchandra Tukaram Mhatre died intestate without leaving any children except the brother Mr. Madhukar Tukaram Mhatre and accordingly, Mr. Madhukar Tukaram Mhatre become the absolute owner of the said Property.

4. The said Madhukar Tukaram Mhatre expired leaving behind a Will and Testament dated June 3, 2001 and the Hon'ble High Court, Bombay has granted the Letters of Administration with Will attached in its T & I. Jurisdiction in Petition No.921 of 2001 to Mr. Nitin Pandurang Padake being the Executor under the said Will.

5. Under the said Will late Madhukar Tukaram Mhatre bequeathed the said Property to his widow [1] Smt. Medha Madhukar Mhatre, [2] Smt. Sumati Waman Nayak, [3] Mr. Shashikant Pandurang Padake and [4] Mr. Nitin Pandurang Padake in equal undivided 25% share each.

6. The said Smt. Medha Madhukar Mhatre expired on February 5, 2006 and Smt. Sumati Waman Naik expired on February 11, 2006 leaving Mr. Shashikant Pandurang Padake and Mr. Nitin Pandurang Padake as their only heirs and accordingly, Mr. Shashikant

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Pandurang Padake and Mr. Madhukar Pandurang Padake jointly became entitled to 50% undivided right, title, interest and share in the said Property.

7. By a Development Agreement dated April 30, 2008 registered under Serial No.BDR-3/4166 of 2008 Mr. Shashikant Pandurang Padake (as the Owner therein) and (1) Mr. Jitesh Haresh Menghrajani & (2) Mrs. Veena Haresh Menghrajani (as the Developers therein), Mr. Shashikant Pandurang Padake granted and transferred his 50% undivided right of development of the said Property including the right to load TDR and to sell and appropriate the consideration in respect of the flat, shops and offices constructed by the Developers for the consideration and on the terms and conditions recorded in the said Development Agreement.

8. In pursuance of the Development Agreement, Mr. Shashikant Pandurang Padake executed a General Power of Attorney dated May 20, 2008 registered under Serial No.BDR-3/4167 of 2008 in favour of (1) Mr. Jitesh Haresh Menghrajani & (2) Mrs. Veena Haresh Menghrajani giving them powers to do various acts, deeds and things as more particularly recorded therein.

9. Pursuant to a Conveyance Deed dated June 9, 2009 and registered under Serial No.BDR-3/5040/2009 dated June 9, 2009, Mr. Shashikant Pandurang Padake conveyed, sold and transferred his 50% undivided share, right, title and interest in the said Property to (1) Mr. Jitesh Haresh Menghrajani & (2) Mrs. Veena Haresh Menghrajani on the terms and conditions mentioned therein.

10. Pursuant to a Conveyance Deed dated August 8, 2009 and registered under Serial No.BDR-3/7070/2009 dated August 8, 2009, (1) Mr. Jitesh Haresh Menghrajani & (2) Mrs. Veena Haresh Menghrajani conveyed, sold and transferred their 50% undivided share, right, title and interest in the said Property to M/s Samarpeet Properties Private Limited on the terms and conditions mentioned therein.

11. By a Development Agreement dated January 14, 2011 registered under Serial No.BDR-3/577of 2011, Mr. Nitin Pandurang Padake (as the Owner therein) and M/s. Chourang Construction Company (as the Developers therein), Mr. Nitin Pandurang Padake granted and transferred his 50% undivided right of development of the said Property including the

right to load TDR and to sell and appropriate the consideration in respect of the flat, shops and offices constructed by the Developers for the consideration and on the terms and conditions recorded in the said Development Agreement.

12. Pursuant to a Conveyance Deed dated November 2, 2012 and registered under Serial No.BDR-3/11372/2011 dated December 5, 2012, Mr. Nitin Pandurang Padake and M/s Chourang Construction Company conveyed, sold and transferred their 50% undivided share, right, title and interest in the said Property and the development rights, respectively to M/s Samarpeet Properties Private Limited on the terms and conditions mentioned therein.

13. In the circumstances aforesaid, M/s. Samarpeet Properties Private Limited became the absolute owner of the said Property.

14. Pursuant to a Mortgage Deed dated September 11, 2013 and registered under Serial No.BDR-3/8075 of 2013, M/s Samarpeet Properties Private Limited and M/s. Vedhas Realtors Private Limited have availed a loan of Rs. 10 crores from Central Bank of India by offering the said Property as a security for repayment of the said loan and on the terms and conditions recorded therein.

15. M/s Samarpeet Properties Private Limited has repaid the said loan which is evidenced by the No Dues Letter dated October 22, 2018 issued by Central Bank of India and the original title deeds of the said Property have been returned by the Bank to Samarpeet Properties Private Limited. I have seen the (I) No Dues Letter (II) the original title deeds in respect of the said Property and (III) Deed of Reconveyance on October 08, 2021 registered under no. 8075/2013 dated September 11, 2013 executed by The Central Bank of India in favour of Samarpeet Properties Private Limited.

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Sr.No.

1) 7/12 extract/ P.R. Card as on date of application for registration: in the name of **Samarpeet Properties Private Limited**.

2) Mutation Entry No. 1178 dated 15/10/2012 and 1241 dated 22/04/2013

3) Search report for 30 years from 1991 to 2021 taken from Sub-Registrar' office at Mumbai (Old Custom House), Bandra & Chembur

4) Any other relevant title: Nil

5) Litigations if any: None

Date: 25th June 2023

Advocate.