

May 30, 2023

FORMAT – A

(Circular No: 28 /2023)

To

MAHARERA

Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to land and plot bearing survey no. 111, Hissa No. 1 (pt), C.T.S NO. 179/A, admeasuring about 11,569.90 square meters situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District ("**C.T.S. No. 179/A**")

I have investigated the title of the C.T.S. No. 179/A, on the request of Matrubhumi Construction Private Limited and relied on the following documents:

- Description of the property**
All that piece or parcel of land and ground bearing Survey No 111, Hissa No. 1 (pt), C.T.S. No 179/A, admeasuring about 11,569.90 square meters situate, lying and being at Village Magathane, Mumbai Suburban District (hereinafter referred to as the "**C.T.S. No. 179/A**").
- The Documents of the C.T.S. No. 179/A more particularly detailed in **Annexure A**.
- 7 /12 Extract or Property Card issued by City Survey Officer, Borivali dated [13.05.2023]



4. Search report for 33 years

Search was taken by search clerks in respect of the C.T.S. No. 179/A at the Offices of the Sub-Registrar at Mumbai, Bandra, Kandivali, Goregaon, Charkop and Borivali from the year 1990 to 2023 (till may) (33 years), and no relevant entry was found.

5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said C.T.S. No. 179/A and in view of the aforesaid, we are of the opinion that State Government of Maharashtra are the owners of the Plot and Imprint Constructions Private Limited have development rights in respect of C.T.S. No. 179/A, and the same is clear, marketable and without any encumbrances, subject to the terms and conditions as contained in the notification dated 16th April, 2008 and subject to the amounts payable pursuant to the letter dated 20th June, 2009 issued by the Slum Rehabilitation Authority as amended from time to time.

6. Owners of the C.T.S. No. 179/Aland: State Government of Maharashtra

7. We also understand that, consequent to the Order dated May 2, 2023 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ('**Hon'ble Tribunal**') sanctioning the Scheme of Arrangement between Imprint Constructions Private Limited ('Demerged Company') AND Matrubhumi Construction Private Limited ('Resulting Company 1') AND Fortune Acres Private Limited ('Resulting Company 2') AND Jangid Construction Private Limited ('Resulting Company 3') AND their respective shareholders and creditors under Sections 230 to 232 of the Companies Act, 2013 ("**Scheme**"), has been taken on record by the Board of Directors ("**Board**"). The Scheme has been made effective by the Board of respective companies on May 10, 2023.

8. The Scheme provides for demerger, transfer and vesting of the Demerged Undertaking 1 (*as defined in the Scheme*) from the Demerged Company into



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the Resulting Company 1 on a going concern basis; demerger, transfer and vesting of the Demerged Undertaking 2 (*as defined in the Scheme*) from the Demerged Company into the Resulting Company 2 on a going concern basis; and demerger, transfer and vesting of the Demerged Undertaking 3 (*as defined in the Scheme*) from the Demerged Company into the Resulting Company 3 on a going concern basis. Copy of the order dated May 2, 2023 of the Hon'ble Tribunal is enclosed herewith as **Annexure – "B"**.

9. Pursuant to the Scheme, the above Plot 179/A are segregated into Resulting Company 1, Resulting Company 2 and Resulting Company 3, along with related assets and liabilities in the following manners:

Resulting Companies	Plot	Area Sq. meter
Matrubhumi Construction Private Limited (Resulting Company 1)	Plot E	1782.55
Fortune Acres Private Limited (Resulting Company 2)	Plot C	941.97
Jangid Construction Private Limited (Resulting Company 3)	Plot F	2673.83
	TOTAL	8,912.77

The above plots are segregated and indicated / demarcated on the layout enclosed as Schedule 1 of the Scheme.

10. The report reflecting the flow of the title of Imprint Constructions Private Limited to the C.T.S. No.179/A is enclosed herewith as **Annexure - A**.

SCHEDULE HEREIN ABOVE REFERRED TO

ALL THAT piece or parcel of land and ground bearing Survey No. 111, Hissa No. 1 (pt), C.T.S NO. 179/A, admeasuring about 11,569.90 square meters situate, lying and being at Village Magathane, Mumbai Suburban District and in the Registration Sub-District of Borivali and within the limits of Municipal Corporation of Greater Bombay bounded as follows:



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On or towards EAST by: Portion of CTS No. 179/B, Proposed 18.30m wide D.P. Road

On or towards WEST by: CTS Nos. 173, 175 & 177 & W.E. Highway

On or towards SOUTH by: CTS Nos. 170, 171 & 172

On or towards NORTH by: CTS Nos. 180, 181 and 182B, Portion of 179/A, 9.00m wide layout Road.


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FLOW OF THE TITLE OF THE SAID LAND

1. 7 /12 Extract or Property Card issued by City Survey Officer, Borivali dated [13.05.2023], as on date of application for registration
2. Mutation entry no. - Not Applicable
3. Search was taken in respect of the C.T.S. No. 179/A at the Offices of the Sub-Registrar at Mumbai, Bandra, Kandivali, Goregaon, Charkop and Borivali from the year 1990 to 2023 (till may) (33 years), and no relevant entry was found.
4. Any other relevant title – NA
5. Litigations if any - NA



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Advocate

Place: Mumbai

May 30, 2023

ANNEXURE A

1. By a Deed of Confirmation dated 16th November, 2005 made between Shiv Shambu Co-operative Housing Society Limited (therein referred to as the Society) of the One Part and Imprint Constructions Private Limited (therein referred to as the Developers) of the Other Part, the parties therein confirmed the Agreement dated 27th June, 2004 for the consideration and on the terms and conditions more particularly mentioned therein, related to the Property now known as C.T.S. No.179/A. The Deed of Confirmation dated 16th November, 2005 is registered with the Sub-Registrar of Assurances at Mumbai under Serial Number BDR-5/7814/2005 on 16th November, 2005.
2. By Deed of Confirmation dated 31st December, 2005 made between (1) Dashrath Devla Dubli, (2) Ramila Dashrath Dubli, (3) Jayshree Dashrath Dubli, (4) Shakuntala Dashrath Dubli, (5) Maniben Devla Dubli (therein referred to as the First Owners) of the First Part, (6) Laxmibai widow of Vesta Dubli, (7) Vasanti widow of Ramesh Dubli, (8) Rekha Ramesh Dubli, (9) Sunita Ramesh Dubli, (10) Rajni Ramesh Dubli, (11) Kanti Ramesh Dubli, (12) Bharat Ramesh Dubli, (13) Prakash Ramesh Dubli, (14) Chandrakant Ramesh Dubli (therein referred to as the Second Owners) of the Second Part and Imprint Constructions Private Limited (therein referred to as the Developers) of the Third Part, the First and the Second Owners therein have authorized and empowered Imprint Constructions Private Limited to develop all that piece and parcel of land bearing Survey No. 111, Hissa No. 1 (part) corresponding to C.T.S No. 179 (part) [now known as the C.T.S. No. 179/A] admeasuring about 16,000 square meters with the benefit of 60 feet wide D.P. Road for the consideration and on the terms and conditions more particularly mentioned therein.
3. On 20th June, 2009, the Deputy Chief Engineer, of the Slum Rehabilitation Authority, approved the Slum Rehabilitation Scheme on the said property now known as **C.T.S. No. 179/A**, of the Society, viz Shivshambho SRA



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Sahakari Gruhnirman Santha (Proposed) and M/s. Imprint Construction Private Limited as their Developer and issued Letter of Intent No. SRA / ENG / 864 /RC/ (PI/STGL) / LOI dated 20th June, 2009.

4. By a letter dated 20th June, 2009, Slum Rehabilitation Authority requested Imprint Construction Pvt. Ltd. to pay a sum of Rs. 6,80,87, 125/- (Rupees Six Crores Eighty Lacs Eighty Seven Thousand One Hundred and Twenty Five Only) towards the premium as per directive from Government of Maharashtra under notification dated 16th April, 2008 for plots bearing C.T.S. Numbers 179 (part) - Private admeasuring 17,924.40 square meters and 179 (part) Government Land admeasuring 15,215 square meters [Plots]. Thereafter, Imprint Construction Private Limited, deposited an amount of Rs. 1,70,21,800/- (Rupees One Crore Seventy Lakhs Twenty One Thousand Eight Hundred Only) towards the premium for the land shown as State Government of Maharashtra, as per the direction and Order dated 20th June, 2009 passed by Executive Engineer -II, Slum Rehabilitation Authority.
5. On 27th April, 2010, the Office of the Collector, Mumbai Suburban District, Bandra, Mumbai in response to the Application dated 17th March, 2010 by Imprint Construction Private Limited, issued NA Order Ref No. C/Desk-VII-A/LND/NAP /SRB-9066 dated 27th April, 2010, for Survey No.110(part) and 111 (part) corresponding to C.T.S. No.179 situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District.
6. By a Letter dated 2nd December, 2011, Imprint Construction Pvt. Ltd. informed the Collector about correction in area of the Plot bearing C.T.S. No. 179 of Village Magathane admeasuring 33139.40 square meters.
7. On 7th December, 2011, order was passed by the Collector, Mumbai Suburban District thereby inter alia granting N.A. permission for residential purpose in respect of C.T.S. No. 179/B vide Order Ref No. C/Desk - VII - A/LND/NAP /SRB-9066 dated 7th December, 2011 carried out measurement



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correction and the area decreased from 33139.40 square meters to 28516.90 square meters, for Survey No. 111 /1 (part) corresponding to new C.T.S. No.179/A admeasuring 11569.90 Square Meters and for Survey No. 110 (part) and 111 (part) corresponding to New C.T.S. No.179B admeasuring 16947.00 square meters and situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District.

8. On 17th October, 2013, the Deputy Collector (Appeals) passed an Order allowing the Appeal filed by Vasanti Ramesh Dubli and quashed the Tahsildar Order dated 7th October, 2011.
9. Being aggrieved by the Deputy Collector (Appeals) Order dated 17th October, 2013, Shiv Shamboo Griha Nirman Santha filed a Revision Application being Revision Application No. TNC/REV/579 of 2013 before the MRT.
10. On 08th March, 2018, by an Order passed by MRT, the said Revision Application was partly allowed and the Deputy Collector Order was set aside. Thereafter, the matter was relegated to Ld. Deputy Collector (Appeals), Mumbai Suburban District wherein Vasanti Dubli and others were permitted to make an application seeking condonation of delay.
11. We have relied upon the Search reports dated 07/05/2019 issued by Mr. S.G. Angchekar for a period of 1990-2019 (30 years) and Search report dated 25/05/2023 issued by Mr. Anuj Y. Raval for a period of 2019 - 2023 (5 years) as shared by Matrubhumi Construction Private Limited.
12. The Order dated May 2, 2023 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ('**Hon'ble Tribunal**') sanctioning the Scheme of Arrangement between Imprint Constructions Private Limited ('Demerged Company') AND Matrubhumi Construction Private Limited ('Resulting Company 1') AND Fortune Acres Private Limited ('Resulting Company 2') AND Jangid Construction Private Limited ('Resulting Company 3') AND their respective shareholders and creditors under Sections 230 to 232 of the



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Companies Act, 2013 is been lodged for adjudication before the Collector of Stamps, Mumbai for computation of the stamp duty payable on the said order post which the said order shall be filed for registration before the sub registrar office.

13. We have relied only upon the documents as mentioned above and have not taken any physical search before any courts, revenue authority.



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