

FORMAT A

(Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract / P.R. Card as on date of application for registration

7/12 extract issued by the Talathi, Kandivali dated 23rd September, 2013 in the name of Mahindra and Mahindra Limited and property card issued by the City Survey Officer dated 21st October, 2014 in the name of M/s. United White Metal Limited.

2) Mutation Entry No.

NA

3) Search Report for 30 years from 1991 upto 2021 taken from the Sub-Registrar' Office at Mumbai & Borivali -1 to 9

4) Any other relevant title:

NA

5) Litigations, if any:

NA

Date: 23rd August, 2021

For SNG & Partn

Authorized Signatory

FORMAT - A

(Circular No.: 28/2021)

To

MahaRERA

**6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400 051.**

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that pieces or parcels of land bearing Plot No. 4, Survey No. 85, 86 (part) and 87 (part) CTS No. 174 C/1 admeasuring 45,800 sq. mtrs. of Village Akurli, Kandivali (East), Taluka Borivali, Mumbai 400 101, within the Registration district and Sub-District of Mumbai Suburban, together with building known as "White City" constructed/to be constructed thereon (hereinafter referred to as the "said Property").

I have investigated the title of the said Property and the following documents, i.e.,:

1) Description of the said Property:

All that pieces or parcel of land bearing Plot No. 4, Survey No. 85, 86 (part) and 87 (part) CTS No. 174 C/1 admeasuring 45,800 sq. mtrs. of Village Akurli, Kandivali- East, Taluka Borivali, Mumbai 400 101 within the Registration district and Sub-District of Mumbai Suburban, together with building known as "White City" constructed/to be constructed thereon, which land is bounded as follows:

On or towards the North	: by BRADCO Property, C.T.S. No. 874A & 852B
On or towards the South	: by 18.3 m wide D.P. Road
On or towards the West	: by Raheja Willows , C.T.S. No. 174B/1
On or towards the East	: by 18.3 m wide D.P. Road

2) The documents of allotment of the said Property:

Sr. No.	Document(s)
1)	Conveyance dated 31 st December, 1973, registered in the Office of the Sub-Registrar of Assurances at Bombay vide serial no. BOM-107-1974 dated 15 th January, 1974, was executed by and between Mahindra and Mahindra Limited as the 'Vendors' of the One Part and Otis Elevator Company (India) Limited ("Otis"), as the 'Purchasers' of the Other Part.
2)	Agreement for Sale and Transfer of Undertaking dated 29 th December, 2003, executed by Otis as the 'Seller' of the One Part and United White Metal Limited ("United White Metal"), as the 'Buyer' of the Other Part
3)	Indenture of Conveyance dated 1 st December, 2005, executed by and between Otis as the 'Vendor' of the One Part and United White Metal as the 'Purchaser' or 'UWML' of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Borivali 2 vide Serial no. BDR5-08193-2005 dated 1 st December, 2005
4)	Development Agreement dated 20 th December, 2007 executed by and between United White Metal as the 'Owner' of the One Part and Rajesh Estate and Nirman Limited, ("RENL") as the 'Developer' of the Other Part
5)	Power of Attorney dated 20 th December, 2007 executed by United White Metal in favour of RENL
6)	Deed of Confirmation dated 12 th August, 2010, registered in the Office of the Sub-Registrar of Assurances at Borivali 3 vide Serial no. BDR6-06965-2010 dated 12 th August, 2010 between United White Metal and RENL
7)	Development Agreement dated 12 th July, 2010 executed by and between United White Metal as the 'Owners' of the One Part and Rajesh Real Estate Developers Private Limited ("Rajesh Real Estate") as the 'Developers' of the Other Part registered in the Office of the Sub-Registrar of Assurances at Borivali 7 vide Serial no. BDR16-9905-2010 dated 21 st September, 2010

Sr. No.	Document(s)
8)	Irrevocable Power of Attorney dated 21 st September, 2010, registered in the Office of the Sub-Registrar of Assurances at Borivali 7 vide Serial no. BDR16-9906-2010 dated 21 st September, 2010 executed by United White Metal in favour of Rajesh Real Estate
9)	Indenture of Conveyance dated 28 th April, 2016, registered in the Office of the Sub-Registrar of Assurances at Borivali 3 vide Serial no. BRL3-3383-2016 dated 28 th April, 2016, executed between United White Metal as the 'Vendors' of the One Part and Rajesh Real Estate as the 'Purchasers' of the Other Part
10)	Limited Power of Attorney dated 28 th April, 2016, registered in the Office of the Sub-Registrar of Assurances at Borivali 3 vide Serial no. BRL3-3384-2016 dated 28 th April, 2016 executed by United White Metal in favour of Rajesh Real Estate
11)	Deed of Mortgage dated 8 th December, 2017, registered in the Office of the Sub-Registrar of Assurances Borivali 6 vide Serial no. BRL6-13786-2017 dated 8 th December, 2017 created by the Company in favour of IDBI Trusteeship Services Limited
12)	First Supplemental Mortgage Deed dated 7 th February, 2019 registered in the Office of the Sub-Registrar of Assurances at Borivali 3 vide Serial no. BRL2-1566-2019 dated 7th February, 2019 was also executed by the Company in favour of IDBI Trusteeship Services Limited
13)	Petition and the consent terms dated 22 nd November, 2019, filed in Company Petition No. 966 of 2019 between Chandrasen Securities Private Limited as the 'Applicant/Financial Creditor' and the Company as the 'Respondent/Corporate Debtor'
14)	Deed of Mortgage dated 20 th May, 2010 executed between United White Metal Limited hereinafter to be referred to as "Mortgagor" and Dombivli Nagari Sahakari Bank Limited, hereinafter to be referred to as the "Mortgagee" and registered with the office of the Sub-Registrar of Assurances Borivali-2 bearing serial no. BDR-5/4401/2010

Sr. No.	Document(s)
15)	Supplemental agreement dated 21 st November, 2013 executed between the Rajesh Estate & Nirman Private Limited hereinafter to be referred to as "RENPL" and Rajesh Real Estate Developers Private Limited hereinafter to be referred to as "RREDPL" and registered with the office of the Sub-Registrar of Assurances Borivali-7 bearing serial no. BRL-7/9264/2013
16)	Deed of Reconveyance 5 th May, 2010 executed between the United White Metal Limited hereinafter to be referred to as "Mortgagor" and The Thane Janata Sahakari Bank Limited hereinafter to be referred to as "Mortgagee" with the office of the Sub-Registrar of Assurances Borivali-7 bearing serial no. BDR-16/5204/2010
17)	Deed of Mortgage 3 rd November, 2015 executed between Rajesh Real Estate Developers Private Limited therein collectively referred to as the "Mortgagor" and ICICI Bank Limited, therein referred to as the Mortgagee, registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No. BRL-2/8267/2015
18)	Deed of Reconveyance dated 21 st April 2018 executed between Rajesh Real Estate Developers Private Limited and ICICI Bank Limited registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No. BRL-2/4397/2018.
19)	Debenture Trust cum Mortgage Deed dated 2 nd May, 2016 executed between Rajesh Real Estate Developers Private Limited hereinafter to be referred to as "The Company/ Mortgagor", United White Metal Limited hereinafter to be referred to as "Confirming Party 1" Rajesh Estates and Nirman Private Limited hereinafter to be referred to as "Conforming Party 2", Rajesh Patel hereinafter to be referred to as "Promoter 1" and Harish Patel hereinafter to be referred to as "Promoter 2", IDFC Real Estate Yield Fund hereinafter to be referred to as "Investor", and IL&FS Trust Company Limited hereinafter to be referred to as "Debenture Trustee", registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No. BRL-2/4612/2016 and Deed of Reconveyance dated 10 th December, 2018 executed between the Debenture Trustee, the Investor and the



Sr. No.	Document(s)
	Company / Mortgagor, Confirming Party 1, Confirming Party 2, Promoter 1 and Promoter 2 registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No.BRL-2/12083/2018 on 10 th May, 2018.
20)	Deed of Mortgage dated 12 th May, 2017 executed between Rajesh Real Estate Developers Private Limited hereinafter to be referred to as "Mortgagor" and ICICI Bank Limited, hereinafter to be referred to as Mortgagee, registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No. BRL-2/4372/2017
21)	Deed of dated 21 st April 2018 executed between Rajesh Real Estate Developers Private Limited and ICICI Bank Limited registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No.BRL-2/4318/2018.
22)	Commencement Certificate dated 30 th May, 2017 bearing reference No CHE/A-4300/BP(WS)/AR issued by Municipal Corporation of Greater Mumbai in favour of United White Metal valid upto 25th November, 2017
23)	Deed of Mortgage 20 th May, 2015 executed between Rajesh Real Estate Developers Private Limited therein collectively referred to as the "Mortgagor" and ICICI Bank Limited, therein referred to as the Mortgagee, registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No. BRL-2/8267/2015
24)	Indenture of Mortgage dated 23 rd October, 2015 registered in the Office of the Sub-Registrar of Assurances Borivali 2 vide Serial no. BRL2-8269-2015 dated 3 rd November, 2015 created by the Company in favour of ICICI Bank Limited
25)	Deed of Reconveyance dated 21 st April, 2018 executed by ICICI Bank Limited and in favour of the Company registered with the office of the Sub-Registrar of Assurances Borivali-2 bearing serial no. BRL-2/4317/2018 on 21 st April, 2018.

Sr. No.	Document(s)
26)	Indenture of Mortgage dated 20 th April, 2017 registered in the Office of the Sub-Registrar of Assurances Borivali 2 vide Serial no. BRL2-4392-2017 dated 12 th May, 2017 created by the Company in favour of ICICI Bank Limited
27)	Additional information was furnished by Haresh Sutharia the authorised signatory of Company on 29 th July, 2017
28)	Agreement dated 24 th May, 2013 between United White Metal, the Company and RENL
29)	A letter bearing reference No. CHE/A-4300/BP(WS)/AR dated 20 th September, 2016 issued by Municipal Corporation of Greater Mumbai addressed to United White Metal.
30)	Assessment No Objections Certificate was issued by BrihanMumbai Mahanagarpalika bearing reference No. A.A. & C./RS/041/NOC/2018-19 dated 26 th April, 2018 in favour of United White Metal for property bearing SAC No. RS0600230170000, CTS No. 174/C Village Akurli, Kandivali (East), Mumbai 400101.
31)	Intimation of Disapproval dated 26 th November, 2007
32)	No Objection Certificate for Height Clearance issued by Airports Authority of India dated 6 th April, 2015 bearing reference No. BT-1/NOCC/CS/MUM/15/NOCAS/47/642/577-80 in favor of Spaceage Consultant for property bearing C.T.S No. 174/C of Village Akurli, Kandivali (East) Mumbai - 400101.
33)	Development Plan 2034 remarks bearing reference No. Ch.E./DP34201904111219005 in respect to Land Bearing C.T.S. No(s) 174C of Akurli Village situated in R/S Ward, Mumbai issued by Municipal Corporation of Greater Mumbai in favour of Lavesh Vijay Ambetkar.



Sr. No.	Document(s)
34)	Debenture Trust cum Mortgage Deed dated 2 nd May, 2016 registered with the office of the Sub-Registrar of Assurances Borivali-2 under Serial No.BRL-2/4512/2016 on 10 th May, 2016 executed between the Company, United White Metal referred to as "Confirming Party 1" thereunder Rajesh Estates and Nirman Private Limited referred to as "Confirming Party 2" thereunder, Rajesh Patel referred to as "Promoter 1" thereunder and Harish Patel referred to as "Promoter 2" thereunder, IDFC Real Estate Yield Fund referred to as "Investor" thereunder, and IL&FS Trust Company Limited referred to as "Debenture Trustee" thereunder.
35)	Affidavit Cum Declaration of Mr. Haresh Sutharia authorised signatory of the Company dated 29 th July, 2017.
36)	Property receipts bearing receipt No. 3672943 by Brihanmumbai Mahanagar Pallika dated 11 th December, 2020 for the assessee Messers. Otis Elevators Co. India Limited and Mahindra and Mahindra Limited present owner United White Metal.
37)	Letter received from Brihanmumbai Mahanagar Palika dated 9 th October, 2009 bearing reference No. CHE/1997/BP(WS)/LOR approving the Subdivision of the land bearing C.T.S No. 174/C of Village Akurli, Kandivali (East) Mumbai - 400101.
38)	Letter of Understanding for Distribution of Areas sent by the Company dated 13 th January, 2014 addressed to United White Metal
39)	Non Agricultural permission granted vide order dated 3 rd January, 2014 bearing reference No. C/Desk-VII-A/LND/NAP/SRB-10452 in respect of the Land bearing C.T.S No. 174/C of Village Akurli, Kandivali (East) Mumbai - 400101 in favour of United White Metal.
40)	Notice addressed to the company dated 12 th January, 2020 bearing no. CP(IB)179(MB)/2020/12495 issued by National Company Law Tribunal in the Matter of Creative Plastics versus the Company.



Sr. No.	Document(s)
41)	No dues letter dated 5 th January, 2018 bearing reference No. CRF183491049599 issued by ICICI Bank Limited in respect of the term loan aggregating to Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crores Only) granted to the Company.
42)	No dues letter dated 29 th October, 2015 bearing reference No. COPS/CRE/NDC/2015-16/2358 issued by Kotak Mahindra Bank Limited in respect of the working capital term loan aggregating to Rs. 75,00,00,000/- (Rupees Seventy Five Crores Only) granted to the Company.
43)	No dues letter dated 30 th October, 2015 bearing reference No. 4927 issued by IL&FS Trust Company Limited - Debenture trustee in respect of the Non Convertible debentures aggregating to Rs. 120,00,00,000/- (Rupees One Hundred and Twenty Crore Only) issued by the Company.
44)	No dues letter dated 5 th January, 2018 bearing reference No. CRF183491049599 issued by ICICI Bank Limited in respect of the term loan aggregating to Rs. 80,00,00,000/- (Rupees Eighty Crores Only) granted to the Company.
45)	No dues letter dated 30 th November, 2018 issued by IDFC Alternatives Limited in respect of the dues aggregating to Rs.120,00,00,000/- (Rupees One Hundred and Twenty Crore Only) granted to the Company.
46)	Property registered card for the land bearing C.T.S No. 174/C of Village Akurli, Kandivali (East) Mumbai - 400101 admeasuring 35,680 Sq. Mts (Thirty Five Thousand Six Hundred and Eighty Square Meters)
47)	Property Tax bill dated 11 th February, 2021 for the assessment year 2020-2021 in respect of the Property Account No. RS0600230170000 addressed to United White Metal.
48)	Outstanding Bill in respect of the Property Account No. RS0600230170000 addressed to United White Metal



Sr. No.	Document(s)
49)	Memorandum of Association and Articles of Association of the Company dated 15 th November, 2006.
50)	Security confirmation dated 10 th January, 2018 bearing reference No. 7805/ITSL/OPR/2017-18 issued by IDBI Trusteeship Services Limited in respect of facilities aggregating to Rs. 550,00,00,000/- (Rupees Five Hundred and Fifty Crore Only)
51)	Letter dated 10 th January, 2018 recording submission of Original Documents by the Company to Yes Bank Limited.
52)	Permission for redevelopment granted vide Order No. C/ULC/D.III/22/8710 dated 24 th October, 2007 in respect of the land bearing C.T.S No. 174/C of Village Akurli, Kandivali (East) Mumbai - 400101.
53)	No dues letter dated 4 th December, 2018 bearing reference No. 10879 issued by Vistra ITCL (India) Limited - Debenture trustee in respect of the Non Convertible debentures aggregating to Rs. 110,00,00,000/- (Rupees One Hundred and Ten Crore Only) issued by the Company.
54)	7/12 Extract of the land bearing Survey No. 85 Hissa No. 1, Survey No. 86 Hissa No. (P) and Survey No. 87 Hissa No. A (P) of Village Akurli, Kandivali (East) Mumbai - 400101.
55)	High rise construction permission granted to the company vide letter dated 1 st April, 2014 bearing reference No. CHE/HRB-489/DPWS in respect of the land bearing C.T.S No. 174/C of Village Akurli, Kandivali (East) Mumbai - 400101.

3) 7/12 extract issued by the Talathi, Kandivali dated 23rd September, 2013 in the name of Mahindra and Mahindra Limited and property card issued by the City



Survey Officer dated 21st October, 2014 in the name of M/s. United White Metal Limited.

4) Search Report for 30 years from 1991 upto 2021.

2/- 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 the title of Rajesh Real Estate Developers Private Limited as the owner of the said Property pursuant to Indenture of Conveyance dated 28th April, 2016 is clear subject to the mortgage as referred to in our Title Certificate dated 23rd August, 2021 which is Annexure hereto.

3/- The report reflecting the flow of the title of Rajesh Real Estate Developers Private Limited on the said Property is enclosed herewith as Annexure.

Encl: Annexure

Date: 23rd August, 2021

For SNG & Partners

Authorized Signatory

