



LITTLE & CO.

(REGISTERED)

ADVOCATES & SOLICITORS
CENTRAL BANK BUILDING, 3RD FLOOR,
M.G. ROAD, FORT, MUMBAI - 400 001.
INDIA

TEL.: 91-22-2265 2739
2270 3219
2270 3224
4049 9100

email : mumbai@littlecompany.com

D. P. MEHTA
J. P. KAPADIA
AJAY KHATLAVALA
Z. S. MORRIS

G. PAL
DAMODAR DESAI
RUCHI KHATLAVALA PANDYA
KAILASH S. LAD

OUR REF.:

AM/YSB/7508
17th June, 2023

FORMAT - A (Circular No. 28 of 2021)

To,
Maharashtra Real Estate Regulatory Authority
3rd Floor, "A" Wing, Slum Rehabilitation Authority,
Administrative Building, Bandra East, Mumbai - 400 051

Dear Sir,

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Final Plot No. 70, Town Planning Scheme II, Mahim, Cadastral Survey No. 508 (Part) of Mahim Division, admeasuring approximately 1029.28 square meters standing thereon known as "Pednekar Wadi" and lying in the Registration Sub-District and District of Bombay City and Bombay Suburban (hereinafter referred to as "the Plot").

We have investigated the title of the said Plot on the request of **Uditi Premises Private Limited**, a private limited company governed by the provisions of the Companies Act, 2013 having CIN U45201MH2006PTC162723 and registered office at 301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi Mumbai - 400 025, (hereinafter referred to as "the Company").

1. In the course of investigation, we have examined the following documents:-
 - a) Deed of Conveyance dated 26th June, 1975 registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BOM/1506/1975 executed by Smt. Gulabbai widow of Ramchandra Pendurkar and eight (8) others in favour of Jagannath Gangaram Pednekar and three (3) others conveying the said Property;
 - b) Deed of Indemnity dated 16th September, 2005 executed by Jagannath Gangaram Pednekar and three (3) others in Favour of the Collector, Mumbai City and other authorities duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE-2/8368/2005;


- c) Indenture of Conveyance dated 15th March, 2007 executed by Jagannath Gangaram Pednekar and three (3) others in favour of the Company registered with the Sub-Registrar of Assurances at Bombay under Sr. No. BBE-1/2550/2007;
 - d) No Objection Certificate bearing Ref. No. R/NOC/F-2559/9392/MBRRB-17 dated 28th December, 2017 issued by MHADA to the Company for redevelopment of the Property with FSI-3.00 under DC Regulation 33 (7) alongwith certified/approved list of tenants/occupants of the cessed structures existing on the said Plot;
 - e) Extract of Property Register Card dated 4th November, 2019;
 - f) Deed of Mortgage dated 8th November, 2019 registered under Sr. No. BBE/3/10065 of 2019 with the office of the Sub-Registrar of Assurances, Mumbai executed by the Company in favour of Tata Capital Housing Finance Limited to secure credit facility/loan amounting to Rs.90,00,00,000/- granted to Suraj Estate Developers Private Limited (now Suraj Estate Developers Limited);
 - g) Deed of Simple Mortgage dated 21st July, 2022 registered with the office of the Sub-Registrar of Assurances, Mumbai under Sr. No. BBE/3/13226 of 2022 executed by Suraj Estate Developers Limited as the Mortgagor, the Company as the Co-Mortgagor and Tata Capital Housing Finance Limited as the Mortgagee for Rs.140,00,00,000/-;
 - h) Search Reports dated 8th January, 2018 issued by Mr. Chandrashekhar Athalye; 14th September, 2022 and 29th April, 2023 issued by Mr. R.B. Amberkar and A.H. Aeer, Advocates and Title Investigator in respect of the searches carried out at the Offices of the Sub-Registrar of Assurances at Mumbai for the period 1988 to 2023;
 - i) Tax Clearance Certificate dated 10th March, 2023 issued by MCGM;
 - j) Declaration dated 29th April, 2023 made on behalf of the Company;
2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot, we are of the opinion that subject to the

LITTLE & CO.
mortgage/charge created on the plot in favour of Tata Capital Housing Finance Ltd. and the rights of the occupants/tenants of the premises in the building situate thereon, the title of the Company i.e. Udit Premises Private Limited being the owner of the said plot is clear, marketable and without any other encumbrance.

3. Udit Premises Private Limited is the owner of the land bearing Final Plot No. 70, Town Planning Scheme II, Mahim, Cadastral Survey No. 508 (Part) of Mahim Division.
4. The report reflecting the flow of the title of the owner of the said plot is enclosed herewith as Annexure.

Dated this 17th day of June, 2023.

Yours faithfully,
Little & Co.



(Ajay Khatlawala)
Senior Partner

Encl.: Annexure

FORMAT - A
(Circular No. 28 of 2021)

FLOW OF THE TITLE OF THE SAID PLOT


1. The extracts of the Property Register Card show that Udit Premises Private Limited is the owner of the said Plot.
2. Search Report dated 8th January, 2018 issued by Mr. Chandrashekhar Athalye; dated 14th September, 2022 and 29th April, 2023 issued by Mr. R.B. Amberkar and A.H. Aeer, Advocates and Title Investigator.
3.
 - i. Pursuant to the Deed of Conveyance dated 26th June, 1975 registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BOM/1506/1975 executed by Smt. Gulabbai widow of Ramchandra Pendurkar and eight (8) others, the said Property was conveyed in favour of Jagannath Gangaram Pednekar, Jayshree Jagannath Pednekar, Shridhar Gangaram Pednekar and Sunita Sridhar Pednekar, subject to existing tenants/occupants of the structures as set out therein.
 - ii. Pursuant to the Deed of Indemnity dated 16th September, 2005 executed by Jagannath Gangaram Pednekar and three (3) others in favour of the Collector, Mumbai City and other authorities duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE-2/8368/2005, the names of Jagannath Gangaram Pednekar and three others were entered into the relevant revenue and other records of the said Property.
 - iii. Pursuant to Indenture of Conveyance dated 15th March, 2007 executed by Jagannath Gangaram Pednekar and three (3) other owners as mentioned above and registered with the Sub-Registrar of Assurances at Bombay under Sr. No. BBE-1/2550/2007, the said Property was transferred and conveyed in favour of the Company i.e. Udit Premises Private Limited subject to the tenants/occupants as mentioned therein.

LITTLE & CO.

- iv. The Company has thus become the owner of the said Property and is possessed thereof, subject to the rights of the tenants/occupants occupying the premises in the structures existing thereon.
4. MHADA has issued a No Objection Certificate bearing Ref. No. R/NOC/F-2559/9392/MBRRB-17 dated 28th December, 2017 to the Company for redevelopment of the Property with FSI-3.00 under DC Regulation 33 (7) and other relevant regulations subject to the terms and conditions as set out therein. MHADA has also annexed a certified/approved list of tenants/occupants of the cessed structures existing on the said Property.
5. The Company has mortgaged the said Property in favour of Tata Capital Housing Finance Limited by executing the registered Deeds of Mortgage for securing credit facilities of Rs. 90,00,00,000/- and Rs. 140,00,00,000/- availed by Suraj Estate Developers Private Limited (now Suraj Estate Developers Limited).
6. As per the search carried out by us on 16th June, 2023 on the Ministry of Corporate Affairs Portal ("ROC Search") except for the charge created in favour of Tata Capital Housing Finance Limited as mentioned above, there is no other subsisting charge on the Property.
7. As we had issued Public Notices in the newspapers i.e. Free Press Journal and Navshakti on 26th December, 2017 inviting claims if any in respect of the said Property and we had not received any claim in response to the said notices, we have not again issued Public Notices in the newspapers.
8. We are informed that there is no pending litigation pertaining to the Property against the Company.

Dated this 17th day of June, 2023.

Yours faithfully,
Little & Co.


(Ajay Khatlawala)
Senior Partner