



Ref no. 171/2021

20th October, 2021

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to lands: (a) admeasuring approximately 1.20 Hectares, that is, admeasuring approximately 12,000 square meters, bearing Plot/Pocket 'D', and (b) admeasuring approximately 1.50 Hectares, that is, admeasuring approximately 15,000 square meters, bearing Plot/Pocket 'E', both situate at Survey nos. 264 (part) and 265 (part), Sector 60, Nerul, Navi Mumbai 400706 (hereinafter respectively referred to as, "**Plot/Pocket 'D'**", and "**Plot/Pocket 'E'**", and collectively, "**Lands**").

(1). We have investigated the right, title and interest of Mistry Construction Company Private Limited, a private limited company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 337, Krishna Niwas, Chandavarkar Road, Matunga (East), Mumbai 400 019 ("**MCCPL**") to the Lands.

(a). Description of the Lands: (i) Land bearing Plot/Pocket 'D' admeasuring 1.20 Hectares, that is, admeasuring approximately 12,000 square meters, and (ii) Land bearing Plot/Pocket 'E', admeasuring 1.50 Hectares, that is, admeasuring approximately 15,000 square meters, bearing Survey nos. 264 (part) and 265 (part), both situate, lying and being at Sector 60, Nerul, Navi Mumbai 400 706.

(b). Documents in respect of the development rights of the Lands in favour of MCCPL: (i) Letter of Intent bearing reference no. CIDCO/GM(IT&SP)/2006/11 dated 24th January, 2006, addressed by City and Industrial Development Corporation of Maharashtra Limited ("**CIDCO**") to MCCPL, (ii) Letter of Allotment bearing reference no. CIDCO/GM(IT&SP)/2009 dated 12th March, 2009 addressed by CIDCO to MCCPL; (iii) Agreement to Lease dated 22nd August, 2009, executed by and between CIDCO as 'The Corporation' of the One Part, and MCCPL as 'The Licensee' of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Thane, vide Serial no. TNN-3/4407 of 2009; (iv) Modified Agreement to Lease dated 4th November, 2016 ("**Modified Agreement to Lease**"), executed by and between CIDCO as "The Corporation" of the One Part, and MCCPL as "The Licensee" of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Thane, vide Serial no. TNN-5/12526 of 2016.

(c). 7/12 extract dated 11th October, 2021 prepared by Talathi Saja Belapur, Taluka & District Thane, in respect of the land bearing Survey no. 264 of Village Karave, Taluka Thane, and 7/12 extract dated 11th October, 2021, prepared by Talathi Saja Belapur, Taluka & District Thane, in respect of the land bearing Survey no. 265 of Village Karave, Taluka Thane.

(d). Search Report issued by Mr. Chandrashekhar Athalye dated 10th May, 2021, in respect of the searches undertaken in the Offices of the Sub-Registrar of Assurances at Thane, CBD Belapur, Vashi and Koparkhairane respectively from the year 1991 upto 2021, in respect of the Lands.

(2). On perusal of the above mentioned documents and all other relevant documents relating to title of the Lands, we are of the opinion that MCCPL, subject to the terms and conditions of the allotment documents mentioned hereinabove: (a) is entitled to develop the Lands; (b) has been handed over possession of the Lands by CIDCO for the purpose of developing and managing a real estate project on the Lands (“**Project**”); (c) is presently the licensee of the Lands until it completes the entire development of the lands including the Lands allotted to MCCPL under the allotment documents and obtains the occupancy certificate from CIDCO/Navi Mumbai Municipal Corporation (“**NMMC**”) in respect thereof; and (d) is entitled to be granted a lease of the lands including the Lands mentioned in the allotment documents for a period of sixty years commencing from the date of execution of the Modified Agreement to Lease upon the terms, covenants and conditions set out in the Modified Agreement to Lease, which lease shall be granted by CIDCO in terms of the format of the lease deed annexed to the Modified Agreement to Lease. Further MCCPL’s entitlement to develop and manage the lands mentioned in the aforesaid allotment documents including the Lands is clear, marketable, and without any encumbrances subject to: (a) compliance with the terms and conditions referred in the allotment documents mentioned hereinabove; (b) compliance of the terms, covenants and conditions set out in the permissions, approvals, layout sanction, orders, etc. obtained and to be obtained from CIDCO, NMMC and other concerned governmental authorities, in respect of the Lands; and (c) the applicable laws, rules and regulations, and the bye-laws, rules and regulations applicable to the Lands and the development thereof.

(3). CIDCO is the owner of the Lands, that is, Plot/Pocket ‘D’, and Plot/Pocket ‘E.

(4). The Legal Title Report and **Annexure ‘A’** (in Format ‘A’ as required under Circular no. 28/2021) reflecting the flow of the title of MCCPL to the Lands as of 6th September, 2021, is enclosed herewith and our detailed report on title will be annexed to the agreements for sale in respect of the Project.

Encl: Annexure ‘A’

Dated This 20th Day of October, 2021.

Yours faithfully,
Messrs. M. T. Miskita & Company
Advocates & Solicitors


Partner



FORMAT 'A'
(Circular No. 28/2021)
Annexure A - Flow of the Title of the Lands

(1). 7/12 extract dated 11th October, 2021, prepared by Talathi Saja Belapur, Taluka & District Thane, in respect of the land bearing Survey no. 264 of Village Karave, Taluka Thane, records the area of the land as 30 Hectares 30.8 Aar and the holder of the said land is Agar Kolji, and it records in the others rights column that the said land was acquired by the government as per the Notification no. L.A.Q.C. 336 dated 3rd February, 1970 issued by Hon'ble Commissioner of Mumbai Division. 7/12 extract dated 11th October, 2021, prepared by Talathi Saja Belapur, Taluka & District Thane, in respect of the land bearing Survey no. 265 of Village Karave, Taluka Thane, records the area of the land as 26 Hectares 23.1 Aar and the holder of the land as Salt Department, and it records in the others rights column that the said land was acquired by the government as per the Notification no. L.A.Q.C. 336 dated 3rd February, 1970 issued by Hon'ble Commissioner of Mumbai Division.

(2). Search Report for 30 years from 1991 upto 2021.

(3). Any other relevant title:

All permissions, approvals, remarks, orders, NOCs, layout sanctioned plans, etc. obtained by MCCPL in respect of the Lands from time to time from CIDCO, NMMC, and/or any other concerned authorities.

Dated This 20th Day of October, 2021.

Yours faithfully,
Messrs. M. T. Miskita & Company
Advocates & Solicitors



Partner