

# S. K. DUBEY

Advocate, High Court

**OFFICE:** \_\_\_\_\_

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119, 120, Bake House, 1st Floor, Old Bake House Lane, Opp Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort, Mumbai - 400 023.

Phone: 22856630 Mobile: 9820050163.

E-mail: skydubeylawfirm@gmail.com

Ref No.: \_\_\_\_\_

Date: \_\_\_\_\_

## FORMAT - A

(Circular No:- 28/2021)

To,

**Date:** 30-03-2021.

**MahaRERA**

6<sup>th</sup> and 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No. C-21, E Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai – 400 051.

## Legal Title Report

**Sub:** ALL THOSE pieces and parcels of land bearing Survey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10,

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37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, admeasuring 4,65,228 square metres, lying and being and situate at Tal. Kalyan, District Thane, and are hereinafter, collectively referred to as "the said Land".

A. I, Mr. S. K. Dubey, have investigated the title of the Runwal Residency Private Limited at the request of our client/owner, Runwal Residency Private Limited, having its office at Runwal and Omkar Esquare, 5th Floor, off. Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai 400 022.

B. The summary of the investigation of title undertaken by us is as follows:-



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### 1. Description of the property:

All those pieces and parcels of land bearing Survey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, admeasuring 4,65,228 square metres.

### 2. Documents of Allotment of Plot:

- Amended Order dated 21/09/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2015 and registered under Serial No. 13206/2018 in the office of the Sub-Registrar of Assurances, Kalyan.

*S. K. DUBEY*

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Ref No.: \_\_\_\_\_

Date: \_\_\_\_\_

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The land admeasuring 2,60,628 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("First Land");

- b) Amended Order dated 05/10/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2015 and registered under Serial No. and 532/2019 in the office of the Sub-Registrar of Assurances, Kalyan-2. The land admeasuring 2,00,000 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("Second Land"); and,
- c) Indenture of Conveyance dated 27/12/2019 registered under Serial No. 438/2020 in the office of the Sub-Registrar of Assurances, Kalyan-4. The land admeasuring 4600 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("Third Land"). The First Land, Second Land and Third Land in aggregate admeasuring 4,65,228 square metres are collectively referred to as "the said Land".  
In view thereof, Runwal Residency Pvt. Ltd is the Owner of the said Land.

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Phone: 22856639 Mobile : 9829650181

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Ref No.: \_\_\_\_\_

Date: \_\_\_\_\_

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### 3. 7x12 Extract/Property Card:

The 7x12 Extract/Property Register Cards have been updated to reflect the name of **Runwal Residency Private Limited** as the Owner/holder of the said Land.

### 4. Searches in Offices of Sub-Registrar:

Perused copies of the (a) Search Report dated 24<sup>th</sup> April 2018 in respect of various Survey Nos. of Village Gharivali for the period commencing from 1980 to 2018, (b) Search Report dated 24<sup>th</sup> April 2018 in respect of various Survey Nos. of Village Usarghar for the period commencing from 1980 to 2018, (c) Search Report dated 6<sup>th</sup> September 2018 in respect of various Survey Nos. of Village Gharivali for the period commencing from 1980 to 2018, (d) Search Report dated 8<sup>th</sup> September 2018 in respect of various Survey Nos. of Village Usarghar for the period commencing from 1980 to 2018 (e) Search Report dated 13<sup>th</sup> February 2019 in respect of various Survey

Contd... 6/

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Date: \_\_\_\_\_

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Nos. of Village Gharivali for the period commencing from 2018 to 2019, (f) Search Report dated 13th February 2019 in respect of various Survey Nos. of Village Usarghar for the period commencing from 2018 to 2019, and, (g) Search Report dated 26<sup>th</sup> September 2020, in relation to the search conducted in the offices of Sub-Registrar of Assurances at Mumbai and Kalyan. The searches undertaken at the offices of the Sub-Registrar of Assurances are, however, subject to the availability of records and also to records being torn and mutilated.

C. On a perusal of the above mentioned documents and other documents set out in the Title Certificate Report on Title dated 5<sup>th</sup> March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6<sup>th</sup> October, 2020, issued by Advocate S. K. Dubey)(enclosed herewith collectively as **Annexure "C"**) and based on the steps and observations set out in the Title Certificate Report on Title dated 5<sup>th</sup> March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6<sup>th</sup> October, 2020, issued by Advocate S. K. Dubey)(enclosed herewith collectively as **Annexure "C"**), we are of the opinion that **Runwal Residency Private Limited** is the owner of the said land and its title is clear and marketable, subject to the qualifications/observations at Annexure "B".



Consd... 7/-

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Date: \_\_\_\_\_

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D. The Report on Title dated 5<sup>th</sup> March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6<sup>th</sup> October, 2020, issued by Advocate S K. Dubey) prepared whereby reflecting the flow of title to the said Land are enclosed herewith as Annexure "C" and all persons are advised to read the same.

Yours Truly

  
S.K.DUBEY

Advocate, High Court  
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Opp Maharashtra State Co-op.  
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Encl:

1. Annexure-A (Flow of the Title of the said Land).

2. Annexure-B (Qualifications to Title).

3. Annexure-C (Title Certificate Report on Title dated 5<sup>th</sup> March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6<sup>th</sup> October, 2020, issued by Advocate S K. Dubey)



Contd... 8.

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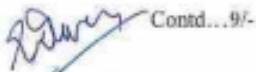
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## Annexure - A

### Flow of the Title of the said Land

- 1) **7/12 extract** - The 7/12 extracts have been updated to reflect the name of Runwal Residency Private Limited as the owner of the said land.
- 2) **Mutation Entry** - Same as stated in serial no: 1 above.
- 3) **Search Report** - Perused copies of the (a) Search Report dated 24<sup>th</sup> April 2018 in respect of various Survey Nos. of Village Gharivali for the period commencing from 1980 to 2018, (b) Search Report dated 24<sup>th</sup> April 2018 in respect of various Survey Nos. of Village Usarghar for the period commencing from 1980 to 2018, (c) Search Report dated 6<sup>th</sup> September 2018 in respect of various Survey Nos. of Village Gharivali for the period commencing from 1980 to 2018, (d) Search Report dated 8<sup>th</sup> September 2018 in respect of various Survey Nos. of Village Usarghar for the period commencing from 1980 to 2018 (e) Search Report dated 13<sup>th</sup> February 2019 in respect of various Survey Nos. of Village Gharivali for the period commencing from 2018 to 2019, (f) Search Report dated 13th February 2019 in respect of various Survey Nos. of Village



Contd... 9/-

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Email: skdubeyadv@gmail.com

Ref No.: \_\_\_\_\_

Date: \_\_\_\_\_

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Usinghur for the period commencing from 2018 to 2019, and (g) Search Report dated 26<sup>th</sup> September 2020, in relation to the search conducted in the offices of Sub-Registrar of Assurances at Mumbai and Kalyan. The searches undertaken at the offices of the Sub-Registrar of Assurances are, however, subject to the availability of records and also to records being torn and mutilated.

### 4) Any other relevant title –

- a. Amended Order dated 21/09/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2013 and registered under Serial No. 13206/2018 in the office of the Sub-Registrar of Assurances, Kalyan-2. The land admeasuring 2,60,628 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("First Land");
- b. Amended Order dated 05/10/2018 passed by the Hon'ble Bombay High Court in Suit No. 431 of 2013 and registered under Serial No. and 532/2019 in the office of the Sub-Registrar of Assurances, Kalyan-2. The land admeasuring 2,00,000 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("Second Land"); and,

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c. Indenture of Conveyance dated 27/12/2019 registered under Serial No. 438/2020 in the office of the Sub-Registrar of Assurances, Kalyan-4. The land admeasuring 4600 square meters was transferred in favour of Runwal Residency Pvt. Ltd ("Third Land"). The First Land, Second Land and Third Land in aggregate admeasuring 4,65,228 square metres are collectively referred to as "the said Land".

5) Litigation - NIL.

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.. 11 ...

## Annexure - B

- 1) First and exclusive charge by way of mortgage in favour of Vistra ITCL (India) Limited, acting as Debenture Trustee on behalf of the lender, registered vide Debenture Trust Deed dated 5<sup>th</sup> March 2019 and registered with the Office of the Sub-registrar of Assurances, Kalyan 2 under Serial No. 3023 of 2019 read with (i) Supplemental Indenture of Mortgage dated 25<sup>th</sup> April, 2019 registered with the Office of the Sub-registrar of Assurances, Kalyan 4 under Serial No. 5669 of 2019 and; (ii) Second Supplemental Indenture of Mortgage dated 20<sup>th</sup> January 2020 registered with the Office of the Sub-registrar of Assurances, Kalyan 4 under Serial No. 1197 of 2020 and; (iii) Supplemental Debenture Trust Deed dated 25<sup>th</sup> August 2020 registered with the Office of the Sub-registrar of Assurances, Kalyan 2 under Serial No. 6855 of 2020 and; (iv) Second Supplemental Debenture Trust Deed dated 8<sup>th</sup> February 2021 registered with office of sub-registrar of assurances, Kalyan 2 under serial number 3189 of 2021, over all those pieces and parcels of land or ground admeasuring 3,03,589 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane.

- 2) Due compliances with the terms of RERA

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