



WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

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NL/DDA/10382/6972/2019

Runwal Residency Private Limited

Omkar House, Off. Eastern Express Highway,
Opp. Sion-Chunabhatti Signal,
Sion (East),
Mumbai – 400 022

Kind Attn: Mr. Sujit Shetty

UPDATED TITLE REPORT

Re: All those pieces and parcels of land or ground measuring 2,00,000 lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("the Second Land") more particularly described in the Schedule hereunder written.

1. We refer to our Title Report dated 5th March 2019 ("the Title Report") issued by us in favour of HDFC Capital Advisors Limited where we had investigated the title of Runwal Residency Private Limited ("Runwal") to the said Land (more particularly described in the First and Second Schedules of the Title Report). Capitalised terms used herein but not defined shall have the same meaning as ascribed to them in the Title Report.
2. We have been requested by you, to update the Title Report for the limited purpose of recording the updation of the 7/12 extracts pertaining to the Second Land to record the name of Runwal therein as the holder of the Second Land.
3. For the purpose of updating the Title Report we have only perused copies of the documents referred to in this Report.
4. This Report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions, being true, complete and accurate, which we have assumed to be the case.

D.A.

5. This Report has been prepared in accordance with and is subject to the laws of India.

A. Updation

- I. We have perused the following revenue records with respect to the Second Land:

- 1) The 7/12 extracts dated 1st April 2019 and 2nd April 2019 of Village Gharivali which record the name of Runwal as the holder of the Second Land.
- 2) The 7/12 extract dated 16th July 2019 in respect of Survey No. 94 of Village Usarghar forming part of the Second Land reflects the name of Runwal to an extent of 5,243 square metres out of the total area measuring 5,400 square metres. The 7/12 extracts dated 1st April 2019 for the balance Survey Nos. of Village Usarghar forming part of the Second Land record the name of Runwal as the holder of the Second Land.
- 3) Copy of ME No. 567 in relation to Village Gharivali dated 24th January 2019 which records that pursuant to the Decree bearing Serial no. KLN-2/532/2019, the name of Runwal be recorded as the holder of the Second Land.
- 4) Copy of ME No. 1341 in relation to Village Usarghar dated 25th January 2019 which records that pursuant to the Decree bearing Serial no. KLN-2/532/2019, the name of Runwal be recorded as the holder of the Second Land.

SCHEDULE

All those pieces and parcels of land admeasuring 2,00,000 square metres corresponding to about 50 (Fifty) acres or thereabouts situate, lying and being at Village Gharivali and Village Usarghar in the registration district and sub-district of Thane, Maharashtra.

D.A.

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Details of the land where the entire Survey No. and Hissa No. have been transferred and sold to Runwal are as under: -

Village	S. No.	H. No.	Area (in Sq. m.)
Gharivali	9	1	250
	9	2	1570
	9	3	350
	9	4	750
	9	5	1460
	9	6	1620
	9	7	450
	9	8	230
	10	0	860
	11	0	4020
	12	1	810
	12	2	610
	12	3	530
	12	4	250
	12	5	1010
	12	6	450
	12	7	1550
	12	8	760
	12	9	1010
	12	10	780
	12	11	450
	12	12	1120
	12	13	1270
	14	1	880
	14	2-A	4330
	14	2-B	2530
	14	4	130
	14	5	2450

D.A.

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Village	S. No.	H. No.	Area (in Sq. m.)
	15	0	1850
	17	1	4480
	17	2	560
	17	3	4300
	17	4	2530
	17	5	830
	17	6	350
	17	7	2710
	17	8	760
	17	9	1690
	17	10	1870
	18	0	760
	19	0	6830
	37	1	3400
	38	1	4200
	38	2	3000
	41	1A	4700
	41	1B	3100
	41	2	6500
	41	3	1600
	41	4	500
	44	4	400
	44	15	5500
	44	16	2800
	44	17	6100
	44	18	1800
	44	19	7800
	49	0	3670
Usarghar	45	1	1800
	46	3	1360

DA

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Village	S. No.	H. No.	Area (in Sq. m.)
	49	0	3090
	51	0	3670
Total Area of the N.A.			126990
Plot 1			

Details of the land where only a part of the Survey No./Hissa No. has been transferred and sold to Runwal are as under:

Village	S. No.	H. No.	Area (in Sq.m.)
Gharivali	8	1	534
	8	2	944
	8	3	71
	12	14	267
	14	3	2214
	17	11	335
	22	0	291
(Since Survey No.37, Hissa No. 2D)	37	2-P	2084
(Since Survey No.37, Hissa No. 2B)	37	2-P	
(Since Survey No.37, Hissa No. 2C)	37	2-P	
	37	3	622
	39	1	41
	44	1	16246
	44	5A	24843
	44	5B	
	44	6A	
	44	6B	

D.A.

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Village	S. No.	H. No.	Area (in Sq.m.)
	44	14	3536
Usarghar			
	46	1	1915
(Since Survey No.46, Hissa No. 2B)	46	2-P	350
(Since Survey No.46, Hissa No. 2A)	46	2-P	1400
	47	0	4714
	50	P	11999
	94	P	604
TOTAL			73010
Grand Total			200000

Dated this 19th day of July 2019

For M/s. Wadia Ghandy & Co.



Partner

