



ESTATE LAW FIRM

E- Stating Legally

To

MahaRERA

6th & 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 Plot No. 1 CTS/C.S. No. 199 situated at MIDC Additional Kalyan Bhiwandi Industrial Area, Village Kon, Tal Bhiwandi, District Thane. (hereinafter referred as the said Plot "ESQ-2").

1/- I have investigated the title of the said Plot on the request of M/s MAGUS INFRATECH PRIVATE LIMITED and following documents

1) Description of the property:

Development rights of Magus Infratech Private Limited to develop ESQ-2 Building on the portion of approx. land admeasuring 4436.48 square meters out of land admeasuring 62,000 Sq. Mtrs, carved out of Plot No. 1 admeasuring 242841 square meters situated at MIDC Additional Kalyan Bhiwandi Industrial Area, village Kon, Tal and Registration Sub-District Bhiwandi, District and Registration District Thane.

2) The documents of allotment of plot:-

- i. Allotment Order dt.02/06/2009 issued by Maharashtra Industrial Development Corporation (MIDC).
- ii. Agreement to Lease dated 05/02/2010 executed between the MIDC and M/s ASMEETA INFRATECH LTD.
- iii. Letter dt.02/05/2012 issued by MIDC.



- iv. Indenture of Lease dated 7th May, 2012 executed between the MIDC and M/s ASMEETA INFRATECH LTD..
- v. Supplemental Lease dated 15th May 2012 executed between the MIDC and M/s ASMEETA INFRATECH LTD.
- vi. Supplemental Lease dated 03rd August 2012 executed between the MIDC and M/s ASMEETA INFRATECH LTD..
- vii. Joint Development Agreement dated 24.10.2019 duly registered in the office of Sub-registrar of Assurances at Bhiwandi under Sr. No. BVD-1/9799 of 2019 executed by and between M/s ASMEETA INFRATECH LTD and MAGUS INFRATECH PRIVATE LIMITED.

3) 7/12 extract or property card issued by Talathi, Land and Revenue Department of Kon dated 11.05.2019, mutation entry no 2924

4) Search report for 30 years from 1989 till 2019.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of M/s ASMEETA INFRATECH LTD. is clear, marketable and without any encumbrances.

A) Owner of the land:

M/s ASMEETA INFRATECH LTD. (Lessee) CTS/C.S. No. 199

B) Qualifying comments/remarks:

M/s ASMEETA INFRATECH LTD. is the Lessee of the said Plot which is leased out by the MIDC for the development of "Integrated Textile Park". Out of the total area of the said Plot admeasuring 2,42,814 Sq. Mtrs., the Lessee has already constructed units on the part of the said Plot admeasuring 1,80,814 Sq. Mtrs. area being Phase- I (A) Property along with infrastructure facilities for setting up textile units as "ASMEETA TEXPA" as per the plans and specifications sanctioned by the Special Planning Authority of the MIDC and subsequently obtained the Part Building

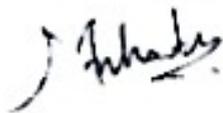
Completion Certificate for the said Plot from the Special Planning Authority of the MIDC to that effect bearing No.EE/SPA/KBI/I/A-06129/2019 dated 4th January 2019. Further Joint Development Agreement dated 24.10.2019 duly registered in the office of Sub-registrar of Assurances at Bhiwandi under Sr. No. BVD-1/9799 of 2019 executed by and between M/s ASMEETA INFRATECH LTD and MAGUS INFRATECH PRIVATE LIMITED, Asmeeta granted development rights in respect of the said land to Magus Infratech Private Limited. However, construction has not been carried out on balance part of the said Plot admeasuring about 62,000 Sq. Mtrs. which is available for development, the said ESQ-2 Building on the land admeasuring 4436.48 sq. mtrs is proposed for development and the same is approved by MIDC vide Building Plan Approval dated 07.04.2022. .

3/- The report reflecting the flow of the title of M/s ASMEETA INFRATECH LTD. (Lessee) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:- 28th April 2022.

For
ESTATE LAW FIRM



Adv. Mahi Mhatre



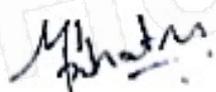
FLOW OF THE TITLE OF THE SAID LAND:

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration
- 2) Mutation Entry Nos.1484, 1785, 2892, 5228, 2924,
- 3) Search report for 30 years from 1989 Taken from Sub-Registrar' office at Bhiwandi-I
- 4) Any other relevant title.-NA
- 5) Litigations if any.-NA

Date: 28th April 2022

For
ESTATE LAW FIRM



Adv. Mahi Mhatre

