

Abhay D. Parab
Advocate

Chamber :

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To,

MahaRERA

4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to a portion of land admeasuring 2,695.06 square metres bearing New Survey No. 88/13, Old Survey No. 69/13, New Survey No. 102/26, Old Survey No. 51/26 of Village Mire, Taluka Thane, District Thane and New Survey No.11/1, Old Survey No.76/1 of Village Mahajanwadi, Taluka Thane, District Thane in the registration Sub-District and District Thane (hereinafter referred to as the "said Property").

1. I have investigated the title of the said Property on the request of **S3 SMART SPACES PRIVATE LIMITED ("S3 Smart Spaces")**, and perused photocopies the following documents:

(a) **Description of the property:** portion of land admeasuring 2,695.06 square metres bearing New Survey No. 88/13, Old Survey No. 69/13, New Survey No. 102/26, Old Survey No. 51/26 of Village Mire, Taluka Thane, District Thane and New Survey No.11/1, Old Survey No.76/1 of Village Mahajanwadi, Taluka Thane, District Thane in the registration Sub-District and District Thane.

(b) **The documents of the plot:**

(i) Development Agreements, both dated 30th August, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and TNN7-6969-2006 (**said Development Agreements'**) and Power of Attorney of like date which is registered with the Sub-Registrar of



- Assurances at Thane-7 under serial no.TNN7-6970-2006 (**POA**).
- (ii) Agreement for Sale dated 4th September, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and TNN7-439-2012 (**Agreement for Sale**).
- (iii) Deed of Conveyance dated 20th July, 2012 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-00439-2012 (**said earlier Conveyance**).
- (iv) Agreement dated 23rd August, 2012 registered with Sub-Registrar of assurances at Thane-7 under Serial No. TNN7-05912-2012 (**Surrender Agreement**) and Development Rights Certificates issued by the Mira Bhayandar Municipal Corporation against surrendered area.
- (v) Agreement dated 25th March, 2021 registered with the Sub-Registrar of Assurances at Thane-4 under serial no. TNN4/5774/2021 (**said Agreement**) and Power of Attorney dated 25th March, 2021 registered with Sub-Registrar of Assurances at Thane-4 under serial no. TNN4/5775/2021 (**POA to the said Agreement**).
- (vi) Deed of Conveyance dated 22nd June, 2022 registered with the Sub-Registrar of Assurances at Thane-4 under Serial No.TNN4-10894-2022 (**said**



Conveyance) and Power of Attorney dated 22nd June, 2022 registered with Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-10896-2022 (**POA to the said Conveyance**).

- (vii) 7/12 Extract issued on 22nd August, 2012 and 7/12 Extract issued on 10th March, 2021 & Mutation Entry Nos.286, 287 & 483.
- (viii) Search Reports for 47 years from 1975 till date taken from the Sub-Registrar office at Thane.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot of Land, I am of the opinion that S3 Smart Spaces is the owner of the said Property, and on the plans for construction of the buildings being sanctioned and other approvals being granted from time to time, S3 Smart Spaces will be entitled to develop the said Property, and construct buildings thereon.

OWNER OF THE SAID PROPERTY:

S3 Smart Spaces Private Limited.

3. The report reflecting flow of the title of the Property is enclosed herewith as an annexure.

Dated this 19th day of July, 2022



(Advocate High Court)

Email ID: abhayprb@yahoo.com

Encl: Annexure.

ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT OF LAND

1. TITLE FLOW

- (a) Sanghvi Premises Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deemed to have been registered under the provisions of Companies Act, 2013 ("SPPL"), was inter alia the owner and seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land admeasuring 25,763.93 square meters, bearing Old Survey No. 51/26 (part), and New Survey No. 102/26 (part), Old Survey No.69/13, New Survey No.88 situated at Village Mire, Taluka Thane, District Thane and Old Survey No.76/1, New Survey No.11/1 and Old Survey No.76/2, New Survey no.76/2 of Village Mahajanwadi, Taluka Thane, District Thane ("**the Larger Property**"). SPPL purchased and acquired, inter alia the Larger Property by a Deed of Conveyance dated 20th January, 2012, registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/7/439/2012;
- (b) By an Agreement for Sale dated 25th March, 2021, executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Thane-4 under Serial No. TNN4/5774/2021, SPPL inter alia agreed to sell, transfer, assign, assure and convey to S3 Smart Spaces, being a portion admeasuring 2,506 square metres out of Plot A of



the Larger Property admeasuring 12,831.71 square metres.

- (c) Pursuant to the said Agreement for Sale dated 25th March, 2021, by a Deed of Conveyance dated 22nd June, 2022 executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Thane-4 under Serial No. TNN4-10894-2022 (**said Conveyance**), SPPL sold, granted, conveyed, transferred and assigned (i) a portion admeasuring 2,506 square metres; (ii) a further portion admeasuring 189 square metres out of the Plot A of the Larger Property and (iii) agreed to irrevocably, unconditionally, exclusively and absolutely, grant in perpetuity, a right of way over a portion of the Plot A being a passage and ramp having width of 6 metres and length of 38.55 metres, running over / across the Plot A of the Larger property, ("**the said Property**"), to S3 Smart Spaces.
- (d) Pursuant to the said Conveyance dated 22nd June, 2022, SPPL has also executed a Power of Attorney dated 27th June, 2022 registered with Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-10896-2022, in favour of S3 Smart Spaces (**POA to the said Conveyance**).

2. In issuing this Report on Title, I have assumed the following, and the same has been confirmed by S3 Smart Spaces.



Abhay D. Parab
Advocate

- (i) that the information provided by S3 Smart Spaces is accurate, not misleading and does not contain any misstatement;
- (ii) that there are no other encumbrances and/or litigations.

Dated this 19th day of July, 2022



(Advocate High Court)

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