

Memo



To	Mahindra Happinest Developers Limited
From	DSK Legal
Date	November 4, 2019
Subject	Memo on title in respect of the properties situate at Village Ranjnoli, Taluka Bhiwandi, District Thane

Mumbai

1203, One Indiabulls Centre
Tower 2, Floor 12 B
841, Senapati Bapat Marg
Elphinstone Road
Mumbai - 400 013
India

Tel 022 6658 8000
Fax 022 6658 8001

Upon your instructions, we have investigated the title of the properties more particularly described in this Memo, based on the documents provided to us and have to state as follows:

For the purposes of this Memo:

- A. We have caused searches in respect of the Property 1 and Property 2 (both are defined hereinafter) and have relied upon the Search Reports dated December 14, 2017, April 28, 2018, September 17, 2019 and September 19, 2019 issued by Mr. Sameer Sawant, Title Investigator. The Search Reports do not reveal any adverse entries.
- B. We have issued Public Notices dated March 22, 2018 in The Free Press Journal (English) and Loksatta and Maharashtra Times (Marathi); dated March 23, 2018 in Janmat (Marathi); and dated May 26, 2018 in The Free Press Journal (English) and Loksatta, Maharashtra Times and Janmat (Marathi), for inviting objections / claims in respect of the title of the erstwhile owners to the Property 1 and Property 2 (both are defined hereinafter). Pursuant to the publication of the aforesaid notices, we have not received any objections/claims. We have not issued any public notice thereafter.

Based on the aforesaid, we have to report as under:

- By and under the following documents M/s. Swastik Real Estate Developers became entitled to various properties situate at Village Ranjnoli, Taluka Bhiwandi, District Thane ("**Property 1**"). Accordingly, the name of M/s. Swastik Real Estate Developers was recorded in the revenue records with respect to Property 1:
 1. Sale Deed dated December 30, 2010 and registered under Serial No. 9045 of 2010;
 2. Sale Deed dated March 31, 2016 and registered under Serial No. 2123 of 2016; and
 3. Sale Deed dated August 9, 2018 and registered under Serial No. 6422 of 2018.

To	Mahindra Happinest Developers Limited
Date	November 4, 2019
Subject	Memo on title in respect of the properties situate at Village Ranjnoli, Taluka Bhiwandi, District Thane
Page	2 of 5

- By and under Sale Deed dated December 30, 2010 and registered under Serial No. 9047 of 2010, Naresh Khetwani became entitled to various properties situate at Village Ranjnoli, Taluka Bhiwandi, District Thane ("**Property 2**"). Accordingly, the name of Naresh Khetwani was recorded in the revenue records with respect to the Property 2.
- Thereafter, by and under the Agreement for Sale dated July 9, 2018 and registered under Serial No. 5216 of 2018, M/s. Swastik Real Estate Developers and Naresh Khetwani agreed to sell, transfer, convey and assign their respective rights in Property 1 and Property 2 in favour of Mahindra Happinest Developers Limited.
- Pursuant to the aforesaid Agreement for Sale dated July 9, 2018, by and under a Power of Attorney dated July 9, 2018 and registered under Serial No. 5217 of 2018, M/s. Swastik Real Estate Developers and Naresh Khetwani granted various powers in respect of Property 1 and Property 2 in favour of Mahindra Happinest Developers Limited.
- By and under a Supplemental Agreement dated October 17, 2019 and registered under Serial No. 4933 of 2019, (i) M/s. Swastik Real Estate Developers represented through its partners, (ii) Mr. Naresh Sudama Khetwani and (iii) Mahindra Happinest Developers Limited modified certain terms of the Agreement for Sale dated July 9, 2018 registered under Serial No. 5216 of 2018, on the terms and conditions contained in the said Supplemental Agreement dated October 17, 2019 and *inter alia* agreed to convey their respective rights in an area admeasuring in aggregate 36,635.67 out of the Property 1 and Property 2 and more particularly described in **Annexure "A"** hereto, subject to the terms mentioned therein, in favour of Mahindra Happinest Developers Limited.
- Thereafter, by and under a Conveyance Deed dated November 4, 2019 and registered under Serial No. 5174 of 2019, M/s. Swastik Real Estate Developers represented through its partners and Mr. Naresh Sudama Khetwani sold, transferred, conveyed and assigned various properties described in **Annexure "A"** hereto in favour of Mahindra Happinest Developers Limited, on the terms and conditions contained therein.

Opinion

Subject to what is stated hereinabove, in our opinion, Mahindra Happinest Developers Limited has a clear and marketable title to the properties described in **Annexure "A"** hereto.

Our Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Report.

Report


To	Mahindra Happinest Developers Limited
Date	November 4, 2019
Subject	Memo on title in respect of the properties situate at Village Ranjnoli, Taluka Bhiwandi, District Thane
Page	3 of 5

This Report is being issued only and solely for the specific purpose of compliance as pre-requisite of the Real Estate (Regulation and Development) Act, 2016. We would be pleased to discuss the contents of this Report and provide you with any additional information/clarifications that you may require. In case you have any specific queries relating to this Report, please do not hesitate to contact us.



DSK Legal

Housiey.com

To	Mahindra Happinest Developers Limited
Date	November 4, 2019
Subject	Memo on title in respect of the properties situate at Village Ranjnoli, Taluka Bhiwandi, District Thane
Page	4 of 5

Annexure "A"

All that pieces and parcels of lands situate at Village Ranjnoli, Taluka Bhiwandi, District Thane and within the limits of Registration Sub District of Sub Registrar of Assurances, Bhiwandi, Thane and bearing the following Survey Nos.:

Sr. No.	Survey No./ Hissa No.	Area (in Ares)	Area (in sq. mtrs.)
1.	S. No. 1 Hissa No. 4	28.00	2,800.00
2.	S. No. 1 Hissa No. 5	1.00	100.00
3.	S. No. 1 Hissa No. 6	6.00	600.00
4.	S. No. 1 Hissa No. 7	19.00	1,900.00
5.	S. No. 1 Hissa No. 12	12.00	1,200.00
6.	S. No. 1 Hissa No. 14	27.00	2,700.00
7.	S. No. 1 Hissa No. 15	32.00	3,200.00
8.	S. No. 1 Hissa No. 16	7.00	700.00
9.	S. No. 1 Hissa No. 17	6.00	600.00
10.	S. No. 1 Hissa No. 18	11.00	1,100.00
11.	S. No. 1 Hissa No. 21	4.50	450.05
12.	S. No. 1 Hissa No. 22	5.15	515.67
13.	S. No. 1 Hissa No. 23	7.88	788.19
14.	S. No. 54 Hissa No. 6	2.50	250.00
15.	S. No. 54 Hissa No. 7	9.60	960.00
16.	S. No. 54 Hissa No. 8	6.60	660.00
17.	S. No. 54 Hissa No. 10	5.60	560.00
18.	S. No. 54 Hissa No. 13	8.10	810.00
19.	S. No. 54 Hissa No. 15B	10.00	1,000.00
20.	S. No. 54 Hissa No. 16	0.20	20.00
21.	S. No. 54 Hissa No. 17	5.60	560.00
22.	S. No. 54 Hissa No. 18	4.80	480.00
23.	S. No. 76 Hissa No. 1	10.80	1,080.00
24.	S. No. 76 Hissa No. 2	5.00	500.00
25.	S. No. 77 Hissa No. 4	23.32	2,332.81

To	Mahindra Happinest Developers Limited
Date	November 4, 2019
Subject	Memo on title in respect of the properties situate at Village Ranjnoli, Taluka Bhiwandi, District Thane
Page	5 of 5

Sr. No.	Survey No./ Hissa No.	Area (in Ares)	Area (in sq. mtrs.)
26.	S. No. 77 Hissa No. 5	19.19	1,919.57
27.	S. No. 77 Hissa No. 6	4.50	450.00
28.	S. No. 77 Hissa No. 7	4.30	430.00
29.	S. No. 77 Hissa No. 9	2.48	248.55
30.	S. No. 1 Hissa No. 8B	28.00	2,800.00
31.	S. No. 1 Hissa No. 10	4.00	400.00
32.	S. No. 1 Hissa No. 19	3.10	310.83
33.	S. No. 54 Hissa No. 9/1	12.90	1,290.00
34.	S. No. 54 Hissa No. 9/2	21.00	2,100.00
35.	S. No. 54 Hissa No. 15A	8.20	820.00

Housiey.com

