



SHREYAS K. VYAS

BLS. LLB. CS.

Advocates & Legal Consultants

To **ESHANI VORA VYAS**

BLS. LLB. CS.
Maharashtra Real Estate
Regulatory Authority
Bandra (East), Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing CTS No. 112A admeasuring 8183 sq. mtrs. ("Project Land") forming part of larger land bearing CTS No. 112A and 112B of Vill: Goregaon, Taluka Malad, Mumbai Suburban District and located at Ram Mandir Road, Goregaon (W), Mumbai 400 104 ("Said Property") and benefits of FSI in lieu of land bearing CTS Nos. 112C and 112D, transferred to Mumbai Metropolitan Region Development Authority ("MMRDA").

At the request of M/s Skystar Buildcon Pvt. Ltd., I have investigated their title with respect to the below mentioned property;

1) Description of the property:

All those piece and parcel of land bearing CTS No. 112A admeasuring 8183 sq. mtrs. ("Project Land") forming part of larger land bearing CTS No. 112A and 112B of Vill: Goregaon, Taluka Malad, Mumbai Suburban District and located at Ram Mandir Road, Goregaon (W), Mumbai 400 104 ("Said Property") and benefits of FSI in lieu of land bearing CTS Nos. 112C and 112D, transferred to Mumbai Metropolitan Region Development Authority ("MMRDA").

For the purpose of title investigation, I have perused and referred the following documents as provided to me;

2) The documents of allotment of plot:

- (i) Conveyance Deed dated 14th June 2010 entered into between Arunkumar Naharsingh & Ors. (Vendors) and Skystar Buildcon Pvt. Ltd (Purchaser) registered with the Sub-registrar of Assurances under Sr. No. 5621/2010.
- (ii) Conveyance Deed dated 14th June 2010 entered into between Arunkumar Naharsingh & Ors. (Vendors) and Skystar Buildcon Pvt. Ltd (Purchaser) registered with the Sub-registrar of Assurances under Sr. No. 5622/2010.

(iii) Two (2) Deeds of Rectification, both dated February 12, 2014, executed and registered with the Office of the SRO under Serial no. BRL/1147/2014 and Serial No. BRL/ 1148/2014;

(iv) Conveyance Deed dated 11th February 2016 entered into between Skystar Buildcon Pvt. Ltd (Vendor) and Mumbai Metropolitan Region Development Authority i.e. MMRDA (Purchaser) registered with the Sub-registrar of Assurances under Sr. No. 1193/2016

(v) Lease deed dated 11th February 2016 entered into between Mumbai Metropolitan Region Development Authority i.e. MMRDA (Lessor) and Skystar Buildcon Pvt. Ltd (Lessee) registered with the Sub-registrar of Assurances under Sr. No. 1194/2016.

3) Property Registration card issued by City Survey Officer, Malad dated 14th March 2022 issued online by City Survey Office, Malad.

4) Search report for 30 years, viz;

- Report dated 29th March 2010 and 2nd February 2015 issued by Mr. N. B. Vagal – from 1969 to 2011 at Sub Registrar of Assurances at Mumbai and Bandra, Goregaon from 2002 to 2010 and Borivali from 2005 to 2010 and again at Borivali from 2010 to 2015.
- Search Report dated 1st September 2015 by Mr. Atul More from January 2015 till 2nd September 2015.
- Search Report dated 15th March 2022 issued by Ganesh Gawde from 2015 till date.

Over and above the aforesaid documents, I have also perused the title report dated 2nd September 2015 and 19th May 2016 issued by Little & Co., Advocates & Solicitors and the Declaration dated 13th May 2016 made on behalf of the Company.

On perusal of the above mentioned documents, I am of the opinion that M/s. Skystar Buildcon Pvt. Ltd. is the lessee of the said land with a right and entitlement to develop the same and as such its title is clear and marketable, subject to encumbrances as mentioned in the separate sheet which is marked as **Annexure – 1**.

Owner of the land is Mumbai Metropolitan Regional Development Authority (MMRDA).

Qualifying comments/remarks:

Before issuing this certificate of title, I have relied upon the photocopies of the title deeds/agreements and the search reports as provided to me by the Company and believing them to be true, complete and correct and without undertaking any independent search in the office of Sub-Registrar of Assurances or without issuing any public notice in newspapers inviting any claims or objections and also without any physical inspection of the said property at site.

The report reflecting the flow of the title of the M/s. Skystar Buildcon Pvt. Ltd. with respect to the said property is enclosed herewith as **Annexure - 2**.

Date: 15th March 2022



SHREYAS K. VYAS
Advocate High Court



Encl : Annexure 1 & 2

ANNEXURE - 1

DETAILS OF ENCUMBRANCES

- i) Indenture of Mortgage dated 7th October, 2019 executed in favour of HDFC Ltd of Rs.150,00,00,000/- (Rupees One Hundred Fifty Crore only)
- ii) Indenture of Mortgage dated 29th June 2020 executed in favour of HDFC Ltd of Rs.120,00,00,000/- (Rupees One Hundred Twenty Crore only)

Date: 15th March 2022



SHREYAS K. VYAS
Advocate High Court



ANNEXURE - 2

FLOW OF TITLE

Re: All those piece and parcel of land bearing CTS No. 112A admeasuring 8183 sq. mtrs. ("Project Land") forming part of larger land bearing CTS No. 112A and 112B of Vill: Goregaon, Taluka Malad, Mumbai Suburban District and located at Ram Mandir Road, Goregaon (W), Mumbai 400 104 ("Said Property") and benefits of FSI in lieu of land bearing CTS Nos. 112C and 112D, transferred to Mumbai Metropolitan Region Development Authority ("MMRDA").


- a) Originally, the said property formed part of a larger property owned by one Naharsingh Ramprasad Singh and his children Arunkumar Naharsingh & Ors. since prior to the year 1986. After the death of Naharsingh on or about October 23, 1986, his children became entitled to the said larger property, now bearing New CTS No. 112A, 112B, 112C & 112D in all admeasuring 23685.11 sq. mtrs..
- b) The Company i.e. M/s Skystar Buildcon Pvt. Ltd. acquired the said larger property pursuant to the Indenture of Conveyance dated June 14, 2010 registered with the Sub-Registrar Of Assurances ("SRO") under Serial no. BDR/5621/2010 and Indenture of Conveyance dated June 14, 2010 registered with the SRO under Serial no. BDR/5622/2010 subject to the rights of the tenants/ occupants as set out therein;
- c) As there were discrepancies in the areas mentioned in the aforesaid Conveyances, the same were rectified by the parties by execution of two separate Deeds of Rectification, both dated February 12, 2014, one executed and registered with the Office of the SRO under Serial no. BRL/1147/2014 and another registered with the SRO under Serial No. BRL/ 1148/2014;
- d) By Order passed by the Collector dated July 2, 2014 bearing no. C/Karya/7A/LND/POV/SRB-5066, permission for amalgamation and sub-division in respect of the lands forming part of the said larger property was granted and by virtue thereof the following CTS nos. were assigned to the lands forming part of the said larger property:-

CTS NUMBER	AREA IN SQ.MTRS
112A	8182.97
112B	9133.81
112C	6026.65
112D	341.68
Total	23685.11

- e) There existed a few structures on the said land which were occupied by a few tenants / occupants who have agreed to be either compensated and/or rehabilitated by providing alternate accommodation by the Company;
- f) The said larger property falls within the planning proposal approved by the State Government of Oshiwara District Centre Notified Area. MMRDA accepted the proposal of the Company to acquire the said larger property from the Company and thereafter to grant lease of the said property to the Company for a period of 60 years for the development thereof as per the plans approved by MMRDA;
- g) Pursuant to the aforesaid proposal, the Company by executing a Deed of Conveyance dated February 11, 2016 registered with the SRO under Serial No. BRL/1193/2016, transferred and conveyed the said larger property to MMRDA subject to the mortgage created in favour of HDFC and the subsisting rights of the tenants occupants occupying the structure standing on the said property. MMRDA simultaneously executed a Lease Deed dated February 11, 2016 registered with the SRO under Serial No. BRL/1194/2016 and demised the said property unto the Company for a period of 60 years for the purposes of development on the terms and conditions as set out therein. The Company is thus a Lessee of the said property;
- h) The Company has also become entitled to benefits of F.S.I in lieu of the land bearing C.T.S Nos. 112C & 112D, which are reserved for road and parking;

- i) As per the property Registered Cards, the Company is the holder of the said property.
- j) As informed to me by the representatives of the Company, there are no litigations pending with respect to the said property.

Date: 15th March 2022


SHREYAS K. VYAS
Advocate High Court



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GANESH Y. GAWDE

TITLE INVESTIGATOR

32/13, Matrusmruti CHSL,

L. T. Nagar, Road No.2,

M. G. Road, Goregaon (West),

Mumbai - 400 062

Mob.9820398708, Email - gy.gawde@gmail.com

Date:

TO,

Subject : Investigation of Title in respect of

Re: Property situated at Village Goregaon,
Taluka Borivali, bearing Old CTS
Nos.112, 112/1 to 4, 113, 113/1 to 2,
114, 115, 116, 119, 119/1 to 4 and
119/6 & 7, New CTS No.112/A.

Admeasuring:-

Sir,

As per your Instructions, I have taken the search of
abovementioned property at Borivali-1 to 11 Sub-Registrar Offices
from year 2015 to 2022 (8 Years).

While taking searches, I have found documents
Registered/Indexed therein (Please see inside page).

Searches have been obtained only by Old CTS Nos.112, 113,
114, 115, 116, 117, 118 & 119, whereas searches were not being
uploaded by CTS No.112.

While taking Searches I came across various
transactions of various units, but these searches have been
obtained for Land only, hence transactions of units are not
included in this report.


GANESH GAWDE
21ST MARCH 2022



AT BORIVALI 1 TO 11 SUB-REGISTRAR OFFICES**2015 DEED OF MORTGAGE**

DATE: 22.01.2015

Rs. 3,50,00,00,000/-

REGN: 22.01.2015

Skystar Buildcon Pvt. Ltd. through

SERIAL NO.

Authorized Person - Rachana V. Hingrajiya.

BRL-2/548/2015

TO

Housing Development Finance Corporation Ltd.

SCHEDULE : LAND & STRUCTURE

'Sun-tech City',

Old CTS No.115(Part/A) & 115(Part/D), 118, 118/2 to 5(Part-A), 119, 119/1 to 4, & 119/6 to 7(Part-A), 112, 112/1 to 4, 113, 113/1 to 2, 114, 116, 117,

New CTS No.112/A,

Admeasuring:-8183 Sq.mts.,

New CTS No.112/B,

Admeasuring:-9394 Sq.mts.,

Excluding existing & proposed sold units of Sun-tech city,

Total Admeasuring:-17577 Sq.mts.

2016 DEED OF TRANSFER

DATE: 11.02.2016

Rs.0/-, M.V.Rs.1

REGN: 11.02.2016

Skystar Buildcon Pvt. Ltd. through

SERIAL NO.

Vice President - Ajit Singh

BRL-3/1193/2016

TO

Mumbai Metropolitan Region Development Authority through

Deputy Metropolitan Commissioner - Anil Wankhade.

SCHEDULE : LAND & STRUCTURE

CTS Nos.117/2, 117/2(Part), 118/2, 118/4, 120/2,

120/3, 122/2, 123/1, 123/2,

CTS No.112/A, Admeasuring:-8143 Sq.mts.,

CTS No.112/B, Admeasuring:-9394 Sq.mts.,

CTS No.112/C, Admeasuring:-5752.30 Sq.mts.,

CTS No.112/D, Admeasuring:-355.80 Sq.mts.,

Total Admeasuring:-23685.10 Sq.mts.

2016 DEED OF MORTGAGE

DATE: 27.12.2016

Rs.1,00,00,00,000/-

REGN: 27.12.2016

Skystar Buildcon Pvt. Ltd. through

SERIAL NO.

Authorized Signatory - Sumesh Mishra.

BRL-2/11384/2016

TO

Housing Development Finance Corporation Ltd. (HDFC).

SCHEDULE : 'Sun-tech City Project',

Old CTS Nos. 115(Part/A), 115(Part/D), 118, 118/2 to 5(Part/A), 119, 119/1 to 4 & 119/6 to 7(Part/A),

112, 112/1 to 4, 113, 113/1 to 2, 114, 116, 117,

New CTS Nos.112/A, 112/B,

Total Admeasuring:-17577 Sq.mts.

2017
TO
2018
NIL

2019 DEED OF MORTGAGE DATE: 07.10.2019
Rs.1,50,00,00,000/-, REGN: 07.10.2019
Skystar Buildcon Pvt. Ltd. through Director - SERIAL NO.
Manoj Agarwal. BRL-6/11557/2019

TO

Housing Development Finance Corporation Ltd.

SCHEDULE : LAND & STRUCTURE

'Sun-tech City',
CTS Nos.112/A & 112/B,
Admeasuring:-17577 Sq.mts.

2020 DEED OF MORTGAGE DATE: 29.06.2020
Rs.1,20,00,00,000/-, M.V.Rs.0/- REGN: 29.06.2020
Skystar Buildcon Pvt. Ltd. through SERIAL NO.
Authorized Signatory - Prashant Chaube. BRL-2/3321/2020

TO

Housing Development Finance Corporation Ltd.

SCHEDULE : LAND & STRUCTURE

'Sun-tech City',
CTS Nos.112/A & 112/B,
Admeasuring:-17577 Sq.mts.

2020 DEED OF RE-CONVEYANCE DATE: 31.07.2020
REGN: 31.07.2020
Housing Development Finance Corporation Ltd. SERIAL NO.
through Manager - Rakesh Haridasan. BRL-4/4918/2020

TO

Skystar Buildcon Pvt. Ltd.

SCHEDULE : LAND & STRUCTURE

'Sun-tech City'
Old CTS Nos.115(Part/A), 115(Part/D), 118, 118/2 to
5(Part/A), 119, 119/1 to 4 & 119/6 to 7(Part/A),
112, 112/1 to 4, 113, 113/1 to 2, 114, 116, 117,
New CTS No.112/A,
Admeasuring:-8183 Sq.mts.,
New CTS No.112/B,
Admeasuring:-9394 Sq.mts.,
Total Admeasuring:-17577 Sq.mts.

Re-conveyance in respect of Mortgage registered
under Serial No.BRL-2/548/2015 on dated 22.01.2015.

2021 DEED OF RE-CONVEYANCE

DATE: 03.08.2021

REGN: 11.08.2021

Housing Development Finance Corporation Ltd. SERIAL NO.

through Manager - Satish S. Nayak.

BRL-4/10123/2021

TO

Skystar Buildcon Pvt. Ltd.

SCHEDULE : LAND & STRUCTURE

'Sun-tech City Project'

Old CTS No. 115(Part/A), 115(Part/D), 116, 118/2 to
5(Part/A), 119, 119/1 to 4 & 119/6 to 7(Part/A),

112, 112/1 to 4, 113, 113/1 to 2, 114, 116, 117,

New CTS Nos.112/A & 112/B,

Total Admeasuring:-17577 Sq.mts.

Re-conveyance in respect of Mortgage registered
under Serial No.BRL-4/11384/2016 on dated
27.12.2016.

2022

NIL

RECORD FOR PHYSICAL SEARCH MAINTAINED UP TO DATED 31ST DECEMBER,
2019 AND RECORD OF YEAR 2019 NOT MAINTAINED PROPERLY, FOUND IN
LOOSE PAGES, ONLINE SEARCH IS DONE UP TO DATE (ONLINE RECORD MAY
NOT BE REFLECTED OF LAST 3-4 DAYS OF WHICH TRANSACTION ARE
REGISTERED BUT YET UNDER SCANNING PROCESS).


GANESH GAWDE
21ST MARCH 2022



Re: Property situated at Village Goregaon, Taluka Borivali, bearing Old CTS Nos.112, 112/1 to 4, 113, 113/1 to 2, 114, 115, 116, 119, 119/1 to 4 and 119/6 & 7, New CTS No.112/A.

Admeasuring:-

SEARCH NOTE

Taken at Borivali-1 to 11 Sub-Registrar Offices from year 2015 to 2022 (8 years).


GANESH QAWDE
21ST MARCH 2022

