



Ref no. 108/2022

5th July, 2022

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to non-agricultural land (now vacant) admeasuring approximately 01 Hector 25 Are 90 Prati, that is, approximately 12,590 square metres bearing Survey no. 66 Hissa No. 3, situate, lying and being at Village Diwanman, Taluka Vasai, District Thane in the Registration Sub-District of Vasai III (hereinafter respectively referred to as the "Land").

(1). We have investigated the title of the Land, on request of Style Evershine Builders Private Limited, a company registered under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 215, Veena Beena Shopping Centre, Second Floor, Opp. Bandra Station, Bandra (West), Mumbai 400 050 ("**Style Evershine**"), based on the following:

(a). **Description of the Land:** non-agricultural land (now vacant) admeasuring approximately 01 Hector 25 Are 90 Prati, that is, approximately 12,590 square metres bearing Survey no. 66 Hissa No. 3, situate, lying and being at Village Diwanman, Taluka Vasai, District Thane in the Registration Sub-District of Vasai III.

(b). **Documents of allotment of Property and Joint Development:**

The documents of the title of Style Evershine in respect of the Property are: (i) Agreement For Sale dated 29th August 1994 made by and between Mukund Nana Patil ("**Mukund**") as Vendor of the One Part and Style Evershine as Purchaser of the Other Part, (ii) Consent Decree dated 20th April, 2006 duly stamped and recorded therein the settlement of Special Civil Suit No. 79 of 2004 ("**2006 Consent Decree**"), (iii) Power of Attorney dated 20th April, 2006 in favour of Director of Style Evershine, Mr. Rajkumar Ramchand Ludhani, registered under sr. no. Vasai-3-04323-2006 containing, inter alia, powers and authorities in respect of the execution of deed of conveyance, (iv) Deed of Confirmation dated 19th May, 2006, made by and between Mukund and Style Evershine, (v) Development Agreement dated 20th May, 2006 executed by and between Mukund as Owner of the One Part and Style Evershine as Developer of the Other Part, registered with the Sub-registrar of Assurances at Vasai-3 under sr. no. 04328-2006 on 20th May, 2006 and (vii) Deed of Conveyance dated 13th January, 2012 ("**2012 Conveyance Deed**"), registered with the office of the Sub-Registrar of Assurances at Vasai under sr. no. Vasai-1-501-2012 on 13th January, 2012 made by and between Mukund Nana Patil through his constituted attorney Shri Rajkumar Ramchand Ludhani as Vendor of the One Part and Style Evershine as the Purchaser of the Other Part.

Style Evershine and Mansarovar Lifespaces LLP a limited liability partnership firm, having its registered office at 3rd floor, office no. 1, Varun Building, Guru Nanak Nagar, Village Navghar, Vasai Road (West), Palghar 401202 ("**Mansarovar LLP**") are jointly developing the Land upon the terms and conditions recorded in the Joint Development Agreement dated 31st March, 2022 made by and between Style Evershine as Evershine/Owner of the One Part and Mansarovar LLP as Developer of the Other Part, registered in the Office of the Joint Sub-Registrar of Assurances at Vasai-1, vide Serial no. Vasai-1/4140 of 2022 (hereinafter referred to as "**JDA**")

(c). **7/12 Extract:** The 7/12 Extract issued by the Talathi Saja Diwanman, Taluka Vasai, District Palghar, Maharashtra, dated 29th July, 2019, reflect the names of Style Evershine.

(d). **Search Report:** Search Report issued by Mr. Shrinivas Chipkar dated 4th July, 2005 and 24th January, 2020, in respect of the searches undertaken in the Offices of the relevant Sub-Registries of Assurances from the year 1975 upto 13th December, 2019, in respect of the Land (44 years). Search Report dated 24th January, 2020 reflects a Notice of Lis Pendens dated 5th November, 2019 registered with the Office of Sub- Registrar of Assurance at Vasai-I vide Serial No. 12176/2019 in respect of Special Civil Suit no. 154 of 2019 (“**2019 Special Civil Suit**”) filed by Bhikamchand B. Sisodiya and Rameshchandra Badrilal Malu before the Civil Judge, Senior Division, Vasai Court against heirs of Mukund, that is, Vijay Mukund Patil, Dattatray Mukund Patil, Pramod Mukund Patil, Kumari Chandrakala Mukund Patil, and Style Evershine, Shri. Ramchandra B. Ludhani and Shri. Lachman B. Ludhani.

(2). On perusal of the above mentioned documents and all other relevant documents relating to title of the Property and veracity and correctness of the representation and warranties made in Style Evershine in its Declarations dated 10th November, 2020 and 20th June, 2022, we are of the opinion that:

(a). Style Evershine is the owner of the Land, pursuant to the 2012 Conveyance Deed. The title of Style Evershine to the Land is clear, marketable and free from encumbrances, subject to the outcome of 2019 Special Civil Suit.

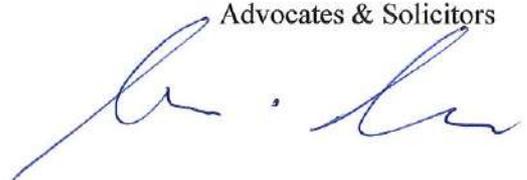
(b). Style Evershine and Mansarovar LLP are entitled to jointly develop the Land and utilise the FSI available on the Land upto of 4,71,293 square feet Built-up Area and to allot and sell and/or otherwise alienate and dispose of all the premises therein, in accordance with JDA, and applicable laws and regulations.

(3). The report reflecting the flow of the title of Style Evershine to the Land is enclosed herewith as **Annexure ‘A’**.

Encl: Annexure ‘A’

Dated This 5th Day of July, 2022.

Yours faithfully,
Messrs. M. T. Miskita & Company
Advocates & Solicitors



Partner

FORMAT 'A'
(Circular No. 28/2021)
Annexure A - Flow of the Title of the Property

- (1). The 7/12 Extract issued by the Talathi Saja Diwanman, Taluka Vasai, District Palghar, Maharashtra, dated 29th July, 2019, reflect the names of Style Evershine
- (2). Search Report for 44 years from 1975 upto 2019.
- (3). Any other relevant title:

As there were disputes between Style Evershine and erstwhile owner, Mukund, proceedings ensued between the parties. However pursuant to an amicable out of Court settlement, consent terms were drawn up between Mukund and Style Evershine and a 2006 Consent Decree was passed in accordance with the consent terms and the suit was disposed off. In accordance with the 2006 Consent Decree, Style Evershine paid to Mukund an increased consideration for purchase of Land and paid to him the entire consideration and Mukund executed a Power of Attorney dated 20th April, 2006 in favour of Mr. Rajkumar Ramchand Ludhani, Director of Style Evershine, which contained, inter alia, powers and authorities to execute the conveyance on his behalf.

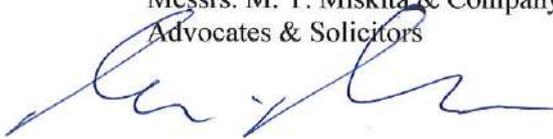
Public Notices dated 16th January, 2020 was published by ourselves pursuant to which Advocate Ramesh P. Gonsalves on behalf of Bhikamchand, has addressed his letter dated 24th January, 2020. No further reply/notice has been received by us pursuant to the aforesaid objection. Style Evershine will reply to the same in due course.

Necessary permissions, approvals, orders, NOCs, etc. would need to be obtained in relation to the development of the Land and the terms and conditions of the Commencement Certificate bearing No. VVCMC /TP/CC/VP-4152/372/2020-21, dated 18th November, 2021 issued by the VVCMC, and Environmental Clearance Certificate/Approval bearing no. EC22B038MH190300, dated 15th April, 2022 would need to be complied with.

- (4). Litigation: Bhikamchand B. Sisodiya and Rameshchandra Badrilal Malu have filed 2019 Special Civil Suit praying, *inter alia*, that: (i) his case should be accepted, (ii) MOU dated 6th July, 2004 between Mukund on the one hand and Bhikamchand and Rameshchandra Badrilal Malu on the other hand be declared valid and binding on the legal heirs of Mukund and the legal heirs of Mukund should execute Conveyance in his favour, (iii) Conveyance executed in favour of Style Evershine is not valid and to be cancelled (iv) neither Style Evershine nor legal heirs of Mukund or their constituted attorney should create any third party rights, (v) no loss be made to, inter alia, the Land, (vi) no development should be undertaken on, *inter alia*, the said Land, (vii) not to convert, *inter alia*, the said Land, (viii) to pass an order in accordance with applicable law and (ix) costs for the case will be borne by Style Evershine and legal heirs of Mukund. The current status of the matter shows that notice is unready.

Dated This 5th Day of July, 2022.

Yours faithfully,
Messrs. M. T. Miskita & Company
Advocates & Solicitors



Partner