

R.K. JHA & Associates

Advocate High court & Legal Consultants

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FORMAT - A

(CircularNo.: - 28 / 2021)

To
Maha RERA
HousefinBhavan, Plot No. C-21,
E-Block,BandraKurla Complex,
Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect Free Sale Plot of Phase IA & Phase IB ("Free Sale Plot Phase I") adm. 10735.48 Sq. Mtrs. and forming part of all that piece and parcel of lands admeasuring approximately 70,554.42 sq. meters situate at lying and being at of Village Ghatkopar, Mumbai-400077 bearing C.T.S. No. 194 B (part), Village Ghatkopar, Taluka Kurla, registration Sub-District of Kurla, District and registration District of Mumbai Suburban and larger plot bounded as follows:

On or towards the East: SRA Project being developed by Neelam Realtors
On or towards the West: Rajput House
On or towards the North: Eastern Expressway Highway
On or towards the South : Rising City Project

(Hereinafter referred to as the "said Property").

1. We have investigated the title of the said Property on the request of L&T Asian Realty Project LLP.

2. Description of the property

Free Sale Plot of Phase IA & Phase IB adm. 10735.48 Sq. Mtrs. and forming part of all that piece and parcel of lands admeasuring approximately 70,554.42 sq. meters situate at lying and being at of Village Ghatkopar, Mumbai-400077 bearing C.T.S. No. 194 B (part), Village Ghatkopar, Taluka Kurla, registration Sub-District of Kurla, District and registration District of Mumbai Suburban.

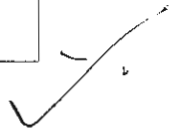
3. We have investigated the title of the said Property based upon the following documents

i) The documents of allotment of said Property plot

Date	Document
15/2/2021	Joint Development Agreement between Aryamaan Developers Private Limited referred as "Aryamaan" and Xrbia Chakan Developers Private Limited, referred as "Xrbia" and L&T Asian Realty Project LLP referred as "L&T" registered under serial No. KRL-5-1847/2021.
15/2/2021	Power of Attorney registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1851 of 2021 executed by Aryamaan in favour of L&T.
15/2/2021	Power of Attorney registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1849 of 2021 executed by Xrbia in favour of L&T
18/1/2021	The statutory approvals for the revised plan bearing ref. no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building No. 12 and SRA/ENG/3838/N/STGL/AP in respect of Free Sale Building No. 13, in respect of Phase I Development including the construction of the Multi-Level Car Park Building from SRA for commencement of the construction



	work of the Free Sale Building
1/12/2020	The Maharashtra Real Estate Regulatory Authority constituted under the RERA, has granted its written permission and consent to (a) Aryamaan, Xrbia and L&T jointly as joint promoters undertaking the development of Phase-I A Free Sale Buildings, and (b) Aryamaan and L&T jointly that undertaking development of the Phase-I B Free Sale Buildings. The RERA Authority Consent received through email dated 1 st December 2020
23/11/2019	Updated Title Certificate issued by M/.sPurnanand& Co. Advocate & Solicitors
20/4/2019	Letter dated 7 th December, 2011 bearing file no. SEAC-2010/CR.787/TC.2 addressed by the Secretary, Environment Department & MS. SEIAA, the Secretary granted environment clearance to re-develop the Larger Land as per the slum rehabilitation scheme, which permission was revalidated vide Letter dated 20 th April, 2019
19/4/2018	SRA issued a Letter bearing Reference no. SRA/ENG/2720/N/STGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the amended plans.
6/2/2018	Joint Development Agreement between Aryamaan, referred as party of the one part and Xrbia, referred as party of the second part registered under serial No. KRI-5-1717/2018
24/11/2017	Order dtd-21/9/2011 issued by SRA as modified by Order dtd-24/11/2017, SRA has sanctioned a proposal lay out /sub-division of larger land on the terms and conditions contained in the 2011 Undertaking. As per sanctioned Layout area (i) Rehab Plot adm.approximately 18,412.94 Sq. Mts. (ii) Free Sale Plot adm. approximately 21,902.21 Sq. Mts.



31/5/2017	Commencement Certificate bearing reference no. SRA/ENG/3838/N/STGL/AP in respect of the Free Sale Building no. 13
28/4/2017	SRA further issued Commencement Certificate bearing reference no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building no. 12
27/4/2017	Executive Engineer Water Works granted it's no objection for supplying water to the proposed Free Sale Building no. 12
25/4/2017	Executive Engineer Water Works granted it's no objection for supplying water to the proposed Free Sale Building no. 13
15/4/2017	Letter bearing Reference nos. SRA/ENG/2720/N/STGL/AP and SRA/ENG/3838/N/STGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Free Sale Building no. 12 and Free Sale Building no. 13.
5/4/2017	Title Certificate issued by M/s. Purnanand & Co. Advocate & Solicitors
24/1/2017	Intimation of Approval bearing no. SRA/ENG/3838/N/STGL/AP in respect of Free Sale Building no. 13
24/1/2017	Letter to Shri. Vishwas Satodia (Architect) granting its approval to the plan amended in respect of Free Sale Building no. 12.
19/1/2017 and 2/3/2017	Commencement Certificate in respect to Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3 and Rehab Building no. 4 were re-endorsed on 19th January, 2017 and Rehab Building no. 5 on 2nd March, 2017 and were extended for full height of part portion being ground plus 22 upper floors including LMR and OHWT on 13th September, 2017, all in accordance with the approved amended plans dated 16th January, 2017
16/1/2017	Letters to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3, Rehab Building no. 4 and Rehab Building



	no.5
9/1/2017	Revised Letter of Intent bearing no. SRA/ENG/1560/N/STGL/LOI & SRA/ENG/1253/N/STGL/LOI
7/6/2012	(i) Commencement Certificate bearing no. SRA/ENG/2541/N/STGL/AP in respect of Rehab Building no. 1, (ii) Commencement Certificate bearing no. SRA/ENG/2542/N/STGL/AP in respect of Rehab Building no. 2, (iii) Commencement Certificate bearing no. SRA/ENG/2543/N/STGL/AP in respect of Rehab Building no. 3, (iv) Commencement Certificate bearing no. SRA/ENG/2544/N/STGL/AP in respect of Rehab Building no. 4 and (v) Commencement Certificate bearing no. SRA/ENG/2545/N/STGL/AP in respect of Rehab Building no. 5, all dated 7 th June, 2012
5/12/2011	Intimation of Approval bearing no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building no. 12
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2545/N/STGL/AP in respect of Rehab Building no. 5
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2544/N/STGL/AP in respect of Rehab Building no. 4
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2543/N/STGL/AP in respect of Rehab Building no. 3
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2542/N/STGL/AP in respect of Rehab Building no. 2
31/1/2011	Intimation of Approval bearing no. SRA/ENG/2541/N/STGL/AP in respect of Rehab Building no. 1
12/4/2010	Letter of Intent bearing nos. SRA/ENG/1560/N/STGL/LOI and SRA/ENG/1253/N/STGL/ issued by the SRA.
	Property card showing the name of The Public Works Department of Government of Maharashtra as owner of Land.
12/10/2005	The Slum Society and Aryamaan have respectively entered into

and 29/11/2005	Development Document dated 12/10/2005 and 29/11/2005 for undertaking the re-development of the Larger Land
13/10/2005	Power of Attorney executed by Sant Namdeo Housing Society whereby authorized Aryamaan to do all acts deeds and things including delegate from the Attorney with power for development of the property.
29/11/2005	Power of Attorney executed by JuniRamabai Co-operative Housing Society whereby authorized Aryamaan to do all acts deeds and things including delegate from the Attorney with power for development of the property.

ii) **7/12 extract or property card issued and mutation entry**

Property card showing the name of The Public Works Department of Government of Maharashtra as owner of Land.

iii) **Search report for 30 years from 1992 till 2021 taken from the Sub-Registrar's office at Mumbai Suburban.**

iv) We have also relied upon the Title Certificate dated 5/4/2017 and Updated Title Certificate dated 23/11/2019 issued by M/s. Purnanand & Co. Advocate & Solicitors for the said Property /Larger Land.

v) **Litigation**

No Litigation on the Title of the said Property

vi) On the basis of the above said and subject to what is stated herein, we state that L&T as a developers to the Land, has clear and marketable and free from encumbrances except the Indenture of Mortgage dtd-12/6/2018 between Aryamaan and Xrbia, referred as Mortgagor 1' Mr. Rahul Nahar referred as Mortgagor 2' Xrbia, Mortgagor 3' in favor of Vistra

ITCL (India) Limited as Security Trustee registered under serial No. KRL-1-7095/2018 L&T Infrastructure Finance Company Limited, as the Original Lender had agreed to grant a term loan facility to the extent of Rs. 280,00,00,000/-

and

Deed of Mortgage cum Charge dtd-2/11/2018 between Aryamaan, referred as Borrower in favour of IDBI Trusteeship Services Limited as Security Trustee registered under serial no. KRL-1-13140/2018 in consideration of IndusInd Bank Limited, as Original Lender agreed to grant a various credit facilities up to a maximum principal amount 150,00,00,000/- Aryamaan, agreed to create mortgage in respect of phase 1 B Free Sale Buildings in favour of Security Trustee.


vii) Owners of the Larger Land /Lessee of the Larger Land

The Public Works Department of Government of Maharashtra.

Qualifying comments/remarks – The title of L&T Asian Realty Project LLP in respect of the said property is subject to the observations and encumbrances set out in the enclosed Title Certificate dated 23rd November, 2019.

4. The report reflecting the flow of the title of the L&T Asian Realty Project LLP is enclosed herewith as Annexure.

Encl: Annexure


For R.K. Jha & Associates.

Date 04/09/2021

Advocates

FLOW OF THE TITLE OF THE SAID PROPERTY/LARGER LAND :

1) 7/12 extract/ P.R. Card as on date of application for registration.

Property card showing the name of Public works Department, Government of Maharashtra as owner of Land.

2) Mutation Entry No.

N.A.

3) Search Report for 30Years from1992 to2021 Taken from Sub-registrar ' Office at Mumbai Suburban.

4) Any other relevant title.

N.A.

5) Litigation If any.

No Litigation on the Title of the said Property

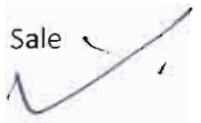
1. The Public Works Department of Government of Maharashtra is seized and possessed of or otherwise well and sufficiently entitled as the absolute and exclusive owner thereof, to all that piece and parcel of lands adm.approximately 70,554.42 Sq. Mts. Bearing C.T.S. No. 194 (part) and as per the Mora Plan dtd-4/6/2013 issued by City Survey Office, the same has been confirmed as C.T.S. No. 194 B (part) , situate lying and being at of Village Ghatkopar, Mumbai-400077 (hereinafter referred to as **Larger Land**”).
2. The Larger Land was affected by and was fully encroached upon by slum/slum dwellers and consequently it was declared and censused as “Slum area” under Slum Act and capable of being re-development under regulation 33(10) of the D.C. Regulations.
3. The Slum dwellers occupying the Slums being desirous of Developing the Larger Land formed themselves into Slum Societies and passed necessary resolutions, by majority in respect of the re-development of the Larger Land under Slum rehabilitation Scheme

under the said regulation 33(10) of the D.C. Regulations and as completed under the Slum Act.

4. Juni Ramabai Co-operative Housing Society passed the Special General Body meeting dated 28/6/2005 and Sant Namdeo Housing Society its special General Body Meeting held on 14/12/2009, 14/5/2010 and 18/9/2011 approving and appointing Aryamaan as its developer to undertake the re-development of the Society Plot.(hereinafter collectively referred to as the **Slum Societies Resolutions**)
5. The Slum Society and Aryamaan have respectively entered into Development Document dated 12/10/2005 and 29/11/2005 for undertaking the re-development of the Larger Land and Power of Attorney also executed by Juni Ramabai Co-operative Housing Society and Sant Namdeo Housing Society on 29/11/2005 and 13/10/2005 respectively whereby authorized Aryamaan to do all acts deeds and things including delegate from the Attorney with power for development of the property, which are all valid and subsisting and in full force and effect, create a valid, building and legal contractual obligation and liability on the parties thereto, and have not been amended modified.
6. The competent Authority /SRA pursuant to carrying out due certification of the requisite status of slum dwellers was pleased to issue Annexure II for JuniRamabai Co-operative Housing Society on 14/9/2007 and for Sant Namdeo Co-operative Housing Society on 25/9/2006 which has been amended from time to time . As on date, there are 1,912 eligible slum dwellers occupying the Larger Land.
7. Pursuant to the proposals prepared and submitted by Aryamaan, through its Architects, for redevelopment of the Slum Societies as a slum rehabilitation scheme under the Slum Act and applicable D.C. Regulations, the SRA issued an amalgamated Letter of Intent bearing No. SRA/ENG/1560/N/STGL/LOI and SRA/ENG/1253/N/STGL/LOI dtd/12/4/2010 .



8. In accordance with the terms of the 2010 LOI, Aryamaan executed the Registered Undertaking /Indemnity Bond dtd-17/5/2010 registered with the Office of the Sub-registrar of Assurances under serial No. BDR-3-5769/2010 in favour of the Chief Executive Officer , Slum Rehabilitation Authority inter alia undertaking therein to not misuse the pocket terrace/part terrace, stilt area by using it for other purposes apart from car parking basement area approved for car parking refuge area electric meter room and indemnifying the SRA against any damage that is caused to occupiers of the larger land , and to hand over the set back area to the MCGM.
9. Aryamaan in accordance with slum rehabilitation scheme formulated by it and the approvals obtained and to be obtained by it in respect thereof is constructing and developing upon portion of the Rehab Plot (five) (5) and Rehab Building No. 1, Rehab Building No. 2, Rehab Building No. 3, Rehab Building No. 4, and Rehab Building No. 5, (hereinafter collectively referred to as **Rehab Buildings**) over the Phase 1 Plot.
10. The SRA has issued the following in respect of Rehab Development (i) Intimation of Approval bearing No. SRA/ENG/2541/N/STGL/AP dtd-31/1/2011 in respect of Rehab Building No. 1, (ii) Intimation of Approval bearing No. SRA/ENG/2542/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 2, (iii) Intimation Approval bearing No. SRA/ENG/2543/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 3, (iv) Intimation approval bearing No. SRA/ENG/2544/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 4, (v) Intimation Approval bearing No. SRA/ENG/2545/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 5, to Aryamaan thereby approving the proposal of Aryamaan for carrying out the scheme of development on the terms and conditions as contained therein.
11. The SRA had issued in respect of the Free Sale Buildings (i). Intimation of Approval bearing No. SRA/ENG/2720/N/STGL/AP dtd-5/12/2011 in respect of Free sale Building No. 12, and (ii) Intimation Approval bearing No. SRA/ENG/N/STGL/AP dtd-24/1/2017 in respect of Free Sale



Building No. No. 13, to Aryamaan , thereby approving the proposal of Aryamaan for carrying out the development of Free Sale Buildings on the terms and conditions as contained therein.

12. In accordance with the terms of the 2010 LOI, Aryamaan executed the Undertaking dtd-13/9/2011 in favour of Chief Executive Officer, Slum Rehabilitation Authority registered with the office of the Sub-registrar Assurances under serial No. BDR-13-7476/2011.

13. By Order dtd-11/4/2012 passed by the Hon'ble High Court of Bombay in Notice of Motion No. 481 of 2011 filed in Writ Petition No. 1152 of 2000 the Hon'ble Court granted its approval to Aryamaan to re-align, the recreational ground area (R.G. Area) adm. 10,555 Sq. Mts. out of the larger land to undertake the slum rehabilitation scheme.

14. Aryamaan executed in favour of SRA the Undertaking dtd-20/11/2012 registered with the office of the Sub-registrar of Assurances under serial No. KRL-1-11333/2012 under which it inter alia Indemnified SRA against any damage litigation, danger which might be caused due to occupation of transit accommodation by the slum dwellers to demolish the transit accommodation within 30 days from the receipt of the occupation certificate in respect of the Rehab Building and that SRA shall be entitled to forfeit Rs. 1,92,000/- and Rs. 49,000/- in case Aryamaan fails to comply with such conditions.

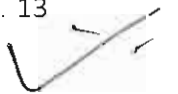
15. The SRA had issued in respect of Rehab Buildings: (i) Commencement Certificate bearing no. SRA/ENG/2541/N/STGL/AP in respect of Rehab Building no. 1, (ii) Commencement Certificate bearing no. SRA/ENG/2542/N/STGL/AP in respect of Rehab Building no. 2, (iii) Commencement Certificate bearing no. SRA/ENG/2543/N/STGL/AP in respect of Rehab Building no. 3, (iv) Commencement Certificate bearing no. SRA/ENG/2544/N/STGL/AP in respect of Rehab Building no. 4 and (v) Commencement Certificate bearing no. SRA/ENG/2545/N/STGL/AP in respect of Rehab Building no. 5, all dated 7th June, 2012 to

Aryamaan for commencing construction up to the plinth level on the terms and conditions as contained therein. Further, the Commencement Certificate in respect to Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3 and Rehab Building no. 4 were re-endorsed on 19th January, 2017 and Rehab Building no. 5 on 2nd March, 2017 and were extended for full height of part portion being ground plus 22 upper floors including LMR and OHWT on 13th September, 2017, all in accordance with the approved amended plans dated 16th January, 2017.

16. Aryamaan through its Architects prepared and submitted to SRA, a revised proposal for re-developing the Larger Land by implementing the slum rehabilitation scheme, whereupon the SRA, granted its in-principal approval to the slum rehabilitation scheme and issued its Revised Letter of Intent bearing no. SRA/ENG/1560/N/STGL/LOI & SRA/ENG/1253/N/STGL/LOI dated 9th January, 2017 (hereinafter referred to as the "Revised LOI") permitting amalgamation of the aforesaid plots and the schemes that is, Juni Rama Society Plot and Sant Namdeo Society Plot.

17. By and under the Letter dated 13th January, 2017 bearing reference no. SRA/ENG/506/N/STGL/LAY addressed by the Executive Engineer-E.S. (SRA) to Shri. Vishwas Satodia (Architect), the Executive Engineer granted its approval to the amended layout/sub-division of the slum rehabilitation scheme in respect of the Larger Land. Further, the SRA also issued (i) 5 (five) Letters dated 16th January, 2017 to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3, Rehab Building no. 4 and Rehab Building no. 5 and (ii) Letter dated 24th January, 2017 to Shri. Vishwas Satodia (Architect) granting its approval to the plan amended in respect of Free Sale Building no. 12.

18. The SRA also issued the Intimation of Approval bearing reference no. SRA/ENG/3838/N/STGL/AP dated 24th January, 2017 in respect of Free Sale Building no. 13



to Aryamaan thereby approving the proposal of Aryamaan for carrying out the scheme of development on the terms and conditions as contained therein.

19. The SRA also issued a Letter dated 15th April, 2017 bearing Reference nos. SRA/ENG/2720/N/STGL/AP and SRA/ENG/3838/N/STGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Free Sale Building no. 12 and Free Sale Building no. 13.
20. By and under a Letter dated 25th April, 2017 bearing reference no. HE/134/EEWW(P&R)/NOC addressed by the Executive Engineer Water Works (Planning & Research), MCGM to Aryamaan, the Executive Engineer Water Works granted it's no objection for supplying water to the proposed Free Sale Building no. 13 subject to the terms and conditions as contained therein.
21. By and under a Letter dated 27th April, 2017 bearing reference no. HE/142/EEWW(P&R)/NOC addressed by the Executive Engineer Water Works (Planning & Research), MCGM to Aryamaan, the Executive Engineer Water Works granted its no objection for supplying water to the proposed Free Sale Building no. 12 subject to the terms and conditions as contained therein.
22. The SRA further issued Commencement Certificate bearing reference no. SRA/ENG/2720/N/STGL/AP dated 28th April, 2017 in respect of Free Sale Building no. 12 and Commencement Certificate bearing reference no. SRA/ENG/3838/N/STGL/AP dated 31st May, 2017 in respect of the Free Sale Building no. 13 to Aryamaan, for commencing construction upto the plinth with 2 level basement and on the terms and conditions as contained therein.

23. By order dtd-21/9/2011 as modified by Order dtd-24/11/2017, SRA has sanctioned a proposal lay out /sub-division of larger land on the terms and conditions contained in the 2011 undertaking. As per sanctioned Layout area (i) Rehab Plot is adm. approximately 18,412.94 Sq. Mts. (ii) Free Sale Plot is adm. approximately 21,902.21 Sq. Mts.
24. Joint Development Agreement dtd-6/2/2018 executed by and between Aryamaan; referred as Developer of the one part and Xrbia, referred as Joint Developer of the other part registered under serial No. KRL-5-1717/2018 Aryamaan and Xrbia agreed to Joint construct and complete phase 1 A Free Sale Buildings; being Free Sale Building No. 12 and Wing C and Wing D of Free Sale Building No. 13 at or for the consideration and on the terms and conditions contained therein.
25. Subsequently the Power of Attorney dtd-6/2/2018 was executed by Aryamaan in favour of and Xrbia, registered under serial No. KRL-5-1718/2018.
26. Indenture of Mortgage dtd-12/6/2018 between Aryamaan, and Xrbia, referred as Mortgagor 1' Mr. Rahul Nahar referred as Mortgagor 2' Xrbia, Mortgagor 3' in favour of Vistra ITCL (India) Limited as Security Trustee registered under serial No. KRL-1-7095/2018 L&T Infrastructure Finance Company Limited, as the Original Lender had agreed to grant a term loan facility to the extent of Rs. 280,00,00,000/-
27. By under the Deed of Mortgage cum Charge dtd-2/11/2018 between Aryamaan, referred as Borrower in favour of IDBI Trusteeship Services Limited as Security Trustee registered under serial No. KRL-1-13140/2018 in consideration of IndusInd Bank Limited, as Original Lender agreed to grant a various credit facilities up to a maximum principal amount 150,00,00,000/- Aryamaan, agreed to create mortgage in respect of phase 1 B Free Sale Buildings in favour of Security Trustee.



28. Aryamaan, as per the provisions of RERA, has registered Phase I A Free Sale Buildings and Phase I B Free Sale Buildings, as separate projects as under:

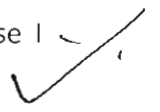
Sr.	Project	New Project Name	Registration Number
Phase-IA Free Sale Building			
1.	Chembur Central IVY A - (12A)	Centrona Zen A	P51800006239
2.	Chembur Central IVY B - (12B)	Centrona Zen B	P51800006139
3.	Chembur Central Orchid C - (13C)	Centrona Nova A	P51800005456
4.	Chembur Central Orchid D - (13D)	Centrona Nova B	P51800004566
Phase-IB Free Sale Building			
1.	Chembur Central Orchid A - (13A)	Centrona Zest A	P51800003446
2.	Chembur Central Orchid B - (13B)	Centrona Zest B	P51800003201

29. Pursuant to further revision in the plan in respect of Free Sale Building no. 12, the SRA issued a Letter dated 19th April, 2018 bearing Reference no. SRA/ENG/2720/N/STGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the amended plans.

30. Letter dated 7th December, 2011 bearing file no. SEAC-2010/CR.787/TC.2 addressed by the Secretary, Environment Department & MS. SEIAA, the Secretary granted environment clearance to re-develop the Larger Land as per the slum rehabilitation scheme, which permission was revalidated vide Letter dated 20th April, 2019.

31. The Maharashtra Real Estate Regulatory Authority constituted under the RERA, has granted its written permission and consent to (a) Aryamaan, Xrbia and L&T jointly as joint promoters undertaking the development of Phase-I A Free Sale Buildings, and (b) Aryamaan and L&T jointly that undertaking development of the Phase-I B Free Sale Buildings. The RERA Authority Consent received through email dated 1st December 2020

32. Aryamaan has obtained the statutory approvals for the revised plan dated 18th January, 2021 bearing ref. no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building No, 12 and SRA/ENG/3838/N/STGL/AP in respect of Free Sale Building No. 13 , in respect of Phase I



Development including the construction of the Multi-Level Car Park Building from SRA for commencement of the construction work of the Free Sale Building.

33. Joint Development Agreement dated 15/2/2021 between Aryamaan and Xrbia, and L&T registered under serial no. KRL-5-1847/2021, L& T acquired the 52% and Aryamaan & Xrbia 48% in respect of Phase 1A Development of a portion phase-1 Plot being an area adm. 4,15,583 Sq. Mts. (proposed RERA carpet area) and by construction thereon Free Sale Building No. 12, inclusive of Wing A and B and known as Chembur Central IVY and Free Sale Building No. 13 inclusive Wing C and D known as Chembur Central Orchid C and Chembur Central Orchid D and Phase 1 B Development of a portion of Free Sale Phase-1 Plot being an adm. 2,32,290 Sq. Ft. (proposed RERA carpet area) by construction thereon Free Sale Building.

34. Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1851 of 2021 executed by the ARYAMAAN in favour of L&T.

35. Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1849 of 2021 executed by the XRBIA in favour of L&T.

The title of L&T Asian Realty Project LLP in respect of the said Property is clear and marketable subject to the observations and encumbrances set out in the enclosed Title Certificate dated 23rd November, 2019.

Date: 4/9/2021



Search Report

To

Date- 4/9/2021

R. K. Jha

Advocate High Court

Re Search report of property Free Sale Plot of Phase IA & Phase IB ("Free Sale Plot Phase I") adm. 10735.48 Sq. Mtrs. and forming part of all that piece and parcel of lands admeasuring approximately 70,554.42 sq. meters situate at lying and being at of Village Ghatkopar, Mumbai-400077 bearing C.T.S. No. 194 B (part), Village Ghatkopar, Taluka Kurla, registration Sub-District of Kurla, District and registration District of Mumbai Suburban and larger plot bounded as follows:

On or towards the East	:	SRA Project being developed by Neelam Realtors
On or towards the West	:	Rajput House
On or towards the North	:	Eastern Expressway Highway
On or towards the South	:	Rising City Project

Name of Party;- L&T Asian Realty Project LLP.

Dear Sir

As per your instruction I have taken Search in respect of abovementioned property at the office of Sub-registrar Bandra and Kurla from 1992 to 2021 (30 , years) I have found the followings during the period of Search

1991-2001-Nil (SPT)

2002-2009-Nil

2009-2010-Nil

2011-2017-Nil

2018-Entry

Joint Development Agreement dtd-6/2/2018 executed by and between Aryamaan, referred as Developer of the one part and Xrbia, referred as Joint Developer of the other part registered under serial No. KRL-5-1717/2018 Aryamaan and Xrbia agreed to Joint construct and complete phase 1 A Free Sale Building s, being Free Sale Building No. 12 and Wing C and Wing D of Free Sale Building No. 13 at or for the consideration and on the terms and conditions contained therein.

Subsequently the Power of Attorney dtd-6/2/2018 was executed by Aryamaan in favour of and Xrbia, registered under serial No. KRL-5-1718/2018.

Indenture of Mortgage dtd-12/6/2018 between Aryamaan, and Xrbia, referred as Mortgagor 1' Mr. Rahul Nahar referred as Mortgagor 2' Xrbia, Mortgagor 3' in favour of Vistra ITCL (India) Limited as Security Trustee registered under serial No. KRL-1-7095/2018 L&T Infrastructure Finance Company Limited, as the Original Lender had agreed to grant a term loan facility to the extent of Rs. 280,00,00,000/-

By under the Deed of Mortgage cum Charge dtd-2/11/2018 between Aryamaan, referred as Borrower in favour of IDBI Trusteeship Services Limited as Security Trustee registered under serial No. KRL-1-13140/2018 in consideration of IndusInd Bank Limited, as Original Lender agreed to grant a various credit facilities up to a maximum principal amount 150,00,00,000/- Aryamaan, agreed to create mortgage in respect of phase 1 B Free Sale Buildings in favour of Security Trustee.

2019-2020-Nil

2021-Entry

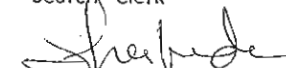
Joint Development Agreement dated 15/2/2021 between Aryamaan and Xrbia, and L&T registered under serial no. KRL-5-1847/2021, L& T acquired the 52% and Aryamaan & Xrbia 48% in respect of Phase 1A Development of a portion phase-1 Plot being an area adm. 4,15,583 Sq. Mts. (proposed RERA carpet area) and by construction thereon Free Sale Building No. 12, inclusive of Wing A and B and known as Chembur Central IVY and Free Sale Building No. 13 inclusive Wing C and D known as Chembur Central Orchid C and Chembur Central Orchid D and Phase 1 B Development of a portion of Free Sale Phase-1 Plot being an adm. 2,32,290 Sq. Sq. Ft. (proposed RERA carpet area) by construction thereon Free Sale Building.

Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1851 of 2021 executed by the ARYAMAAN in favour of L&T.

Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1849 of 2021 executed by the XRBIA in favour of L&T.

This Search report is subject to torn and mutilated records and withdrawal of registers of certain years by the office for binding and re-writing computerized Index are not maintained properly please note.

Search Clerk


Shailendra Kumar

Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

PURNANAND & CO.

(REGD.)

ADVOCATES & SOLICITORS

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 +91 22 2265 0893
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To

Aryamaan Developers Pvt. Ltd.,
1, Hetal Zaver Road,
Mulund (West),
Mumbai-400 080.

Dear Sirs,

Sub: Updated Report on Title

Re: Land admeasuring 70,554.42 sq. mts.
or thereabout bearing CTS no.184
(part) of village Ghatkopar situated at
Vasantao Naik Marg, Eastern
Express Highway ("**Property**")

We have on 5th April, 2017 issued our report on title ("**Initial Report on Title**") relating to ("**PWD**"), the title of the Public Works Department, State of Maharashtra in respect of the above Property, and your right to develop the same under a slum rehabilitation scheme, as referred to in our Initial Report on Title. A copy of the Initial Report on Title is annexed to this Updated Report on Title.

1. You have requested us to update our opinion on the title.
 - (i) You have informed us that you are developing the above Property in phased manner as a slum rehabilitation scheme, of which you are appointed as developer by the Slum Rehabilitation Authority ("**SRA**"). In Phase 1, you are developing Rehab Building Nos. 1 to 5 on a Part of Rehab Plot and Sale Building No. 12 ("**IVY**") Wings A and B and sale Building No. 13 ("**ORCHID**") Wings A, B, C and D on Part of the Sale Plot (hereinafter collectively referred to as "**Phase**")

1 Property”). Building Plans in respect thereof are duly sanctioned by SRA.

- (ii) IOA as well as C.C. in respect of Rehab Building Nos. 1 to 5 as well as Sale Building No. 12 (“IVY”) Wings A and B and Sale Building No. 13 (“ORCHID”) Wings A, B, C and D are received. You have also obtained Environment Clearance Certificate dated 20th April 2019 in respect of the revised plan sanctioned by the SRA.
- (iii) By Joint Development Agreement dated 6th February, 2018 made between yourselves and Xrbia Chakan Developers Pvt. Ltd. (“Xrbia”), duly registered with the Office of the Sub Registrar of Assurances at Kurla under Serial No. 1717 of 2018, you have agreed to grant joint development rights to Xrbia in respect of Sale Building No. 12 (“IVY”) Wings A and B and Sale Building No. 13 (“ORCHID”) Wings C and D on the terms and conditions therein contained.
- (iv) You and/or Xrbia have allotted/agreed to sale of certain flats in the Sale Building No. 12 (IVY) wings A and B and Sale Building No. 13 (ORCHID) wings A to D and/or have issued letter of allotment and/or entered into Agreement for sale in favour of allottees.
- (v) You have applied to Maharashtra Real Estate Regulation Authority (“MahaRERA”) for registration of the aforesaid Real Estate Project under section 5 of the Maharashtra Real Estate (Regulation & Development) Act, 2016 and has applied for each of the wings in Sale Building Nos. 12 and 13 as a separate project. MahaRERA has accordingly granted the following registrations:

Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

PURNANAND & CO.

(REGD.)

ADVOCATES & SOLICITORS

FORT CHAMBERS, 'C',
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PHONE : +91 22 4017 8181
 +91 22 2265 0893
FAX : +91 22 2265 0940
E-mail : mail@purnanand.co.in

Project	Registration Number
Ivy A	P51800006239
Ivy B	P51800006139
Orchid A	P51800003446
Orchid B	P51800003201
Orchid C	P51800005456
Orchid D	P51800004566

- (vi) You have made 4 separate applications for amendment of the registration certificate in respect of Project IVY A and B and ORCHID C and D to bring Xrbia as promoter in respect of the said projects. MahaRERA decided the application in respect of IVY A and B and ORCHID C and D, and you have received revised certificate in respect of IVY B and ORCHID C and D on 1st November, 2019. Revised certificate in respect of IVY A is awaited.
- (vii) Xrbia have obtained loan from L&T Finance Ltd. and as security for repayment of amount to be disbursed by L&T Finance Ltd. along with interest, Xrbia have created mortgage over their right, title and interest under the Joint Development Agreement dated 6th February, 2018 in favour of L & T Finance Ltd.
- (viii) IndusInd Bank Ltd. have sanctioned a term loan of Rs.150 Crore to you. As security for the repayment of amount to be disbursed by IndusInd Bank Ltd. along with interest thereof, you have created mortgage over flats in Wings A and B of the building "ORCHID" i.e. Sale Building No. 13 and/or sales proceeds thereof in favour of IndusInd Bank.
- (ix) We are informed that save and except as aforesaid, you have not dealt with the said property and/or created any third party rights in respect of the said Property or any part thereof.

2. We have issued public notice in the local newspapers, informing that we are investigating your right, title and interest in respect of the above property and therefore invited claims. We have also caused further search of the said Property from the year 2015. No claims/responses have been received by us in response to the aforesaid public notices. Save and except the aforesaid, we have not come across any documents creating any right in respect of the Phase 1 Property or any part thereof. Some of the records of the Sub Registrar are not updated and/or are in a torn condition.
3. Subject to the correctness of the representations made by you, as aforesaid, in our opinion title of PWD, State of Maharashtra in respect of the above Property is clear and marketable. You alongwith Xrbia are entitled to jointly develop Sale Building No. 12 (IVY) Wings A and B and Sale Building No. 13 (ORCHID) Wings C and D on terms and conditions contained in the Joint Development Agreement entered into with Xrbia and you interalia are entitled to develop Sale Building No. 13 (ORCHID) Wings A and B, subject to mortgage in favour of L&T Finance Ltd and Indusind Bank Ltd respectively, and also subject to compliance of the terms and conditions as contained in the LOI dated 12th April, 2010 as modified by LOI dated 9th January, 2017 as well as permissions granted by various authorities including Order dated 11th April, 2012 passed by the Hon'ble High Court in Notice of Motion dated 481 of 2011.

Dated this 23rd day of November, 2019.

Yours truly,
For Purnanand & Co.



Partner