



Tel No.:+918369995919

Email: - contact@indialaw.in

FORMAT – A
(Circular No.:- 28 / 2021)

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

LEGAL TITLE REPORT

Subject: Legal Title Report with respect to all those pieces and parcels of lands bearing Survey No. 59A/4(p), 59A/3(p) (corresponding CTS No. 33/A), Survey No. 59B/2 (p) (corresponding CTS No. 62) and Survey No. 58A/1 (corresponding CTS No. 76) totally admeasuring 25,060.70 Sq. Mtrs. (as per Property Card extracts), comprising of Land A, Land B, Land C and Land D (described herein below), lying, being and situated at Village Majas, Taluka Salsette in the Registration Sub-District of Bandra collectively referred to as hereinafter ("**Said Land**").

We have investigated the title of the said Land on the request of Alder Residency Private Limited, incorporated, and originally known, as Arman Villas Pvt. Ltd and now known as Alder Residency Private Limited as per the Fresh Certificate Of Incorporation Consequent Upon Change Of Name dated 13th July, 2021 issued by the office of the Registrar of Companies, Maharashtra, Mumbai, a company incorporated and registered under the provisions of the Companies Act, 1956 and now governed by the provisions of the Companies Act, 2013, having its registered office at 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai – 400 055, and following documents i.e.: -

1) Description of the property;

All those pieces and parcels of lands bearing Survey No. 59A/4(p), 59A/3(p) (corresponding CTS No. 33/A), Survey No. 59B/2 (p) (corresponding CTS No. 62) and Survey No. 58A/1

(corresponding CTS No. 76) totally admeasuring 25,060.70 Sq. Mtrs. (as per Property Card extracts), comprising of Land A, Land B, Land C and Land D (described herein below), lying, being and situated at Village Majas, Taluka Salsette in the Registration Sub-District of Bandra.

- 2) The documents of allotment of said Land have been mentioned in the Title Certificate dated 17th March 2022.
- 3) Property Cards issued by the revenue authority and mutation entries have been mentioned in the Title Certificate dated 17th March 2022 and Addendum - I dated 14th September 2022.
- 4) Search Report for 30 years from 1992 to 2022 has been annexed to the Title Certificate dated 17th March 2022 and Addendum – I dated 14th September 2022.
- 5) Search with the Registrar of Companies has been annexed to the Title Certificate dated 17th March 2022 and Addendum – I dated 14th September 2022.
- 6) Property Tax paid Receipt has been mentioned in Addendum – I dated 14th September 2022.
- 7) Development Plan 2034 remarks has been mentioned in Addendum – I dated 14th September 2022.
- 8) The said Land does not attract the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 has been mentioned in Addendum – I dated 14th September 2022.
- 9) The said Land does not need separate NA Permission and the land revenue assessment is duly paid has been mentioned in Addendum – I dated 14th September 2022.

On perusal of the documents and all other relevant documents relating to title of the said Land, as mentioned in the Title Certificate dated 17th March 2022(**“said Certificate”**) and the Addendum – I dated 14th September 2022 (**“said Addendum – I”**), we are of the opinion that Alder Residency Private Limited holds valid, clear and marketable title and interest as owner of the said Land.

Owner of Land:

Alder Residency Private Limited is the Owner of the said land as described above. (Dynacraft Machine Company Limited and Alder Residency Private Limited filed demerger proceedings before NCLT under the provisions of Companies Act, 2012 bearing Company Petition No. CP(CAA)/184/MB/2021 in CA(CAA)/180/MB/2021. Pursuant to order dated 7.1.2022, Dynacraft Machine Company Limited has been demerged into Alder Residency Private Limited).

Qualifying comments/ remarks if any – None

The report reflecting the flow of the title of Alder Residency Private Limited on the said Land is enclosed herewith as annexure.

Encl.: Annexure.

Yours truly

Shiju PV
Senior Partner
INDIALAW LLP

Date: 15th May 2023

Place: Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Cards as on date has been mentioned in the Title Certificate dated 17th March 2022 and Addendum - I dated 14th September 2022.
- 2) Mutation Entries details have been mentioned in the Title Certificate dated 17th March 2022.
- 3) Search Report for 31 years from 1992 to 2022 taken for the Sub-Registrar's office at Andheri has been annexed to Title Certificate dated 17th March 2022 and Addendum - I dated 14th September 2022.
- 4) Any other relevant title – As described in the Title Certificate dated 17th March 2022 and Addendum - I dated 14th September 2022.
- 5) Litigations if any: details of litigations are given in Title Certificate dated 17th March 2022 and Addendum - I dated 14th September 2022.

Yours truly

Shiju PV
Senior Partner
INDIALAW LLP

Date: 15th May 2023

Place: Mumbai.