TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the title of M/s. PTR Universal in respect of Plot no. 29 bearing CTS No. G/231, situated at Santacruz TPS IV, Junction of Jain Derasar lane (Previously known St. Andrews Road) and Gujar Lane, Santacruz (West), Mumbai 400054, bearing CTS No. G/231, village: Bandra-G, Taluka Andheri, Mumbai Suburban District admeasuring 864.6 square meters, 1034 square yards ("**the said Plot**") along with the building thereon ("**Property**") and the flats forming a part of the said Property is clear, marketable and without any encumbrances.

A detailed Title Report in respect of the aforesaid Property is enclosed herewith.

Place: Mumbai
Date: 22nd March, 2021

A&P Partners
Encl: As above

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Ref/ A&P/ 2016 / 2021

To,
MahaRERA,
BKC, Housefin Bhavan,
Near RBI, E Block,
Bandra Kurla Complex,
Bandra(E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Plot no. 29 bearing CTS No. G/231, situated at Santacruz TPS IV, Junction of Jain Derasar lane (Previously known St. Andrews Road) and Gujar Lane, Santacruz (West), Mumbai 400054, bearing CTS No. G/231, village: Bandra-G, Taluka Andheri, Mumbai Suburban District admeasuring 864.6 square meters, 1034 square yards ("**the said Plot**") and the building thereon ("**Property**").

We have investigated the title of the said plot on the request of M/s. PTR Universal and the following documents i.e.:

1) Description of the property

   Plot no. 29 bearing CTS No. G/231, situated at Santacruz TPS IV, Junction of Jain Derasar lane (Previously known St. Andrews Road) and Gujar Lane, Santacruz (West), Mumbai 400054, bearing CTS No. G/231, village: Bandra-G, Taluka Andheri, Mumbai Suburban District admeasuring 864.6 square meters, 1034 square yards ("**the said Plot**") and the building thereon.

2) The documents of allotment of the plot:

   i) Registration Certificate of "Maheshwar Shikhar Co-operative Housing Society Ltd" under Registration No.BOM/W-HW/HSG/(TC)/2482 dated 3rd April 1987;

   ii) Application dated 13th August, 2014 for deemed conveyance before the Competent Authority under Maharashtra Ownership of Flats Act, 1963 ("**MOFA**");

   iii) Property Card of the said Plot ("**Property Card**");

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iv) Conveyance Order cum Certificate dated 29th January 2015 issued by the Competent Authority – District Deputy Registrar (3) of Co-operative Societies;

v) Conveyance Deed dated 8th June 2015;

vi) Resolution passed in the Special General Meeting of Maheshwar Shikhar Co-operative Housing Society Ltd held on 18th January 2015;

vii) Letter of Assistant Registrar of Co-operative Housing Society, dated 21st February 2015;

viii) Development Agreement dated 15th December 2016 entered into between M/s PTR Universal and the Society;

ix) Letter dated 31st July 2017 addressed by the Municipal Corporation of Greater Mumbai ("**MCGM**"), office of the Chief Engineer to Mr. Dhananjay Gurkhe in respect of Town Planning Schemes Remarks of Town Planning Scheme Santacruz no. IV (varied) along with Form B;

x) Letter dated 2nd June 2017 addressed by MCGM (Chief Engineer) to Kalpesh Jain in respect of sanctioned revised development plan remarks for the land bearing CTS no. 29 of TPS Santacruz no. IV village.

3) Property Card of the said Plot.

4) Search report obtained from the search clerk Mr. Chandrashekhar Athalye dated 22nd February 2021 who took searches at Sub-Registrar's Office at Mumbai, Bandra, Khar Road, Vile - Parle and Andheri for the last 30 years (i.e. from 1991 till 2021).

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, we are of the opinion that the title of M/s. PTR Universal is clear, marketable and without any encumbrances.

Owners of the Land:

1) Maheshwar Shikhar Co-operative Housing Society Ltd. - CTS No. G/231

3/- The report reflecting the flow of the title of M/s. PTR Universal on the said land is enclosed herewith as annexsure.

Encl: Annexure

Date: 22nd March, 2021

A&P Partners

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Property Card as on date of application for registration.

2) Mutation Entry

3) Search report for 30 years from 1991 till 2021 obtained from the search clerk Mr. Chandrashekhar Athalye dated 22nd February 2021 who took searches at Sub-Registrar's Office at Mumbai, Bandra, Khar Road, Vile - Parle and Andheri

4) Any other relevant title:

Manner in which the title was transferred to M/s. PTR Universal:

a) That the said Plot is under the Town Planning Scheme- Santacruz No. IV (Varied) with effect from 1st April 1965 under F.P.No.29 in the user category as 'Residential';

b) Upon perusal of the entries in the Property Card of the said Plot, it appears that under a Deed of Composition dated 29th November 1953, Mr. Chandulal Sarabhai Mody transferred the said Plot to Mr. Pravinchandra Hemchand Kapadia, Ratilal B Shah, A C Kapadia and T C Shah;

c) Thereafter, vide an Indenture of Conveyance dated 5th January,1978, the said Plot was sold and conveyed unto one M/s. Maheshwar Construction Co. for the purchase price and on the terms and conditions mentioned therein by Mr. Pravinchandra Hemchand Kapadia and Mr. Trikamlal Chhotalal Shah (*the surviving Trustees under the Deed of Composition dated 29th November, 1953*) and Ms. Bharati Chandulal Mody and Mr. Hasmukh Chandulal Mody. The aforesaid detail is derived from the Conveyance Deed (*defined below*) as the Property Card does not indicate this particular entry;

d) The said Maheshwar Construction Co. ("**Builder**") constructed a building named "Maheshwar Shikhar" as per the plans and specifications approved by MCGM. The Builder thereafter sold the units in the building to various purchasers by diverse agreements under MOFA;

e) The purchasers of the units in the building, formed a Housing Society under the name of "Maheshwar Shikhar Co-operative Housing Society Ltd." which has been duly registered with the Registrar of Co-operative Housing Societies under Registration No.BOM/W-HW/HSG/(TC)/2482 on 3rd April, 1987 ("**said Society**");

f) Thereafter, on 13th August, 2014, the Society filed an application before the District Deputy Registrar ("**Competent Authority**") under Section 11 of the MOFA read with Rule 9 of the Maharashtra Ownerships Rules, for issuing a Certificate of Entitlement to the said Society to have an Unilateral Deemed Conveyance executed in its favour. The Competent Authority being satisfied with the merits of the submission of the Society issued an Order cum Certificate bearing no. DDR-3/ Mum/ Deemed Conveyance/ Maheshwar Shikhar Housing/ 15/343 dated 29th January 2015 certifying that the Society is entitled to Unilateral Conveyance and have it registered ("**Conveyance Order**"). In light of the Competent Authority passing the Conveyance Order, a Conveyance Deed was executed on 8th June 2015 and registered;

g) Since the building on the said Plot was constructed in or around the year 1982, the same required repairs and maintenance, thus the Society considered redevelopment of the said building. The Society invited proposals for redevelopment from various builders/developers. Upon considering the proposal, the Society in its Special General Body Meeting held on 18th January, 2015 in the presence of Mr. R.B.Rathod, Competent Officer appointed by the Assistant Registrar of Co-operative Societies,

selected M/s PTR Universal for carrying out the redevelopment of the building on the said Plot;

h) The Assistant Registrar of Co-Operative Societies, H-West, Mumbai by his letter dated 21st February 2015 confirmed the appointment of M/s PTR Universal for the proposed redevelopment;

i) Thereafter, on 15th December 2016, M/s PTR Universal and the Society entered into a Development Agreement to redevelop the building on the said Plot ("**Development Agreement**");

j) M/s PTR Universal have not created any mortgage or charge under the said Development Agreement;

k) Subject to what is stated hereinabove and relying upon the aforesaid documents and subject to provisions of the said Development Agreement, we certify that M/s PTR Universal is entitled to redevelop the building on the said Plot and has clear and marketable title in respect of the said Plot.

5) There are no litigations pending with respect to the said Property at present.

6) General:

a) For the purposes of this opinion, we have assumed:

i. The legal capacity of all natural persons, genuineness of all signatures authenticity of all documents submitted to us as certified or photocopies.

ii. That there have been no amendments or changes to the documents examined by us.

iii. The accuracy and completeness of all the factual representations made in the document.

iv. All title documents have been adequately stamped and registered.

b) For the purposes of this opinion, we have relied upon information relating to:

i. Lineage on the basis of representation, documents, records and information provided to us by M/s. PTR Universal.

ii. A certificate determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in title documents to the contrary.

iii. This 'Report on Title' is an opinion based on the documents provided to us and perused by us. The Report on Title has been so given at the request of M/s PTR Universal.

iv. This opinion is limited to the matters pertaining to India Law (as on the date of this opinion) alone and we express no opinion on laws of any other jurisdiction.

v. We are not certifying the boundaries of the above property nor are we qualified to express our opinion on physical identification at the said property.

Date: **22nd March, 2021**

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