TITLE CERTIFICATE

Re.: - (i) All that piece and parcel of slum plot of land or ground bearing Final Plot Nos. 138 & 139 of Town Planning Scheme –Santacruz No. V (1st Variation) (Final) admeasuring 1760.03 sq. mtrs. or thereabouts (as per T.P Remarks) and 1799.3 sq. mtrs. (as per Property Register Card) having corresponding CTS No. 2046 & 2048 in Village Vile Parle (East), Taluka Andheri and City Survey No. 5 of Village Bandra I Ward in the Registration District of Mumbai Suburban together with the Structures then standing thereon situate, lying and being at Prabhat Colony, 4th Road, Santacruz (East), Mumbai -400 055 and bounded as follows: On or towards East: Municipal Primary School; On or towards West: Saiprasad Society; On or towards North: Ramkutir Building; On or towards South: Madhav Bhavan Matt **("said First Property")** and (ii) All that piece and parcel of non-slum Plot of land bearing Final Plot No. 137 Santacruz TPS-V (1st Variation)(Final) admeasuring about 780.10 sq. mtrs.(as per Property Card) bearing Survey No. 330/134 and CTS No. 2049, of Village Vileparle, Taluka Andheri, in the Registration District of Mumbai Suburban together with the building standing thereon known as "Sai Baba" (since demolished) comprising of ground plus two upper floors situate, lying and being at Prabhat Colony Road No. 4, Santacruz (East), Mumbai- 400 055 and bounded as follows: On or towards North: Boundary of Bombay of Prabhat Colony Municipal Primary School CTS No. 2047 Village/Vile Parle (East) and F.P No. 136, Santacruz TPS -V; On or towards South: Boundary of TPS, 4th Road; On or towards East: Boundary of H/E Municipal Ward Office CTS No. 2050 Village Vile Parle (East) and F.P No. 136-A, Santacruz TPS –V; On or towards West: Boundary of Santacruz Mangalmurti CHS Ltd, CTS No.

2048 of Village Vile Parle (East) and F.P No. 138 , Santacruz TPS -V **("said Second Property")** on which **M/s. Ambit Builders & Developers ("Developers")** have undertaken Joint development under Regulation 33 (10) and 33 (11) of Development Control and Promotions Regulations, 2034 respectively pursuant to LOI dated 26th August, 2022 bearing No. HE/MHADA/STGOVT/0002/20201110 and HE/PVT/0128/20220323 (**"said LOI"**) issued by Slum Rehabilitation Authority for construction of a Composite Building/project known as "***Ambit Vista***" (**"said Project"**) to be constructed thereon as per the plans and specifications duly approved by Slum Rehabilitation Authority. The said First Property and the said Second Property shall unless referred to independently be hereinafter collectively referred to as the "**said Properties**".

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1. We have investigated the title of "**M/s AMBIT BUILDERS & DEVELOPERS",** a Partnership Firm formed under the provisions of Indian Partnership Act,1932 and having its registered Office at 201-203, 2nd Floor, Vinay Bhavya Complex, CST Road, BKC (Extn), Santacruz (East), Mumbai - (**as** "**Developers**") to develop the said Properties, by causing to take searches in the office of the Sub-Registrar of Assurances at Mumbai and Bandra through our Search Clerk Mr. Rajesh Bhandari pursuant to Search Report dated 13th March, 2023 for a period of 30 years i.e., from 1994 to 2023 (the search report is subject to torn pages of Index II, mutilated records, some records are misplaced and also unavailable records for the years as mentioned therein) and further search taken for the period of 1 year i.e., 2023 to 2024 (**"said Search Reports"**) and by causing to publish Public Notices in two newspapers namely (i) The Free Press Journal (English) and (ii) Navshakti (Marathi) in their respective issues both dated 10th March, 2023 and in two newspapers namely (i) The Free Press Journal (English) and

(ii) Navakal (Marathi) in their respective issues both dated 19th March, 2024 (**"said Public Notices"**) inviting claims/objections on the title of the said Developers to develop the said Properties.

2. DEEDS AND DOCUMENTS: -

2.1. Deeds and documents related to the said First Property: -

i. Society Registration Certificate dated 3rd February, 1989 bearing No. BOM (W-H-East/HSG (TO)/3997/1988-89;

ii. Indenture of Lease dated 29th September,1992 executed by and between Maharashtra Housing and Area Development Authority (as Authority) and Santacruz Mangal Murti Co-operative Housing Society Ltd. (as Society);

iii. Development Agreement dated 26th August,2020 executed by and between Santacruz Mangal Murti Co-operative Housing Society Ltd. (as Society) and M/s. Ambit Builders & Developers (as Developers);

iv. Power of Attorney dated 26th August, 2020 executed by Santacruz Mangal Murti CHS (Ltd) in favour of M/s. Ambit Builders & Developers;

v. Specimen copy of Individual Agreement duly executed between the Developers, Society and one of the members of the Society;

vi. Irrevocable Power of Attorney dated 26th August, 2020 executed by Society in favour of the Developers;

vii. Individual consent executed by Member in favour of Developers;

viii. CTS Extract Plan;

ix. D.P. Remarks and Plan as per DCPR,2034;

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x. T.P. Remarks with respect to F.P. No.138,139 of Town Planning Scheme No. V (1st variation) (Final);

xi. Draft Annexure-II;

xii. Notification dated 22nd March, 2022 bearing No. SRA/Eng. Dept./3C(1) Mangalmurti/2022/SRA/ED/OW/2022/10236 issued by Slum Rehabilitation Authority inter alia declaring the said First Property as "Slum Rehabilitation Area";

xiii. Letter of Intent dated 26th August, 2022 bearing No. HE/MHADA/STGOVT/0002/20201110 and HE/PVT/0128/20220323;

xiv. Property Register Card with respect to the said First Property;

xv. Application dated 27th August, 2020 for submitting the proposal before Slum Rehabilitation Authority and Scrutiny Receipt;

2.2. <u>Deeds and documents related to the said Second Property</u>: -

i. Society Registration Certificate;

ii. Property Register Cards with respect to said Second Property;

iii. CTS Extract;

iv. D.P. Remarks and D.P. Plan;

v. T.P. Remarks issued by Town Planning Department with respect to the F.P No. 137 of T.P.S Scheme No. V (1st Variation) (Final);

vi. IOA bearing No. HE/MHADA & STGOVT/0002/20201110/AP/COM dated 7th September,2022 for construction of Composite Building on the said Properties.

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vii. Application dated 25th January, 2022 for submitting the proposal before Slum Rehabilitation Scheme for implementation of Scheme under Section 33(11) of DCPR, 2034 and Scrutiny Receipt;

viii. Application dated 9th February, 2022 filed before Collector, Mumbai Suburban for conversion of the said Second Plot from leasehold to freehold;

ix. Power of Attorney dated 14th June, 2022 executed by Sai Baba Co-Operative Housing Society in favour of M/s. Ambit Builders and Developers.

x. Agreement for Re-Development dated 14th June,2022 executed by and between M/s. Ambit Builders and Developers (as Developers) and Sai Baba Co-operative Housing Society Ltd. (as Society) and duly registered with the office of the Sub Registrar of Assurances at Bandra under serial No. BDR-15/ 8341 of 2022;

xi. Supplemental Development Agreement dated 24th November, 2022 executed by and between M/s. Ambit Builders & Developers (as Developers) and Sai Baba Co-operative Housing Society Ltd. (as Society) and duly registered with the office of the Sub Registrar of Assurances at Bandra under serial No. BDR-15/12108 of 2022.

xii. Search Report dated 13th March, 2023 and 26th March, 2024 issued by Mr. Rajesh Bhandari, Search Clerk;

xiii. Public Notice (i) The Free Press Journal (English) and (ii) Navshakti (Marathi) in their respective issues both dated 10th March, 2023 and further caused to publish Public Notice (i) The Free Press Journal (English) and (ii) Navakal (Marathi) in their respective issues both dated 19th March, 2024;

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xiv. Order dated 8th June, 2023 bearing No. C/Karya-3A/A-806/2023 passed by Collector, Mumbai Suburban for conversion of Occupancy Class II Land to Occupancy Class I Land (Freehold);

xv. Commencement Certificate bearing HE/MHADA/STGOVT/0002/20201110/AP/COM issued by the Slum Rehabilitation Authority dated 5th July, 2023 in favour of M/s. Ambit Builders & Developers;

xvi. NA Order dated 18th December, 2023 passed by the Collector, Mumbai Suburban;

xvii. NOC bearing No. ITSL/OPR/2023-24/62373 dated 29th January, 2024 issued from IDBI Trusteeship Services Ltd to Ambit Realtors & Developers Private Limited, for filing Form CHG-4 for satisfaction of charge Id -100734164 with the concerned Registrar of Companies.

3. **On perusal of the documents listed in clause 2 herein above we have to state as follows: -**

3.1. The Developers became entitled to develop the said First Property in the following manner: -

(a) Maharashtra Housing Area and Development Authority (MHADA) was seized and possessed of and otherwise well and sufficiently entitled to All that piece and parcel of slum plot of land or ground bearing Final Plot Nos. 138 & 139 of Town Planning Scheme – Santacruz No. V (1st Variation) (Final) admeasuring 1760.03 sq. mtrs. or thereabouts (as per T. P Remarks) and 1799.3 sq. mtrs. (as per Property Register Card) having corresponding CTS No. 2046 & 2048 in Village Vile Parle (East), Taluka Andheri and City Survey No. 5 of Village Bandra I Ward in the Registration District

of Mumbai Suburban situate, lying and being at Prabhat Colony, 4th Road, Santacruz (East), Mumbai -400 055 (**said First Plot**).

(b) On the said Plot there were various structures/huts (**the said Structures**) occupied by 69 slum dwellers. The hutment/slum dwellers had formed themselves into one Co-operative Society namely "Santacruz Mangalmurti Co-operative Housing Society Ltd" (**"said Mangalmurti Society"**), as required under Regulation 33(10) of DCPR, 2034 and the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, for the purpose of Redevelopment of the said Plot. The said Society was also registered with the Registrar of Co-operative Societies, SRA on 3rd February,1989 under Registration No. BOM/W/H(East) HSG/3997/88-89 under the provisions of Maharashtra Co-operative Societies Act, 1960. The said First Plot and the said Structures shall unless referred to independently be hereinafter collectively be referred to as the "**said First Property**".

(c) The said First Plot is a notified slum as contemplated under the Maharashtra Slum Areas (Improvement Clearance and redevelopment Act,1971 and Regulation 33 (10) of DCPR,2034 amended upto date.

(d) By Indenture of Lease dated 29th September,1992 executed by and between Maharashtra Housing and Area Development Authority (as Authority) and Santacruz Mangal Murti Co-operative Housing Society Ltd. (as Society), the Authority has granted lease in respect of the said First Plot for a period of 30 years with effect from 29th September, 1992 for the lease rent and on the terms and conditions set-out therein. As this Project is implemented under SRA Scheme

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under Regulation 33(10) it is not required to renew the Lease and on completion of the project the Developers shall as per the norms of the Slum Act get the lease in respect of the said Properties.

(e) By Development Agreement dated 26th August,2020 executed by and between Santacruz Mangal Murti Co-operative Housing Society Ltd. (as Society) and M/s. Ambit Builders & Developers (as Developers), the said Society granted development rights in respect of the said First Property unto and in favour of the Developers therein for the consideration and on the terms and conditions set out therein.

(f) Pursuant to the execution of the Development Agreement, the said Mangalmurti Society made an application to the Chief Executive Officer (CEO) *interalia* for declaration of the said First Plot admeasuring 1760.03 sq. mtrs. as slum area under section 3 (C) of the Slum Act and for Acquisition of the said Plot under section 14 of the Slum Act.

(g) Thereafter, the SRA published a Notification under the Slum Act for declaring the said First Plot as Slum Rehabilitation Area under Section 3C of the Slum Act on 22nd March, 2022 ("**said Notification**").

(h) Thereafter, the Developers made Application to CEO (SRA) on 27th August, 2020 and submitted the proposal for implementation of Slum Rehabilitation Scheme on the said First Property and the CEO (SRA) accepted the proposal for implementation of the Scheme on the said First Plot.

(i) Thus, the slum on the said First Plot as contemplated under the Slum Act was capable of being developed as SRA Scheme under

Regulation No. 33(10) read with Appendix IV of Development Control Regulations for Greater Bombay, 1991, amended up to date.

(j) Thus, the Developers became entitled to develop the said First Property under Regulation 33 (10) of DCPR, 2034.

3.2. The Developers became entitled to develop the said Second Property in the following manner: -

(a) The State of Maharashtra is seized and possessed of and otherwise well and sufficiently entitled to All those piece and parcel of non-slum Plot of land F.P No. 137 Santacruz TPS-V (1st Variation)(Final) admeasuring about 780.10 sq. mtrs.(as per Property Card) bearing Survey No. 330/134 and CTS No. 2049, of Village Vileparle, Taluka Andheri in the Registration District of Mumbai Suburban situate, lying and being at Prabhat Colony Road No. 4, Santacruz (East), Mumbai- 400 055 **("the said Second Plot")**.

(b) In or about 1963, the Additional Collector allotted the said Second Plot unto and in favour of "Sai Baba Co-operative Housing Society (Proposed)" for residential purpose vide Land Grant Order No. C/LND.SRII 776 dated 25th March,1967 based on a Government Resolution GR-RD No.2663/67678-B dated 31st October,1963.

(c) The Members of the proposed Society got the proposed Society registered under the provisions of Maharashtra Co-operative Societies Act,1960 in the name and style of "Sai Baba Co-operative Housing Society Ltd.." under registration No. BOM/HSG/58 of 1964.

(d) After registration of the Society the Collector handed over possession of the said Second Plot to the said Saibaba Society on 15th October,1965. Pursuant thereto the said Society through its Architect

applied to the Competent Authority for approvals of the plans and thereafter commenced and completed construction of the Building comprising of ground and 2 upper floors consisting of 18 Units **("said Building")** on the said Second Plot as per the duly approved plans and specifications. The said Second Plot and the said Building shall unless referred to independently be hereinafter collectively referred to as (**"the said Second Property"**).

(e) As the said Building was constructed for more than 40 years and was in a dilapidated condition the Society and its Members thought it appropriate to go for redevelopment and accordingly called for offers from various Developers and appointed the Developers herein as Developers for redevelopment of the said Second Property on the terms and conditions mutually agreed between them.

(f) By Agreement for Re-Development dated 14th June, 2022 executed by and between M/s. Ambit Builders & Developers (as Developers) and Sai Baba Co-operative Housing Society Ltd. (as Society) and duly registered with the office of the Sub Registrar of Assurances at Bandra under serial No. **BDR-15/8341 of 2022**, the Society therein granted development rights in respect of the said Second Property unto and in favour of the Developers therein for the consideration and on the terms and conditions set-out therein.

(g) By Power of Attorney dated 12th May, 2022 executed by Sai Baba Co-operative Housing Society in favour of M/s. Ambit Builders & Developers conferring various powers upon them to do acts, deeds, matters and things related to the said Second Property;

(h) By Supplemental Development Agreement dated 24th November, 2022 executed by and between M/s. Ambit Builders & Developers (as

Developers) and Sai Baba Co-operative Housing Society Ltd. (as Society) and duly registered with the office of the Sub Registrar of Assurances at Bandra under serial No. **BDR-15/12108 of 2022**, the parties therein have agreed to enter into this Supplemental Development Agreement as more particularly.

(i) Thus, the Developers herein became entitled to develop the said Second Property as stated therein.

3.3. The said First Property and the said Second Property shall unless referred to independently be hereinafter collectively referred to as "**the said Properties**".

3.4. The Developers pursuant thereto made Application to CEO (SRA) for submission of proposal with the SRA for joint development of the said Second Property under Regulation 33 (11) with the said First Property under Regulation 33 (10) of DCPR, 2034 vide its Application dated 25th January, 2022 and the CEO, SRA has accorded its sanction/approval for amalgamation/joint development of the said Properties under Regulation 33 (10) and 33 (11) of DCPR, 2034.

3.5. The CEO, SRA has approved the scheme and issued the Letter of Intent bearing No. HE/MHADA/STGOVT/0002/20201110 and No. HE/PVT/0128/20220323 dated 26th August, 2022 ("**said LOI**") in favour of the Developers for joint development of the said Properties on the terms and conditions mentioned in the said LOI.

3.6. As per the said LOI the scheme was sanctioned and as per the scheme the sanction was accorded for construction of 1 Composite Building to be known as "**Ambit Vista**" (**"said Composite Building"**) on the said Properties (**"said Project"**).

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3.7. Thereafter, the Owners complied with the terms and conditions of the said LOI and complied with other compliances as required from the SRA and obtained the Intimation of Approval dated 7th September, 2022 bearing No. HE/MHADA&STGOVT/0002/20201110/AP/COM for construction of the Composite Building on the said Properties comprising of Rehab Component and Sale Component.

3.8. Accordingly, the Developers became entitled to develop the said Properties *inter alia* by constructing the said Composite Building for Rehab Component and Sale Component as per the plans and specifications duly approved/sanctioned by SRA and sell the flats/Units in the Sale Building in the manner they deem fit and proper and appropriate the sale consideration thereof.

3.9. The Developers have informed that the said Building on the said Second Plot is declared as "Category C-1" by MCGM vide Notice dated 29th October, 2022 bearing No. ACHE/16220/AEBF and 2nd November, 2022 bearing No. ACHE/354/617/AEBF.

3.10. The Developers have further represented that the Society has vide Application dated 9th February, 2022 applied to Collector, Mumbai Suburban for conversion of the said Second Property from leasehold to freehold. Pursuant to the application thereto the Collector, Mumbai Suburban has vide its Order dated 8th June,2023 bearing No. C/Karya-3A/A-806/2023 confirmed the conversion of the said Second Plot from occupancy Class-II to occupancy Class-I absolutely and forever. In terms thereof the said second Plot is a freehold plot.

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4. OBSERVATIONS ON DEVELOPMENT PLAN 2034 REMARKS AND T.P. REMARKS: -

4.1. Development Plan 2034 Remarks issued by the office of the Chief Engineer (Development Plans) of Municipal Corporation of Greater Bombay bearing No. Ch. E/DP34202105111322815D.P. dated 21st May, 2021 reflects that the said First Property falls in "Residential Zone".

4.2. Development Plan 2034 Remarks issued by the office of the Chief Engineer (Development Plans) of Municipal Corporation of Greater Bombay bearing No. Ch. E/DP342021121113602830 D.P. dated 18th December,2021 reflects that the said Properties fall in "Residential Zone".

4.3. T.P Remarks with respect to the said Second Plot shows that the said Second Plot bears Final Plot No.137 of TPS Santacruz V (1st Variation) (Final) (Original Plot No. 134) admeasuring 780.10 sq. mtrs. and tenure of the land is shown as C-1 and owners name is Sai Baba Co-operative Housing Society Ltd. which was effected on 1st February,1982.

4.4. T.P Remarks with respect to the said First Plot shows that the said Plot bears Final Plot No.138 and 139 of TPS Santacruz V (1st Variation) (Final) (Original Plot No. 135 and 136), F.P. No.138 admeasures 779.26 sq. mtrs and F.P. No.139 admeasuring 980.77 sq. mtrs. and tenure of the land is shown as "G" and owners name is "The Government of Maharashtra" which is effected on 1st February,1982.

5. OBSERVATION ON PROPERTY REGISTER CARD: -

5.1. The Property Register Card in respect of CTS No. 2046 and 2048 reflects the name of Maharashtra Housing Area and Development Authority as Owners thereof and the tenure of the land is shown as "H-1" and shows that the said First Plot admeasures 870.40 sq. mtrs. (CTS No. 2046) and 779.30 sq. mtrs. (CTS No.2048).

5.2. The Property Register Card in respect of CTS No. 2049 reflects the name of Maharashtra Government as Owners thereof and the tenure of the land is shown as "G" and shows that the said Second Plot admeasures 780.10 sq. mtrs.

6. OBSERVATION ON SEARCH REPORT: -

6.1. Search taken with respect to the said First Property: -

6.1.1. The searches taken in the offices of Sub-Registrar of Assurances at Mumbai, Bandra through Search Clerk, Mr. Rajesh Bhandari in respect of the said First Property for the period of 30 years i.e., 1994 to 2024, who submitted his Search Report dated 13th March, 2023 which was further updated and another Search Report was issued for 2 years i.e. 2023 and 2024 dated 26th April, 2024.

6.1.2. The Search Report dated 13th March, 2023 is subject to torn pages of Index II and computer Index II are not maintained properly.

6.1.3. While perusing the Search Report we have observed that there is a registered Notice of Lispendens filed by Benito Anthony D'souza against Mumbai Municipal Corporation.

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6.1.4. While perusing the Search report dated 26th April, 2024 we have observed that there were following documents which were registered:-

(a) Registered Deed of Declaration between M/s. Ambit Builders & Developers through Partner Mr. Sahil Rajendra Sharma and Municipal Commissioner BMC, Mumbai dated 31st March, 2023;

(b) Registered Deed of Mortgage between M/s. Ambit Builders & Developers through Partner Mr. Sahil Rajendra Sharma and I.D.B. Trusteeship Services Ltd through Mr. Kunal Bhaktiyani dated 8th May, 2023;

(c) Registered Deed of Declaration between M/s. Ambit Builders & Developers through Partner Mr. Sahil Rajendra Sharma and Chief Executive Officer, Slum Rehabilitation Authority (SRA) dated 1st June, 2023.

(d) Registered Deed of Declaration between M/s. Ambit Builders & Developers through Partner Mr. Sahil Rajendra Sharma and Chief Executive Officer, Slum Rehabilitation Authority (SRA) dated 13th September, 2023.

(e) Registered Deed of Mortgage between M/s. Ambit Builders & Developers through Partner Mr. Sahil Rajendra Sharma and Hero Housing Finance Ltd through Mr. Abhishek Kotian dated 29th January, 2024.

(f) It is further observed that the Loan taken from The IDBI Trusteeship Services Ltd. is redeemed and accordingly, The IDBI Trusteeship Services Ltd. has issued NOC bearing No.

CGG-4 for satisfaction charge id -1000734164 with the concerned Registrar of Companies.

6.2. **Search taken with respect to the said Second Property: -**

6.2.1. The searches taken in the offices of Sub-Registrar of Assurances at Mumbai, Bandra through Search Clerk, Mr. Rajesh Bhandari in respect of the said Second Property for the period of 30 years i.e., 1994 to 2023, who submitted his Search Report dated 13th March, 2023.

6.2.2. The Search Report dated 13th March, 2023 is subject to torn pages of Index II and computer Index II are not maintained properly.

6.2.3. Further Search taken with respect to the said Properties in the office of Sub -Registrar of Assurances at Andheri for the period i.e., 2023-2024 is subject to tone pages of Index -II and computer Index II are not maintained properly as mentioned therein.

7. **OBSERVATION ON PUBLIC NOTICE: -**

7.1. We have caused public notices to be published in 2 (two) newspapers namely (i) The Free Press Journal (English) and (ii) Navshakti (Marathi) in their respective issues both dated 10th March, 2023 *inter alia* inviting objections/ claims on the title of the said Developers to the said Properties.

7.2. We state that we have received objection in response to the Public Notices caused to be published by us in 2 (two) newspapers viz:(i) Free Press Journal (English) and (ii) Navshakti (Marathi) both in its issue dated 10th March, 2023 respectively, one from Mr. Benito

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Anthony D'souza through his Advocate K.G Chavan vide letter dated 16th March, 2023 and second from Mr. Mamkoottahil Gangadharan Mohanan through his Advocate Samir Sarambalkar vide letter 20th March, 2023.

7.3. We have further caused public notices to be published in 2 (two) newspapers namely (i) The Free Press Journal (English) and (ii) Navakal (Marathi) in their respective issues both dated 19th March, 2024 *inter alia* inviting objections/ claims on the title of the said Developers to the said Properties.

7.4. We state that we have not received any objection/claim in response to the public notices caused to be published by us in 2 (two) newspapers (i) The Free Press Journal (English) and (ii) Navakal (Marathi) in their respective issues both dated 19th March, 2024.

8. The Developers have represented that there are following pending litigations with respect to the said Properties: -

8.1. S.C Suit bearing No. 665 of 2021 filed by Benito Anthony D'souza against Santacruz Mangalmurti C-operative Housing Society Ltd & Anr. before the Hon'ble Bombay City Civil Court at Dindoshi.

8.2. Suit bearing (L) No. 2884 of 2023 by Benito Anthony D'souza against Santacruz Mangalmurti C-operative Housing Society Ltd & Ors before the Hon'ble High Court.

8.3. Writ Petition (L) No. 33635 of 2022 filed by Mamkoottathil Gangadharan Mohanan against State of Maharashtra & Ors before the Hon'ble High Court.

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8.4. On perusal of proceedings related to the pending litigation it is observed that the said pending litigations are not related to title of the Developers to develop the said Properties and there are no orders/injunction/status quo restraining the Developers from undertaking the redevelopment of the said Properties and/or challenging the development rights of the Developers in respect of the said Properties till date.

9. We state that the documents listed in Para "2" hereof are the only documents provided by the said Developers, to us for the purpose of due diligence. We further state that all the statements and observations in this certificate of title are based on the documents provided to us by the said Developers for the purpose of due diligence as listed in Para 2 herewith.

10. This Title Certificate has been prepared on the basis of the documents listed in para 2 mentioned hereinabove, that have been furnished to us and presuming that the contents of the aforesaid documents, are true and correct. We take no responsibility for not having envisaged in this Title Certificate, the contents of the documents, that may be relating to the said Properties but which have not been provided to us for our perusal.

11. For the purpose of this title certificate, we have relied upon the following:

(i) Information relating to lineage on the basis of Revenue Records as well as copies of Title Documents provided to us by the said Developers as listed in Para "2" hereinabove;

(ii) Copies of Property Card, 7/12 Extract and mutation entries recorded thereon;

(iii) Copy of the Search Report dated 13th March,2023 and 24th March,2024 submitted by the search clerk.

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12. This Title Certificate is issued based on the title documents perused by us and the same is based on the assumption:

(i) of the legal capacity of all natural persons, genuineness of all signatures;

(ii) authenticity of copies of the documents submitted to us;

(iii) of the accuracy and completeness of all the factual representations made in the documents.

(iv) that there have been no amendments or changes to the documents examined by us;

13. We express no view about FSI/user/reservations or development potential in respect of said Properties.

14. We have not verified any circulars/notifications/regulations issued by any State/Central Government Authority (ies) relating to reservation in respect of the said Properties or any portion thereof.

15. We have not verified the market value of the said Properties involved or whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion in respect of the same.

16. We are not authorized or qualified to express an opinion relating to plan permission, approvals or development potential in respect of the said Properties.

17. We are not certifying the boundaries of the said Plot/Property and/or physical condition of the said Plot/Properties, since, we have not visited the captioned properties. We are also not certifying the title in respect of Members premises.

18. A certificate/s, determination, notification/s, opinion/s or the like shall not be binding on any Indian Court(s) or Arbitrator(s) or Quasi- Judicial

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Authority(ies) or Regulatory Body(ies) or Tribunal(s) which would have to be independently satisfied, despite any provision/reference made in the documents recited herein above, to the contrary thereof.

19. We have not raised any requisitions on the title of the said Properties. We have however, relied upon the documents and information provided by the Developers.

20. This Title Certificate is limited to the matter pertaining to Indian Law (as on the date of this Opinion) alone and we express no opinion on laws of any other jurisdiction.

21. This Title Certificate is issued at the instruction of the said Developers and strictly for the benefit of the said Society only.

22. In the circumstances and subject to what is stated hereinabove and based on the documents perused by us as stated hereinabove, we are of the opinion that **M/s AMBIT BUILDERS & DEVELOPERS** have clear and marketable title to develop the said Properties and to sell the flats/units in the proposed Sale Building to be constructed on the said Properties to prospective purchasers in the manner they deem fit and proper and appropriate the sale proceeds thereof.

Dated this 6th day of May, 2024.

Yours Faithfully,
M/s. Law Origin

LAW ORIGIN MUMBAI ADVOCATES & SOLICITORS

Namita Natekar

Namita Natekar
Partner