a. A portion of the said Land was encroached upon by various slum structures, and such slum structures were occupied by various slum dwellers, and accordingly the same shall be developed by the Developer as per the applicable slum rehabilitation scheme.

b. Developer has informed us that, as per the layout sanctioned by the SRA vide its Letter dated 17th January, 2022 bearing no. P-N/PVT/0185/20180806/LAY, the Developer would be constructing on the said Land in aggregate, 2 (two) number of buildings viz. Building No. 6 and Building No. 2 (being the Proposed Buildings as aforesaid).

c. By and under a Letter of Intent dated 23rd December, 2021 bearing no. P-N/PVT/0185/20180806/LOI issued by the SRA (hereinafter referred to as "**the LOI**"), the SRA has confirmed the appointment of the Developer for undertaking and implementing the slum rehabilitation scheme on the said Land under the provisions of Regulation 33 (10) of Development Control and Regulations 2034 for Greater Mumbai. As per the Letter of Intent, out of the total area of the said Land viz. 2,989.90 square metres an area of 2,314.42 square metres is reflected and considered as the Slum Plot and the remaining area of 675.48 square metres is reflected as Non-slum Plot.

d. Out of the Proposed Buildings, Building no. 6 is a rehab building proposed to comprise of the tenements for the rehabilitation of the slum dwellers (hereinafter referred to as "**the Rehab Building**"); and the said Building no. 2 is proposed to comprise of the sale component viz. units/premises available to the Developer for sale as aforesaid (hereinafter referred to as "**the Sale Building**").

e. The Developer has informed us that the Developer has already commenced construction of the Rehab Building, as per various approvals and sanctions granted by the SRA from time to time; and that the construction of the Rehab Building is presently ongoing.

f. The Developer, being desirous of putting up construction of the Sale Building on the said Land, had inter alia submitted plans for approval to the SRA; and the SRA has thereupon approved such plans and has issued an Intimation of Approval dated 17th January, 2022 bearing no. P-N/PVT/0185/20180806/AP/S-2 regarding the Sale Building to be constructed on the said Land.

g. Pursuant thereto, on the basis of an application made by the Developer to the SRA, the SRA has issued a Commencement Certificate dated 19th June, 2023 bearing no. PN/PVT/0185/20180806/AP/S-2 and has thereby permitted the Developer to commence construction of the Sale Building on the said Land to the extent set out therein.

7. In the course of the searches caused to be taken by us with the offices of Sub-Registrars of Assurances, at Mumbai, Bandra, Goregaon and Borivali for a period of

30 (thirty) years from 1993 to 2023 as aforesaid, we have not come across any entries pertaining to any registered documents contradicting the aforesaid position.

8. In pursuance of the above referred public notices issued by us, we have not received any claims/objections.

9. The Developer has informed us, that the Developer shall be making an application to the Maharashtra Real Estate Regulatory Authority for registering the project of construction on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**RERA**").

10. In the circumstances aforesaid, subject to what is stated herein above and we are of the considered view and opinion that the said Trust (viz. Shri Saurashtra Dasha Shrimali Jain Bhojnalaya) is the owner of the said Land and that the said Trust's title to the said Land is clear and marketable and the Developer (viz. M/s. Vishal Constructions), subject to the mortgage and charge created in favour of the Security Trustee as aforesaid and further subject to compliance of the terms and conditions as laid down by the SRA in the LOI and other above referred approvals granted by SRA and subject to the contents of the documents referred to hereinabove, is entitled to undertake development of the said Land by constructing the Proposed Buildings (including inter alia the Sale Building) on the said Land in accordance with the terms and conditions of the Development Agreement and in accordance with the approvals already granted and to be further granted by the SRA and other concerned authorities for carrying out construction on the said Land; and further that subject to the Developer obtaining registration of the project of construction on the said Land under the provisions of RERA, the Developer will be entitled to create third party rights in respect of the units/premises comprised in the Sale Building to be constructed on the said Land in accordance with the Development Agreement.

SCHEDULE

Description of the said Land

All that piece and parcel of land admeasuring 2,989.90 square metres or thereabouts bearing Survey no. 46 Hissa no. 1 and 2 (part) and bearing corresponding CTS nos. 512/B (part), 512/B/1 to 512/B/28 all of Village Malad (North), Taluka Borivali in the Registration District of Mumbai Suburban, lying, being and situate at Narsing Lane, Malad (West), Mumbai 400 064.

Dated this 27th day of July, 2023

For ***Law Scribes***

LAW SCRIBES
Advocates & Solicitors
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(Neil Mandevia)
Advocate & Solicitor