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FORMAT-A

To,
MAHARERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land admeasuring 1104.40 Sq. Mtrs. bearing Final Plot No./ CTS No. being TP Scheme 3-353/21 (Previously numbered as CTS No. 5743/21) of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai ('the said Land') alongwith now demolished structure known as Jayanthi ('the said property') (the said Land alongwith the said Building shall hereinafter be referred to as 'the said Property').

1. I have investigated the title of the said Property on the request of my clients, **M/s RDK Constructions** (hereinafter referred to as 'the Developers') and following documents i.e.:-

    1. All that piece and parcel of land admeasuring 1104.40 Sq. Mtrs. bearing Final Plot No./ CTS No. being TP Scheme 3-353/21 (Previously numbered as CTS No. 5743/21) of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai alongwith now demolished structure known as Jayanti.
    2. Photocopy of Deed of Conveyance dated bearing Registration no. 660 of 1969 dated 22/03/1969.

3. Development Agreement 6th December 2022 bearing Registration no. KRL5-23646 of 2022 and Power of Attorney dated 6th December 2022 bearing Registration no. KRL5-23647 of 2022.
4. Property Card issued by City Survey Officer, Kurla and extract of digitally signed property card procured online. Name of the Society is mutated on the property card.
5. Search report for 30 years from 1994 till 2022.
6. Public notice dated 5th May 2023 issued in Free Press Journal and Navakal inviting claim from the public to the said Property or any part thereof. Till date no claim/ issue is received with respect to the said Property.

1. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of said Property owned by **Jayanti Co-operative Housing Society Limited** is clear, marketable and without any encumbrances.
2. Owners of the said Land and owner of the said Building: Jayanti Co-operative Housing Society Limited.
3. Final Plot No./ CTS No. being TP Scheme 3-353/21 (Previously numbered as CTS No. 5743/21).
4. Prima facie a physical inspection of the photocopies of the documents listed in Paragraphs above and subject to Observation set out in Paragraphs above, I am of the opinion that the ownership rights of the said Land and ownership of the said Building vests with **Jayanti Co-operative Housing Society Limited** and are entitled to carry out redevelopment of the said Property. In view of the Development

Agreement dated 6th December 2022 bearing Registration no. KRL5-23646 of 2022 and Power of Attorney dated 6th December 2022 bearing Registration no. KRL5-23647 of 2022, M/s RDK CONSTRUCTIONS are entitled to carry out redevelopment of the Property.

The report reflecting the flow of the title of the Owner on the said Property is enclosed herewith as annexure.

1. ASSUMPTIONS:

While considering my opinion on the title of the said Property, I have made the following assumptions:

a. All copy documents confirm to the originals and originals are genuine and complete.

b. Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.

c. The Agreements are within the power and capacity of and have been validly authorized and signed by each party.

d. I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreements under or by virtue of these agreements executed save if and insofar as the matters warranted are subject matter cf specific opinions in this certificate.

Encl: Annexure.

Date: 13th June 2023

NITA SHAH
Advocate and Solicitor

FORMAT - A

(Circular No.:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr.No.

1) P.R. Card as on date of application for registration: Property Card issued by City Survey Officer, Kurla and extract of digitally signed property card procured online.

2) Mutation Entry No. 1188 dated 20/06/2021

3) Search report dated 1st June 2023 for 30 years taken from Sub-Registrar's office at Kurla by Mr. S.P. Bhosale.

4) Any other relevant title. NIL

5) Litigations if any: NIL.

Date: 13th June 2023

NITA SHAH
Advocate and Solicitor