



REPORT ON TITLE

Re.: All that piece and parcel of plot of land admeasuring 4916.5 sq.mtrs. as per Property Register Card and bearing C.T.S No. 92, 93, 94, 95, 96 & 97 of Village Goregoan, Taluka Borivali in the Registration District of Mumbai City and Sub District of Mumbai Suburban on which a Slum Rehabilitation Scheme has been undertaken pursuant to Letter of Intent dated 26th October, 2016 bearing No. SRA/ENG/2801/PS/PL/LOI and Revised Letter of Intent dated 10th September, 2020 read along with the Revised Letter of Intent dated 8th August, 2023 and as per the Intimation of Approval (IOA) dated 30th September, 2020 bearing No. SRA/ENG/PS/PVT/0074/20141127/AP/S read along with the amended plans dated 20th December, 2021 and 18th September, 2023 issued by Slum Rehabilitation Authority (SRA) (**said Plot**) together with the Sale Building to be known as “VIVAN” (being under construction as per the sanctioned plan by SRA) (**said Sale Building**) situate, lying and being at Ram Mandir Road, Behind Sejal Kajal Apartment, Goregaon (West), Mumbai – 400 104 and bounded as follows:- On or towards North: by Property bearing CTS No.90; On or towards East: by Property bearing CTS No.98/1; On or towards South: by Property bearing CTS No.98/2; and On or towards West: by Road. The said Plot and the said



Sale Building shall unless referred independently be hereinafter collectively referred to as “**the said Property**”.

We have perused all the documents/sanctions and approvals with respect to the said Property as provided to us by **M/s. GOREGAON ELECTRICAL INDUSTRIES LLP (formerly known as M/s. Goregaon Electrical Industries Private Limited)**. We are of the opinion that the said Owners are entitled to the said Property as absolute **OWNERS** thereof and have clear and marketable title to develop the said Plot by constructing thereon the Rehab Building and the said Sale Building as per the plans duly approved/sanctioned by the Slum Rehabilitation Authority from time to time without any encumbrance and sell the units in the said Sale Building and appropriate the consideration thereof in the manner they deem fit and proper.

Dated this 27th day of November, 2023

For M/s Law Origin



Harita Watehar

Partner