

BESPOKE LEGAL

FORMAT A
(CIRCULAR NO 28/2021)

LEGAL TITLE REPORT

To
Maharera

Sub: Title clearance certificate with respect to plot no. CTS No 156 (part), 160/A/1 (part) and 162 (part) of Village Majas situate, lying and being at Sarvoday Nagar, Meghwadi, Jogeshwari (East), Mumbai 400060 (Hereinafter referred to as the "said property").

A. I have investigated the title of the said property on the request of Ranbir Real Estate and Developers LLP (Promoter) and following documents i.e.

1) Description of the property.

All that piece or parcel of land or ground situate, lying and being at plot bearing C.T.S No. 156 (part), 160/A/1 (part) and 162 (part) of Village Majas situate, lying and being at Sarvoday Nagar, Meghwadi, Jogeshwari (East), Mumbai-400 060.

2) The documents of allotment of plot.

Letter of Intent by Slum Rehabilitation Authority dated 18.01.2021

Revised Intimation of Approval dated 9.02.2021

Commencement Certificate dated 15.07.2021

3) 7/12 extract or property card issued by Survey Officer, Talathi

4) Search report of Mr Atul A More, Search Clerk for 30 years from 1991 Till 2020

B. 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 Ranbir Real Estate and Developers LLP (Promoter) is clear, marketable and without any encumbrances.

Developers/ Promoters in respect of land

- CTS No 156 (part)
- CTS No. 160/A/1 (part)
- CTS No 162 (part)

-Qualifying comments/remarks if any.

Subject to what is stated hereinabove and also payment of balance Land Premium and other amounts / premium payable to the concerned authorities, Ranbir Real Estate and Developers LLP has rights to develop the Property in accordance with the terms of the LOI.

Date: 16th July, 2021


Advocate

For BESPOKE LEGAL

(Stamp)

Partner



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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Search report for 30 years from Taken from Sub-Registrar office at Bandra for the years from 1991 to 2020, Andheri 1,2,3,4,5, and 6 for the years from 2002 to 2020 and Mumbai for the years from 1991 to 2020.
- 3) Any other relevant title.
Letter of Intent by Slum Rehabilitation Authority dated 18.01.2021
Revised Intimation of Approval dated 9.02.2021
Commencement Certificate by SRA dated 15.07.2021
- 4) Litigations if any.
We have relied on the representation made by the Developer to us confirming and stating that there is/are no litigation/s pending in respect of the Property before any court of law or before any other authority (judicial or otherwise).

Date: 16th July, 2021



Advocate.

For BESPOKE LEGAL
(Stamp)

Partner