

AVV/SK/

1632

FORMAT- A (Circular No. 28/2021)

To,  
MahaRERA

**SUPPLEMENTAL LEGAL TITLE REPORT**

**Sub:** Supplemental Legal Title Report with respect to all that piece and parcel of leasehold land admeasuring 2078.41 square meters or thereabouts bearing City Survey No. 154 A (part) (earlier bearing City Survey No. 154 (Part) and Survey No. 383), Taluka Bandra, situate lying and being at Chaitanya Nagar, Vakola, Santacruz East in the Registration District and Sub-District of Mumbai Suburban (hereinafter collectively referred to as the "said Land").

We have investigated the title of **UPTURN PROPERTIES LLP** a Limited Liability Partnership duly incorporated under the provisions of Limited Liability Partnership Act, 2008 (hereinafter referred to as the "**Developers**") to the said Land on the request of the Developers:

**a. Description of the said Land:**

- All that piece and parcel of leasehold land admeasuring 2078.41 square meters or thereabouts bearing City Survey No. 154 A (part) (earlier bearing City Survey No. 154 (Part) and Survey No. 383), Taluka Bandra, situate lying and being at Chaitanya Nagar, Vakola, Santacruz East in the Registration District and Sub-District of Mumbai Suburban (hereinafter collectively referred to as the "said Land").
- b. The documents pertaining to title are mentioned in **Annexure "A"**.
- c. Property Register Card dated 9<sup>th</sup> January 2020.
- d. Search report dated 18<sup>th</sup> February 2022 issued by Mr. Vishwas Daware for a period of 30 (Thirty) years from 1993 to 2022.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that (a) Chaitanya Co-operative Housing Society Limited is the lessee in respect of the said Land and it's title to the said Land is clear and marketable; and (b) Upturn Properties LLP has development rights to the said Land together with the existing buildings standing thereon and the same are free from encumbrances, valid, subsisting and marketable.

**Owner of the land:**

- a. Maharashtra Housing and Area Development Authority ("**MHADA**").
- b. Qualifying remarks/comments if any – Refer to the detailed Report on Title dated 13<sup>th</sup> April 2022 bearing No. AVV/SK/0919 and Supplemental Report on Title dated 6<sup>th</sup> May 2022 bearing No. AVV/SK/1136 issued by us.

The report and the supplemental report reflecting the flow of the title of the said Land is enclosed herewith as an annexure.

Encl: Annexures.

Date: 23<sup>rd</sup> June, 2022

Yours truly  
For Lexicon Law Partners

Partner

**ANNEXURE "A"**

**LIST OF DOCUMENTS**

As provided in the detailed Report on Title dated 13<sup>th</sup> April 2022 bearing No. AVV/SK/0919 and Supplemental Report on Title dated 6<sup>th</sup> May 2022 bearing No. AVV/SK/1136 issued by us i.e. Lexicon Law Partners, Advocates & Solicitors.

Date: 23<sup>rd</sup> June, 2022

Yours truly  
For Lexicon Law Partners

  
Partner

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**ANNEXURE "B"**

**ENCUMBRANCES**

We note that there are no existing charges / mortgages created in respect of the said Land and/or the development rights of the Developers in respect of the same.

Date: 23<sup>rd</sup> June, 2022

Yours truly  
For Lexicon Law Partners

  
Partner

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ANNEXURE "C"

OWNER OF THE SAID LAND

<u>Sr. No.</u>	<u>Description</u>	<u>Name of the Owner</u>	<u>Name of the Lessee</u>
1	City Survey No. 154 A (part), 'I' Ward, Taluka Bandra.	MHADA	Chaitanya Co-operative Housing Society Limited



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**ANNEXURE "D"**

**LITIGATIONS**

There are no subsisting litigation affecting the said Land and/or the development rights of the Developers.

8

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