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Advocate High Court, Mumbai.

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("All Postal Correspondence To Residential Address Only")

Ref. No.

Date
Date: 11.09.2023

To,
MAHARERA,
Housefin Bhavan,
Plot No. C - 21, E - Block,
Bandra Kurla Complex,
Bandra (E),
Mumbai 400051.

LEGAL TITLE REPORT

Subject: Title Report in respect of:

All that piece or parcel of land situate at Bandra bearing CTS Nos. B-908, B-909, B-910 and B-911 (part) admeasuring 15,205.60 square meters, at Mount Mary Hills, Kadeshwari Mandir Marg, within the Registration Sub District and District of Mumbai City and Mumbai Suburban, Bandra (W).

I have investigated the title of the said plot on the request of M/s. 25 West Realty Private Limited and have perused the photocopies of the following documents:

1) Description of the property

All that piece or parcel of land situate at Bandra bearing CTS Nos. B-908, B-909, B-910 and B-911 (part) admeasuring 15,205.60 square meters at Mount Mary Hills, Kadeshwari Mandir Marg, within the Registration Sub District and District of Mumbai City and Mumbai Suburban, Bandra (W).

On or towards the North: Adjoin CTS No-875,880A

On or towards the South: Adjoin CTS No-906,907B

On or towards the East: Adjoin CTS No-914,915,916

On or towards the West: Adjoin CTS No-885B

2) The documents of allotment of plot:

The Government of Maharashtra is the owner of all that piece or parcel of land situate at Bandra bearing CTS Nos. B/908, B/909, B/910, and B-911 (part), within the Registration Sub District and District of Mumbai City and

Mumbai Suburban ("said Land").

The said Land was entirely occupied by various slum dwellers and the slum dwellers had formed the following societies under the provisions of the Maharashtra Co-operative Societies Act, 1960:

The Jafarbaba Co-operative Housing Society Limited
The Shiv Mandir Co-operative Housing Society Limited
(proposed)
The Hill People Co-operative Housing Society Limited
(proposed)
The Durga Mata Co-operative Housing Society
limited (proposed)

Agreement dated July 1, 1996, executed between the Jafarbaba Co-operative Housing Society Limited as the Society and Thakur Constructions as the Developer.

Agreement dated August 12, 1997, executed between the Shiv Mandir Co-operative Housing Society Limited as the Society and Thakur Constructions as the Developer.

Agreement dated December 9, 1997, executed between the Hill People Co-operative Housing Society Limited as the Society and Thakur Constructions as the Developer.

Agreement dated December 30, 1997, executed between the Durga Mata Co-operative Housing Society Limited as the Society and Thakur Constructions as the Developer.

Articles of Agreement dated March 31, 1998, executed between Thakur Constructions as Thakur Constructions and Akruti Nirman Private Limited as the said Akruti Thakur Constructions assigned all their right title and interest under the Jafarbaba DA, Shiv Mandir DA, Durga Mata DA and the Hill People DA in favour of Akruti Nirman Private Limited for the consideration and on the terms and conditions more particularly contained therein.

Letter of intent dated October 30, 2004, issued by the Slum Rehabilitation Authority for implementing the slum rehabilitation scheme under Development Control Regulations, 1991.

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Vide the Fresh Certificate of Incorporation Consequent Upon Change of Name dated April 11, 2002, the Registrar of Companies certified the change of name of the company from Akruti Nirman Private Limited to Akruti Nirman Limited.

Environmental Clearance dated March 2, 2007, issued by the Ministry of Environment and Forests.

Vide the Fresh Certificate of Incorporation Consequent Upon Change of Name dated October 31, 2011, the Registrar of Companies certified the change of name of the company from Akruti City Limited to Hubtown Limited.

Extract of the Minutes of the 81st Meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) and the MCZMA No Objection Certificate dated June 26, 2013.

Property Card Extracts dated July 21, 2015.

Letter of intent dated November 9, 2016, issued by the Slum Rehabilitation Authority.

Supplemental Agreement dated September 21, 2018, executed between Thakur Constructions as Thakur Constructions and Hubtown Limited as Hubtown.

Joint Development Agreement dated December 26, 2018, bearing Registration Serial No. BDR 15 — 6090 of 2018, executed between Hubtown Limited as the Developer and NHP Realty LLP as the Joint Developer.

Supplemental Agreement dated February 1, 2019, executed between Hubtown Limited as the Developer and NHP Realty LLP as the Joint Developer.

Irrevocable Power of Attorney dated April 11, 2019, bearing Registration Serial No. BDR 18- 4148 of 2019, executed by NHP Realty LLP through its authorized partner Mr. Nitin Sanghavi in favor of Vimal Shah (nominee of Hubtown Limited).

D P Remarks Letter dated July 9, 2019, issued by the Municipal Corporation of Greater Mumbai.

Agreement for Transfer of Business (Slum Sale) dated September 25, 2020, bearing Registration Serial No. BDR 1- 823 of 2021, executed by Hubtown Limited as the Seller and Avdharna Infrastructure Private Limited as the Purchaser.

Deed of Adherence dated September 25, 2020, bearing Registration Serial No. BDR 1- 825 of 2021, executed between Hubtown Limited as the Original Developer and NHP Realty LLP as the Joint Developer and Avdharna Infrastructure Private Limited as the New Developer.

Supplemental Deed dated October 1, 2020, executed between Avdharna Infrastructure Private Limited as the Developer and NHP South Realty LLP as the Joint Developer.

Letter of Intent dated November 6, 2020, issued by the Slum Rehabilitation Authority.

Irrevocable Power of Attorney dated January 19, 2021, bearing Registration Serial No. BDR 1- 824 of 2021, executed by Hubtown Limited in favor of D V Prabhu (nominee of Avdharna Infrastructure Private Limited).

Change of Name of the company Avdharna Infrastructure Private Limited to 25 West Realty Private Limited issued by Govt. of India, Ministry of Corporate Affairs on 25th July 2023

Copies of the property cards downloaded on 12/09/2023 from the official website of State Government Of Maharashtra (City Survey and Land Records).

3) Title Certificate dated 17th February, 2021 by MDP & Partners Advocate and Solicitors.

4) Property card downloaded on 12/09/2023 12/09/2023 from the official website of State Government Of Maharashtra (City Survey and Land Records).

5) Search report Dated 08.09.2023 for 30 years from 1994 to 2023

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 following promoter is clear, marketable and without any encumbrances.

Owners of the land

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1. 25 West Realty Private Limited is the Developer of the Subject Property under Slum Rehabilitation Scheme and Owner of the sale component.
2. Qualifying comments / remarks if any: None.
3. The report reflecting the flow of the title of M/s 25 West Realty Private Limited on the said land is enclosed herewith as annexure.

Enclosed: Annexure

Date: 11.09.2023


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Advocate High Court,

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FORMAT - A

(Circular No: 28 / 2021)

FLOW OF THE TITLE OF THE SUBJECT PROPERTY

Sr. No.

1. 7/12 extract / P.R. Card as on date of application for registration
2. Mutation entry no. Nil
3. Search report for 30 years from 1994 to 2023
4. Any other relevant title : None
5. Litigation if any: None

Date: 11.09.2023


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