



To

15th January, 2024

Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land area or ground admeasuring bearing Sub Plot No. 4, 5, 6, 7 & 8, CTS No. 13/ 3 admeasuring 3753.10 square meters lying, being and situated at Village Kandivali, Taluka Borivali, Greater Mumbai (hereinafter referred to as "**the said Land**").

At the request of our client, IR JPV Estate Private Limited, a Company incorporated under the provisions of the Companies Act, 1956, ("**the Developer**") having its registered office at Level 6, Gala Impecca, Andheri Kurla Road, Andheri (East), Mumbai 400059, we have investigated their title to develop the said Land.

1. Description of the of the said Land:

All that piece and parcel of land area or ground admeasuring bearing Sub Plot No. 4, 5, 6, 7 & 8 CTS No. 13/ 3 admeasuring 3753.10 square meters lying, being and situated at Village Kandivali, Taluka Borivali, Greater Mumbai.

2. Documents of allotment of the said Land:



- a. By and under a Development Agreement dated 12th June, 2023, duly registered with the office of Sub-Registrar of Assurance under Serial No. BRL-7-10326 of 2023 on 7th July, 2023, entered into between the Arihant Siddhi Co-Operative Housing Society Limited ("**Society**"), members of the Society, the Developer, Inspira Realty and Infra Private Limited and JPV Realtors Private Limited, the Society granted development rights in respect of the said Land to the Developer, on the terms and conditions more particularly set out therein (herein after referred to as "**Development Agreement**").
- b. By and under a Power of Attorney dated 7th July, 2023 duly registered with the office of Sub-Registrar of Assurance under Serial No. BRL-7-10327 of 2023 on 7th July, 2023, executed by the Society, whereby the Society constituted, appointed and nominated (1) Mr. Aayush Agarwal and (2) Mr. Hansal Vora the directors of the Developer (therein referred to as "**said Attorney**"), to be severally or jointly be their lawful attorney and to do and to execute, act, deeds and things in respect of the said Land as mentioned therein.

3. **7 /'12 Extracts, Mutation Entries and Property Cards:**

The Property Card with respect to the C.T.S. No. 13/3 of Village Kandivali reflects inter-alia total area of 3753.10 square meters, Society as the owner of the said Land and the tenure of the said Land is non-agricultural.

4. **Searches in the Offices of the Sub-Registrar of Assurance:**

For issuing this Report we have relied on earlier title report dated 21.02.2022 and have conducted online searches, which are subject to the availability of records. We disclaim any responsibility for consequences which may arise on account of such non-availability of records.

5. Based on what is stated hereinabove, we are of the view that the title of the **IR JPV Estate Private Limited** to develop the said Land is clear and marketable in accordance with the Development Agreement dated 12th June, 2023 and subject to compliance and/or obtainment of all the statutory permission and approvals for the development of the said Land.



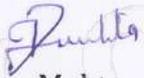
Owner: The Arihant Siddhi Co-Operative Housing Society Limited is the Owner of the said Land bearing CTS No. 13/ 3 admeasuring 3753.10 square meters lying, being and situated at Village Kandivali, Taluka Borivali, Greater Mumbai.

Developer: IR JPV Estate Private Limited is the developer of the said Land bearing CTS No. 13/ 3 admeasuring 3753.10 square meters lying, being and situated at Village Kandivali, Taluka Borivali, Greater Mumbai.

6. The Report reflecting the flow of the title of the Developer on the said land is enclosed herewith as **Annexure "A"**.

DATED THIS 15 DAY OF JANUARY, 2024

Yours sincerely
For LexStreet Advisors LLP
Advocates & Solicitors


Jaydeep Mehta
Designated Partner



Encl : Annexure A (Flow of title to the said Land)

Annexure "A"

FLOW OF THE TITLE OF THE SAID LAND

1) 7 /12 Extract / P.R. Card as on date of application for registration.

The Property Card with respect to the C.T.S. No. 13/3 of Village Kandivali reflects inter-alia total area of 3753.10 square meters, Society as the owner of the said Land and the tenure of the said Land is non-agricultural.

2) Searches in the Offices of the Sub-Registrar of Assurance:

For issuing this Report, we have relied on earlier title report dated 21.02.2022 and have conducted online searches, which are subject to the availability of records. We disclaim any responsibility for consequences which may arise on account of such non-availability of records.

3) Any other relevant title. – Not Applicable

4) Litigations, if any: - Arbitration Proceedings before the sole Arbitrator, between the erstwhile developer and the society against their respective claim.

DATED THIS 15TH DAY OF JANUARY, 2024

Yours sincerely
For LexStreet Advisors LLP
Advocates

Jaydeep Mehta
Designated Partner