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6th January, 2022

FORMAT A

CIRCULAR NO (28/2021)

LEGAL TITLE REPORT

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

Subject: All that piece or parcel of land bearing Cadastral Survey Nos. 3/52, 3A/52, 3B/52 and 3A1/52 of Parel Sewree Division, along with buildings known as "Tejukaya Mansion", Building Nos. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 and "Ranveer Sadan" standing thereon, situate, lying and being at Supari Baug Road, now known as Dr. Babasaheb Ambedkar Road, Mumbai - 400 012 within the Registration District and Sub-District of Mumbai City ("the said Property").

1. We have investigated the title of the said Property on the request of M/s. Tejukaya Corp (Promoter/ Developer) and *inter alia* on the basis of the following documents :-
 - a) **Description of the property:** (All that piece or parcel of land admeasuring 10,055.14 sq. mtrs. or thereabouts bearing Cadastral Survey Nos. 3/52, 3A/52, 3B/52 and 3A1/52 of Parel Sewree Division, along with buildings known as "Tejukaya Mansion", Building Nos. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 and "Ranveer Sadan" standing thereon, situate, lying and being at Supari Baug Road, now known as Dr. Babasaheb Ambedkar Road, Mumbai - 400 012 within the Registration District and Sub-District

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of Mumbai City more particularly described in our Report on Title enclosed herewith as Annexure "1(colly)".

b) Documents of allotment of plot:

1. Development Agreement dated 31st December, 2013 executed and registered with the office of the Sub-registrar of Assurances at Mumbai under Serial No. BBE-1/3886 of 2014 (as defined in the Reports on Title);
2. Development Agreement dated 8th October, 2014 executed and registered with the office of the Sub-registrar of Assurances at Mumbai under Serial No. BBE-1/9104 of 2014 (as defined in the Reports on Title);
3. Indenture of Conveyance dated 13th June, 2014 executed and registered with the office of the Sub-registrar of Assurances at Mumbai under Serial No. BBE-1/5120 of 2014, in respect of the 3A/52 Property; (as defined in the Report on Title).

c) Property Register Card : (The Property Register Cards are issued by the City Survey office, Mumbai.

- i. The Property Register Card in respect of Cadastral Survey No. 3B/52 of Parel Sewree Division, having Mutation Entry no. C/133-12-1969..
- ii. The Property Register Card in respect of Cadastral Survey No. 3/52 of Parel Sewree Division, having Mutation Entry no.608/2018.
- iii. The Property Register Card in respect of Cadastral Survey No. 3A/52 of Parel Sewree Division, having Mutation Entry no.538/2016.

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iv. The Property Register Card in respect of Cadastral Survey No. 3A1/52 of Parel Sewree Division, having Mutation Entry no.526/2015..)

d) Search report for 86 years from the year 1938 to 2021

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, and on the basis of and subject to what is stated in our Report on Title, we are of the opinion that M/s. Tejukaya Corp (Promoter/Developer) is clear, marketable and without any encumbrances.

Owners of the land

- (1) Kantilal Khimji - CTS/ C.S.No.3B/52..
- (2) Pramodkumar Khimji HUF – CTS/C.S.No. 3/52..
- (3) M/s. Tejukaya Corp – CTS/C.S.No. 3A/52..
- (4) MHADA (Maharashtra Housing And Area Development Authority Mumbai – CTS/C.S.No.3A-1/52.

3. As stated above, our Report reflecting the flow of the title of the said Property unto
M/s. Tejukaya Corp (Promoter/Developer), is enclosed herewith as Annexure “1
(colly)”.

Yours faithfully,



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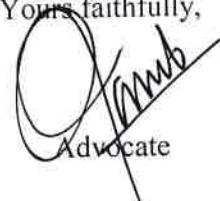
FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. C/133-12-1969 for CTS/C.S.No.3B/52, Mutation Entry No. 608/2018 for CTS/C.S.No.3/52, Mutation Entry No. 538/2016 for CTS/C.S.No.3A/52 and Mutation Entry no.526/2015 for CTS/C.S.No.3A1/52
- 3) Search report for 86 years from 1938 to 2021 Taken from Sub-Registrar' office at Mumbai
- 4) Any other relevant title.- Not Applicable.
- 5) Litigations if any – As stated in the Report of Title.

Dated this 06th day of January, 2022

Yours faithfully,



Abhay D. Parab
Advocate