FORMAT -A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

1. All the documents referred hereinabove shall also form a part of this document and shall be read in verbatim as if the same is reproduced herein.
2. Property Register Card with respect to the said Property mentioned hereinbelow.
3. Search Report dated 15th September, 2023 for a period of 30 years i.e., 1994 to 2023 issued by Search Clerk Mr. Rajesh Bhandari in respect of the said Property.
4. Any other relevant title : Not applicable
5. Litigations if any: Not Applicable

Dated this 28th day of November, 2024

Yours Faithfully,
M/s. Law Origin

LAW ORIGIN * MUMBAI * ADVOCATES & SOLICITORS

Namita Nathani

Partner

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FORMAT -A
(Circular No.: 28/2021)

To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor,
Housefin Bhavan,
Plot No.C-2, E-Block,
Bandra Kurla Complex,
Bandra (East),**Mumbai – 400 051.**

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all that piece and parcel of Plot of land bearing Nos. 1, 12 and 12A admeasuring 2014.32 sq. mtrs as per the Property Register Card and 2040.7 sq. mtrs as per the Conveyance Deed and bearing Survey No.98, Hissa No.5 and corresponding CTS No. 73 and 73/1 to 10 of Village Malad(North), Taluka Borivali in the Registration District of Mumbai Suburban (hereinafter referred to as **"said Plot"**) together with the New building comprising of ground plus 22 upper floors for residential cum commercial purpose (hereinafter referred to as **"the New Building"**) proposed to be constructed on the said Plot situate, lying and being at S.V Road, Kandivali (West), Mumbai -400 067 in accordance with the plans sanctioned /approved by Slum Rehabilitation Authority (SRA) vide Letter of Intent (**"LOI"**) bearing No.: R-S/PVT/0096/20240627/LOI dated 9th October, 2024 and Intimation of Approval (**"IOA"**) bearing No.: R-S/PVT/0096/20240627/AP/COM dated 15th October, 2024 and Commencement Certificate **("CC")** bearing No. R-S/PVT/0096/20240627/COM dated 28th November, 2024 for the project to be known as "Ambit Primoris" (**"said Project"**). The said Plot and said New Building shall unless referred

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to independently be hereinafter collectively referred to as **"said Property"**.

We have investigated the title of **M/S. AMBIT URBANSPACE**, a Partnership Firm formed and registered under the provisions of the Indian Partnership Act, 1932 and having its registered office at Office No. 201/203, Vinay Bhavya Complex, CST Road, Kalina, Santacruz (East), Mumbai -400 098, consisting of its Partners (1) MR. RAJENDRA SHARMA AND (2) M/S. AMBIT BUILDHEAVEN LLP, (hereinafter referred to as **"Developers"**).

Description of Property: All that piece and parcel of plot of land bearing Nos. 1, 12 and 12A admeasuring 2014.32 sq. mtrs as per the Property Register Card and 2040.7 sq. mtrs as per the Conveyance Deed and bearing Survey No.98, Hissa No.5 and corresponding CTS No. 73 and 73/1 to 10 of Village Malad(North), Taluka Borivali in the Registration District of Mumbai Suburban together with the building standing thereon known as "Poddar Apartment" comprising of ground and 4 upper floors consisting 30 flats, 44 Shops, 2 Basements and 5 Enclosed Garages situate, lying and being at S.V Road, Kandivali (West), Mumbai -400 067 and the Plot is bounded as follows:

On or towards North: Manish Apartment CHSL and Royal House CHSL situated at Mathuradas Road, Kandivali, Bhagat Colony, Kandivali West, Mumbai – 400 067;

On or towards South: Shubh Ashish CHSL situated at Parekh Gully, near Jain Vardhaman Sthanakwasi Jain Upashray, Bhagat Colony, Kandivali West, Mumbai -400 067

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and Shahyog CHSL situated at Swami Vivekananda Road, Kandivali, Jethava Nagar, Kandivali West, Mumbai -400 067;

On or towards West: Ishwar Krupa CHSL and Ramkrupa CHSL situated at Devji Bhimji Lane, Mathuradas road, Kandivali West, Mumbai 400 067;

On or towards East: Swami Vivekanand Road.

1) The Documents of allotment of plot/Documents Relied upon:

(i) Copy of Duplicate Society Registration Certificate bearing No. MUM/Upani/R-D/1574/2021 dated 13th October, 2021 (issued in lieu of Original Society Registration BOM/HSG/2696 of 1970 dated 24th December, 1970);

(ii) Copy of Deed of Conveyance dated 12th May,1972 executed by and between Smt. Sushilabai Makhanlal Poddar (as Vendor) and (1) Makhanlal Kanaiyalal Poddar, (2) Jagdish Prasad Makhanlal Poddar and (3) Sitaram Makhanlal Poddar partners of M/s. Kandivali Construction Corporation, (as Confirming Parties) and Poddar Apartment Co-operative Housing Society Limited (as Purchaser) and duly registered with the Office of the Sub Registrar of Assurances at Mumbai under serial No. 3090 of 1972;

(iii) Copy of Final Offer Letter submitted by the Developers dated 10th June, 2023;

(iv) Copy of Letter of Intent/Appointment dated 27th June, 2023 issued by Poddar Apartment Co-operative Housing Society (**the said LOI**) in

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favour of the Developers inter alia appointing the Developers for redevelopment of the Society' Building and on the terms and conditions set-out in final offer letter dated 10th June, 2023 of the Developers.

(v) Copy of Letter dated 3rd November, 2023 addressed by the Dy. Registrar Co-operative Societies R-S Ward Division Mumbai confirming the appointment of the Developers herein by the Society, as the Developers for redevelopment of the said Property;

(vi) Copy of Development Agreement dated 21st May, 2024 (**"said Development Agreement"**) executed by Poddar Apartment Co-operative Housing Society Limited (**said Society**) and Mr. Yogendra J. Poddar and Ors (**as Confirming party**) Mr. Pritpal Singh M. Juneja & Ors. (**as the Members**) and Mr. Anil S. Pamecha & Ors (as Tenants) and M/s Ambit Urbanspace (**as Developers**) and duly registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial no.BRL-2/8689 of 2024;

(vii) Copy of Power of Attorney dated executed by 21st May, 2024 ("**said Power of Attorney**") executed by Poddar Apartment Co-operative Housing Society Limited in favour of M/s Ambit Urbanspace and duly registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial no. BRL-2/8690 of 2024;

(viii) Copy of Supplementary Agreement dated 21st October, 2024 ("**said Supplementary Development Agreement**") executed by and between the said Society herein (therein referred to as Society) and (1) Yogendra J. Poddar (2) Pawan J. Poddar and (3) Raghavendra S. Poddar (therein referred to as Confirming Parties) and the Developers herein (therein

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referred to as Developers) and duly registered with the office of Sub-Registrar of Assurances at Borivali No. 6, under serial No. BRL-6/22674/2024;

(ix) Copy of OC in respect of the said Building of the Society;

(x) Copy of the Property Register Card;

(xi) Copy of the D.P Remarks issued by Municipal Corporation of Greater Mumbai;

(xii) Copy of the List of Members/Tenants of the Society and the details of the Share Certificates of the Members;

(xiii) Copy of the BMC Assessment;

(xiv) Copy of Letter of Intent (**"LOI"**) bearing R-S/PVT/0096/20240627/LOI dated 9th October, 2024 issued by Slum Rehabilitation Authority;

(xv) Copy of Intimation of Approval (**"IOA"**) bearing No. R-S/PVT/0096/20240627/AP/COM dated 15th October, 2024;

(xvi) Copy of Commencement Certificate **("CC")** bearing No. R-S/PVT/0096/20240627/COM dated 28th November, 2024;

(xvii) Copy of the CTS Plans;

2) **Copy of Property Register Card** ("PR Card") pertaining Survey No.98, Hissa No.5 and corresponding CTS No. 73 and 73/1 to 10 of Village Malad (North), Taluka Borivali, Mumbai Suburban District.

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3) **Search Report for the period of 30 years** i.e., from 1994 to 2023 dated 15th September, 2023 issued by Search clerk Mr. Rajesh Bhandari for search taken in the Office of Sub Registrar at Mumbai, Bandra and Borivali.

4) On perusal of the above referred documents and all other relevant documents provided by the said Developers we are of the Opinion that the Title of **M/s Ambit Urbanspace** a Partnership Firm to develop the said Plot by constructing thereon a New Building as per the duly approved/sanctioned plan by the Competent Authority and amendments thereto from time to time is clear, marketable and without any encumbrances.

5) **Owner of the Land:**

The Owner of said Survey No. 98, and corresponding CTS No. 73 and 73/1 to 10 of Village Malad (North), is **"Poddar Apartment Co-operative Housing Society Limited"**.

6) The report reflecting the flow of the title of the said Developers i.e., **M/S AMBIT URBANSPACE** on the said Property is enclosed herewith as **Annexure "A".**

Dated this 28th day of November, 2024

M/s. Law Origin,

Encl.: a/a Annexure A

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Namita Natekar

Partner

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Annexure - A

FLOW OF TITLE OF THE SAID PROPERTY

We have perused copies of the documents as mentioned hereunder;

(i) Copy of Duplicate Society Registration Certificate bearing No. MUM/Upani/R-D/1574/2021 dated 13th October, 2021 (issued in lieu of Original Society Registration BOM/HSG/2696 of 1970 dated 24th December, 1970);

(ii) Copy of Deed of Conveyance dated 12th May,1972 executed by and between Smt. Sushilabai Makhanlal Poddar (as Vendor) and (1) Makhanlal Kanaiyalal Poddar, (2) Jagdish Prasad Makhanlal Poddar and (3) Sitaram Makhanlal Poddar partners of M/s. Kandivali Construction Corporation, (as Confirming Parties) and Poddar Apartment Co-operative Housing Society Limited (as Purchaser) and duly registered with the Office of the Sub Registrar of Assurances at Mumbai under serial No. 3090 of 1972;

(iii) Copy of Final Offer Letter submitted by the Developers dated 10th June, 2023;

(iv) Copy of Letter of Intent/Appointment dated 27th June, 2023 issued by Poddar Apartment Co-operative Housing Society (**the said LOI**) in favour of the Developers inter alia appointing the Developers for redevelopment of the Society' Building and on the terms and conditions set-out in final offer letter dated 10th June, 2023 of the Developers.

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(v) Copy of Letter dated 3rd November, 2023 addressed by the Dy. Registrar Co-operative Societies R.S Ward Mumbai Division confirming the appointment of the Developers herein by the Society, as the Developers for redevelopment of the said Property;

(vi) Copy of Development Agreement dated 21st May, 2024 (**"said Development Agreement"**) executed by Poddar Apartment Co-operative Housing Society Limited (therein referred to as said Society) and Mr. Yogendra J. Poddar and Ors (therein referred to as Confirming Party) Mr. Pritpal Singh M. Juneja & Ors. (therein referred to as the Members) and Mr. Anil S. Pamecha & Ors (therein referred to as Tenants) and M/s Ambit Urbanspace (therein referred to as Developers) and duly registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial no.BRL-2/8689 of 2024;

(vii) Copy of Power of Attorney dated executed by 21st May, 2024 ("**said Power of Attorney**") executed by Poddar Apartment Co-operative Housing Society Limited in favour of M/s Ambit Urbanspace and duly registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial no. BRL-2/8690 of 2024;

(viii) Copy of Supplementary Agreement dated 21st October, 2024 ("**said Supplementary Development Agreement**") executed by and between the said Society herein (therein referred to as Society) and (1) Yogendra J. Poddar (2) Pawan J. Poddar and (3) Raghavendra S. Poddar (therein referred to as Confirming Parties) and the Developers herein (therein referred to as Developers) and duly registered with the office of Sub-Registrar

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of Assurances at Borivali No. 6, under serial No. BRL-6/22674/2024;

(ix) Copy of OC in respect of the said Building of the Society;

(x) Copy of the Property Register Card;

(xi) Copy of the D.P Remarks issued by Municipal Corporation of Greater Mumbai;

(xii) Copy of the List of Members/Tenants of the Society and the details of the Share Certificates of the Members;

(xiii) Copy of the BMC Assessment;

(xiv) Copy of Letter of Intent (**"LOI"**) bearing R-S/PVT/0096/20240627/LOI dated 9th October, 2024 issued by Slum Rehabilitation Authority;

(xv) Copy of Intimation of Approval (**"IOA"**) bearing No. R-S/PVT/0096/20240627/AP/COM dated 15th October, 2024;

(xvi) Copy of Commencement Certificate **("CC")** bearing No. R-S/PVT/0096/20240627/COM dated 28th November, 2024

(xvii) Copy of the CTS Plans;

2. We have caused public notices to be published in 2(two) newspapers namely, (i) The Free Press Journal (English) and (ii) Navbharat (Hindi) in their respective issues all dated 31st January, 2024 *inter alia* inviting objections/ claims on the title of the Poddar Apartment Co-operative Housing Society Limited (**"said Society"**) to the said Property.

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3. We have caused searches to be taken in the Offices of Sub-Registrar of Assurances at Mumbai, Bandra and Borivali through our Search Clerk, Mr. Rajesh Bhandari in respect of the said Property, for a period of 30 years i.e., from 1994 to 2023 (both inclusive), who submitted his Search Report dated 15th September, 2023 (**said Search Report**).

   (i) The said Search Report, is subject to torn pages of Index II and unavailable records for the years as mentioned therein and the Manual Index-II are in torn condition for search for the years as mentioned in the search report.

4. **FLOW OF TITLE: -**

Upon perusal of the aforementioned Documents in respect of the said Property and the Search Note submitted by the Search Clerk Mr. Rajesh Bhandari (subject to torn pages of Index II and unavailable records for the years as mentioned therein), we have to state as follows:

A. By Deed of Conveyance dated 12th May, 1972 (**"said Conveyance"**) executed by and between Smt. Sushilabai Makhanlal Poddar (therein referred to as Vendor) and (1) Makhanlal Kanaiyalal Poddar, (2) Jagdish Prasad Makhanlal Poddar and (3) Sitaram Makhanlal Poddar partners of M/s. Kandivali Construction Corporation, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932 (therein referred to as Confirming Parties) and Poddar Apartment Co-operative Housing Society Limited (therein referred to as Purchasers) and duly registered with the office of Sub-Registrar of Assurances at Mumbai under serial No. 3090 of 1972, the Vendors therein with the consent and confirmation of the Confirming Parties therein have sold, transferred, conveyed and granted all

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that piece and parcel of plot of land bearing Plot Nos. 1 , 12 and 12A admeasuring 2040.7 sq. mtrs as per the Conveyance Deed bearing Survey No.98, Hissa No.5 and corresponding CTS No. 73 and 73/1 to 10 of Village Malad (North), Taluka Borivali in the Registration District of Mumbai Suburban (hereinafter referred to as **"said Plot"**) together with the building standing thereon known as "Poddar Apartment" comprising of ground and 4 upper floors consisting of 30 flats and 44 Shops on the ground floor and 2 basements and 5 enclosed garages (hereinafter referred to as **"said Building"**) situate, lying and being at S.V Road, Kandivali (West), Mumbai -400 067, subject to the rights and covenants as contained in the said conveyance;

B. By virtue of the said Conveyance, the Vendor therein had retained the ground floor consisting of shops, basement and 5 enclosed garages as absolute Owners thereof ("**said Confirming Parties Premises**") and was also admitted as members of the Society with respect to the same. Smt. Sushilabai M. Poddar expired in Mumbai on 31st March 2010 leaving behind her Last Will and Testament. The Hon'ble High Court of Mumbai has granted a probate dated 8th September 2015 of the said Will and Testament to the Confirming Parties. The Confirming Parties herein became entitled to the ground floor now consisting of 44 shops, 2 basement and 5 enclosed garages. The Confirming Parties have further represented to the Developers that as on date the Confirming Parties Premises are being occupied by the 51 Tenants herein as monthly tenants of the Confirming Parties herein;

C. Thus, the Society became entitled to the said Property as an absolute Owners thereof;

D. By inheritance and various transfers, the flats/Shops/Basements/Garages in the said Building have been transferred/transmitted unto and in favour of the present members of the said Society and the present tenants. At present there are 31 members of the Society and 51 Tenants (Shops: - 44 Tenants plus Basement: - 2 tenants and Garages: - 5 Tenants) of the Confirming Parties;

E. The said Building is in a dilapidated condition and requires extensive repairs. Considering the cost for carrying out such repairs and considering the benefits of redevelopment including the availability of additional premium/TDR FSI, the Society and its members and the tenants have considered it desirable to redevelop the said Property by demolishing the said Building and reconstructing a New Building in lieu thereof on the said Plot;

F. One M/s. Ditvira Isometric LLP (hereinafter referred to as **"Erstwhile Developers"**) had submitted their offer letter dated 28th August, 2021 to the Society. Out of the various offers received, the Society found the offer of M/s. Ditvira Isometric LLP to be suitable. Accordingly, the Society in its Special General Body Meeting held on 30th August, 2021 placed the terms of the Offer letter dated 28th August, 2021 before its members present in the said SGBM and the Authorized Officer Shri Chetan Sikhande from the office of Dy. Registrar Co-operative Societies, R-S Ward, Mumbai Division and the Society with the consent and confirmation of the members present in the said SGBM resolved having accepted the offer and confirmed the appointment of the Erstwhile Developers for redevelopment of the said Property;

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G. The Erstwhile Developers miserably failed to honour the commitments as per the Offer letter and the conditions as laid down under section 79 (A) guidelines due to which, the Society had in its Special General Body Meeting held on 22nd November, 2022 resolved to terminate and cancel the appointment of the Erstwhile Developers. The Society vide its Letter dated 6th January,2023 terminated the appointment of the Erstwhile Developers. The Society had also addressed a letter dated 6th January, 2023 to the Deputy Registrar, R-S Ward, Mumbai Division informing the Dy. Registrar about the termination of the Erstwhile Developers;

H. Further, the Deputy Registrar Co-operative Societies, R-S Ward, Mumbai Division by his letter dated 9th January, 2023 confirmed the termination of the Erstwhile Developers;

I. Thereafter, the Society invited offers from various Developers to redevelop the said Property and in response thereto various offers were received from various Developers;

J. The Developers herein submitted their initial offer letter dated 3rd May, 2023 to the Society for redevelopment of the said Property. After detailed discussions and deliberations between the Members of the Society and the Developers, the Developers revised the terms of their initial offer and conveyed the same vide their final offer letter dated 10th June, 2023. Accordingly, the Society had in its Special General Body Meeting held on 24th June, 2023 and with the consent and confirmation of majority members, the Developers herein was selected as preferred Developers to redevelop the said Property;

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K. The Society in its Special General Body Meeting held on 24th June, 2023 placed the terms for redevelopment as contained in the Final Offer letter dated 10th June, 2023 before its members present in the said SGBM and the members present in the said SGBM resolved having accepted the final offer of the Developers;

L. Subsequently, the Society issued an Appointment letter dated 27th June, 2023 (**"the said Appointment Letter"**) in favour of the Developers inter alia appointing the Developers as "Preferred Developers" for redevelopment of the said Property and on the terms and conditions set out in its final offer letter dated 10th June, 2023 of the Developers;

M. Thereafter, the Society followed the due process of law as laid down in section 79 (A) Guidelines and accordingly held a Special General Body Meeting on 21st October, 2023 in the presence of the Authorized representative of the Dy. Registrar Co-operative Societies R-S Ward Mumbai Division inter alia for appointment of the Developers herein as the Developers for redevelopment of the said Property. Accordingly, the Members have by majority/unanimously passed resolution inter alia accepting the Final Offer letter dated 10th June, 2023 of the Developers and confirmed the appointment of the Developers herein as Developers for undertaking the redevelopment project;

N. The Dy. Registrar Co-operative Societies R-S Ward Mumbai Division has as per the resolution passed therein issued NOC confirmed the appointment of the Developers herein;

O. By Development Agreement dated 21st May, 2024 (**"said Development Agreement"**) executed by and between Poddar Apartment Co-operative Housing Society Limited (as the Society)

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and Mr. Yogendra J. Poddar & Ors (as the Confirming Parties) and Pritpal Singh M. Juneja & Ors (as Members) and Anil S. Pamecha & Ors (as Tenants) and M/s. Ambit Urbanspace (as Developers) and duly registered with the office of the Sub-Registrar of Assurances at Borivali No.2 under serial No. BRL-2/8689 of 2024, the Society with the consent and confirmation of the Confirming Parties and their Tenants and Members granted development rights in respect of the said Property with a right to develop the said Plot under Regulation 33(11) or any other applicable regulation of the DCPR, 2034 with a right to demolish the said Building standing thereon and to construct a New residential cum Commercial Building thereon in place thereof, for the consideration and on the terms and conditions as set out therein;

P. The Society has also executed a Power of Attorney dated 21st May, 2024 and the same is duly registered with the office of the Sub Registrar of Assurances at Borivali No.2 under Serial No. BRL-2/8690 of 2024 unto and in favour of the Developers for doing necessary acts, deeds, matters and things on behalf of the Society related to the redevelopment of the said Property;

Q. The SRA has duly issued Letter of Intent **(LOI)** bearing R-S/PVT/0096/20240627/LOI dated 9th October, 2024 and Intimation of Approval **(IOA)** bearing No. R-S/PVT/0096/20240627/AP/COM dated 15th October, 2024 for the New Building and Commencement Certificate **(CC)** bearing No. R-S/PVT/0096/20240627/COM dated 28th November, 2024 for the New Building and accordingly, the Developers are constructing a New Building on the said Plot consisting of ground

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and 22 upper floors (hereinafter referred to as **"said New Building"**) as per the plans and specifications duly sanctioned /approved by SRA having project name "Ambit Primoris" (**"said Project"**);

R. The said Plot and said New Building shall unless referred to independently be hereinafter collectively referred to as **"said Property"**;

S. By a Supplementary Agreement dated 21st October, 2024 ("**said Supplementary Development Agreement**") executed by and between the said Society herein (therein referred to as Society) and (1) Yogendra J. Poddar (2) Pawan J. Poddar and (3) Raghavendra S. Poddar (therein referred to as Confirming Parties) and the Developers herein (therein referred to as Developers) and duly registered with the office of Sub-Registrar of Assurances at Borivali No. 6, under serial No. BRL-6/22674/2024 certain terms and conditions of the said Development Agreement have been amended and added in the said Supplementary Development Agreement;

T. Thus, M/s. Ambit Urbanspace have become entitled to develop the said Plot inter alia by constructing the said New Building on the said Plot as per the plans and specifications duly approved by SRA from time to time and sell the flats/Units in the New Building in the manner they deem fit and proper and appropriate the sale consideration thereof.

5. OBSERVATION ON PROPERTY REGISTER CARD: -

5.1. The Property Register Card in respect of CTS No. 73 and 73/1 to 10 reflects the name of "Poddar Apartment Co-

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operative Housing Society Limited" as Owners thereof and the tenure of the land is shown as freehold ("C");

5.2. It is further observed that the area of the said Plot in aggregate admeasures 2014.32 sq.mtrs and in Conveyance Deed the area admeasures 2040.7 sq.mtrs.

6. **OBSERVATION ON D.P. REMARKS:**

(i) On perusal of the D.P. remarks it is noted that the said Plot falls under the Residential Zone and there are no other reservations as on date on the said Plot.

7. **OBSERVATION ON PUBLIC NOTICE:**

i. We state that we have not received any objection/claim in response to the public notices caused to be published by us in 2(two) newspapers viz., (i) Free Press Journal (English) and (ii) Navbharat (Hindi) in their respective issues all dated 31st January, 2024 respectively.

8. **LITIGATION:**

The Developers have represented that there are no litigations/proceedings filed by or against any of the Members/Society/Developers with regard to the said Plot that may affect the entitlement of the said Developers and/or to undertake construction of the New Building on the said Plot.

9. This Report on Title has been prepared on the basis of the said documents, papers and revenue records that have been furnished to us and presuming that the contents of the said documents, papers and revenue records are true and correct. We take no responsibility for not

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having envisaged in this Report on Title the contents of documents, writings or revenue records that may be related to the said Property but which have not been provided to us for our perusal. The statements and observations in the Report on title are done based on the documents provided to us as listed aforesaid.

10. This Report on Title is issued based on the title documents perused by us and same is based on the assumption:

    (i) of the legal capacity of all natural persons, genuineness of all signatures;

    (ii) authenticity of copies of the documents submitted to us;

    (iii) that there have been no amendments or changes to the documents examined by us;

    (iv) of the accuracy and completeness of all the factual representations made in the documents;

    (v) that all prior title documents have been adequately stamped and registered.

11. We are not certifying the boundaries of the said Property and/or physical condition of the said Property since we have not visited the said Property.

12. We have not raised any requisitions on title of the said Plot/Property. We have however relied on information and the documents submitted by the Developers.

13. In the circumstances and subject to what is stated herein above and based on the Documents perused by us as stated in clause 1 herein above, we are of the opinion that **M/S. AMBIT URBANSPACE** has clear and marketable title to develop the said Plot and to sell the

flats/units in the said New Building to prospective purchasers in the manner they deem fit and proper.

Dated this 28th day of November, 2024.

M/S. LAW ORIGIN

PARTNER

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