

SHAIL P. PAREKH

B.L.S, L.L.B,
Advocate High Court,
C/o Deepak Thakkar and Associates, 504, 5th Level, Vini Elegance, L.T.
Road,
Borivali (West), Mumbai 400092. Tel. No: 022-28992700/28992211

To,
Maharera,
6th & 7th floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

NOTES ON TITLE

Sub: All that a piece and parcel of land admeasuring 1,199.50 Sq. Mtrs. or thereabouts, situate lying and being at S. V. P. Road, Borivali (West), Mumbai 400092, bearing Survey No. 91, Hissa No. 6 (Part), Survey No. 93, Hissa No. 3(part) corresponding to C.T.S. No. 554B of Village Borivali, Taluka Borivali, Mumbai Suburban District, within the registration district and sub district of Mumbai Suburban and Mumbai City (hereinafter referred as the Said plot) duly assessed by MCGM as Land Under Construction (LUC) Nos.

At the request of M/s. Ramniyati Aditya Developers LLP, I have investigated the Title in respect of the said Plot as under:-

1. I have relied upon the Title Certificate issued by Advocate Tushar Shah, Shah & Associates, dated 19th December, 2014 (copy enclosed herewith and marked "Annexure-A").

2. I have perused the following documents i.e.:-

a) IOD bearing No. CHE/A-5332/BP(WS)/AR/337/4 dated 07/04/2014 duly amended vide amendment Dated 27th July 2020. Copy enclosed herewith and marked as "Annexure-B" colly;

b) Commencement Certificate bearing No. CHE/A-5332/BP(WS)/AR/FCC/1/Old dated 29th July 2017 for construction upto Plinth Level and further endorsed upto 6th upper floor. Copy enclosed herewith and marked as "Annexure-C";

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- c)** 7/12 extract. Copy enclosed herewith and marked as "Annexure -D";
- d)** The property card issued by City Survey Officer. Copy enclosed herewith and marked as "Annexure-E";
- e)** Search report 1986 to 2021 dated 8th December 2021 issued by the search clerk. Copy enclosed herewith and marked as "Annexure-F colly";
- f)** Supplementary Development Agreement dated 15th July 2021 registered with the Office of Sub registrar of Assurances at Borivali having number BRL5/ 9778/2021. Copy of Index-II dated 27/07/2021 enclosed herewith and marked as "Annexure-G";
- g)** Irrevocable General Power of Attorney dated 15th July 2021 registered with the Office of Sub registrar of Assurances at BRL5/ 9779/2021;
- h)** DP Remarks 2034 dated 09/06/2021 bearing No. CH.E/DP34202106111325802 D.P. Rev. dt. Refer Inward Number: R/C/2021/111325805. Copy of the DP Remarks 2034 is enclosed herewith and marked as "Annexure-H";

3. At present the proposed plan for the building have been approved by the Building Proposal Department of MCGM M/s. Ramniyati Aditya Developers LLP have submitted the proposal to Slum Rehabilitation Authority (SRA) under regulation 33 (11) of DCPR 2034 of MCGM and the SRA has issued the acceptance Letter for S.R Scheme dated 11/10/2021 vide No. R-C/PVT/0044/2021/LOI and further approval vis Intimation of Approval (IOA) in respect of the same is pending for approval. Copy of the said Acceptance Letter dated 11/10/2021 is annexed hereto and marked as "**Annexure-I**".

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4. I have not issued any Public Notice and I have not raised any requisitions on title. I have however relied on the declaration on title dated 17th December, 2021 made by the said M/s. Ramniyati Aditya Developers LLP through its partner Mr. Deepak S. Shah while issuing the present notes on title.

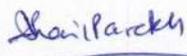
5. A determination, opinion or the like will not be binding on any Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.

6. Even though this document is titled "Notes on Title", it is in fact our opinion based on the documents etc. perused and/or relied on by us. The notes have been so given at the request of the client M/s. Ramniyati Aditya Developers LLP to whom it is addressed for its knowledge and record.

7. This opinion is addressed to M/s. Ramniyati Aditya Developers LLP. This opinion will not be furnished, quoted or relied on by any person or entity other than M/s. Ramniyati Aditya Developers LLP for any purpose without my prior written consent.

8. You are aware that I have not visited the said property.

9. In these circumstances subject to what is afore-stated and in continuations to the aforesaid Title certificate dated 19th December, 2014 issued by the said Adv. Tushar Shah and relying upon Search Report taken by my search clerk Mr. Satish Rane, dated 08/12/2021, all the deeds and documents provided by M/s. Ramniyati Aditya Developers LLP to me and subject to Declaration on title dated 17th


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December, 2021 made by the said M/s. Ramniyati Aditya Developers Mr. Deepak S. Shah LLP and subject to what is stated hereinabove the said M/s. Ramniyati Aditya Developers LLP in our opinion holds the right to redevelop the said plot and consume all FSI/Benefit in respect of the said plot as per the approvals/permissions issued by MCGM/SRA and amendments from time to time.

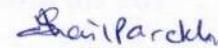
10. On perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that M/s. Ramniyati Aditya Developers LLP's right to redevelop the said plot and consume the said FSI/Benefit on the said plot is clear, marketable and without any encumbrances.

11. Owners of the land:

As per Property Register Card (PRC) the name of Harismruti Co-operative Housing Society Limited has been mentioned in the revenue records as the owners.

Dated this 18th Day of December 2021.

Encl: As above.


Shail Parekh

Advocate High Court

✓ CC To: M/s. Ramniyati Aditya Developers LLP