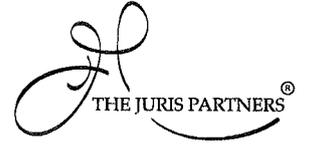


THE JURIS PARTNERS

ADVOCATE AND LEGAL CONSULTANTS

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Mumbai - 400 021, India. PH; +91-22-4014 2041 WEB: www.jurispartners.in
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FORMAT-A

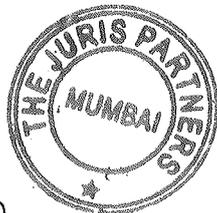
(CIRCULAR NO. 28/2021)

To,
MAHARERA
E-Block, 7th Floor, Housefin Bhavan,
BKC, near RBI, Bandra Kurla Complex,
Bandra East, Mumbai,
Maharashtra 400051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all that piece and parcel of land bearing Survey No. 451 (pt) C.T.S No. 973/B, situated at Village Malad (South) Chincholi Bunder Road, Village Malad, Taluka Borivali, District Mumbai Sub-urban within the limits of Municipal Corporation Grater Mumbai and Registration District and Sub-Registration District of Mumbai.

We have investigated the title of the Property based on the request of **Smt. Priyanka Mishra, Director of M/s. Academy of Liberal Arts**, a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at Flat No. 202, Philomena Building, Opposite J. W. Marriot Hotel, Juhu Tara Road, Juhu, Mumbai 400 049 (“Lessee”) and perused the copies of the following documents:



Pmahadik

A. Description of the Property:

All that piece and parcel of land bearing Survey No. 451 (pt) C.T.S No. 973/B admeasuring about 2339.10 Sq. Mtrs out of which an area admeasuring 1073.85 sq. mtrs is subject matter of Development Agreement dated 03.02.2024, lying being and situated at Village Malad (South) Chincholi Bunder Road, Village Malad, Taluka Borivali, District Mumbai Sub-urban within the limits of Municipal Corporation Grater Mumbai and Registration District and Sub-Registration District of Mumbai, (hereinafter referred to as "*the said Property*").

B. The documents in relation to the ownership of the Property:

Antecedent documents of title as mentioned in **Annexure "A"**.

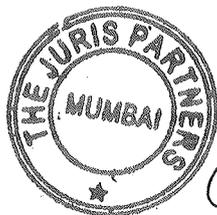
C. 7/12 Extracts/Property Card:

The Property Cards are issued by the Office of Collector, Mumbai – Sub Urban.

D. Search Report for 30 years:

We have relied upon the Search Report dated 07.05.2024 issued by Mahesh Choudhari (Title Investigator/Search Clerk).

On perusal of the above-mentioned documents and all other documents in particular the Agreement to Lease dated 14.03.2007 registered with the Office of Sub-Registrar of Assurances at Borivali No. 6 at Serial No. BDR-12-1977/2007, Messrs Emerald Realtors Pvt. Ltd., Lessor therein granted lease of 999 years in respect of the said property in favour of Messrs Academy of Liberal Arts as Lessee.



Bmahadik

Thereafter, perused Development Agreement dated 03.02.2024 executed between Messrs Academy of Liberal Arts in the capacity of Lessee, therein referred as Company and Messrs Priyam Industries and Consultancy Services Private being Developer in respect of the said Property whereby Messrs Academy of Liberal Arts have assigned Development Rights in respect of the said Property. The said Development Agreement was registered with the Office of Sub-Registrar of Assurances at Borivali-I on 04.02.2024 at Serial No. 1753/2024. Perusal of Property Card shows the name of Messrs Academy of Liberal Arts as the Lessee in respect of the said Property. Upon perusal of the aforesaid documents pertaining to the said Property, we are of the opinion that the said Property is having clear and marketable title without any encumbrance.

Owners of the Property:

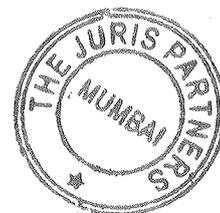
The following persons are the owners of the Property mentioned in Annexure "B"

C.T.S. No.	Owners as per Property Card
Survey No. 451 (pt) C.T.S. No. 973/B	Messrs Emerald Realtors Pvt. Ltd. - Lessor Messrs Academy of Liberal Arts – Lessee

Qualifying comments/remarks if any –

Pursuant to execution of Agreement to Lease dated 14.03.2007 registered with the Office of Sub-Registrar of Assurances at Borivali 6 at Serial No. BDR-12-1977/2007, Messrs Emerald Realtors Pvt. Ltd., Lessor therein granted lease of 999 years in respect of the said property in favour of Messrs. Academy of Liberal Arts as Lessee and therefore the said Messrs Academy of Liberal Arts are having clear and marketable title to the said property. Thereafter, Messrs Academy

P. Mahadik



of Liberal Arts executed Development Agreement dated 03.02.2024 in favour of Messrs Priyam Industries and Consultancy Services Private and granted development rights to develop the said Property. The said Development Agreement was registered with the Office of Sub-Registrar of Assurances at Borivali-I on 04.02.2024 at Serial No. 1753/2024. It is to be noted that the land bearing Survey No. 451 (pt) C.T.S No. 973/B is admeasuring about 2339.10 Sq. Mtrs out of which an area admeasuring 1073.85 sq. mtrs is given for Development and the balance area is to be handed over as part reservation. It is further to be noted that the CTS numbers of the said property are amalgamated into one CTS No. 973B as per entry dated 08.08.2014 recorded in Property Card of the said Property.

Also, there are no litigation pending in respect of the said property in any court of law and/or tribunal.

The report reflecting the flow of title in respect of the Property is enclosed herewith as Annexure "A" hereto.

Dated this 03rd day of June, 2024

Encl.: Annexures



Regards

A handwritten signature in black ink that reads "Rohan Mahadik".

Rohan Mahadik
(Partner)
The Juris Partners

ANNEXURE "A"

Flow of the title of said Property

Sr. No.	Particulars
1	Agreement to Lease dated 14.03.2007 registered with the Office of Sub-Registrar of Assurances at Borivali 6 at Serial No. BDR-12-1977/2007
2	Property Card
3	Development Agreement dated 03.02.2024 registered with the Office of Sub-Registrar of Assurances at Borivali-I on 04.02.2024 at Serial No. 1753/2024
4	Search Report dated 07.05.2024 for 30 years

Note: *There are no litigation pending in respect of the said property in any court of law and/or tribunal.*



P. Mahadik