

J. R. VAKIL & ASSOCIATES (Reg.)
ADVOCATES

J.R.VAKIL

OFF: 401, Dol Bin-Shir, 69-71, Ghoga Street, Janmabhumi Marg, Fort, Mumbai-400 001. 22884716 e-mail: jrvakil.vakil@gmail.com

Br. Off: 58 Joy Villa, 103, 1st Floor, Road No. 4, Near Jain Mandir, Jawahar Nagar, Goregaon (West), Mumbai 400 104. Tel: 7666533588

FORMAT- A

(Circular No. :-28/2021)

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing Plot No. 63, Survey No. 26, Hissa No. 1 (Part) and Survey No. 46, Hissa No. 5 (Part) and C.T.S. No. 307/52 of Village Valnai [previous C.T.S. No. 307 (part) and 318 (part)], Taluka Borivali, in the Registration District and Sub-District of Bombay City and Suburban, admeasuring an area of 2957.60 square metres or thereabouts and lying, being and situate at Marve Road, (Linking Road), Malad West, Mumbai - 400 064, and forming part of land bearing Survey No.26, Hissa Nos. 1, 2 and 3 and Survey No.46, Hissa Nos. 1, 5 and 8 along with a building of Kaveri Co-Operative Housing Society Limited comprising of A wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats and B wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats aggregating to 56 (Fifty-Six) residential flats and 4 (four) garages (hereinafter collectively referred to as "**said Property**").

- A. We have investigated the title of the said Property (*as defined herein*) on request of Pranav Constructions Private Limited, a company duly registered and incorporated under the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, bearing CIN No. U70101MH2003PTC141547 and having its registered office at 1001, 10th Floor, DLH Park, Near MTNL, S. V. Road, Goregaon (West), Mumbai – 400 062 ("**PCPL**" or "**Developer**"), and the following documents:

1. Description of the Property:

All that piece and parcel of land bearing Plot No. 63, Survey No. 26, Hissa No. 1 (Part) and Survey No. 46, Hissa No. 5 (Part) and C.T.S. No. 307/52 of Village Valnai [previous C.T.S. No. 307 (part) and 318 (part)], Taluka Borivali, in the Registration District and Sub-District of Bombay City and Suburban, admeasuring an area of 2957.60 square metres or thereabouts and lying, being and situate at Marve Road, (Linking Road), Malad West, Mumbai - 400 064, and forming part of land bearing Survey No.26, Hissa Nos. 1, 2 and 3 and Survey No.46, Hissa Nos. 1, 5 and 8 along with a building of Kaveri Co-

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Operative Housing Society Limited comprising of A wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats and B wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats aggregating to 56 (Fifty-Six) residential flats and 4 (four) garages and bounded as follows:

Towards North : CTS no. 325/A/4, Village Valnai, Taluka Borivali
Towards East : CTS no. 325/A/2, Village Valnai, Taluka Borivali
Towards West : New Link Road
Towards South : CTS no. 307/63/A, Village Valnai, Taluka Borivali

2. The documents of allotment of plot (as per Deed of Conveyance dated 10.12.2019):

- a. Registered instrument executed by Achyutkumar Shantilal Inamdar, Harishkumar Shantilal Inamdar and Devakichandra Shantilal Inamdar in favour of M/s. Pankaj Cooperative Housing Development Society Limited as stated under Deed of Conveyance dated 10.12.2019.
- b. Development Agreement dated 1st August 1978 made and executed between Pankaj CHDSL of the one part and Evershine Builders Private Limited, as stated under Deed of Conveyance dated 10.12.2019.
- c. Agreement dated 17th March 1980 made and executed between Evershine Builders Private Limited i.e., the 'Developers' therein of the one part and M/s. Pearl Corporation i.e., the 'Builders' of the other part, as stated under Deed of Conveyance dated 10.12.2019.
- d. Society Registration Certificate dated 21st October, 1982 of Kaveri Co-operative Housing Society Limited and bearing registration no. BOM/HSG/P/8599.
- e. Deed of Conveyance dated 10th December 2019 registered with the concerned Sub-Registrar of Assurances at Borivali, MSD, under Sr. BRL-6-13878 of 2019.
- f. Order dated 15th February, 2023 passed by Dy., Collector, MSD, Mumbai.
- g. Development Agreement dated 23rd January, 2024 entered into by an between (1) Kaveri Co-operative Housing Society Limited (therein referred to as "Society") of the First Part, (2) Mr. Kiran Shyamrao Apsingekar and Varsha Kiran Apsingekar and others (therein referred to as "Confirming Parties/Existing Members") of the Second Part and (3) Pranav Constructions Private Limited (therein referred to as "the Developer") of the Third Part, duly registered on 23rd January, 2024 with the Sub-Registrar of Assurances at Mumbai bearing Serial No. BRL-6-1772-2024.

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- h. Power of Attorney dated 23rd January, 2024, duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BRL-6-1773-2024.

3. Property Card:

On perusal of the copy of the property registered card in respect of C.T.S. No. 307/52, the name of Kaveri Co-operative Housing Society Limited is entered in the holder's column as the holder of the land bearing C.T.S. No. 307/52. Further, property registered card in respect of C.T.S. No. 307/52 state that they belong to class C, that is, non-agricultural land.

4. Search reports:

- i. Search Report dated 17th August, 2022, issued by search clerk, R. Pawale for the period 1982 to 17.08.2022 as regards to the search conducted in the concerned offices of Sub-Registrar of Assurances in respect of the said Property.
- ii. Search Report dated 24th July, 2023, issued by search clerk, R. Pawale for the period 2022 to 24.07.2023 as regards to the search conducted in the concerned offices of Sub-Registrar of Assurances in respect of the said Property.
- iii. Search Report dated 28th February, 2024 issued by search clerk, Sachin S. Pawar for the period 2023 to 28.02.2024 as regards to the search conducted in the concerned offices of Sub-Registrar of Assurances in respect of the said Property.

- B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property and subject to the title of the Society to the said Property as stated in the Title Report dated 3rd August, 2023 annexed to Annexure "A" enclosed herewith, I am of the opinion that the title of Pranav Constructions Private Limited as developer of the said Property in pursuance of the Development Agreement dated 23rd January, 2024 bearing registration no.BRL-6-1772-2024 is clear and marketable.

Ownership of the said Property:

Kaveri Co-operative Housing Society Limited, Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Housing Societies Act, 1960 (Maharashtra Act XXIV of 1961), bearing registration no. BOM/HSG/P/8599 of 21.10.1982, vide PAN: AAAAK4533F and having its registered office at 63, Link Road

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(Off Marve Road), Malad West, Mumbai – 400 064 (“**Society**”) is the owner of and entitled to the said Property. The flow of title in respect of the said Property is recited in the Title Certificate dated 3rd August, 2023.

Qualifying comments/Remarks:

The name of the Society i.e. Kaveri Co-operative Housing Society Limited is reflected as holder of the said Property in the property registered card in respect of C.T.S. No. 307/52. However, on perusing the property registered card in respect of C.T.S. No. 307/52, we observe that there is an entry reflecting Pankaj Co-operative Housing Society as “L”.

- C. The report reflecting the flow of the title of Pranav Constructions Private Limited to the said Property is enclosed herewith as Annexure “A”.

For J.R. Vakil & Associates



Advocate

Date: 4th April, 2024

Encl : Annexure “A”.

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LEGAL TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land bearing Plot No. 63, Survey No. 26, Hissa No. 1 (Part) and Survey No. 46, Hissa No. 5 (Part) and C.T.S. No. 307/52 of Village Valnai [previous C.T.S. No. 307 (part) and 318 (part)], Taluka Borivali, in the Registration District and Sub-District of Bombay City and Suburban, admeasuring an area of 2957.60 square metres or thereabouts and lying, being and situate at Marve Road, (Linking Road), Malad West, Mumbai - 400 064 ("**said Land**"), and forming part of land bearing Survey No.26, Hissa Nos. 1, 2 and 3 and Survey No.46, Hissa Nos. 1, 5 and 8 along with a building of Kaveri Co-Operative Housing Society Limited comprising of A wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats and B wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats aggregating to 56 (Fifty-Six) residential flats and 4 (four) garages (hereinafter collectively referred to as "**said Buildings**" and the said Land the said Buildings are jointly referred to as "**said Property**")

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Pursuant to your instructions, I have investigated the title of Pranav Constructions Private Limited ("**Developer**" or "**PCPL**") as developer in respect of the said Property, and for the same, perused copy of the documents listed in **Annexure "1"** hereto.

A. For the purpose of this Legal Title Report:

1. I have relied upon the following Search Reports:
 - i. Search Report dated 17th August, 2022, issued by search clerk, R. Pawale for the period 1982 to 17.08.2022 as regards to the search conducted in the concerned offices of Sub-Registrar of Assurances in respect of the said Property.
 - ii. Search Report dated 24th July, 2023, issued by search clerk, R. Pawale for the period 2022 to 24.07.2023 as regards to the search conducted in the concerned offices of Sub-Registrar of Assurances in respect of the said Property.
 - iii. Search Report dated 28th February, 2024 issued by search clerk, Sachin S. Pawar for the period 2023 to 28.02.2024 as regards to the search conducted in the concerned offices of Sub-Registrar of Assurances in respect of the said Property.

Hereinafter, the (i) Search Report dated 17th August, 2022, (ii) Search Report dated 24th July, 2023 and (iii) Search Report dated 28th February, 2024 are



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collectively referred to as Search Reports and annexed hereto as **Annexure "2"** ("colly").

2. I have relied upon the property registered card in respect of C.T.S. No. 307/52, wherein the name of Kaveri Co-operative Housing Society Limited is entered in the holder's column as the holder of the land bearing C.T.S. No. 307/52. Further, property registered card in respect of C.T.S. No. 307/52 state that they belong to class C, that is, non-agricultural land.
3. I have issued public notices in Free Press Journal and Navshakti both dated 6th February, 2024, inviting claims/objections from public in respect of the said Property. In view thereof, I have not received any claims and/or objection till date. A copy of Public Notices and a No claim letter dated 4th April, 2024 is annexed hereto as **Annexure "3"** ("colly").
4. I have not opined on the development potential of the said Property.
5. Since my scope of work does not include considering aspects within the domain of an architect and surveyor, I have not carried out any physical inspection of the said Property.
6. I have assumed the devolution of title of the said Property on the basis of the documents provided to us and Title Report dated 3rd August, 2023, issued by Ms. Archana M. Gawli, Advocate and the same is annexed hereto as **Annexure "4"**.
7. I have further assumed that:
 - i. This Legal Title Report is for the limited purpose of expressing our opinion on the matters mentioned herein and is issued under the specific instructions of Pranav Constructions Private Limited.
 - ii. This Legal Title Report is based on the information given to me pursuant to the documents and statements submitted, furnished and produced before me from time to time during the course of due diligence.
 - iii. While conducting my due diligence exercise, I have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to me and the conformity with the originals of all documents supplied as copies. In addition, I have assumed and have not verified the accuracy as to factual matters of each document I have reviewed.
 - iv. This Legal Title Report is confined and limited to the state of affairs as on date hereof. I am not aware of any information to the contrary, which would lead me to believe that the observations stated herein are no longer valid.

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- v. I am unable to verify whether the parties to any agreements reviewed had the authority to enter into such agreements or whether the agents acting for such parties had the power of attorney to so act where the documents have been executed as attorneys.
- vi. This Legal Title Report to the matters expressly set forth herein and no comment is implied or may be inferred beyond the matters expressly stated herein. This Legal Title Report is based only on the documents made available for my examination and information provided to me as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts herein contained only as on the date hereof.
- vii. As regards any statements and/or information specified in this Legal Title Report as being made by the Developer/Society, we have relied on the representations, declaration and confirmation made by Pranav Constructions Private Limited, and have not independently verified the same.
- viii. As regards the litigation matters, we have not carried out any independent searches in any of the Court offices regarding the pendency of any litigations against the Society and the Developer.
- ix. We express no opinion as to the consequences or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advice after the date of this Legal Title Report of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect my observations contained herein.
- x. I have relied solely on the registered document of title furnished to me in case if there is any inconsistency between search reports and other unregistered documents furnished to me, if any from time to time during the course of my due diligence exercise.
- xi. This Legal Title Report is for the limited purpose of expressing my opinion on the matters mentioned herein and should not be relied upon by any other person or persons or for any purpose other than aforesaid.
- xii. I express no opinion as to the consequences or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advice after the date of this Legal Title Report of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect our observations contained herein.

Based on the aforesaid, I have to report as under:

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B. Flow of Title:

1. On perusal of the documents furnished to me in respect of the said Property and Title Report dated 3rd August, 2023, issued by Ms. Archana M. Gawli, Advocate, I note that originally Achyutkumar Shantilal Inamdar, Harishkumar Shantilal Inamdar and Devakichandra Shantilal Inamdar (hereinafter referred to as "**Owners/Assignors**"), previous partners of M/s. Associated Lands and Development Corporation ("ALDC") were the holders/assignors of all that piece and parcel of land bearing Plot No. 63, Survey No. 26, Hissa No. 1 (Part) and Survey No. 46, Hissa No. 5 (Part) and C.T.S. No. 307/52 of Village Valnai [previous C.T.S. No. 307 (part) and 318 (part)], Taluka Borivali, in the Registration District and Sub-District of Bombay City and Suburban, admeasuring an area of 3299 square metres or thereabouts and lying, being and situate at Marve Road, (Linking Road), Malad West, Mumbai - 400 067 ("**the Plot**"), and forming part of land bearing Survey No.26, Hissa Nos. 1, 2 and 3 and Survey No.46, Hissa Nos. 1, 5 and 8;
2. It appears that vide a registered instrument, the Owners/Assignors i.e. Achyutkumar Shantilal Inamdar, Harishkumar Shantilal Inamdar and Devakichandra Shantilal Inamdar granted lease to M/s. Pankaj Cooperative Housing Development Society Limited ("**Pankaj CHDSL**"), a Co-operative Housing Society registered under the Bombay Co-operative Societies Act, 1925, in respect of the Plot for the period, consideration and on the terms and conditions more particularly set out therein. **Comment:** I have been represented by the Developer that the copy of the aforesaid registered instrument through which the Plot was granted in favour of Pankaj CHDSL as and by way of Lease is not available with the Society and hence not perused.
3. Further, we understand that vide a Development Agreement dated 1st August 1978 ("**Agreement of 1978**") made and executed between Pankaj CHDSL of the one part and Evershine Builders Private Limited, a company registered under the Companies Act, 1956, and having its registered office at 223, Arun Chambers, Tardeo, Bombay - 400 034 therein referred to as the 'Developers' of the other part and herein referred to as "EBPL", Pankaj CHDSL had handed over possession of the Plot to the Evershine Builders Private Limited for the purpose of developing the Plot for the terms and conditions more particularly set out therein. **Comment:** I have been represented by the Developer that the copy of aforesaid Agreement of 1978 is not available with the Society and hence not perused.
4. Thereafter, it appears that vide an Agreement dated 17th March 1980 ("**Agreement of 1980**") made and executed between Evershine Builders Private Limited i.e., the 'Developers' therein of the one part and M/s. Pearl Corporation i.e., the 'Builders' of the other part and hereinafter referred to as "Pearl Corporation", EBPL had handed over the possession of the Plot to Pearl Corporation for the purpose of completing the construction of the building thereon and also authorized Pearl Corporation to sell the flats and premises in the building to be constructed on the Plot in the name of the Pearl Corporation therein. Further, we note that as per the plans approved by the MCGM,

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Pearl Corporation constructed a building comprising of A wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats and B wing [Ground plus 7 (Seven) Upper floors] along with a terrace, consisting of 28 (Twenty-Eight) residential flats aggregating to 56 (Fifty-Six) residential flats and 4 (four) garages ("said Building") and sold the same to the prospective purchasers by executing documents. **Comment:** I have been represented by the Developer that the copy of aforesaid Agreement dated 17th March, 1980 is not available with the Society and hence not perused.

5. Pursuant thereto, the purchasers of the units in the said Building came together and formed themselves a registered co-operative housing society namely Kaveri Co-operative Housing Society Limited on 21st October, 1982 and bearing registration no. BOM/HSG/P/8599 ("**Society**") and subsequently share certificates were issued by the Society in favour of the members with respect to their respective units in the said Building.
6. Thereafter, the Society ("Plaintiff" therein) had filed a suit in the Bombay City Civil Court, originally at Mumbai which was later transferred to Borivali Sub-Division, Dindoshi being S. C. Suit No. 3055 of 2005 against Pearl Corporation ("Defendant" therein) praying that Pearl Corporation be ordered and decreed to execute and register Deed of Conveyance in favour of the Society and also restraining the EBPL/Pearl Corporation to not use any FSI on the Plot. The court passed an order directing Pearl Corporation to execute a registered conveyance in respect of the Plot and the said Building and to hand over all title documents and restraining the Pearl Corporation therein and/or their successors, servants, agents and other persons claiming through them from utilizing any FSI on the same. The said order was passed on 11th November 2008. Pearl Corporation in the civil suit have failed to comply with the Order dated 11th November, 2008 and thereby failed to execute conveyance in favour of the Society.
7. The Society had then requested the Owners/Assignors i.e. Achyutkumar Shantilal Inamdar, Harishkumar Shantilal Inamdar and Devakichandra Shantilal Inamdar and Pankaj CHDSL to assign and transfer their freehold right, title and interest in the Plot and the said Building in favour of the society for the consideration already received by the EBPL/Pearl Corporation being the successors in title of the Owners/Pankaj CHDSL.
8. In pursuance of the Agreement of 1978 and as per the terms of the individual agreements executed by and between the Developers / Builders / Pankaj CHDSL and flat purchasers and in consideration of the amounts paid by the flat purchasers under their respective agreements to the Developers/Builders who had paid the agreed consideration to Pankaj CHDSL which includes the cost of the Plot, the Owners/Assignors/Vendors therein i.e. (i) Achyutkumar Shantilal Inamdar (ii) Chitraben Harishkumar Inamdar (iii) Avni Dhaval Inamdar, (wife of Laye Dhaval Harishkumar Inamdar) (iv) Sefali Mukesh Naik Nee Sefali Harishkumar Inamdar (being heirs and



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legal representatives of of Late Harishkumar Inamdar (v) Devkichandra Shantilal Inamdar with the confirmation of Pankaj CHDSL executed Deed of Conveyance dated 10th December 2019, thereby conveyed, transferred and assured unto and in favour of the Society absolutely and forever their freehold right, title and interest for the residue unexpired term of lease granted by the Owners/Assignors in favour of Pankaj CHDSL with respect to the Plot as well as the said Building to the Society, together with all and singular the houses, out-houses, edifices, buildings, court, yards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, wells, waters, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Plot and the said Building or any part thereof belonging or in any way appurtenant to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the Plot and the said Building and all the estate, rights, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever to the Plot and the said Building or any part. The Deed of Conveyance is duly stamped and registered with the concerned Sub-Registrar of Assurances at Borivali, MSD, under Sr. BRL-6 - 13878 of 2019 ("2019 Deed of Conveyance").

9. Thereafter, the Society applied for mutation of property Register card and accordingly, the Dy., Collector, MSD, Mumbai vide his Order passed on 15th February, 2023 rectified the Society area as mentioned in Property Registered Card admeasuring about 3299 square meters to 2957.60 square metres as per its possession (hereinafter referred to as "**the said Land**"). Pursuant thereto, the consequential mutation of area rectification is recorded in Property Registered Card on 27th March, 2023. Furthermore, on perusal of the property registered card, the said Land is already been converted to 'Non-Agriculture' pursuant to an Order passed by Dy. Collector, MSD, Mumbai on 27-3-1980 and pursuant thereto read with Development Plan 27th July, 1991 and N.A. Order No.304 dated 22nd October, 2021 the 'N.A' the consequential mutation of record is made in the Property Registered Card on 29th March, 2023. Hereinafter, the said Land and the said Building is jointly referred to as "**said Property**").
10. In view of the aforesaid circumstances, Kaveri Co-operative Housing Society Housing Limited became absolutely entitled to the said Property.
11. Thereafter, the said Society proposed to re-develop the said Property and vide a Development Agreement dated 23rd January, 2024 entered into by and between (1) Kaveri Co-operative Housing Society Limited (therein referred to as "Society") of the First Part, (2) Mr. Kiran Shyamrao Apsingekar and Varsha Kiran Apsingekar and others (therein referred to as "Confirming Parties/Existing Members") of the Second Part and (3) Pranav Constructions Private Limited (therein referred to as "the Developer") of the Third Part, duly registered on 23rd January, 2024 with the Sub-Registrar of Assurances at Mumbai bearing Serial No.BRL-6-1772-2024 (hereinafter to be referred to as the

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“Development Agreement”), wherein the Society for itself and for/on behalf of its members granted absolute redevelopment rights to the Developer i.e., Pranav Constructions Private Limited to re-develop the said Property, for the consideration and on the terms and conditions as mentioned therein.

12. The Society executed a Power of Attorney dated 23rd January, 2024, duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BRL-6-1773-2024 in favour of Pranav Constructions Private Limited i.e. the Developer to undertake all the necessary acts, deeds, matters and things pertaining to the development of the said Property, in the manner as stated therein.

13. Under the abovementioned circumstances, Pranav Constructions Private Limited became entitled to redevelopment rights with respect to the said Property.

14. Thereafter, I have been informed that the concerned authorities have issued following permissions and approvals in respect to development of the said Property:

- a. Civil Aviation No Objection Certificate dated 4th August, 2023 bearing reference no.JUHU/WEST/B/071423/769499 issued by Airports Authority of India.
- b. Provisional Fire No Objection Certificate dated 9th August, 2023 bearing file no.P-17685/2023/(CTS No.307/52 and Other)/P/N Ward/Valnai-CFO/1/New issued by Brihanmumbai Municipal Corporation, Mumbai Fire Brigade.
- c. Mumbai Metropolitan Regional Development Authority (MMRDA) No Objection Certificate dated 8th January, 2024 bearing reference no. Metro-PIU/TPUnit/ML2A/NOC/461/37.
- d. Intimation of Disapproval dated 25th January, 2024 bearing file no.P-17685/2023/(CTS No.307/52 and Other)/P/N Ward/Valnai/IOD/1/New issued by Brihanmumbai Municipal Corporation.

15. Other relevant information:

- i. I have been furnished with an electronically generated Development Plan 2034 Remarks dated 1st September, 2023 bearing reference no. CH.E./DP34202309111483714 issued by the Office of Chief Engineer (Development Plan) in respect of the said Land and on perusal thereof, I note that the said Land falls in Residential Zone and is affected by the following:
 - a. Existing Road
 - b. The plot abuts the proposed Metro rail alignment or within influence Zone of stations areas thereof.
 - c. The Land abutting to Zonal boundary is Industrial.
- ii. I have been furnished with a copy of the latest property tax bill as regards to the account no. PN1802670060000 for the year 2023-2024, issued in the name of the Secretary Kaveri Co-operative Housing Society and in respect thereof a

J. R. VAKIL & ASSOCIATES (Reg.)

ADVOCATES

J.R.VAKIL

OFF: 401, Dol Bin-Shir, 69-71, Ghoga Street, Janmabhumi Marg, Fort, Mumbai-400 001. 22884716 e-mail: jrvakil.vakil@gmail.com

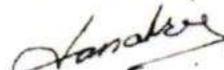
Br. Off: 58 Joy Villa, 103, 1st Floor, Road No. 4, Near Jain Mandir, Jawahar Nagar, Goregaon (West), Mumbai 400 104. Tel: 7666533588

payment receipt dated 13th March, 2024 bearing no. 2024ACR04428995 has been issued by Brihanmumbai Mahanagarpalika, P/North Ward. On perusal of the property tax bill and property tax receipt, I note that the same has been issued in the name of the Society and Assesse's name is reflected as A S Inamdar.

- iii. I have not inspected the original of any of the title documents including the Development Agreement dated 23rd January, 2024 and Power of Attorney dated 23rd January, 2024.
- iv. I have been informed by Pranav Constructions Private Limited that there are no encroachments on the said Property or any part thereof.
- v. I have been informed by Pranav Constructions Private Limited that:
 - a. The Developer i.e. Pranav Constructions Private Limited have executed and registered Permanent Alternate Accomodation Agreements with all the existing members of the Society.
 - b. The Society along with the members of the Society have handed over vacant and physical possession of the said Property to the Developer for commencement of the development/re-development of the said Property.
 - c. The Society has given license to enter in the said Property for demolition of the existing buildings standing thereon and the developer commenced the process of demolition of the existing buildings standing on the said Land.

16. On the basis of and subject to the above, in my opinion, the title of Pranav Constructions as developer to the said Property as more particularly described in the Schedule hereunder written, is clear and marketable.

Yours faithfully,
For J.R.Vakil & Associates


Advocate

Dated: 4th April, 2024

Place: Mumbai