

ANANT C. SINGH

B.A., M.P.A., LL.M.

Advocate High Court

Address: B-101, Dev Paradise B-Wing Chs. Ltd., Kanakia Road, Miraroad (East), District-Thane,
PIN-401107, email Id: advanantkumar@hotmail.com, Mobile No.9769517796

Date: 19/07/2023

LEGAL TITLE REPORT

FORMAT – A

(CIRCULAR NO. 28/2021)

To,

To Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, Near RBI, E Block,
Bandra Kurla Complex,
Bandra East, Mumbai 400 051.

Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing Plot No. 492 (part), 493 (part), C.T.S. No. E/74, admeasuring approximately 1680 square yards equivalent to 1406.16 square meters including set back of approximately 45.98 sq. mtrs or thereabouts (“the said Plot”) with the building named Oscar Apartments (“the said building”) standing thereon situate, lying and being at Plot No. 492 (part)/493 (part), Corner of 1st and 17th Road, Khar (West), Mumbai- 400 052 within the Registration District and Sub-District of Mumbai Suburban and Andheri (Bandra), (“the said Plot” and “the said Building” are hereinafter collectively referred to as “the said property”);

I. I have investigated the title of the said Property on the request of “EKTA NAGPAL VENTURES LLP”, a Limited Liability Partnership having its registered office at 401, Hallmark Business Plaza, Off. W. E. Highway, Kalanagar, Bandra (East), Mumbai- 400 051 (hereinafter referred to as “the said Developer”) and perused the following documents pertaining to the said Property i.e.

1.1. Description of the said Property.

“all that piece and parcel of land bearing Plot No. 492 (part), 493 (part), C.T.S. No. E/74, admeasuring approximately 1680 square yards equivalent to 1406.16 square meters

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1.2. The documents of the acquisition of the said Plot.

- i. Documents as provided in the detailed Report on Title dated 21st April 2023 issued by R.S. Vasavada and Hemali Khakhriya;
- ii. Search report dated 17th June 2022 by Search Clerk P.S. Jadhav in respect of the said Property;
- iii. Copy of Development Agreement dated 22nd April 2022;
- iv. Copy of Power of Attorney dated 1st June 2022;

2. On perusal of the abovementioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of the said Property is clear, marketable and without any encumbrances.

3. Owner of the Property:

Oscar Apartments Co-operative Housing Society Limited, a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 vide Registration BOM/HSG/3587/1972 dated 22/08/1972, and having its address at Plot No. 492-93, Corner of 1st and 17th Road, Khar (West), Mumbai- 400 052,(hereinafter referred to as the “**said Society**”).

4. In the circumstances and subject to what is stated hereinabove, I hereby certify that the title of Oscar Apartments Co-operative Housing Society Limited to the said Property as owner is clear and marketable.

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5. In my opinion, Oscar Apartments Co-operative Housing Society Limited is entitled to redevelop the said Property subject to the terms and conditions as mentioned in the said Development Agreement.

Date : 19.07.2023

Yours truly,


ANANT C SINGH
ADVOCATE

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FLOW OF THE TITLE OF THE SAID PROPERTY

1. As provided in the detailed Report on Title dated 21st April 2023 issued by R.S. Vasavada and Hemali Khakhriya;
2. Copy of Development Agreement dated 22nd April 2022;
3. Copy of Power of Attorney dated 1st June 2022;

Date : 19.07.2023

Yours truly,


ANANT C. SINGH
ADVOCATE

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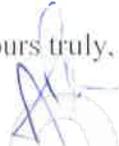
ANNEXURE "A"

LIST OF DOCUMENTS

1. As provided in the detailed Report on Title dated 21st April 2023 issued by R.S. Vasavada and Hemali Khakhriya;
2. Copy of Development Agreement dated 22nd April 2022;
3. Copy of Power of Attorney dated 1st June 2022;

Date : 19.07.2023

Yours truly,


ANANT C. SINGH
ADVOCATE