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To,

Date: 21st May 2021

MahaRERA,

BKC, Housefin Bhavan, near RBI, E Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing C.T.S. No. 858 and part Nallah land of Village Kandivali, together with the tenements or dwelling houses and premises standing thereon, being and situated at Laljipada Shamsan Bhoomi Road, Dahanukarwadi, Kandivali (West), Mumbai – 400 067, totally admeasuring 4445.30 sq. mtrs. (Hereinafter referred to as “the said Plot” for the sake of brevity).

- I. We have investigated the title of the said Plot on the request of M/s. Shree Sainath Developers and perused the following documents, i.e.,-

1) Description of the property.

All that piece and parcel of land bearing C.T.S. No. 858 and part Nallah land of Village Kandivali, together with the tenements or dwelling houses and premises standing thereon, being and situated at Laljipada Shamsan Bhoomi Road, Dahanukarwadi,



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Kandivali (West), Mumbai – 400 067, totally admeasuring 4445.30 sq. mtrs.

- 2) The documents of allotment of plot.
- 3) Property Card in the name of the Owner (Government of Maharashtra) issued by City Survey Officer Borivali dated 15th September 2017, Mutation Entry No. 851/15 dated 27th July 2015.
- 4) Search Report dated 13th April, 2021 of the said scheduled properties of past 20 years commencing from 2002 to 2021.

II. On perusal of the abovementioned documents and all other relevant documents relating to title of the said property we are of the opinion that the Title of M/s. Shree Sainath Developers is clear, marketable and without and encumbrances.

Owners of the land

(1) Government of Maharashtra CTS/C.S No. 858 and part Nallah land.

- III. The report reflecting the flow of the title of the Owner on the said Plot is enclosed herewith as **“Annexure”**.
- IV. We have given notice in the daily newspaper i.e. **“The Free Press Journal”** (English) and one on **“Navakal”** (Marathi) newspaper which had been published on 9th April 2021 inviting objections, if any, in regard to the redevelopment of the said First and Second



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property and after publication of the said notice we did not receive any objection within the time stipulated therein the notice or thereafter from any person, firm or authority claiming any right, title or interest in the said property.

Encl: Annexure

Date: 21st May 2021

Yours faithfully,

Mr. Sachin A. Mhatre

(Partner)

Mhatre Law Associates



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) PR Card as on 15th September 2017, of application for registration
- 2) Mutation Entry No. 851/15 dated 27th July, 2015.
- 3) Search Report for 20 years from 2002 to 2021 taken from the office of Sub-Registrar at Mumbai, MHADA, Goregaon and Borivali-1,2,3,4,5,6,7,8,9 Sub-Registrar's offices
- 4) Any other relevant title-
No.
- 5) Litigation, if any-
There is no litigation whatsoever with respect to the said Plot.

Date: 21st May 2021

Yours faithfully,

Mr. Sachin A. Mhatre

(Partner)

Mhatre Law Associates