



FORMAT-A
(Circular No.: - 28/2021)

To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C-2, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai-400051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to All that piece and parcel of Plot of land admeasuring 2844.89 sq.mtrs. forming part of Plot of land admeasuring 3084.44 sq.mtrs. bearing Survey No.42, bearing Survey No.42, Hissa No. 1,43A, 44, 45, 46, 47, 51, 52, 53, 54, 55, 56 (pt), 57 and 78 and corresponding CTS No.1103 (pt) of Village Versova, Taluka Andheri in the Registration District of Mumbai Suburban on which a Slum Rehabilitation Scheme has been undertaken pursuant to Letter of Intent bearing No.SRA/CHE/288/KW/MHL/LOI dated 14th November, 2024 and as per Intimation of Approval (IOA) dated 21st November, 2024 bearing No. KW/MHADA/0009/20230130/AP/CB read alongwith the approved plans and as per Commencement Certificate (CC) bearing No. KW/MHADA/0009/20230130/AP/CB dated 2nd December,2025 issued by Slum Rehabilitation Authority (SRA) ("said Plot") together with the Sale Building to be known as "Azure Residences" (being under Construction as per the sanctioned plan by SRA on the portion of the said Plot ("said Sale Building") situate, lying and being at Sunderwadi, Flower Chawl, Aaram Nagar No.1, Seven Bungalows, Andheri (West), Mumbai- 400061 and bounded as follows:- On or towards West by Road, On or towards East by CTS No.1175, On or towards North by CTS No.1173 and CTS No.1174, On or towards South by CTS No.1103 (pt) and CTS No.1103/363 ("said Property").

We have investigated the title of *M/s. Soar High Infracon LLP*, a Limited Liability Partnership Firm formed and registered under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office address at SH-24, P2 Level, Commercial Office Shops,



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develop the said Property, by causing to take searches in the Office of Sub-Registrar of Assurances at Mumbai and Bandra through our Search Clerk Mr. Rajesh Bhandari pursuant to Search Report dated 10th March, 2025 for a period of 55 years i.e. from 1975 to 2025 (the Search Report is subject to torn pages of Index II for the years as mentioned therein) and by causing to publish Public Notice in two newspapers namely (i) Times of India (English) and (ii) Navshakti (Marathi) in the respective issues both dated 22nd February, 2025 (“said Public Notices”) inviting claims/objections on the title of the said Developers to develop the said Property:-

1) Description of Property: All that piece and parcel of Plot of land admeasuring 2844.89 sq.mtrs. forming part of land admeasuring 3084.44 sq.mtrs. bearing Survey No.42, bearing Survey No.42, Hissa No. 1,43A, 44, 45, 46, 47, 51, 52, 53, 54, 55, 56 (pt), 57 and 78 and corresponding CTS No.1103 (pt) of Village Versova, Taluka Andheri in the Registration District of Mumbai Suburban on which a Slum Rehabilitation Scheme has been undertaken pursuant to Letter of Intent bearing No.SRA/CHE/288/KW/MHL/LOI dated 14th November, 2024 and as per Intimation of Approval (IOA) dated 21st November, 2024 bearing No. KW/MHADA/0009/20230130/AP/CB read alongwith the approved plans and as per Commencement Certificate (CC) bearing No. KW/MHADA/0009/20230130/AP/CB dated 2nd December,2025 issued by Slum Rehabilitation Authority (SRA) together with the Sale Building to be known as “Azure Residences” (being under Construction as per the sanctioned plan by SRA on the portion of the said Plot situate, lying and being at Sunderwadi, Flower Chawl, Aaram Nagar No.1, Seven Bungalows, Andheri (West), Mumbai- 400061 and bounded as follows:- On or towards West by Road, On or towards



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East by CTS No.1175, On or towards North by CTS No.1173 and CTS No.1174, On or towards South by CTS No.1103 (pt) and CTS No.1103/363.

2) The Documents of allotment of Plot/Documents Relied Upon:

- a) Letter of Intent dated 14th November, 2024 bearing No. SRA/CHE/288/KW/MHL/LOI;
- b) Intimation of Approval dated 21st November, 2024 bearing No. KW/MHADA/0009/20230130/AP/CB;
- c) Commencement Certificate bearing No. KW/MHADA/0009/20230130/AP/CB dated 2nd December,2025;
- d) Property Register Card with respect to the said Plot;
- e) DP Remarks bearing No.Ch.E./DP344202310111495275 dated 31st October, 2023 for the said Plot;
- f) Order dated 2nd December,2025 passed by State Environment Impact Assessment Authority (SEIAA), Ministry of Environment, Forest and Climate Change Government of India;
- g) Development Agreement dated 18th October, 2024 executed by and between Sahayog Kalpana Co-operative Housing Society (Proposed) and Soar High Infracon LLP.
- h) Power of Attorney dated 18th October, 2024 granted by Sahayog Kalpana Co-operative Housing Society (Proposed) in favour of Soar High Infracon LLP;
- i) All the papers and proceedings of Notice of Motion No.268 of 2018 in L.C. Suit No.3546 of 2017, before the Hon'ble City Civil Court (Dindoshi) by Sahyog Kalpana CHS (Prop) (as Plaintiffs) Versus The Municipal Corporation for Greater Mumbai & Ors. (as Defendants) alongwith Orders passed therein;
- j) All the papers and proceedings of Special Leave Petition No. 25641 of 2024 before the Court Bombay filed Special Leave Petition before the Hon'ble Supreme Court by



Atlantic Construction Company (Petitioner) Versus State of Maharashtra & Ors. (as Respondents) alongwith Orders passed therein;

- k) Entire proposal and papers and documents submitted to SRA for obtaining Approvals thereof.
- l) MHADA NOC dated 29th March, 1997 bearing No.SRD/NOC/Sahyog Kalpana/1857/LM/MB;
- m) Order dated 15th December, 2015 passed by CEO (SRA) under Section 13(2) proceedings of the Slum Act thereby terminating
- n) Public Notice dated 22nd February, 2025 (i) Times of India (English) and (ii) Navshakti (Marathi) in their respective issues both dated 22nd February, 2025.

o) **Owner of the Plot:**

Maharashtra Housing and Development Authority ("MHADA") a statutory corporation duly constituted under Maharashtra Housing and Area Development Act, 1976 (Mah XXVIII of 1977) having its office at Grih Nirman Bhavan, Kalanagar, Bandra (East), Mumbai – 400 051 is the owner of the said Property.

- p) The report reflecting the flow of title of the said Developers i.e. *M/S. SOAR HIGH INFRACON LLP*, to develop the said Property is enclosed herewith as **Annexure-"A"**.

Dated this 03rd day of December, 2025

Encl: a/a Annexure A



Yours Faithfully
M/s. Law Origin

Namita Nitehas
Partner



ANNEXURE-A

FLOW OF TITLE OF THE SAID PROPERTY

- 1) We have perused the copies of the deeds and documents as specified hereinabove and Search Report dated 10th March, 2025 with respect to All that piece and parcel of Plot of land admeasuring 2844.89 sq.mtrs. forming part of land admeasuring 3084.44 sq.mtrs. bearing Survey No.42, Hissa No. 1,43A, 44, 45, 46, 47, 51, 52, 53, 54, 55, 56 (pt), 57 and 78 and corresponding CTS No.1103 (pt) of Village Versova, Taluka Andheri in the Registration District of Mumbai Suburban on which a Slum Rehabilitation Scheme has been undertaken pursuant to Letter of Intent bearing No.SRA/CHE/288/KW/MHL/LOI dated 14th November, 2024 and as per Intimation of Approval (IOA) dated 21st November, 2024 bearing No. KW/MHADA/0009/20230130/AP/CB read alongwith the approved plans and as per Commencement Certificate (CC) bearing No. KW/MHADA/0009/20230130/AP/CB dated 2nd December,2025 issued by Slum Rehabilitation Authority (SRA) ("said Plot") together with the Sale Building to be known as "Azure Residences" (being under Construction as per the sanctioned plan by SRA on the portion of the said Plot) ("said Sale Building") situate, lying and being at Sunderwadi, Flower Chawl, Aaram Nagar No.1, Seven Bungalows, Andheri (West), Mumbai- 400061 and bounded as follows:- On or towards West by Road, On or towards East by CTS No.1175, On or towards North by CTS No.1173 and CTS No.1174, On or towards South by CTS No.1103 (pt) and CTS No.1103/363. ("said Property").



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2) **OBSERVATION ON SEARCH REPORT:-**

We have caused searches to be taken through Search Clerk, Mr. Rajesh Bhandari in the office of the Sub-Registrar of Assurances for the period of 55 years i.e., 1975 to 2025 (both inclusive) with respect to the said Property who submitted his Search Report dated 10th March, 2025 (“said Search Report”).

- (a) The said Search Report is subject to torn pages of Index II for the years as mentioned therein, which is reproduced hereinbelow.
- (b) The Computerized Index Book II is /are not made available for taking search for the period from 2002 to 2025.

3) **FLOW OF TITLE:**

Upon perusing the copies of the deeds and documents pertaining to the said Property provided to us by *M/S. SOAR HIGH INFRACON LLP* and the Search Report submitted by the Search Clerk Mr. Rajesh Bhandari in the office of the Sub-Registrar of Assurances for the period of 55 years i.e., 1975 to 2025 (both inclusive) with respect to the said Property who submitted his Search Report dated 10th March, 2025 and Public Notice dated 22nd February, 2025 (i) Times of India (English) and (ii) Navshakti (Marathi) in their respective issues both dated 22nd February, 2025 and the Public Notice, we have to state as follow:

- (i) Maharashtra Housing Area and Development Authority (“MHADA”) was seized and possessed of and otherwise well and sufficiently entitled to All that piece and parcel of Plot of land admeasuring 3084.44 sq.mtrs. bearing Survey No.42, bearing Survey No.42, Hissa No. 1,43A, 44, 45, 46, 47, 51, 52, 53, 54, 55, 56 (pt), 57 and 78 and corresponding CTS No.1103, 1103 (1)



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to (50) of Village Versova, Taluka Andheri in the Registration District of Mumbai Suburban ("said Larger Land") together with structures standing thereon ("said Structures") (since demolished) being occupied by various slum dwellers/occupants thereof.

- (ii) On the said Larger Plot there were various structures/huts. The said structures/slums are censused slum occupied by various slum dwellers. The hutment/slum dwellers on portion of plot of land admeasuring 2844.89 sq.mtrs. bearing CTS No. 1103 (pt) from the larger land ("said Plot") had formed themselves into one Society namely Sahayog Kalpana Co-operative Housing Society (Proposed) ("said Society"), as required under Regulation 33(10) of DCPR, 2034 and the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, for the purpose of Redevelopment of the said Larger Plot.
- (iii) The Society after following due process in the year 1998 appointed one M/s. Atul Projects (India) Ltd. ("said Atul") as Developers for undertaking development of the said Property and had executed necessary documents including Development and Power of Attorney and other incidental documents thereof in favour of said Atul. The said Atul accordingly submitted the S.R. Scheme through its Architect Nathalal B. Delvadia & Associates and the said Scheme was accepted by SRA on 25th November, 1998. The said Atul obtained various NOC's for implementation of the SR scheme on the said Plot.
- (iv) The MHADA as land owning Authority has vide its letter dated 29th March, 1997 bearing No. SRD/NOC/Sahyog Kalpana/1857/LM/MB issued NOC



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for implementation of SR scheme on the said Plot as required under Regulation 33 (10) of DCPR, 2034.

- (v) The said Atul failed to implement/proceed further and complete the SRA scheme on the said Plot till 2015, hence the CEO (SRA) as per the complaint of the Society conducted hearing under Section 13(2) of the Slum Act and vide its order dated 15th December, 2015 terminated the appointment of said Atul as Developers thereof for the Society.
- (vi) Thereafter, the Society appointed M/s. Dynamick Civil Developers Pvt. Ltd. ("said Dynamick") as the New Developer thereof in the year 2015 for implementation of SR Scheme on the said Property.
- (vii) The Chief officer MHADA issued Certified Annexure-II on 6th August, 2019.
- (viii) Since the said Plot was also affected by Road widening, the survey was conducted by MCGM and as per Annexure-II, only 43 residential and one commercial structure was held as eligible as per bottleneck policy. Since the said Dynamick failed to rehabilitate the structures affected in time, MCGM issued notices u/s. 151 of MMC Act for demolition of such structures.
- (ix) Aggrieved by such Notices, the Society filed Suit being L.C. Suit No.3546 of 2017 in the City Civil Court (Dindoshi) for various reliefs as prayed therein ("said Suit"). The Society immediately moved Notice of Motion No.268 of 2018 in L.C. Suit No.3546 of 2017, before the Hon'ble City Civil Court (Dindoshi) for challenging the demolition, the Hon'ble City Civil Court granted status quo on 8th December, 2017. Thereafter, the Notice of Motion was heard finally and Hon'ble City Civil Court vide Order dated



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23rd April, 2018 rejected the Notice of Motion was vacated the status quo. Being Aggrieved by the order dated 23rd April, 2018 the Society filed an Appeal from Order No.345 of 2018 before the Hon'ble High Court at Bombay ("said AO"), on various grounds as specified therein. The Hon'ble High Court at Bombay vide its Order dated 18th September, 2018 passed necessary directions as setout therein. The said Suit and the said AO are pending for hearing and final disposal.

- (x) The Society due to absolutely no progress in the subject SR scheme and the scheme being on complete stand still, made Application dated 9th March, 2022 requesting the CEO/SRA for termination of the said Dynamick as Developers thereof. The CEO (SRA) while taking cognizance of the Application/Complaint of Society, initiated proceedings under Section 13(2) of the said Slum Act proceedings against the said Dynamick.
- (xi) In the meanwhile, CEO/SRA recorded 517 proposals of SR schemes through Public Notice Order dated 20th April, 2022. The subject S.R. scheme on the said Plot was also recorded/cancelled and was listed at Serial No.144 thereof.
- (xii) In view of the Order dated 20th April, 2022, the CEO (SRA) vide its Order dated 7th July, 2022 terminated the appointment of said Dynamick as Developers thereof without ascertaining any reasons thereof.
- (xiii) The said Dynamick failed to challenge the order of CEO (SRA) dated 7th July, 2022 hence the same has attained finality.
- (xiv) Thereafter, the Society appointed New Developer i.e. M/s. Atlantic Construction Co. vide General Body Meeting of the Society held on 29th



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July, 2022 and have passed a resolution for appointment as Developers thereof for implementation of the SR scheme on the said Property.

(xv) In the meanwhile, in one of matter i.e. Nipun Thakkar v/s. SRA & Ors., filed before the High Court at Bombay, inter alia challenging the Public Notice dated 20th April, 2022 and other consequential reliefs as prayed therein, the Hon'ble High Court Bombay vide its Order dated 10th January, 2023 quashed and set aside the Public Notice dated 20th April, 2022 and granted liberty to CEO/SRA to act in accordance with law. Due to the order dated 10th January, 2023 (passed in Nipun Thakkar v/s. SRA & Ors.) the appointment of M/s. Atlantic Construction Co. was never confirmed by SRA and hence no Acceptance Letter of proposal was issued in favour of M/s. Atlantic Construction Co. ("said Atlantic").

(xvi) The CEO/SRA on the basis of the order dated 10th January, 2023 had issued fresh Show Cause Notice u/s. 13(2) of the said Slum Act in Suo Motu proceedings against the said Dynamick and the said Atlantic. After hearing the concerned parties the CEO (SRA) vide its order dated 5th February, 2023 once again terminated the appointment of said Dynamick as Developers thereof for the SR scheme on the said Property and liberty was granted to the Society for appointing New Developer by passing fresh GBR in presence of Authorized Officer of SRA in accordance with Circular No.169 of SRA.

(xvii) The Society vide its letter dated 5th February, 2024 addressed to Assistant Registrar Co-operative Societies, Eastern & Western Suburbs (SRA) requesting to conduct fresh GBR to appoint New Developer and Architect



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for subject SR scheme in compliance of order dated 5th February, 2024 of CEO (SRA). Accordingly, the file was put up before Hon. CEO (SRA) for appointment of Authorized Officer of ARS department as per SRA circular No.169 dated 31st December, 2015 and the same was approved on 9th February, 2024 for conducting GBR of the said Society. The Authorized officer has called the GBR of the Society on 25th February, 2024 and the same was informed to the Members of the Society.

- (xviii) Aggrieved by the decision/ Order dated 5th February, 2024 of CEO, SRA to M/s. Atlantic Constructions Co. approached Hon'ble Apex Grievances Redressal Forum (AGRC) and filed Appeal vide Application No.25 of 2024, seeking various reliefs as prayed therein including setting aside of Order dated 5th February, 2024. The AGRC vide Roznama/Order dated 23rd February, 2024 had granted Ad-Interim Relief as prayed by the Applicant therein. Accordingly, as per the orders passed by AGRC, the Authorized officer postponed the date of meeting for conducting GBR which was scheduled on 25th February, 2024 till further orders of AGRC.
- (xix) In the meanwhile, Dynamick also filed Application bearing Application No.39 of 2024 inter alia challenging the Order dated 5th February, 2024 passed by CEO(SRA) and for quashing and setting aside the Order dated 5th February, 2024. The Hon'ble AGRC after hearing the concerned parties vide its common order dated 1st July, 2024 dismissed the application of said Dynamick and said Atlantic for reasons as setout therein.
- (xx) As per the order dated 1st July, 2024 of AGRC, it was noted that a fresh GBR will clear all hanging doubts over the selection of New Developer for



implementation of SR scheme on the said Plot and further noted that it is for the Society to ensure that they select New Developer and for SRA to monitor the speedy execution of the project. Thereafter, Society vide its letter dated 2nd July, 2024 once again requested ARS (SRA) to conduct GBR in presence of Authorized officer. Accordingly, the authorized officer of SRA, vide letter dated 2nd July, 2024 proposed to conduct General Body Meeting on date convenient to Society.

(xxi) Aggrieved by the order dated 1st July, 2024 of AGRC, M/s. Atlantic Construction Co. filed Writ Petition bearing No.21694 of 2024 in the Hon'ble High Court at Bombay for various reliefs as prayed therein. The Hon'ble High Court at Bombay vide its Order dated 4th September, 2024, dismissed the Writ Petition filed by the said Atlantic in terms thereof.

(xxii) Accordingly, the Society held its AGM on 10th October, 2024 wherein Society has appointed M/s. Soar High Infracon LLP ("Developers") as New Developers thereof for implementation of SR scheme on the said Plot.

(xxiii) Thereafter, the Members of the Society issued Individual Consent and Common Consent in favour of the Developer in order to proceed further with the Redevelopment of the said Property.

(xxiv) By a Development Agreement dated 18th October, 2024 executed by and between Sahayog Kalpana Co-operative Housing Society (Proposed) (as Society) and Soar High Infracon LLP (as Developers) the Members granted the development rights in respect of said Property unto and in favour of the Developers.



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- (xxv) The Society also executed a Power of Attorney dated 18th October, 2024 in favour of the Developers interalia granting various powers therein.
- (xxvi) In the meanwhile, the Atlantic Construction Co. being aggrieved by the Order dated 4th September, 2024 passed by Hon'ble High Court at Bombay filed Special Leave Petition bearing No.25641 of 2024 before the Hon'ble Supreme Court ("said SLP"). The Hon'ble Supreme Court vide its order dated 2nd December, 2024 dismissed the said SLP. Hence, the Order of High Court at Bombay dated 4th September, 2024 has attained finality.
- (xxvii) Thereafter, the Executive Engineer (K/W) SRA, vide its letter bearing No.SRA/Eng/Desk/OCO-56637/KW dated 18th October,2024 issued Acceptance letter in favour of Developers herein, interalia confirming the appointment of Developers as Developers for implementing SR scheme on the said Property. The ARS (SRA) has issued its NOC on 11th October, 2024 under reference No.SRA/CO/OW/55389/2024.
- (xxviii) The Developers herein have from time to time obtained various NOCs, Annexures thereof as required by SRA for implementation of the SR Scheme on the said Plot and obtained Acceptance of the SR Scheme thereof and paid necessary charges thereof.
- (xxix) Thereafter the Developers obtained certified Annexure-II for rehabilitation of 110 slum dwellers.
- (xxx) The Architect appointed by the Developer vide its Application dated 18th October, 2024 made application to Executive Engineer (K/W) ward for issuance of Letter of Intent for the project.



- (xxxi) It is noted that the portion admeasuring 239.55 sq.mtrs. have has been carved out from the said Larger Plot and the SRA has accepted the SR Scheme on Plot admeasuring 2844.89 sq.mtrs being the said Plot herein.
- (xxxii) The CEO (SRA) has approved the scheme and issued the Letter of Intent bearing No. SRA/CHE/288/KW/MHL/LOI dated 14th November, 2024 on portion of land admeasuring 2844.89 sq.mtrs. ("**said LOI**").
- (xxxiii) As per the said LOI the scheme was sanctioned and as per the scheme the sanction was accorded for construction of Composite Building for Rehab component on portion of said Plot admeasuring 541.165 sq.mtrs. ("**Rehab Portion**") for benefit of Members of the Society and for Sale Component on portion of said Plot admeasuring 1463.296 sq.mtrs. ("**Sale Portion**").
- (xxxiv) In view of the said LOI, the Executive Engineer also issued Intimation of Approval (IOA) dated 21st November, 2024 bearing No. KW/MHADA/0009/20230130/AP/CB for construction of Composite Building i.e. for Rehab Building ("**said Rehab Building**") and Sale Building ("**said Sale Building**") on portion of the said Plot and approved the plans thereof as submitted by the Developers.
- (xxxv) Pursuant thereto, the Developers demolished the structures standing thereon and vacated the said Plot and applied to SRA for issuance of Commencement Certificate. Accordingly, the Executive Engineer issued Commencement Certificate bearing No. KW/MHADA/0009/20230130/AP/CB dated 2nd December, 2025 for construction of Rehab Building on Rehab Portion and Sale Building on Sale



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Portion thereof as per the plan and specifications duly sanctioned/approved by the Competent Authority and amendments if any from time to time.

(xxxvi) The Developers have also applied to State Environment Impact Assessment Authority (SEIAA) of the Ministry of Environment, Forest and Climate Change, Government of India vide Application/File No.SIA/MH/INFRA2/537513/2025 for Environmental Clearance and CRZ clearance for the implementation of the SR Scheme and Construction of Composite Building on the said Plot as per the Applicable norms of EIA Notification 2006. SEIAA has in its Meeting held on 9th November,2025 considered the application of the Developers and after examining the proposal submitted thereof has granted EC and CRZ Clearance to the proposal submitted by the Developers vide its Order dated 2nd December,2025 on the terms and conditions setout therein.

(xxxvii) Accordingly, the Developers became entitled to develop the said Plot interalia by constructing the said Rehab Building on the Rehab Portion and the said Sale Building on the Sale Portion of the said Plot and have commenced the construction of the said Sale Building to be known as "AZURE RESIDENCES" ("said Sale Building") as per the plans and specifications duly approved/sanctioned by SRA and sell the Flats/Units in the Sale Building in the manner they deem fit and proper and appropriate the Sale consideration thereof.



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(xxxviii) Thus, the Developers have as per the terms of the Development Agreement and other NOCs/Sanctions/Approvals thereof became entitled to sell and deal with the Flats/Units in the said Sale Building in the manner they deem fit and proper and appropriate Sale proceeds thereof.

4) OBSERVATION ON PROPERTY REGISTER CARD AND DEVELOPMENT PLAN 2034 REMARKS: -

- (i) On perusal of the Property Register Card, it can be observed that the name of MHADA is mutated on the PR Card as Owner thereof.
- (ii) Development Plan, 2034 Remarks issued by the office of Chief Engineer of Municipal Corporation of Greater Mumbai No.Ch.E./DP344202310111495275 dated 31st October, 2023 reflects that the said Plot is in "Residential (R) Zone".

5) LITIGATION:

There are no litigations pending pertaining to said Property and/or Developers right to develop the said Property and/or implement the SR scheme on the said Plot as on date.

- 6) The Developer have further informed us that they have not encumbered/mortgaged/created charge with respect to the said Property with any financial institution/bank and or in any manner whatsoever.
- 7) This Report on Title has been prepared on the basis of the said documents, papers and revenue records and the information/representations that have been furnished/provided to us and presuming that the contents of the said documents, papers and revenue records and the information/representations are true and correct.



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We take no responsibility for not having envisaged in this Report on Title the contents of documents, writings or revenue records that may be related to the said Property but which have not been provided to us for our perusal. The statements and observations in the Report on title are done based on the documents provided to us as listed aforesaid.

- 8) This Report on Title is issued based on the title documents perused by us and the same is based on the assumption:
- a) of the legal capacity of all natural persons, genuineness of all signatures;
 - b) authenticity of copies of the documents submitted to us;
 - c) of the accuracy and completeness of all the factual representations made in the documents.
 - d) that there have been no amendments or changes to the documents examined by us;
- 8) We have not carried out any searches in any Court of Law, Tribunal (s), Forum (s), Regulatory Body (ies), Competent Authority (ies) and this Report on Title is issued presuming that there is no pending litigation, proceeding, enquiry etc., before any Court of Law, Tribunal (s) Forum (s), Regulatory Body (ies), Competent Authority (ies) etc., with respect to title of Society to the said Property.
- 9) We express no view about the user /reservations/FSI/or development potential in respect of the said Property.
- 10) We have not verified any circulars/notifications/regulations issued by any State/Central Governmental Authority (ies) relating to reservation in respect of the said Property or any portion thereof.



- 11) We have not verified the market value of the said Property involved or whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion in respect of the same.
- 12) We are not authorized or qualified to express an opinion relating to plan permission, approvals or development potential in respect of the said Property.
- 13) We are not certifying the boundaries of the said Plot/Property and/or physical condition of the said Plot/Property, since we have not carried out Physical Survey of the said Property.
- 14) A certificate /s, determination, notification/s, opinion/s or the like shall not be binding on any Indian Court (s) or Arbitrator (s) or Quasi -Judicial Authority (ies) or Regulatory Body (ies) or Tribunal (s) which would have to be independently satisfied, despite any provision /reference made in the documents recited herein above to the contrary thereof.
- 15) We have not raised any requisitions on the title of the said Property. We have however, relied upon the documents and information provided by the Society.
- 16) This Report on Title is limited to the matter pertaining to Indian Law (as on the date of this Opinion) alone and we express no opinion on laws of any other jurisdiction.
- 17) In the circumstances and subject to what is stated hereinabove and based on the Documents perused by us as stated in clause 2 hereinabove, We are of the opinion that **M/S. SOAR HIGH INFRACON LLP** have clear and marketable title to



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ADVOCATES & SOLICITORS

develop the said Property in the manner they deem fit and proper and appropriate
the sale consideration thereof in the manner they deem fit and proper.

Dated this 3rd day of December, 2025



Yours Faithfully,
M/s. Law Origin

Nanita Natchar
Partner

Housiey.com



FORMAT-A
(Circular No.: - 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

1. All the documents referred herein above shall also form a part of this document and shall be read in verbatim as if the same is reproduced herein.
2. Property Register Card with respect to the said Property mentioned herein below.
3. Search Report dated 10th March, 2025 for a period of 55 years i.e. from 1970 to 2025 for the property
4. Any other relevant title: Not Applicable
5. Litigations if any: Nil

Dated this 3rd day of December, 2025



Yours Faithfully,
M/s. Law Origin

Namita Nalchao
Partner