



FORMAT- A

To,

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to freehold piece and parcel of land admeasuring (a) 6,108.70 sq mtrs. bearing CTS Nos. 1/17 (Survey No. 41 (part) (plot no-1) and (b) 6,674.90 sq mtrs. bearing CTS Nos. 1/24 (Survey No. 41 (part) CTS Nos. 1/24 (Survey No. 41 (part)) and CTS No. 1/29 of village Oshiwara, (plot no-2) (Plot no.1 and Plot no.-2 admeasuring 12,783.60 sq. mts. of village Oshiwara and within the registration district of Mumbai Suburban(hereinafter together referred to as the "said property").

We have investigated the title of the said property on the request of **Puravankara Limited**, a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at One BKC, C Wing, 13th Floor, Unit No. 1307, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051 (hereinafter called the Developers for the purposes of this Title Certificate which concerns the subject plot) and perused the following documents i.e:-

1. DESCRIPTION OF THE PROPERTY:

(i) PLOT no-1 (APNA GHAR UNIT NO. 4):

ALL THAT freehold piece and parcel of land admeasuring 6,108.70 sq mtrs. Bearing CTS Nos. 1/17 (Survey No. 41 (part)) of village Oshiwara, situated and lying being at



Cross Road No.1, Swami Samartha Nagar, Andheri West, Mumbai-400 053, and within the Registration District of Mumbai Suburban.

(ii) PLOT NO.-2 (APNA GHAR UNIT NO. 5):

ALL THAT freehold piece and parcel of land admeasuring 6,674.90 sq. mtrs. bearing CTS Nos. 1/24 (Survey No. 41 (part) and C.S. No. 1/29 of village Oshiwara, situated and lying being at Cross Road No.1, Swami Samartha Nagar, Andheri West, Mumbai-400053 and within the Registration District of Mumbai Suburban.

2. THE DOCUMENTS OF ALLOTMENT/DEVELOPMENT OF THE SAID PROPERTY:

A. UNIT NO. 4

- (i) DEED OF CONVEYANCE dated 1st July 1980 registered with the Sub-Registrar of Bombay under Sr. No. BOM/1478/1980 entered into by and between Oshiwara Land Development Company Private Limited as Vendors of One Part; and Mr Vasant Mahadev Tikekar and Mr Ashok Dattatraya Kulkarni (the chief promoters of Apna Ghar Cooperative Housing Society Limited (then proposed Society) as the First Confirming Party and M/s Samartha Development Corporation, as Second Confirming Party and Apna Ghar Unit No. 4 Co-operative Housing Society Limited as the Purchasers of the Other Part;
- (ii) DEED OF CONVEYANCE dated 24th August 2016 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-15/6453/2016 entered into and between Oshiwara Land Development Company Private Limited as Vendors of one part; and Mr. Vasant Mahadev Tikekar and Mr. Ashok Dattatraya Kulkarni the Chief promoters of Apna Ghar Cooperative Housing Society Limited as First Confirming Party and M/s Samartha Development Corporation, a Second Confirming Party and Apna Ghar 4 Society as the Purchasers of the Other Part,



B. UNIT NO. 5

- (i) DEED OF CONVEYANCE dated 1st July 1980 registered with the Sub-Registrar of Bombay under Sr. No. BOM/1477/1980;- **UNIT 5** entered into by and between Oshiwara Land Development Company Private Limited as Vendors of One Part and Mr. Vasant Mahadev Tikekar and Mr. Ashok Dattatraya Kulkarni the chief promoters of Apna Ghar Cooperative Housing Society Limited (then proposed Society) as First Confirming Party and M/s Samartha Development Corporation, a Second Confirming Party and Apna Ghar 5 Co-operative Housing Society Limited as the Purchasers of the Other Part;
- (ii) DEED OF REDEVELOPMENT dated 02nd June 2008 registered with Sub-Registrar of Assurances at Bandra under Serial registration no.BDR-1/7169/2008 between Apna Ghar **Unit No. 5** Co-operative Housing Society Limited the Owners and Kumar Builders Mumbai (presently known as Kumar Urban Development Private Limited) as the Developers;
- (iii) SUPPLEMENTAL DEED OF CONVEYANCE dated July 19, 2011, registered Sub-Registrar of Assurances at Andheri under Serial number BDR-1/10440/2011; -**UNIT 5** entered into by and between Oshiwara Land Development Company Private Limited as Vendors of One Part and Mr. Vasant Mahadev Tikekar and Mr. Ashok Dattatraya Kulkarni the chief promoters of Apna Ghar Cooperative Housing Society Limited (then proposed Society) as First Confirming Party and M/s Samartha Development Corporation, a Second Confirming Party and Apna Ghar 5 Co-operative Housing Society Limited as the Purchasers of the Other Part;
- (iv) CONSENT ARBITRATION AWARD dated 09th November 2023 of the learned Sole Arbitrator Shyam Kapadia recording the terms of settlement between Apna Ghar Unit No. 5 Co-operative Housing Society Limited and Kumar Builders;
- (v) DEED OF CANCELLATION dated 09th November 2023 Apna Ghar Unit No. 5 Co-operative Housing Society Limited and Kumar Builders;



- (vi) DEED OF CONVEYANCE OF REVERSIONARY RIGHTS dated 08/01/2026 registered with Sub-Registrar of Assurances at Mumbai under Serial registration no. MBE14-459-2026 between Oshiwara Land Development Company Pvt. Ltd. as Vendor -1, Apna Ghar Housing Society limited (Proposed) as Vendor-2 and Apna Ghar (West) Co-operative Housing Society Association Limited as Purchasers therein.
- (vii) DEED OF EXCHANGE dated 08 January 2026 duly registered with the Sub-Registrar of Assurances at Mumbai bearing registration no. MBI-14/461/2026 entered into by and between Apna Ghar (West) Co-operative Housing Society Association Limited and Apna Ghar Unit No. 4 Co-operative Housing Society Limited, Apna Ghar Unit No. 5 Co-operative Housing Society Limited and the Developer Puravankara Limited.

C. UNIT NO. 4 AND UNIT NO. 5 (said property)

- (i) DEVELOPMENT AGREEMENT dated 9th November 2023 registered with Sub-Registrar of Assurances at Andheri bearing registration no. BDR-15/18888/2023 between Apna Ghar Unit No. 5 Co-operative Housing Society Limited the Owners and Puravankara Limited as Developers;
- (ii) POWER OF ATTORNEY dated 09th November 2023 duly registered with the with Sub-Registrar of Assurances under serial no. 15/ 18890/2023 in favour of Puravankara Limited;
- (iii) DEED OF CHARGE dated 22 December 2025 duly registered with Sub-Registrar of Assurances at Mumbai bearing registration no: MBI-10/22673/2025 for Security Flats-1 admeasuring 1,600 sq. ft. total carpet area recording the creation of charge jointly in favour of Apna Ghar Unit No. 4 Co-operative Housing Society Limited and Apna Ghar Unit No. 5 Co-operative Housing Society Limited.
- (iv) DEED OF CHARGE dated 22 December 2025 duly registered with Sub-Registrar of Assurances at Mumbai bearing registration no: MBI-10/22672/2025 for Security



Flats-2 admeasuring 2,400 sq. ft. total carpet area recording the creation of charge jointly in favour of Apna Ghar Unit No. 4 Co-operative Housing Society Limited and Apna Ghar Unit No. 5 Co-operative Housing Society Limited.

- (v) POWER OF ATTORNEY dated 08 January 2026 duly registered with Sub-Registrar of Assurances at Mumbai bearing registration no: MBI-14/460/2026 in favour of Apna Ghar (West) Co-operative Housing Society Association Limited
- (vi) LETTER OF SANCTION issued by the Urban Development Department (UDD) of the Government of Maharashtra dated 18th November 2024 bearing reference no: 4324/1466/133/2024/ new-11 granting its approval to carry out the development and construction activity on the said property under Proposed Cluster Re-Development Scheme as per Regulation 33(9) of DCPR 2034;
- (vii) PUBLIC NOTICE dated 4th February, 2026 was published in Mumbai in the issue of Free Press Journal and Nav Shakti (Marathi) by us on behalf of Puravankara Limited.

3. PROPERTY CARD (1-17 EXTRACT) issued by City Survey Officer, Andheri :

- (i) CTS 1/17(Survey No 41 (part)), issued on 27/09/1984
- (ii) CTS 1/24(Survey No 41 (part)), issued on 27/09/1984
- (iii) CTS no. 1/29 issued on 27/09/1984; mutation entry no. 188 dated 29/07/2005

4. SEARCH REPORT : Perused the Search Report taken for 30 years from 1996 to 2026 and submitted by Search Clerk and Title Investigator Mr. Nilesh Shukla comprising of notes of the search of Index II from the Register of Office of the Sub-Registrar of Assurance at Bandra, Mumbai and Register of Office of the Sub-Registrar of Assurance at Andheri, and we found that except for the documents as mentioned herein above we have not found the entries/transactions against the subject Property in the Office of the Sub Registrar of Assurances at



On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of the Developers, PURAVANKARA LIMITED to develop the said property is clear, marketable and without any encumbrances.

OWNERS OF THE PROPERTY

- (1) Owners of the land bearing CTS No. 1/17 (Survey No. 41 (part) of village Oshiwara are **Apna Ghar Unit No. 4 Co - Operative Housing Society Limited.**
- (2) Owners of the land bearing CTS No. 1/24 (Survey No. 41 (part) of village Oshiwara are **Apna Ghar Unit No. 5 Co - Operative Housing Society Limited.**
- (3) Owners of the land bearing CTS No. 1/29 are **Apna Ghar Unit No. 5 Co - Operative Housing Limited**

We are informed that Puravankara Limited (Developer) is in the process of mutating their names on the records.

The report reflecting the flow of the title of the PURAVANKARA LIMITED on the said Property is enclosed herewith as **Annexure "A"**.

Encl : Annexure.

Dated this 4th day of February 2026

K. G. Desai

Kartikeya G. Desai

Advocate



'ANNEXURE 'A'

FLOW OF THE TITLE OF THE SAID PROPERTY.

1. By and under a registered **Deed of Conveyance dated 1st July 1980** ("Apna Ghar 4 Conveyance -1") and registered with the office of the Sub Registrar of Assurances at Bombay under Serial number 1478/1980 executed by and between Oshiwara Land Development Company Private Limited as Vendors of one part; and Mr Vasant Mahadev Tikekar and Mr Ashok Dattatraya Kulkarni (the chief promoters of Apna Ghar Cooperative Housing Society Limited (then proposed Society) as the First Confirming Party and M/s Samartha Development Corporation, as second Confirming Party and Apna Ghar **Unit No. 4** Co-operative Housing Society Limited as the Purchasers of the Other Part, wherein Oshiwara Land Development Company Private Limited transferred and conveyed the said Apna Ghar 4 Land -1 in favour of Apna Ghar **Unit No. 4** Co-operative Housing Society Limited.
2. By an under and a registered **Deed of Conveyance dated 24th Aug 2016** [registered with the Sub-registrar of Assurance at Bandra bearing Registration No. BDR- 15/6453/2016] ("Apna Ghar 4 Conveyance -2") entered into between Oshiwara Land Development Company Private Limited as Vendors of one part; and Mr. Vasant Mahadev Tikekar and Mr. Ashok Dattatraya Kulkarni the Chief promoters of Apna Ghar Cooperative Housing Society Limited as First Confirming Party and M/s Samartha Development Corporation, a Second Confirming Party and Apna Ghar 4 Society as the Purchasers of the Other Part, the Apna Ghar 4 Land -2 admeasuring 158.47 square meters was transferred and conveyed unto and in favour of Apna Ghar **Unit No. 4** Co-operative Housing Society Limited.



3. Thus Apna Ghar **Unit No. 4** Co-operative Housing Society Limited is seized and possessed of or otherwise well and sufficiently entitled to the said Apna Ghar Unit No. 4 Plot admeasuring 6108.7 sq. mts. and bearing CTS Nos. 1/17 (Survey No. 41 (part)) of village Oshiwara hereinafter referred to as "**APNA GHAR -4 LAND**" and more particularly described in the *First Schedule* hereunder written.

We have been informed that Apna Ghar 4 Co-operative Housing Society Limited has the original of the said Apna Ghar 4 Conveyance-1 and a certified true copy of the Apna Ghar 4 Conveyance-2 in its custody.

4. By and under a **Deed of Conveyance dated 1st July 1980** ("Apna Ghar-5 Conveyance -1") and registered with the office of the sub registered with the office of the Sub Registrar of Assurances at Bombay under Serial number 1477/1980, executed by and between Oshiwara Land Development Company Private Limited as Vendors of one part; and Mr. Vasant Mahadev Tikekar and Mr. Ashok Dattatraya Kulkarni the chief promoters of Apna Ghar Cooperative Housing Society Limited (then proposed Society) as First Confirming Party and M/s Samartha Development Corporation, a Second Confirming Party and Apna Ghar 5 Co-operative Housing Society Limited as the Purchasers of the other part wherein **APNA GHAR 5 LAND-1** admeasuring approximately 6046.79 square metres in favour of Apna Ghar **Unit No. 5** Co-operative Housing Society Limited.
5. On the account of reorganization consolidation and subdivision carried out by the city survey office and ORDER passed in the file number 307 94 and on account of allocation of areas in Oshiwara Land Development Company Private Limited further land of 387.2 square metres was allotted to Apna Ghar **Unit 5** Co-operative Housing Society.



We have been informed that the Layout of Apna Ghar Land was subsequently amended under number AS/462 BSII/LOKWN on 18th August 1998 and an area of 388.47 square metres was allotted to the Apna Ghar Unit 5 Co-operative Housing Society.

6. By an under and a registered Deed of Redevelopment dated 2nd June 2008 registered with the Sub- Registrar of Assurances at Bandra bearing Registration No. BDR-1/7169 of 2008] ("Kumar Development Agreement") entered into between Apna Ghar-5 Co-operative Housing Society Limited and (erstwhile Kumar Builder Mumbai) now Kumar Urban Development Private Limited ("Kumar") of the Other Part, the Apna Ghar 5 Society demised unto the Kumar the said Apna Ghar Land-1 property.
7. By an under and a registered Supplemental Deed of Conveyance dated 19th July 2011 [registered with the Sub- registered of Assurances at Andheri bearing Registration No.BDR-1/10440/2011] ("Apna Ghar 5 Conveyance -2") entered into between Oshiwara Land Development Company Private Limited as Vendors of one part: and Mr. Vasant Mahadev Tikekar and Mr. Ashok Dattatraya Kulkarni the chief promoters of Apna Ghar Cooperative Housing Society Limited (then Proposed Society) as First Confirming Party and M/s Samartha Development Corporation , a second Confirming Party and Apna Ghar-5 Co-operative Housing Society Limited, the Vendors transferred and conveyed land admeasuring 628.11 sq mtrs. ("Apna Ghar 5 Land -2 property") forming part of City Survey Office bearing Survey Number 41 (part), CTS Nos.1/24, situated at Cross Road No.1, Swami Samartha Nagar, Andheri West, Mumbai-400053 in favour of Apna Ghar-Unit 5 Co-operative Housing Society Limited.



Apna Ghar 5 Land -1 and Apna Ghar 5 Land-2 totally admeasuring 6,674.90 sq mtrs. and bearing CTS Nos. 1/24 (Survey No. 41 (part)) of village Oshiwara Is hereinafter collectively referred to as **"APNA GHAR 5 LAND"** and more particularly described in the **Second Schedule** hereunder written.

8. Certain disputes and differences arose between Kumar and Apna Ghar 5 Society, in respect to the redevelopment of the Apna Ghar 5 Property and the matter was referred to sole Arbitrator. The arbitration proceedings have been settled with the intervention of the Developer here in and consent award came to be passed on 19th November 2023 by the Sole Arbitrator, Mr. Shyam Kapadia, recording the terms of settlement arrived between the Developer **Puravankara Limited**, Apna Ghar Unit 5 Co-operative Housing Society Limited and Kumar Urban Development Private Limited .
9. Accordingly, by and under a Deed of Cancellation dated 19th November 2023, entered into between Apna Ghar 5 Society and Kumar, the said Kumar Development Agreement came to be cancelled and the Developer **Puravankara Limited** has agreed to pay to Kumar monetary Consideration and Area Consideration in the proposed Project to be developed on the said Project Land .
10. By and under the DEVELOPMENT AGREEMENT dated 9th November 2023 registered with Sub-Registrar of Assurances at Andheri bearing registration no. BDR-15/18888/2023 between Apna Ghar Unit No. 4 Co-operative Housing Society Limited and Apna Ghar Unit No. 5 Co-operative Housing Society Limited the Owners and Puravankara Limited as Developers the Owner Societies have jointly granted to the Developer sole and exclusive development rights in respect of **APNA GHAR 4 LAND** and **APNA GHAR 5 LAND** hereinafter referred to as the said **PROJECT LAND** and more particularly described in the **Fourth Schedule** hereunder written.



11. The Apna Ghar Unit No. 4 Co-operative Housing Society Limited and Apna Ghar Unit No. 5 Co-operative Housing Society Limited in furtherance of the Development Agreement dated 9th November, 2023 have jointly executed a POWER OF ATTORNEY dated 09th November 2023 duly registered with the Sub-Registrar of Assurances under serial no. 15/18890/2023 in favour of Puravankara Limited and Mr. Rajat Rastogi , Mr. Mitesh M. Mehta and/or any other persons (not exceeding 5) appointed by the Board of the Company for the purpose of carrying out the redevelopment of the said Property.
12. The Developers had entered into the said Development Agreement dated 9th November 2023 on a precondition that the Garden plot bearing CTS No 1/29 admeasuring 652.5 sq. mtrs. of village Oshiwara, situated and lying being at Cross Road No.1, Swami Samartha Nagar, Andheri West, Mumbai –400 053 should be included in the Project Land to enable the Developer to efficiently redevelop the said Project Land.
13. By and under a DEED OF CONVEYANCE OF REVERSIONARY RIGHTS dated 08/01/2026 registered with Sub-Registrar of Assurances at Mumbai under Serial registration no. MBE14-459-2026 between Oshiwara Land Development Company Pvt. Ltd. as Vendor - 1, Apna Ghar Housing Society limited (Proposed) as Vendor-2 and Apna Ghar (West) Co-operative Housing Society Association Limited as Purchasers therein the Vendors sold and transferred bearing C.S. No. 1/29 admeasuring 652.5 sq. mtrs. of village Oshiwara, situated and lying being at Cross Road No.1, Swami Samartha Nagar, Andheri (hereinafter referred to as "THE GARDEN PLOT" in favour of Apna Ghar (West) Co-operative Housing Society Association Limited as Purchasers therein.



14. As a precondition of the said Development Agreement dated 9th November 2023 was to include the Garden Plot in the project land a DEED OF EXCHANGE dated 08 January 2026 duly registered with the with Sub-Registrar of Assurances at Mumbai bearing registration no. MBI-14/461/2026 was executed between Apna Ghar (West) Co-operative Housing Society Association Limited and Apna Ghar Unit No. 4 Co-operative Housing Society Limited, Apna Ghar Unit No. 5 Co-operative Housing Society Limited and the Developer Puravankara Limited whereby an area admeasuring 652.5 sq. mtrs. Out of the Apna Ghar No. 5 Plot was exchanged with the Garden plot admeasuring 652.5 sq. mtrs. Thus the Project Plot now stands modified.

15. The Developer has planned the development of the said Project land as a amalgamated single layout by consuming the full development potential of the FSI and additional FSI which is available for construction as per the prevailing Regulation 33(9) of Development Control Promotional Regulations of Greater Mumbai, 2034 ("DCPR 2034") (including any scheme/clubbing, etc.) and/or amendment thereto or re-enactment thereof, other concerned statutes and/or law to highest possibility as applicable, in respect of the said Project Land and constructing New multi-storied high rise building/s or Composite Building with residential units in rehab component for Members of the Society, residential & non-residential units, shops, etc. in sale component for sale in open market and consisting of various buildings and wings.

(I) PROPERTY REGISTER CARD AS ON DATE OF APPLICATION FOR REGISTRATION.

- (i) CTS 1/17(Survey No 41 (part)), issued on 27/09/1984
- (ii) CTS 1/24(Survey No 41 (part)), issued on 27/09/1984
- (iv) CTS no. 1/29 issued on 27/09/1984; mutation entry no. 188 dated 29/07/2005



(III) SEARCH REPORT FOR 30 YEARS FROM SUB-REGISTRAR'S OFFICE AT BANDRA, MUMBAI AND SUB-REGISTRAR'S OFFICE AT ANDHERI

Search of the said subject property for the last 30 years i.e. from 1996 to 2026 was taken and submitted by Search Clerk and Title Investigator Mr. Nilesh Shukla. The search notes were taken by him and submitted to us. We have gone through the search of Index II from the Register of Office of the Sub-Registrar of Assurance at Bandra, Mumbai and Sub-Registrar's Office at Andheri of the subject Property and except for the documents as mentioned herein above no other document has been found recording the entries/transactions against the subject Property in the Office of the Sub Registrar of Assurances at Bandra, Mumbai and Sub-Registrar's Office at Andheri.

(IV) ANY OTHER RELEVANT TITLE: Subject to and in accordance with all that is stated hereinabove we hereby certify that Puravankara Limited has by virtue of the Development Agreement dated 9th November 2023 have the right to develop and construct the said property and sell, transfer and assign the right, title and interest in the units/premises being the Developers share in the developed portion of the said property.

(V) LITIGATIONS IF ANY: As per the Litigation Search taken by CubicTree Technology Solutions Pvt. Ltd. we found the following

(i) The Writ Petition No. 5190/2024 in the High Court stands dismissed.

(ii) In the pending Civil Suit no 2424/2025 in City Civil Court, no interim orders have been passed and there are no restraining orders against the redevelopment of the said Property.



OPINION

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that there is no impediment in the development of the said property AND the title of the Developers, PURAVANKARA LIMITED to develop the said property is clear, marketable and without any encumbrances.

PLACE: Mumbai

DATED: This 4th day of February, 2026

K. G. Desai

Advocate

(STAMP)