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CSV/ 8473 /2021

8<sup>th</sup> November, 2021

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

**LEGAL TITLE REPORT**

Subject: All that piece and parcel of land admeasuring 3594.83 sq. mts. or thereabouts forming part of land bearing C.T.S. No. 840 A/1 and corresponding to survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District together with the building being constructed thereon situate at Kandivali (East), Mumbai – 400 101 (“the said Property”).

1. We have investigated the title of the said Property on the request of S.D. Corporation Private Limited and *inter alia* on the basis of the following documents :-
  - a) Description of the property,
  - b) Documents of allotment of plot,
  - c) Property Register Card,
  - d) Search report for 19 years from 2002 to 2021
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, and on the basis of and subject to what is stated in our Report on Title dated 11<sup>th</sup> February, 2011 bearing Reference No.SV/1531/2011 read together with our Supplemental Report on Title dated 30<sup>th</sup> August, 2013 bearing Reference No. SV/ 6423/ 2013 read together with our Second Supplemental Report on Title dated 28<sup>th</sup> April, 2016 bearing Reference No.SV/KSV/2906/2016 read together with our Supplemental Report on Title dated 8<sup>th</sup> November, 2021 bearing Reference No. KSV/ 8474/ 2021 (all of which are annexed hereto as Annexure “1(colly.”)), we are of the opinion that S. D. Corporation Private Limited is entitled to develop the said Property in accordance with the approved plans and other permissions and approvals obtained from the relevant authorities, and to sell the flats/premises/areas in the sale component of the building known as “Aquila” to be constructed by the Developer thereon, in terms of the said Development Agreement dated 19<sup>th</sup> February, 2007 read with the said Deed of Rectification (as defined in our Reports on Title).

The encumbrances in respect of the said Property are covered in the Supplemental Report on Title dated 8<sup>th</sup> November, 2021 bearing Reference No. KSV/ 8474/ 2021.

**3. Owners of the land**

As per the Property Register Card dated 18<sup>th</sup> March, 2019, Maharashtra Housing Board is shown as the owner of the underlying Land bearing CTS No. 840 A/1 and corresponding to survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District situate at Kandivali (East), Mumbai – 400 101. Maharashtra Housing Board was subsequently renamed as Maharashtra Housing and Area Development Authority (MHADA).

S.D. Corporation Private Limited is developing the said Property.

**4.** As stated above, our Reports reflecting the flow of the title of the said Property unto S.D. Corporation Private Limited, are enclosed herewith as Annexure "I (colly.)":

Yours faithfully,  
Kanga and Co.

Partner