

To,
MahaRERA,
Mumbai
Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra 400051

SUPPLEMENT LEGAL TITLE REPORT

Re: Legal Title Report dated 30th April 2022 in respect of Slum Rehabilitation Scheme for the **Magathane Om Sai CHS Ltd** under Rule 33 (10) of DCPR 2034 on Plot bearing CTS No. 180 (Part) & 183 (Part) in all admeasuring 2993.97 sq. meters of Village Magathane, Taluka Borivili within the registration district and sub district of Mumbai Suburban situate, lying and being at Jai Maharashtra Nagar, Borivili (East), Mumbai- 400 066 (hereinafter referred to as “the said plot”)

Sir,

1. Vide Legal Title Report dated 30th April 2022, I had issued a Title Clearance Certificate in favour of M/s Veda Infra Projects (“the Developer”) in respect of Development rights for the above referred plot.
2. I have been informed that subsequently the Developer has commenced construction of a Building project on the said plot under the name of style of “Raghav Paradise” (**“the said project”**).
3. Vide email dated 6th June 2023, I have been forwarded copies of the following documents by the Developer:

(A) **Indenture of Mortgage** dated 05.06.2023 executed between M/s Veda Infra Projects, therein referred to as “the Mortgagor & Borrower and AU Small Finance Bank Ltd, therein referred to as “the Lender”, duly registered with the Sub Registrar of Assurances at Borivili under No. BRL-7/8405 of 2023 in respect of Property being *Unsold Units belonging to the Developer’s Component and present and Future Free Sale FSI as granted under Letter of Intent as issued and revised by the SRA, unsold Units in the Sale building known as “Raghav Paradise” being constructed on the said plot and the present and future FSI accruing the Developer in the said project*, **Excluding**, Sold/Allotted Units in the said project as on date of execution of the IOM, Units in the Sale building to be handed over to the Government Authorities, the Rehab Building and the said Land;

(B) **Encumbrance Certificate** dated 7th June 2023 issued by the Developers Veda Infra Projects confirming the encumbrance as stated in clause 3(A) hereinabove and uploaded against the MahaRERA registration of the said project "Raghav Paradise";

4. Search for 30 years from 1993 to 2022 had been conducted and Report issued by Manoj U Kunde, Search Clerk, for the said plot prior to issue of my Legal Title Report dated 30.04.2022.
5. I have now got conducted Search of the aforesaid plot for the years 2022 to 2023. Search Report dated 10.06.2023 has been issued by Manoj U Kunde, Search Clerk confirming the Indenture of Mortgage as stated in clause 3 (A) and consequent encumbrance of AU Small Finance Bank Ltd on Unsold Units and future sale FSI in the said project.

Pursuant to the documents submitted by the Developer as stated in clause 3 and in terms of the Search Report dated 10.06.2023 issued by Manoj U Kunde, Search Clerk, I certify that the lien of A U Small Finance Bank Ltd as stated hereinabove is the only encumbrance on the said project whereby the entire Unsold Inventory of Flats in "Raghav Paradise" including future FSI accruing to the Developer has been mortgaged with the said bank by the said Developer. There are no other encumbrances registered against the said project.

In continuation of Legal Title Report dated 30th April 2022, subject to First and Exclusive Charge of AU Small Finance Bank Ltd on the said project as detailed in clause 3(A), the title of the Developer M/s Veda Infra Projects in respect of the said project is clear and marketable.

Dated this 15th day of **June 2023**

Place: Mumbai

Yours Sincerely,


Bhavya N. Jain
Advocate