

R. M. Apte

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54, ALLI CHAMBERS,
4TH FLOOR, TAMARIND LANE,
OFF. NAGINDAS MASTER ROAD,
FORT, MUMBAI - 400 023.

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. On the instructions of M/s. Kabra Estate & Investment Consultant carrying on business at Kamla House, Juhu, Mumbai, we have investigated the Title of the property bearing Survey No. 287 (Part) CTS No. 26A (Part) admeasuring 2066.33 sq. meters together with Building No. 6 & 7, known as Juhu Chandan Co-operative Housing Society Ltd, MHADA Layout, N. S. Road No. 5, J.V.P.D. Scheme, Vile Parle (West), Mumbai-400 049, and more particularly described in the Schedule hereunder written, hereinafter called "**The said Property**".
2. Juhu Chandan Co-operative Housing Society Ltd, is the absolute owner and otherwise entitled to a plot admeasuring 2066.33 sq. meters together with Building No. 6 & 7 in MHADA Layout standing thereon and more particularly described in the Schedule hereunder written.
3. By a Development Agreement dated 9th May 2016 duly registered with the Sub Registrar of Assurances at Andheri-1 under Serial No. 5091 on 9th May 2016 entered into between Juhu Chandan Co-operative Housing Society Ltd, therein described as the "Owner" of the One Part and M/s. Kabra Estate & Investment Consultant therein described as the "Developers" of the Second Part, the said Society has given development rights in respect of the said property to M/s. Kabra Estate & Investment Consultant. The said Development Agreement is valid and subsisting and the same is in full force and effect.
4. By a Power of Attorney dated 9th May 2016 duly registered with the Sub Registrar BDR-1 under Serial No. 5092. The said Society has given all the powers to the said M/s. Kabra Estate & Investment Consultant for development of the said property. The said Power of Attorney is still valid and subsisting and is in full force and effect.
5. By a Public Notice dated 19th May 2016 published in 'The Asian Age' and Marathi Translation of the said Notice published in 'Aapla Mahanagar' in their issues both dated 19th May 2016, we invited obligations for the purpose of investigation of the Title of the said Society to the said

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Property described in the Schedule hereunder written till today i.e. 9th June 2016. We have not received any objections to the said Notice.

6. Mr. Manoj Satam, Search Clerk has got search carried out in respect of the said property in the office of the Sub-Registrar of Assurances at Mumbai and at Bandra. The said search shows that the property described in the Schedule hereunder written stands in the name of the said Society and that the Development Agreement dated 9th May 2016 duly registered with the Sub Registrar of Assurances at Andheri-1 under Serial No. 5091 on 9th May 2016 and the Power of Attorney dated 9th May 2016 is duly registered with the Sub Registrar BDR-1 under Serial No. 5092.

7. In the circumstances, we are of the opinion that the Title of Juhu Chandan Co-operative Housing Society Ltd, as Owners and M/s. Kabra Estate & Investment Consultant as Developers in respect of the said property is clear and marketable and M/s. Kabra Estate & Investment Consultant are entitled to develop the said property as per the terms and conditions mentioned in the said Development Agreement dated 9th May 2016.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

All the piece or parcels of land located at Survey No. 287 (Part) CTS No. 26A (Part) Village Vile Parle (West), Mumbai - 400 049, admeasuring 2066.33 sq. meters or thereabouts known as Juhu Chandan Co-operative Housing Society Ltd, MHADA Layout, Building No. 6 & 7, N. S. Road No. 5, J.V.P.D. Scheme, Vile Parle (West), Mumbai - 400 049, in the Registration Sub District of Mumbai Suburban District and bounded as follows i.e. to say:-

On or towards the West by: 30'-0" wide Road,

On or towards the South by: Building No. 5, Juhu Prarthana CHS;

On or towards the North by: 30'-0" wide road;

On or towards the East by: Building Nos. 1 & 2 Juhu Vishal CHS

Dated this 9th day of June 2016.

For M/s. Apte & Co.

M/s. APTE & CO.

Advocates & Solicitors

54, Alli Chambers, 4th Floor,

Tamarind Lane, Fort,

Mumbai - 400 023.

M/s. APTE & CO.

Advocates & Solicitors.