



December 29, 2020

**Title Certificate**

**Introduction:**

We, at the request of **M/s Shree Fuleshwari Estates**, a partnership firm formed under the provisions of the Indian Partnership Act, 1932 having PAN AEDFS8489J and having its registered office at G-1, Ground Floor, Washinton Plaza, Topiwala Lane, Goregaon (West), Mumbai - 400062 (hereinafter referred to as the **"Developer"**) verified title of:

1. The Developer to the development rights granted by (i) Mr. Ashokkumar Murti aged about 64 years, residing at 404, Suraj Residency, Plot No. 193, Road. No. 13, Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (hereinafter referred to as **"Ashokkumar"**), (ii) Mr. Sanjaykumar Murti, aged about 59 years residing at 803, Christina CHS Ltd. Siddharth Nagar Society, Off M.G. Road, Goregaon (West), Mumbai - 400 104 and ("hereinafter referred to as **Sanjaykumar"**), (*Ashokkumar and Sanjaykumar shall be collectively referred to as "Kapoor Brothers"*) and (iii) Mrs. Shakuntala Satish Verma nee Shakuntala Rammurti Kapoor aged about 63 years residing at 502, Shanti Garden Building No. 2, Sector-2, Mira Road East, Thane - 410107 (hereinafter referred to as **"Shakuntala"**) in respect of all the pieces and parcels of the leasehold land, owned by the Jawahar Nagar Co-operative Housing Society Limited, a co-operative housing society duly registered under the provisions of the Co-operative Housing Societies 1925 bearing registration number B-323 of 1947 and having its registered office at 27, Sardar Vallabhkhhai Patel Bhavan, Jawahar Nagar, S.V. Road, Goregaon (West), Mumbai - 400062 (**"Parent Society"**):
  - (a) bearing CTS No. 623, 623/1 to 15, Plot No. 155 admeasuring about 629.60 (Six Hundred and Twenty Nine point Sixty) sq. mtrs. or thereabout (including set back area of 72.77 (Seventy Two point Seventy Seven) sq.mtrs) on Southern side lying and being situated at Village Pahadi, Taluka Goregaon, Goregaon (West), Mumbai - 400 104 within the Registration District of Mumbai and Mumbai Suburban (**"Land 155"**) together with the building then standing thereon, which consisted of ground plus 3 (Three) upper floors known as **"Kapoor Building"** (*already demolished*) and the building was partly rented out to 44 (Forty Four) tenants, out of which 32 (Thirty Two) were residential and remaining 12 (Twelve) were non-residential and the balance units

in the building are occupied by Ashokkumar, Sanjaykumar and their respective families (**Building 155**). The Land 155 together with Building 155 shall be collectively referred to as "**Property 155**". The Property 155 is more particularly described in the First Schedule herein under written; and

- (b) bearing CTS No. 624, 624/1 to 13, Plot No. 156, admeasuring about 516.60 (Five Hundred and Sixteen point Sixty) sq. mtrs. or thereabout (including set back area of 151.77 (One Hundred and Fifty One point Seventy Seven) sq.mtrs) on Southern side lying and being situated at Village Pahadi, Taluka Goregaon, Goregaon (West), Mumbai - 400 104 within the District Registration of Mumbai and Mumbai Suburban ("**Land 156**") together with the building then standing thereon, which consisted of ground plus 3 (Three) upper floors known as "Kapoor Building" (*already demolished*) and the building was partly rented out to 26 (Twenty Six) tenants out of which 7 (Seven) were residential and remaining 19 (Nineteen) were non-residential and the balance of the building is occupied by Ashokkumar, Sanjaykumar and their respective families ("**Building 156**") The Land 156 together with Building 156 shall be collectively referred to as "**Property 156**". The Property 156 is more particularly described in the Second Schedule herein under written.

The Land 155 and Land 156 shall hereinafter be collectively referred as "**the Land**". The Building 155 and Building 156 shall hereinafter be collectively referred as "**the Buildings**". The Property 155 and the Property 156 shall hereinafter be collectively referred as "**the Properties**".

**The process followed:**

1. We have perused the copies of the title deeds and other documents provided to us for our perusal. A list of such title deeds and documents is annexed herewith and marked as **Annexure "1"**.
2. We have perused the Search Report dated November 04, 2020 bearing GRN No. MH006576566202021E reporting the outcome of the search taken in the office of Joint Sub-, Registrar at Mumbai, Bandra and Borivali - 1 to 11 and Mumbai for a period of 30 (Thirty) years from January 01, 1991 to November 04, 2020 with respect to Land 155 and Search dated November 04, 2020 bearing GRN No. MH006574628202021E taken in the offices of Joint Sub-Registrar at Mumbai, Bandra and Borivali - 1 to 11, for a period of 30 (Thirty) years from January 01, 1991 to November 04, 2020 with respect to Land 156. ("**Search**") The Search report did not reveal any adverse remarks with respect to the Properties. The Search report did not reveal any adverse remarks with



respect to the Properties. However, there is an erroneous entry in the Records of the Sub-Registrar of Assurances at Borivali, which has been reflected in the Search Report (having bearing GRN No. MH006574628202021) dated November 04, 2020 pertaining to the Property 156 submitted to us by the search clerk Mr. Ashish S. Zaveri, wherein the entry for the Development Agreement (DA 156) has been erroneously recorded as the "Sale Agreement". The Developer has produced the Development Agreement before us, which has been checked and verified by us. Hence, we are of the view that it is an apparent error in the Records of the Sub-Registrar of Assurances at Borivali. In any case, the Developer has informed us that the Developer is already in the process of rectifying the same.

3. We have published 2 (Two) notices in 2 (Two) newspapers in the locality inviting claims of any party or person to the Properties out of which, 1 (One) in English newspapers one called "Free Press Journal" and the other in Marathi newspaper called the "Navshakti", both the notices published on October 29, 2020 ("**Public Notices**"), in response thereof we did not receive any third party claims.
4. Kapoor Brothers along with Shakuntala have given us a declaration dated November 25, 2020 ("**Declaration**") with respect of the Properties declaring, *inter alia*, that they are entitled to the leasehold rights with respect to the Land 155 and Land 156 and owners of Buildings, they have granted development rights in respect of the Properties to the Developer and the title is clear and marketable and free from all encumbrances.
5. Kapoor Brothers along with Shakuntala have also responded to the requisitions raised by us on November 25, 2020 ("**Response to Requisition**"), whereby Kapoor Brothers along with Shakuntala did not express any adverse remark in the requisitions raised by us.

**The flow of title:**

6. On perusal of the documents, PR Cards and registered agreements, we found as under with respect to the Land 155:
  - 6.1 The Parent Society is the original owner of the scheme of plots of lands consisting of approximately 400 (Four Hundred) plots lying and being situated at Village Pahadi, Goregaon (West), Mumbai - 400104 (hereinafter referred to as the "**Larger Land**").
  - 6.2 The Parent Society had invited offers for the purpose of development of some plots forming part of the Larger Land owned by the Parent Society.

- 6.3 Vide an application, Mr. Rammurti D. Kapoor, *inter alia* submitted his offer to develop the Land 155 and applied for the membership of the Parent Society and paid the prescribed fees thereto.
- 6.4 Thereafter, the Parent Society had approved the allotment of the Land 155 to Mr. Rammurti D. Kapoor, vide its Managing Committee's resolution dated December 20, 1957. The Parent Society then issued a share certificate bearing No. 155, with respect to 10 (Ten) shares bearing distinctive nos. 1541 to 1550 having face value of Rs. 100 (Rupees Hundred only) each ("**Old Shares**") in the name of Mr. Rammurti D. Kapoor.
- 6.5 Thereafter the name of Mr. Rammurti D. Kapoor was inserted in the Property Register Card as *pattedar*.
- 6.6 Mr. Rammurti D. Kapoor constructed a building on Land 155 known as 'Kapoor Building' comprising of Ground plus 3 (Three) upper floors ("**Building 155**") (*Currently demolished*), which was then partly occupied by Mr. Rammurti D. Kapoor himself and post his demise, the same were occupied by his surviving sons, Ashokkumar and Sanjaykumar together with their respective family members. The remaining tenements in the Building 155 were rented out to various tenants on monthly tenancy basis for residential and non-residential purpose. There were a total of 44 (Forty Four) tenants occupying the Building 155 out of which 32 (Thirty Two) were residential and remaining 12 (Twelve) were non-residential ("**Tenants 155**"). The Land 155 together with Building 155 shall be collectively referred to as "**Property 155**".
- 6.7 As recorded in the Property Register Card, Mr. Rammurti D. Kapoor died intestate as on January 01, 1984. Based on the application and Indemnity Bond, the Concerned Department deleted the name of Mr. Rammurti D. Kapoor and inserted the following names in the Property Register Card:
- (a) Mrs. Nirmalakumari R. Kapoor (Wife) ("**Nirmalakumari**");
  - (b) Ashokkumar (First Son); and
  - (c) Sanjaykumar (Second Son) (*Ashokkumar and Sanjaykumar are collectively referred as "**Kapoor Brothers**".*)
- 6.8 In the meanwhile, the Parent Society reduced the face value of the Old Shares from Rs. 100 (Rupees One Hundred only) to Rs. 10 (Rupees Ten



only) each and consequently issued a new share certificate bearing number 172 for 10 (Ten) Shares of Rs. 10 (Rupees Ten only) each bearing distinctive numbers 1711 to 1720 dated September 24, 1985 ("Shares") in the lieu of the Old Shares.

- 6.9 Mr. Rammurti D. Kapoor had, during his lifetime, filled in the nomination with the Parent Society in favour of Ashokkumar, in accordance to the provisions of the Maharashtra Co-operative Societies, Act 1960 and consequently, post the death of Mr. Rammurti D. Kapoor, the Parent Society vide transfer letter bearing number 134/155/9394 dated March 01, 1994, transferred and assigned the right, title and interest in the Shares in favour of Ashokkumar and vis-à-vis the name of Ashokkumar was endorsed in the Share Certificate bearing number 172.
- 6.10 As recorded in the Property Register Card, Nirmalakumari died intestate as on March 31, 1999. Based on the application and Indemnity Bond, the Concerned Department deleted the name of Nirmalakumari and retained the names of Ashokkumar and Sanjaykumar in the Property Register Card.
- 6.11 Since the Building 155 was 60 (Sixty) years old, the Municipal Corporation of Greater Mumbai ("MCGM") issued notice under Section 353 of Mumbai Municipal Corporation Act, 1888 ("MCGM Act") and subsequently, issued notice under Section 354 of MCGM Act for demolition. On December 05, 2019, the Assistant Engineer (B & F)-II P-South Ward, issued notice of evacuation and demolition to the Tenants of the Building 155 as well as to Kapoor Brothers, vide notice bearing number ACP/S/B-55/SR/622/AE/B & F- II, wherein they were directed to immediately pull down/vacate the Building 155 situated on the Property 155.
- 6.12 Meanwhile, the Kapoor Brothers negotiated with the individual Tenants of both the Buildings and requested to co-operate in the process of redevelopment.
- 6.13 By virtue of a Development Agreement dated June 25, 2020 registered with the Sub-registrar of Assurances at Borivali No. 1, bearing serial no. BRL - 1 / 3782 of 2020, the Developer was granted the development rights for Property 155 by Ashokkumar as the original member for the Property 155 and Sanjaykumar and Shakuntala Verma (*the only daughter of Mr. Rammurti D. Kapoor and Nirmalakumari R. Kapoor*) were made confirming parties to the Development Agreement ("DA 155").
- 6.14 We have been represented and informed that in the Building 155, out of

44 (Forty Four) total Tenants, 35 (Thirty Five) Tenants have given their written consent in favour of the Developers for redevelopment of the Building 155.

- 6.15 Ashokkumar, Sanjaykumar and Shakuntala have further executed a power of attorney dated June 25, 2020 bearing registration number BRL-1 / 3784 of 2020 ("POA 155") whereby Mr. Dhruman Shah and Mr. Kamlesh Shah (*Partners to the Developers*) are appointed as the attorneys to undertake various acts, deeds, things and matters in the process of the redevelopment of the Property 155. The parties to POA 155 as the grantors therein also granted power to the Developers to submit joint proposal for redevelopment by amalgamating the Land 155 and Land 156 as one composite layout.
- 6.16 Post the execution of the DA and POA, the Developers prepared proposed plan for the construction of the new building in a joint development of Land 155 and Land 156. The Plans were submitted to the Parent Society for its approval. The Parent Society, vide its letter bearing number 10/155 & 156 / 2020-21 dated July 10, 2020 granted its approval for the proposed plan.
- 6.17 Although the Land 155 was allotted to Mr. Rammurti D. Kapoor and the same was also transferred in his name in the Property Register Card as *pattedar*, the lease deed remained pending to be executed and registered in the name of Mr. Rammurti D. Kapoor and/or his legal heirs after his death. The legal heirs of Mr. Rammurti Kapoor have declared in the Declaration dated November 25, 2020 that they are in the process of executing and registering a lease deed with the Parent Society in favour of Ashokkumar and the same shall be completed soon.

7. On perusal of the documents, PR Cards and registered agreements, we found as under with respect to Land 156:

- 7.1 The Parent Society is the original owner of the scheme of plots of lands consisting of approximately 400 (Four Hundred) plots lying and being situated at Village Pahadi, Goregaon (West), Mumbai - 400104 (hereinafter referred to as the "**Larger Land**").
- 7.2 The Parent Society had invited offers for the purpose of development of some plots forming part of the Larger Land owned by the Parent Society.
- 7.3 Vide an application, Mr. Rammurti D. Kapoor, *inter alia*, submitted his offer to develop the Land 156 and applied for the membership of the



Parent Society and paid the prescribed fees thereto.

- 7.4 Thereafter, the Parent Society had approved the allotment of the Land 156 to Mr. Rammurti D. Kapoor, vide its Managing Committee's resolution dated November 01, 1955. The Parent Society then issued a share certificate bearing No. 156 with respect to 10 (Ten) shares bearing distinctive nos. 1551 to 1560 dated November 04, 1955 having face value of Rs. 100 (Rupees Hundred only) each ("**Old Shares**") in the name of Mr. Rammurti D. Kapoor.
- 7.5 Thereafter the name of Mr. Rammurti D. Kapoor was inserted in the Property Register Card as *pattedar*.
- 7.6 Mr. Rammurti D. Kapoor constructed a building on Land 156 known as 'Kapoor Building' comprising of Ground plus 3 (Three) upper floors ("**Building 156**") (*Currently demolished*), whereby the Second and Third floor was then occupied by Nirmalakumari and post her demise the same was occupied by Kapoor Brothers together with their respective family members. The remaining tenements in the Building 156 were rented out to various tenants on monthly tenancy basis for residential and non-residential purpose. There were a total of 26 (Twenty Six) tenants occupying the Building 156 out of which 7 (Seven) were residential and remaining 19 (Nineteen) were non-residential ("**Tenants 156**"). The Land 156 together with Building 156 shall be collectively referred to as "**Property 156**".
- 7.7 As recorded in the Property Register Card, Mr. Rammurti D. Kapoor died intestate as on January 01, 1984. Based on the application and Indemnity Bond, the Concerned Department deleted the name of Mr. Rammurti D. Kapoor and inserted the following names in the Property Register Card:
- (a) Nirmalakumari;
  - (b) Ashokkumar (*First Son*); and
  - (c) Sanjaykumar (*Second Son*).
- 7.8 In the meanwhile, the Parent Society reduced the face value of the Old Shares from Rs. 100 (Rupees One Hundred only) to Rs. 10 (Rupees Ten only). At that juncture, since Mr. Rammurti D. Kapoor had already died, the Parent Society issued a new share certificate bearing number 173 for 10 (Ten) Shares of Rs. 10 (Rupees Ten only) each bearing distinctive numbers 1721 to 1730 dated September 24, 1985 ("**Shares**"), in the lieu of the Old Shares, directly in the name of Nirmalakumari.

- 7.9 As recorded in the Property Register Card, Nirmalakumari died intestate as on March 31, 1999. Based on the application and Indemnity Bond, the Concerned Department deleted the name of Nirmalakumari and retained the names of Ashokkumar and Sanjaykumar in the Property Register Card.
- 7.10 Nirmalakumari had, during her lifetime, filed the nomination with the Parent Society in favour of Sanjaykumar in accordance to the provisions of the Maharashtra Co-operative Societies, Act 1960 and consequently, post the death of Nirmalakumari, the Parent Society vide transfer letter bearing number 48/156/MM-MM1 dated September 12, 2000, transferred and assigned the right, title and interest in the Shares in favour of Sanjaykumar and vis-à-vis the name of Sanjaykumar was endorsed in the Share Certificate bearing number 173.

The Tenants 155 and Tenants 156 shall be collectively referred to as the "Tenants".

- 7.11 Since the Building 156 was 60 (Sixty) years old, the Municipal Corporation of Greater Mumbai ("MCGM") issued notice under Section 353 of MCGM Act and subsequently, issued notice under Section 354 of MCGM Act for demolition. On December 05, 2019, the Assistant Engineer (B & F)-II P- South Ward, issued notice of evacuation and demolition to the Tenants of the Building 156, as well as to Kapoor Brothers vide notice bearing number ACP/S/B-55/SR/622/AE/B & F- II, wherein they were directed to immediately pull down/vacate the Building 156 situated on the Property 156.
- 7.12 Meanwhile, the Kapoor Brothers negotiated with the individual Tenants of both the Buildings and requested to co-operate in the process of redevelopment.
- 7.13 By virtue of a Development Agreement dated June 25, 2020 registered with the Sub-registrar of Assurances at Borivali No. 1, bearing serial no. BRL - 1 / 3785 of 2020, the Developer was granted the development rights for Property 156 by Sanjaykumar as the original member for the Property 156 and Ashokkumar and Mrs. Shakuntala Verma (*the only daughter of Mr. Rammurti D. Kapoor and Nirmalakumari R. Kapoor*) were made confirming parties to the Development Agreement ("DA 156").



- 7.14 We have been represented and informed that in the Building 156, out of total of 26 (Twenty Six) Tenants, 18 (Eighteen) Tenants have given their written consent in favour of the Developers for redevelopment of the Building 156.
- 7.15 Ashokkumar, Sanjaykumar and Shakuntala have executed a power of attorney dated June 25, 2020 bearing registration number BRL-1 /3787 of 2020 ("POA 156") in favor of Mr. Dhruvan Shah and Mr. Kamlesh Shah (*Partners to the Developers*) to undertake various acts, deeds, things and matters in the process of redevelopment of the Property 156. The parties to POA 156 as the grantors therein also granted power to the Developers to submit joint proposal for redevelopment by amalgamating the Land 155 and Land 156 as one composite layout.
- 7.16 Post the execution of the DA and POA, the Developers prepared proposed plan for the construction of the new building in a joint development of Land 155 and Land 156. The Plans were submitted to the Parent Society for its approval. The Parent Society, vide its letter bearing number 10/155 & 156 / 2020-21 dated July 10, 2020 granted its approval for the proposed plan.
- 7.17 Although the Land 156 was allotted to Mr. Rammurti D. Kapoor and the same was also transferred in his name in the Property Register Card as *pattedar*, the lease deed remained pending to be executed and registered in the name of Mr. Rammurti D. Kapoor or his legal heirs after his death. The legal heirs of Mr. Rammurti Kapoor have declared in the Declaration dated November 25, 2020 that they are in the process of executing and registering a lease deed with the Parent Society in favour of Sanjaykumar and the same shall be completed soon.

The DA 155 and DA 156 shall be collectively referred to as "DA" and POA 155 and POA 156 shall be collectively referred to as "POA".

8. We have been represented by Ashokkumar, Sanjaykumar and Shakuntala, through their notarised declaration dated November 25, 2020, that they are the only surviving legal heirs of Mr. Rammurti D. Kapoor and Nirmalakumari Kapoor as per the Hindu Succession Act, 1956 and there is no other legal heirs or person, who can claim any right, title or interest over the Properties through late Mr. Rammurti D. Kapoor and Nirmalakumari Kapoor.
9. As stated in the Architect's letter dated May 27, 2020 issued by Archpro India (*Architects and Engineers*), the Land 155 includes a set back of an area 72.77 (Seventy Two point Seventy Seven) sq. mtrs. and the Land 156 includes a set

back of an area 151.77 (One Hundred and Fifty One point Seventy Seven) sq. mtrs.

10. The Property 155 and the Property 156, are adjoining lands and hence the Developers have put a proposal before the Slum Rehabilitation Authorities ("SRA Authorities") for jointly developing the land and procured the following approvals as manner as set out below.

11. **Approvals**

10.1 **Letter of Intent**

A Letter of Intent bearing number P-S/PVT/0086/20200922/LOI dated October 15, 2020, which has been issued by the Slum Rehabilitation Authority for non - slum plot bearing CTS No. 623, 623/1 to 15 together with CTS No. 624, 624/1 to 13 (Non Slum Plots).

10.2 **Intimation of Approval (IOA)**

The Developer has been further issued an intimation of Approval dated October 12, 2020 bearing file no. SRA/ENG/PS/PVT/0086/20200922/AP for Composite Building along with the sanctioned plans for non - slum plot bearing CTS No. 623, 623/1 to 15 together with CTS No. 624, 624/1 to 13.

10.3 **Commencement Certificate**

The Developer has been further issued a Commencement Certificate bearing number PS/PVT/0086//20200922/AP dated December 24, 2020 for composite building ("CC") which states that the CC is granted upto plinth level.

10.4 **DP Remark 2034**

The Developer has submitted to us the DP Remark dated March 09, 2020 for the 623, 623/1 to 15 together with CTS No. 624, 624/1 to 13. The details of the same are set out in the table hereinunder:

| Description                            | Nomenclature              | Remark  |
|----------------------------------------|---------------------------|---------|
| Sanctioned Roads<br>Effecting the Land | Existing Road             | Present |
|                                        | Proposed Road             | Nil     |
|                                        | Proposed Road<br>widening | Nil     |



|                                                                        |        |
|------------------------------------------------------------------------|--------|
| Reservation affecting the land                                         | No     |
| Reservation abutting the land                                          | No     |
| Existing amenities affecting the land                                  | No     |
| Existing amenities abutting the land                                   | No     |
| Whether a listed heritage building / site                              | Yes/No |
| Whether Situated in heritage Precinct                                  | Yes/No |
| Whether Situated in buffer zone / vista of a listed heritage site      | Yes/No |
| Whether a listed archeological site                                    | Yes/No |
| Whether Situated in buffer zone / vista of a listed archeological site | Yes/No |

- 10.5 The Search, Public Notices, Declaration or Response to Requisitions do not reveal/indicate any adverse remark/entry/response, save and except the point that the formal lease deed is yet to be executed and registered between the legal heirs of Late Mr. Rammurti D. Kapoor and the Parent Society with respect to Land 155 and Land 156.

**Certificate:**

Subject to (i) the aforesaid, (ii) the assumption, qualification and limitation set out herein, (iii) execution and registration of the lease deed for Land 155 from Jawahar Nagar Co-operative Housing Society Limited in favour of the legal heir of late, Mr. Rammurti D. Kapoor and (iv) execution of the lease deed for Land 156 from Jawahar Nagar Co-operative Housing Society Limited in favour of the legal heir of late, Mr. Rammurti D. Kapoor, the leasehold rights with respect to Land 155 and Land 156 of Ashokkumar, Sanjaykumar and Shakuntala i.e. the legal heirs of Late Mr. Rammurti D. Kapoor and Mrs. Nirmalakumar Kapoor are free, clear and

marketable and the development rights granted in favour of the Developer in respect of Land - 155 and Land 156 is valid and subsisting.

**The First Schedule Above Referred To:**  
(being description of the said Property 155)

- (i) **Leasehold rights in respect of ALL THE PIECES AND PARCELS** of land bearing CTS No.623, 623/1 to 15, Plot No. 155, admeasuring about 629.60 (Six Hundred and Twenty Nine point Sixty) sq. mtrs. or thereabout *[including set back area of 72.77 (Seventy Two point Seventy Seven) sq.mtrs]* on Southern side lying and being situated at Village Pahadi, Taluka Goregoan, Goregaon (West), Mumbai - 400 104 within the District Registration of Mumbai and Mumbai Suburban together with the building, which was earlier standing thereon and consisted of ground plus 3 (Three) upper floors known as "Kapoor Building" *(already demolished)* and was partly rented out to 44 (Forty Four) tenants, out of which 32 (Thirty Two) were residential and remaining 12 (Twelve) were non-residential and bounded as follows:

|                      |                        |
|----------------------|------------------------|
| On or towards East:  | By Gajanan Colony,     |
| On or towards West:  | By Plot No. 156,       |
| On or towards North: | Plot No.154; and       |
| On or towards South: | DP Road of 18.30 Mtrs. |

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
(being description of the said Property - 156)

- (ii) **Leasehold rights in respect of ALL THE PIECES AND PARCELS** of land bearing CTS No.624, 624/1 to 13, Plot No. 156, admeasuring about 516.60 (Five Hundred and Sixteen point Sixty) sq. mtrs or thereabout *(including set back area of 151.77 sq.mtrs)* on Southern side lying and being situated at Village Pahadi, Taluka Goregoan, Goregaon (West), Mumbai - 400 104 within the District Registration of Mumbai and Mumbai Suburban together with building, which was earlier standing thereon and consisted of ground plus 3 (Three) upper floors known as "Kapoor Building" *(already demolished)* and was partly rented out to 26 (Twenty Six) tenants out of which 7 (Seven) were residential and remaining 19 (Nineteen) and bounded as follows:

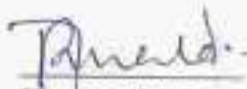
|                          |                         |
|--------------------------|-------------------------|
| On or towards East By:   | Plot No. 155,           |
| On or towards West By:   | DP Road of 18.30 Mtrs., |
| On or towards North By:  | Plot No.154; and        |
| On or towards South By : | DP Road of 18.30 Mtrs.  |

**Assumptions, Qualification and Limitations:**



- (a) This certificate is given only with respect to the current laws of India and various government policies in force as of the date of this certificate. Any changes in the Indian law and/or policies after the date of this certificate, which are retroactive, could have an effect on the validity of our conclusions stated herein.
- (b) This certificate is strictly limited to the matters stated herein and does not extend to any other matters and is not to be read as extending by implication to any other subject matter.
- (c) We have relied upon the Search Report submitted to us by the search clerk and we have not independently carried out any search.
- (d) Our understanding of facts is based upon and limited to the information/documents provided to us. We have no reason to believe that the information/documents provided to us are not genuine. We have independently not verified the authenticity of such information/documents. Any variance of facts may cause a corresponding change in the analysis set out in this certificate.

Yours Sincerely,  
For M/s. Solicis Lex & Associates



Devang Mehta  
(Dy. Managing Partner)  
Cell - +91 98921 46066

Annexure "1"

List of Documents

| Sr. No. | Particulars                                                                                                                                                                                                                                                       |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | The copy of the separate Property Registered Card bearing CTS No.623, 623/1 to 15, Plot No. 155 and CTS No. 624, 624/1 to 13, Plot No. 156.                                                                                                                       |
| 2.      | The copy of the Development Agreement dated June 25, 2020 registered with the Sub-registrar of Assurances at Borivali No. 1, bearing serial no. BRL - 1 / 3782 of 2020, whereby the Developer acquired the development rights for Property 155 7/12.              |
| 3.      | The copy of the power of attorney dated June 25, 2020 bearing registration number BRL-1 / 3784 of 2020 with respect to Property 155.                                                                                                                              |
| 4.      | The copy of the Development Agreement dated June 25, 2020 registered with the Sub-registrar of Assurances at Borivali No. 1, bearing serial no. BRL - 1 / 3785 of 2020, whereby the Developer acquired the development rights for Property 156.                   |
| 5.      | The copy of power of attorney dated June 25, 2020 bearing registration number BRL-1 / 3787 of 2020 with respect to Property 156.                                                                                                                                  |
| 6.      | The Copy of Share Certificate bearing number 172.                                                                                                                                                                                                                 |
| 7.      | The Copy of Share Certificate bearing number 173.                                                                                                                                                                                                                 |
| 8.      | The copy of LOI issued by the Slum Rehabilitation Authority bearing number P-S/PVT/0086/20200922/LOI dated October 15, 2020 for non - slum plot bearing CTS No. 623, 623/1 to 15 together with CTS No. 624, 624/1 to 13 (Non Slum Plots).                         |
| 9.      | The copy of an intimation of Approval dated October 12, 2020 bearing file no. SRA/ENG/PS/PVT/0086/20200922/AP for Composite Building along with the sanctioned plans for non - slum plot bearing CTS No. 623, 623/1 to 15 together with CTS No. 624, 624/1 to 13. |
| 10.     | A copy of the Commencement Certificate bearing number PS/PVT/0086//20200922/AP dated December 24, 2020 for composite building                                                                                                                                     |



|     |                                                                                                                                                                                             |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. | A copy of Development Plan (DP Plan) 2034 map as well as its remarks dated March 09, 2020 for the CTS Nos. CTS No.623, 623/1 to 15, Plot No. 155and CTS No. 624, 624/1 to 13, Plot No. 156. |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

