

FORMAT –A

(Circular No.:-28/2021)

To,
Maharashtra Real Estate Regulatory Authority
Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to All that piece and parcel of freehold plot of land bearing C.T.S. No. G/624/6 of Village Bandra, admeasuring 1791.68 square yards as per title documents and 1497.5 sqmtrs as per Property Card, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District, (**said Plot**) together with a building standing thereon known as “Nav-Nirman” comprising of ground floor and two upper floors spread over three wings (Wing-A, Wing-B, & Wing-C) with aggregate eighteen flats therein (**said Existing Building**) (since demolished), situate, lying and being at 16th Road, Santacruz (West), Mumbai 400 054 (**said Property**),

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1. Description of the said Property (being the captioned property).
2. Nav Nirman Co-operative Housing Society Limited”, a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder, under registration No. BOM/HSG/475 of 1963 (hereinafter referred to as “**the said Society**”) is the owner of the said Property.
3. Based on the Declaration-cum-Indemnity dated 29th September, 2021, we have by our Title Certificate dated 29th September, 2021 certified that the said Society is the owner of the said Property and its title to the said Property is clear and marketable, subject to the ownership right of the

members of the said Society to their respective flats. A copy of Title Certificate dated 29th September, 2021 annexed herewith as Annexure "I"

4. We have now investigated the title/entitlement of **AUM PRIMA LLP**, a Limited Liability Partnership firm incorporated under provisions of the Limited Liability Partnership Act, 2008 having its registered address at 7th Floor, 110, Sidrah, Corner of S.V. Road & 8th Road, Khar (West), 400052 (hereinafter referred to said "**the said Developers**") as Developer who have acquired development rights in respect of the said Property from the said Society, vide Development Agreement dated 21st September, 2021.
5. We have for the purpose of this title certificate perused photocopies of documents listed in clause 6 herein below, provided to us by the said Developers.
6. The Documents in respect of the said Property:
 - (i) Photocopy of Registered Development Agreement dated 21st September, 2021 executed by and between Nav-Nirman Co-operative Housing Society Limited (therein referred to as Society of First part) and Harsha H. Gurubani & 17 Ors (therein referred to as Members of the second part) and Aum Prima LLP Developers (therein also referred to as the Developers of the third part);
 - (ii) Photocopy of Registered Power of Attorney dated 21st September, 2021 executed by Nav-Nirman Co-operative Housing Society Limited in favour of Aum Prima LLP;
 - (iii) Original Declaration cum Indemnity dated 18th January, 2022 made by Aum Prima LLP in favour of Divya Shah Associates.

7. Search Report dated 11th January, 2022 of search clerk, Shriniwas A. Chipkar in the following Offices of Sub-Registrar of Assurances at (i) in the office of Sub-Registrar of Assurances at Bandra and Mumbai for a period of 61 years i.e. from the year 1961 to 2021 (both inclusive), (ii) in the office of Sub-Registrar of Assurances at Andheri for a period of 20 years i.e. from the year 2002 to 2021(both inclusive), (iii) in the office of Sub-Registrar of Assurances at Khar for a period of 17 years i.e. from the year 2005 to 2021(both inclusive), (iv) in the office of Sub-Registrar of Assurances at Jogeshawari for a period of 9 years i.e. from the year 2013 to 2021(both inclusive) and (v) in the office of Sub-Registrar of Assurances at Vileparle for a period of 4 years i.e. from the year 2018 to 2021(both inclusive).
8. On the perusal of the aforementioned documents and all other relevant documents relating to the said Property mentioned in our Title Certificate dated 29th September, 2021, and based on Declaration-cum-Indemnity dated 18th January, 2022 executed by the said Developer, we hereby opine that by virtue of the Development Agreement dated 21st September, 2021 **AUM PRIMA LLP** are entitled to develop the said Property on the terms and conditions as set out in the said Development Agreement and sell the remaining Flats (save and except the Members' New Flats and Members' Car Parking Spaces agreed to be provided as defined in the said Development Agreement) and allot remaining Car Parking Spaces as set out in the said Development Agreement subject to the terms and conditions and restriction on sell of the Security Premises as provided therein. This being Addendum to the said Title Certificate shall be deemed to form part of the said Title Certificate and read alongwith the said Title Certificate.

Divya Shah Associates

9. Qualifying comments/remarks as mentioned in flow of the title enclosed herewith as an annexure.
10. The report reflecting the flow of title of the said Developers right to develop the said Property is enclosed herewith as Annexure-"II".

Dated this 18th day of January, 2022.

For **Divya Shah Associates**


Partner

Encl: Annexure