

ADV. MANSI JANI

B-1004, Ratna Mohan (Triveni) CHSL, Rajendra Nagar, Borivali (E), Mumbai – 400 066.

DATE:- 21.10.2021

To,

M/s. Amar Associates,

Vinay house, Madhav Kunj Apartment,

Near Chamunda Circle, Mandpeshwar Road,

Borivali (W), Mumbai – 400 092.

SUB: All that piece and parcel of land as per the Layout sanctioned No.TP/LO/980 dated 20.04.1971 and 04.02.1972 from Municipal Corporation of Greater Mumbai out of the layout known as Ghanshyamdas Podar Nagar, and bearing Plot No.3 admeasuring about 1066.89 sq. meters. or thereabouts bearing, CTS No. 1387/10, of Village Eksar Taluka Borivali, Mumbai Suburban District, situated, lying and being at Devidas Lane, Borivali (West), Mumbai-400 092 (Herein after referred to as the **“Said Property”**).

Sir,

As per your instructions, I have examined the title of the above referred property and have caused to be taken searches of available registration records and issued a Public Notice in two of the News Papers namely “Mumbai Lakshdeep” and “The Free Press Journal” both dated 27.09.2021. No claims have been received in response to the Public Notices issued by me. I have taken search for last 50 years i.e. from the year 1970 to 2021 at Sub Registrar’s Office at Mumbai, Bandra, and Borivali. From Search report, documents provided to me for scrutiny and the information provided to me and believing the same to be true, correct and trustworthy and also believing the documents / copies / papers furnished in its file to be true and genuine, I hereby give my report on title as under:-

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Description of documents presented to me for Scrutiny: -

1. Photocopy of Registration certificate of Om Vasudev Co-operative Housing Society Ltd bearing Registration No. BOM/HSR/3768 OF 1972 dated 19TH September 1972.
2. Photocopy of Deed of Conveyance dated 27th December 1972 registered under serial no. BOM/6845/1972.
3. Development Agreement dated 16th September 2021 registered with the Sub-registrar of Assurances at Borivali under Serial No. BRL5/12992/2021.
4. Power of Attorney dated 16th September 2021 registered with the Sub-registrar of Assurances at Borivali under Serial No. BRL5/12995/2021.

Tracing of Title: -

1. By an Indenture dated 27th December 1972, registered with the sub registrar of Assurances at Bombay under serial No. BOM/6845/1972, executed and entered into between, Nathuram Ramnarayan Pvt. Ltd. therein called as “the Vendor” of the First Part, the Mr. A. S. Chawak therein called as “the Confirming Party” of the Second Part and Om Vasudev Co-operative Housing Society Limited therein called as “the Purchaser” of the Third Part, the said Nathuram Ramnarayan Pvt. Ltd., sold, transferred, assigned, released, assured and conveyed unto the said Om Vasudev CHSL, all that piece and parcel of land admeasuring 1276 sq. yards equivalent to 1066.89 sq. mtrs. bearing Plot no 3 as per layout plan sanctioned under No. TP/LO/980, for the consideration and on the terms and conditions as recorded therein;
2. By a Development Agreement dated 16th September 2021 made and executed between the said Society of one part and Mr. Sharad Ambalal Desai and others therein referred to as the “Members” of the Second Part and M/s. Amar Associates of the Third part, registered with the Sub-Registrar of Assurances at Borivali No. 5 under Serial No. BRL5/12992/2021 (herein after referred to as the “Said Development Agreement”), the Society has granted, development rights in respect of the Said Property unto and in favour of the Developers therein to develop the said property by demolishing the

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existing building known as “Om Vasudev” on the Said Property and constructing a New Residential Building (hereinafter referred to as the “New Residential Building”) thereon by utilising and consuming to the maximum extent the maximum FSI including existing FSI of the Plot, FSI by acquiring and utilising TDR, Fungible FSI, at and/or for the consideration and on the terms and conditions more particularly recorded therein;

3. Pursuant to the said Development Agreement dated 16th September 2021 the Society has executed a Power of Attorney dated 16th September 2021 duly registered with the Registrar of Assurances at Borivali district Mumbai Suburban under No. BRL5/12995/2021 in favour of M/s. Amar Associates/its Nominees inter alia to execute and perform on behalf of and in the name of the Society any of the acts, deeds, matters and things that may be required to carry out redevelopment of the said Property in accordance with the provisions of the said Development Agreement.

Thus, in light of the above circumstances and subject to whatever is stated in aforesaid documents and subject to flats to be provided to the members of the said Society as mentioned in detail in the said Development Agreement, I am of the opinion that, the rights of M/S. AMAR ASSOCIATES to develop the Said Property appears to be clear and marketable.

General:-

- For the purpose of this opinion, I have assumed the legal capacity of all natural persons, genuineness of all signatures and all documents submitted to me are authentic.
- For the purpose of this opinion, I have assumed that there are no amendments, rectifications, modifications to the document perused by me.
- For the purpose of this opinion, I have relied upon the information provided to me by yourselves.
- I am not certifying the boundary of the said Property nor am I qualified to express my opinion on physical identification of the said Property.

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- This report on title is addressed to M/s. Amar Associates only. This report may not be furnished, quoted or relied on by any person or entity other than Amar Associates for any purpose without my prior written consent.

Mansi Jani

Adv. Mansi Jani