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(Correspondence at Branch Office only)

TITLE REPORT

To,
**Maharashtra Real Estate
Authority (MahaRERA),**
Bandra West, Mumbai - 400051.

Sub: Title Report with respect to Land bearing Survey No.06 & Hissa No.4 and its corresponding CTS No.31-A/2 admeasuring net area of 1006.30 Sq. Meters fas per Property Register Card (1182.40 Sq. Meters as per documents of title) or thereabout situate at Eksar Road of Village Eksar Taluka -Borivali, Mumbai Suburban District ("**the said Property**").

A. We have investigated the title of the said Property on the request and instructions of our clients M/s. Shivoham Infrahomes LLP having its office at 109, Laxmi Chayya CHSL, Babhai Naka, L.T. Road Borivali (West), Mumbai-400092 on perusal of the following documents.

1. DESCRIPTION OF THE PROPERTY:

All that pieces and parcels of property/land bearing Plot of Land bearing Survey No.06 & Hissa No.4 and its corresponding CTS No.31-A/2 admeasuring net area of 1006.30 Sq. Meters (after deducting set-backs of 169.62 Sq. Meters and 176.10 sq. meters from Original Land of 1352.02 Sq. Meters) as per Property Register Card (1182.40 Sq. Meters as per documents of title) or thereabout together with the existing building known as 'Borivali Raajhauns' standing thereon, comprised in Borivali Raajhauns Co-operative Housing Society Ltd. ("**the said Society**") lying, being and situate at Eksar Road of Village Eksar Taluka -Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban and bounded as follows: On or towards the East: 13.40 Meter wide Sodawala Lane/ Road; On or towards the West: CTS No.31-A/2, 'Sahayog' CHS Ltd; On or towards the North: Raj Crystal CHS Ltd., Royal Complex; and On or towards the South: 18.30 Meter wide Eksar Road (hereinafter referred to as "**the said Property**").

2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:

For the purpose of this Report, our client M/s. Shivoham Infrahomes LLP have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

- (i) Copy of the Indenture dated 1st August 1980 between (i) Mrs. Vijaya Dattatray Lotlikar, (ii) Dattatraya Vithal Sawant and (iii) Mrs. Vidya Ganesh Lotlikar; one Vasant Krishnarao Mulay; and the said Society (registered under Serial No. BOM/1743 of 1980);
- (ii) Copy of the Development Agreement dated 12.02.2021 between the said Society, M/s. Shivoham Infrahomes LLP, and Mrs. Umangi Sunil Pabari & Others (registered under serial No.BRL-5/2590 of 2021);
- (iii) Copy of the Power of Attorney by thr said Society in favour of (i) Mr. Tejraj D. Jain, (ii) Rahul T. Jain Partners of M/s. Shivoham Infrahomes LLP (registered under serial No.BRL-5/2591 of 2021).

- (iv) Intimation of Disapproval (IOD) from the MCGM bearing reference No. P-5152/2020/(31A/2)/R/C Ward/ EKSAR-S/ IOD/1/ New dated 27.05.2021;
- (v) Photocopy of the D.P. Remarks bearing No. Ch.E./DP34202005111270817 D.P. Rev. dt. Refer Inward Number R/C/2020/11127/0819 dated 10.05.2020 in respect of the said Property.
- (vi) Search Reports dated 27.08.2020 and 06.07.2021 issued by Sandeep Ashok Shedge;
- (vii) Photocopy of Property Register Card in respect of the said Property.

3. **REVENUE RECORDS/ PROPERTY REGISTER CARD:**

The Property Register Card reflects the name of the Society as the Holder of the said Property of an area admeasuring 1006.30 Sq. mtrs. However, we observe that the area of the said Property as per the documents of title (i.e. the Indenture dated 1st August 1980) is reflected as admeasuring 1352.02 Sq. Meters.

4. **SEARCHES and PUBLIC NOTICE :**

We have been provided with a copy of the Search Reports dated 27.08.2020 and 06.07.2021 issued by Sandeep Ashok Shedge in respect of the searches relating to said Property conducted at the office of the Sub-Registrar of Assurances at Bombay and Bandra for the year 1971 to 2021 and at Goregaon and Borivali (Computer Records) for the years 2002 to 2021. For investigation of title, we had issued public notices in the newspapers Free Press Journal and Navshakti (Marathi) both dated 27th March 2020. We have till date not received any claims in respect of the aforesaid public notices.

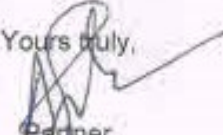
B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, the title of Borivali Raajhauns Co-operative Housing Society Ltd. to the said Property as the owner thereof appears to be clear, marketable and free from all encumbrances and M/s. Shivoham Infrahomes LLP are entitled to redevelop the said Property as per the terms of the said Development Agreement.

C. The Reports reflecting the flow of title of the said Property viz., Title Report dated 18.02.2021 and Supplemental Title Report dated 07.07.2021 issued to M/s. Shivoham Infrahomes LLP (along with required details) to the said Property is enclosed herewith as "Annexure 'A'".

Encl: Title Report dated 18.02.2021 and Supplemental title Report dated 07.07.2021 (Annexure 'A')

Dated this 8th day of July, 2021.

Yours truly,


Partner,
ASD Associates,
Advocates & Solicitors