

Bhavin R. Bhatia

B.Com., LL.B.

ADVOCATE, HIGH COURT

(BRB Legal)

Chamber at :

Room No. 58-D, 5th Floor, Alii Chambers, Tamrind Street, Off. N. M. Road, Fort, Mumbai - 400 023.

Mailing Address for Correspondence :

101/102/103, Samosaran, Plot No. 103, 5th Road, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

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Date: 17/08/2022

To,

Maharashtra Real Estate Regulatory Authority (MAHARERA)

Having address at 3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (E), Mumbai 400051

Legal Title Report

Sub: All that piece and parcel of land together with the buildings standing thereon known as 'Hansa Bhuvan' situate, lying and being at Village Eksar, Taluka Borivali in Mumbai Suburban District, containing by measurement 418.06 sq. metres or thereabouts as per Title Deed and 420.40 as per property card and actual occupation bearing Plot No.202 of Daulat Nagar, Borivali and registered in the books of the collector of Land Revenue under survey No.177 corresponding to CTS No.2493, 2493 part 1, 2, 3 and 4 of Village Eksar, Taluka Borivali, Mumbai Suburban District (For brevity's sake hereinafter to as the said "Property/Plot").

Upon the instructions of My Client's **STARSPACE VENTURES PRIVATE LIMITED**, having its registered office at 2E, Sureshwari Villa, Near Eskay Resort, Link road, Borivali (West), Mumbai- 400 092 (said Developer/ **STARSPACE VENTURES PRIVATE LIMITED**) through its Director 1) Mr. Jayesh Dhanaji Chheda & 2) Mr. Aarav P. Shah I have perused and scrutinized following documents as under:

- 1) Deed of Conveyance dated 21/04/2014 registered bearing with the office of Sub-Registrar of Assurance bearing registration no. BRL-1-3649-2014.
- 2) Development Agreement dated 21/03/2018 duly registered with the office of sub registrar of assurance bearing registration no. BRL-1/5987/2018.
- 3) Power of Attorney registered with the office of Sub-Registrar of Assurance bearing registration no. BRL-1-6358-2018 dated 31/05/2018.
- 4) DP Remark

- 5) IOD and Work Commencement Certificate issued by Municipal Corporation of Greater Mumbai.
- 6) Copy of PR Card pertaining to CTS No.2493, 2493 part 1, 2, 3 and 4
- 7) Search Report

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the said property acquired **M/s. VENTURES REAL INFRA PRIVATE LIMITED** through its directors 1) Mr. Jayesh Shantilal K. Shah & 2) Mr. Sandeep Krishna Desai, having address at 1005, 10th Floor, Lodha Supremus, Opp. World Tower, Senapati Bapat Marg, Lower Parel, Mumbai- 400 013 is clear, marketable and without any encumbrances and my clients **M/s. STAR SPACE VENTURES PRIVATE LIMITED** said Developers are well sufficiently entitled to Redevelop said Property and are also entitled to sale/dispose of the various flats/premises etc. in the proposed building on ownership basis since the Developer holds such rights and same are clear, marketable and free from reasonable doubts.

Owners of the land

- (1) City Survey No. 2493, 2493 part 1, 2, 3 and 4 is **M/s. Venture Real Infra Pvt. Ltd.** (Owner).
- (2) **M/s. Star Space Ventures Private Limited**, a Private Limited Company (Developers of the said property)
- (3) The Title report reflecting the flow of the title of the owner on the said plot is enclosed herewith as annexure.


Advocate

Encl: Annexure.