

To,

MahaRERA
3rd Floor, A Wing,
Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (E), Mumbai-400 051.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No.28 of Pandurang Wadi Layout bearing CTS No.99 of Village Pahadi Goregaon (East) situated between Road no.5 and 6, Pandurang Wadi, Goregaon (East), Mumbai 400 063 (herein after referred as "the said plot")

1. We have investigated the title of the said plot on the request of and under instructions of Messrs. Prabhat Enterprises, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 29, Mulji Devshi Building, 116, Keshavji Naik Road, Masjid Bunder, Mumbai 400 009, (having (1) Hirji M Shah, (2) Samir H Shah and (3) Vishal P Gupta, as its only present partners) and have seen the following documents:

1) Description of the property:

ALL THAT piece or parcel of land or ground admeasuring approximately 779.40 sq. meters or thereabouts being Plot No.28 of Pandurang Wadi Layout bearing CTS No.99 of Village Pahadi Goregaon (East), situated between Road no.5 and 6, Pandurang Wadi, Goregaon (East), Mumbai 400 063.

2) The documents of allotment of plot:

Deed of Conveyance dated 10th March 2021 executed by Dr Anil Gangadhar Tendolkar and Dr (Mrs) Nayana Khwaja Mudassir as the Vendors and Messrs. **Prabhat Enterprises**, as the Purchaser, the said Dr Anil Gangadhar Tendolkar and Dr (Mrs) Nayana Khwaja Mudassir have sold, transferred and conveyed to Messrs. Prabhat Enterprises, the above mentioned immovable property; the said Deed of Conveyance has been registered with the Sub-Registrar of Assurances under Serial No.BRL-2/3192/2021.

3) Property Register Card issued by City Survey Officer, Goregaon.

Mutation entry No. 824 dated 12/04/2021.

4) Search report of 30 years

We have issued Public Notices and have conducted search, through D K Patil, at the offices of the Sub-Registrar (both Manual Index) for 57

AH&Co

years from 1964 to 2020 and (Computerized Index) for 19 years from 2002 to 2020, who has issued his Report dated 23rd October 2020.

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, we are of the opinion that the title of M/s. Prabhat Enterprises is clear, marketable and without any encumbrances.

Owners of the land

(1) Messrs. Prabhat Enterprises, CTS/C.S. No. 99

(2) Qualifying comments/remarks:

Prabhat Enterprises are the sole and absolute owners of the above mentioned immovable property, free from encumbrances, charges and/or claims and free from litigation and have a clear and marketable title thereto. As per the recent property card, the above mentioned immovable property now stands in the name of Messrs. Prabhat Enterprises.

3. The report reflecting the flow of the title of the developer Messrs. Prabhat Enterprises on the said plot is enclosed herewith as annexure "A".

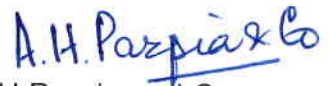
Date: 17 November 2021


A H Parpia and Company
Advocates and Solicitors

FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Register card as on date of application for registration.
- 2) Mutation Entry No. 824 dated 12/04/2021
- 3) Search Report dated 23rd October 2020 for 57 years taken at the office of the Sub-Registrar Bandra and Mumbai from 1964 to 2020 (Manual Index) and at the office of the Sub-Registrar Goregaon (Manual Index) from 1995 to 2020 and (Computerized Index) at the office of the Sub-Registrar of Borivali, Goregaon, Magathane from 2002 to 2020.
- 4) There are no Litigations affecting the said immovable property.

Date: 17 November 2021


A H Parpia and Company
Advocates and Solicitors