



WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

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GG/NL/10184

16th February 2024

To,
MahaRERA
6th and 7th Floor, Housefin Bhavan
Plot No. C- 21, E Block
Bandra Kurla Complex
Bandra (East)
Mumbai – 400051

LEGAL TITLE REPORT

Sub: All those pieces and parcels of land admeasuring 11,731 square meters bearing CTS No. 307/3, 307/4, 307/5 and 307/6 of Village Valnai, Taluka Goragaon and situated at Malad (west), Mumbai 400064 (said Land").

A. We, M/s. Wadia Ghandy & Co., Advocates and Solicitors, have been requested by our client Narang Propco Private Limited, having its registered office at Windsor, 1st Floor, CST Road, Kalina, Santacruz (East) Mumbai, 400098 ("NPPL") to investigate its rights and entitlement to undertake the development on the said Land, a brief summary of the same is as follows:

1. **Description of the property:**

All those pieces and parcels of land admeasuring 11,731 square meters bearing CTS No. 307/3, 307/4, 307/5 and 307/6 of Village Valnai, Taluka Goragaon and situated at Malad (west), Mumbai 400064.

2. **Documents of acquisition of development rights qua the said Land:**

i. By and under the Development Agreement dated 7th October 2016 and registered in the Office of the Sub-Registrar of Assurances at Borivali under Serial No. BRL-6-9926-2016 read with the Supplemental Development Agreement dated 19th November 2021 and registered in the Office of the Sub-Registrar of Assurances at Borivali under Serial No. BRL-4-15423-2021, NPPL acquired the development rights qua the said Land. The details pertaining to the acquisition of the development rights by NPPL qua the said Land are set out in our Title Report dated 15th February 2024 (enclosed herewith as **Annexure 'A'**).

ii. On a perusal of the above-mentioned documents and other documents set out in our Title Report (enclosed herewith as **Annexure 'A'**) and based on the steps and observations as set out in our Title Report (enclosed herewith as **Annexure 'A'**) we are of the opinion that Ushma Nagar Co-operative Housing Societies Federation Limited is the owner of the said Land and pursuant to the aforesaid Development Agreement dated 7th October 2016 read with the Supplemental Development Agreement, NPPL is entitled to undertake the development on the said Land in

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compliance with the approvals and permissions as may be accorded from time to time subject to what is stated in our Title Report (enclosed herewith as **Annexure 'A'**).

OWNER AND AREA OF THE LAND

- iii. Upon perusal of the Property Register Cards mentioned hereunder, in respect of the said Land, it is observed as under:

Sr. no.	Land Parcel	Area (in sq. m.)	Name of the owner reflected on the property register card
a.	307/3	3,196	Ushma Nagar Co-operative Housing Societies Federation Limited
b.	307/4	2,904	Ushma Nagar Co-operative Housing Societies Federation Limited
c.	307/5	2,975	Ushma Nagar Co-operative Housing Societies Federation Limited
d.	307/6	2,656	Ushma Nagar Co-operative Housing Societies Federation Limited
Total		11,731/-	

3. **Searches in the office of the Sub-Registrar:**

We have caused searches to be undertaken at the offices of the Sub-Registrar of Assurances for a period from 1975 till 22nd January 2024. Details of the search reports have been set out in our Title Report dated 15th February 2024 ("**Title Report**"). (Enclosed herewith as **Annexure 'A'**).

- B. The Title Report prepared by us reflecting the flow of title to the said Land and other concerned matters, is enclosed herewith as **Annexure 'A'** and all persons are advised to read the same.

For M/s. Wadia Ghandy & Co.


Partner

Encl:

1. Annexure 'A' (Title Report dated 15th February 2024).