

To,

Maharashtra Real Estate Regulatory Authority,

6th & 7th Floor, Housefin Bhavan,

Plot No. C-21, E Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of lands being (i) Plot No.11, admeasuring about 836.10 sq. mts. held by Sai Datta Prasad Co-operative Housing Society Ltd. together with building standing thereon known as "**Sai Datta Prasad**" with 24 members bearing CTS No. A/791(pt) and situated at Bandra Reclamation, Bandra (West), Mumbai 400 050 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**Plot No. 11**") and (ii) Plot No. 12 admeasuring 836.10 sq. mts. held by Niyojan Co-operative Housing Society Ltd. together with building standing thereon known as "**Sagar Tarang**" with 27 members bearing CTs No. A/791(pt) and situated at Bandra Reclamation, Bandra (West), Mumbai 400 050 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**Plot No. 12**"). Plot No. 11 and Plot No. 12 are together referred to as the "**said Property**").

At the request of our client, Inspira Buildcon Private Limited, a Company incorporated under the provisions of the Companies Act, 1956, ("**the Developer**") having it's registered office at Level 6, Gala Impecca, Andheri Kurla Road, Andheri (East), Mumbai 400059, we have investigated their title to develop the said Property.



1) Description of the of the said Property:

All that piece and parcel of lands being (i) Plot No.11, admeasuring about 836.10 sq. mts. held by Sai Datta Prasad Co-operative Housing Society Ltd. together with building standing thereon known as "**Sai Datta Prasad**" with 24 members bearing CTS No. A/791(pt) and situated at Bandra Reclamation, Bandra (West), Mumbai 400 050 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and (ii) Plot No. 12 admeasuring 836.10 sq. mts. held by Niyojan Co-operative Housing Society Ltd. together with building standing thereon known as "**Sagar Tarang**" with 27 members bearing CTs No. A/791(pt) and situated at Bandra Reclamation, Bandra (West), Mumbai 400 050 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

2) Documents of allotment of the said Land:

- a) By a Development Agreement dated 30th March 2023 ("**Development Agreement**"), entered into between Sai Datta Prasad Co-operative Housing Society Ltd., therein referred to as the First Society of the First Part, Niyojan Co-operative Housing Society Ltd., therein referred to as the Second Society of the Second Part, the Members of the First Society and Second Society, therein referred to as the Members of the Third Part, and Inspira Buildcon Private Limited, therein referred to as the Developer of the Fourth Part, and registered with the Sub Registrar of Assurances under serial no. BDR18/7415 of 2023, the First and the Second Society and their Members have granted unto the Developer therein the right to redevelop the said Plot No. 11 and Plot No. 12 under a common single amalgamated / layout of development and thereafter amalgamating the two plots and societies into a single society, on the terms and conditions more particularly contained therein.



- b) By a Power of Attorney dated 30th March 2023 ("**Power of Attorney**"), executed by Sai Datta Prasad Co-operative Housing Society Ltd. and Niyojan Co-operative Housing Society Ltd. favour of Inspira Buildcon Private Limited the said Societies have granted various powers to Inspira Buildcon Private Limited vis-à-vis the redevelopment of the said Property.

3) 7 / '12 Extracts, Mutation Entries and Property Cards:

On perusal of the Property Register Card with respect to CTS No. A/791(pt), it is observed that names of the Sai Datta Prasad Co-operative Housing Society Limited and Niyojan Co-operative Housing Society Limited is not reflected as the Lessee of MHADA.

4) Searches in the Offices of the Sub-Registrar of Assurance:

For the purpose of issuing this Report we have relied on earlier title report dated 30.06.2023 and have conducted online searches, which are subject to the availability of records. It has been observed that, apart from agreements relating to the flats in the Sai Datta Prasad and Sagar Tarang, no registered documents relating to the said Property i.e. Plot No.11 and Plot No.12 were found during the search.

- 5) On perusal of the above mentioned documents and subject to what is stated hereinabove, (i) Sai Datta Prasad Co-operative Housing Society Ltd. is well and sufficiently entitled to leasehold right, title, and interest in respect of Plot No. 11, and (ii) Niyojan Co-operative Housing Society Ltd. is well and sufficiently entitled to the leasehold right, title, and interest in respect of Plot No. 12. Further, the title of **Inspira Buildcon Private Limited** to develop the said Property is clear and marketable in accordance with the Development Agreement, Power of Attorney and subject to compliance and/or obtainment of all the statutory permission and approvals for the development of the said Property.



Owner: The Maharashtra Housing and Area Development Authority is the owner of CTS no. A/791(pt).

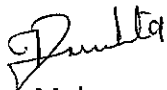
Lessees: Sai Datta Prasad Co-operative Housing Society Limited being the Lessee of the Plot No. 11 and Niyojan Co-operative Housing Society Limited being the Lessee of the Plot No. 12.

Developer: Inspira Buildcon Private Limited is the developer of the said Property.

- 5) The Report reflecting the flow of the title of the Developer on the said land is enclosed herewith as **Annexure "A"**.

DATED THIS 18th DAY OF FEBRUARY 2025

For LexStreet Advisors LLP
Advocates & Solicitors


Jaydeep Mehta
Partner



Encl : Annexure A (Flow of title to the said Land)

Annexure "A"

FLOW OF THE TITLE OF THE SAID LAND

1) 7 / 12 Extract / P.R. Card as on date of application for registration.

On perusal of the Property Register Card with respect to CTS No. A/791(pt), it is observed that names of the Sai Datta Prasad Co-operative Housing Society Limited and Niyojan Co-operative Housing Society Limited is not reflected as the Lessee of MHADA.

2) Searches in the Offices of the Sub-Registrar of Assurance:

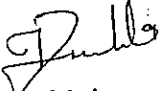
For the purpose of issuing this Report we have relied on earlier title report dated 30.06.2023 and have conducted online searches, which are subject to the availability of records. It has been observed that, apart from agreements relating to the flats in the Sai Datta Prasad and Sagar Tarang, no registered documents relating to the said Property i.e. Plot No.11 and Plot No.12 were found during the search.

3) Any other relevant title: Not Applicable

4) Litigations: Nil

DATED THIS 18th DAY OF FEBRUARY, 2025

For LexStreet Advisors LLP
Advocates & Solicitors


Jaydeep Mehta
Partner

