

26th September, 2025

To

MAHA RERA

Mumbai

Legal Title Report

Re: **All THAT** piece and parcel of land admeasuring 2,565.10 square metres bearing CTS No. 332 and 332/1 of Village Chembur at Chembur (West), Mumbai 400071 within the District and Registration Sub District of Mumbai City And Mumbai Suburban ("said Larger Property").

A. We have been requested by **SKYPLUS REAL ESTATES PRIVATE LIMITED** ("Owner/Developer"), a company registered under the provisions of Companies Act, 2013 and having its registered office at Shop No. 01, Saraswati Darshan, S. V. Road, Opp. New Era Cinema, Malad West, Mumbai 400064 to provide our opinion on title in respect to the ownership of the said Larger Property.

B. The Developer has informed us that, they are constructing the proposed project on portion of the Larger Property being land area admeasuring approximately 1,623.10 sq. mtrs. or thereabouts ("said Property") with the said Project FSI (as defined below).

C. Documents pertaining to the Larger Property (which includes said Property):

1. Indenture of Lease dated 8th November, 2002 executed by and between the Kirtikumar K. Banjhi (therein referred to as '*the Lessor*') of the one part and the Owner herein (then proposed and under incorporation) (therein referred to as '*the Lessees*') of the other part, and duly registered with the office of the Sub-Registrar of Assurances at Bandra under Sr.No.BDR-3/6403/2002.
2. Indenture of Conveyance dated 22nd March, 2007 executed by and between the Said Kirtikumar acting through his Constituted Attorney Sunil Dutt Sharma (therein referred to as '*the Vendor*') and the Owner (therein referred to as '*the Purchaser*') and duly registered with the office of Sub-Registrar of Assurances Kurla No.3 at Bandra under no.BDR-13/2622/2007.
3. Deed of Conveyance dated 9th January, 2020 [registered with the Office of Sub-Registrar of Assurances at Kurla No. 3 under No. KRL3-390-2020] made and executed by and between Heenaben Kirtikumar Thacker, Kishan Kirtikumar Thacker and Kinjal Kirtikumar Thacker (therein referred to as the Vendors) of the One Part and the Owner herein (therein referred to as the Purchaser) of the Other Part.
4. Consent terms dated 12th March, 2020 was filed in Suit No. 79/100 of 2011 and a Consent Decree dated 12th March, 2020 was passed by the Hon'ble Small Causes Court at Bombay.
5. Lease Deed dated 8th January, 2021 [registered with the Sub-Registrar of Assurances at Bombay under serial No. KRL 5/253/2021] made and executed by and between the

Erstwhile Owner (therein referred to as the 'Lessor') of the one part and HPCL (therein referred to as the 'Lessee') of the other part.

6. Deed of Conveyance dated 30 March 2024 [and registered with the Sub-Registrar of Assurances, at Kurla, under serial no. KRL-1/7177/2024] executed by and between FM Land Developer Private Limited, of the First Part, and Skyplus Real Estate Private Limited as the Purchaser of the Second Part.
7. POA dated 30 March 2024 [and registered with the Sub-Registrar of Assurances, at Kurla, under serial no. KRL-1/7178/2024] executed by FM Land Developer Private Limited in favour of Skyplus Real Estate Private Limited.
8. Deed of Rectification dated 10th April 2024 of the Deed of Conveyance dated 30 March 2024 [and registered with the Sub-Registrar of Assurances, at Kurla, under serial no. KRL-1/7829/2024] executed by and between FM Land Developer Private Limited, of the First Part, and Skyplus Real Estate Private Limited as the Purchaser of the Second Part.

D. STEPS: -

We have undertaken the following steps whilst investigating the title of the Owner and its entitlement to redevelop the said Larger Property.

- (1) Perused documents with respect of the said Larger Property which are listed in Clause B above.
- (2) Caused searches in respect of the said Larger Property in the records of the office of the Sub-Registrar of Assurances at Bandra, Mumbai and Chembur (S.R.O.) manual/physical records from the year 1970 to 2001 (32 years) and Chembur and Nahur Computer/Physical records from the year 2002 to 2023 (22 years). An update SRO Search Report is also obtained for a period from 27 Jan 2023 till 28 April 2024. A further updated SRO Search Report dated 25 Sept 2025, is also obtained for a period from Jan 2024 till 25 Sept 2025 from Mr Santosh Shinde, Search Clerk.
- (3) Caused Registrar of Companies search by "Simply CERSAI" in respect of Owner and obtained a report dated 2 May 2024 and further CERSAI report dated 25 August 2025 ("**ROC Search Report**").
- (4) Examined and perused the Property Register Card provided in respect of the said Larger Property which reflects the name of the Owner.
- (5) We have issued Public Notices in Mumbai in two news papers viz., (1) Free Press Journal (English) and (2) Navshakti (Marathi), inviting objections and/or claims from third parties with respect to the title of the Owner to the said Larger Property.

E. On perusal of the documents contained in clause B aforesaid and other relevant documents relating to the said Larger Property, we are of the opinion that the ownership title of Skyplus Real Estate Private Limited to the said Property is clear, marketable and subject to the encumbrances

as disclosed in the Encumbrance Certificate Details of Encumbrance is enclosed herewith as **Annexure A**.

Owner of the said Larger Property / said Property :- Skyplus Real Estate Private Limited.

- F.** The report reflecting the flow of title of Skyplus Real Estate Private Limited to the said Larger Property (which includes the said Property) is enclosed herewith as an **Annexure B** and shall form part of opinion and read along with this Report.
- G.** It is clarified that this RERA Title Report is restricted to the land under development being the Project Land/ said Property only, with Project FSI (as defined below).

Yours truly
Resolve Law Partners
Advocates & Solicitors



Ahtesham M. Khatri,
Managing Partner

Encl.:- As above.

Annexure A
DETAILS OF ENCUMBRANCE

The rights of Skyplus Real Estate Private Limited in respect of the said Larger Property have been mortgaged in favour of:

Mortgagee	Type of Deed	Date	Document No.
Aditya Birla Housing Finance Limited	Indenture of Mortgage (without possession)	02.12.2024	Sub-registrar of Assurances, Andheri bearing Registration No. BDR18-20826-2024

Annexure B
(Flow of title of the said Property)

To,

MAHARERA

Housefin Bhavan, Plot No. C-21, E – Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051.

Re: **All THAT** piece and parcel of land admeasuring 2,565.10 square metres bearing CTS No. 332 and 332/1 of Village Chembur at Chembur (West), Mumbai 400071 within the District and Registration Sub District of Mumbai City And Mumbai Suburban ("said Larger Property")..

A. Devolution of the Property:

On perusal of various search reports and title documents made available to us from time to time, we have observed as follows:

1. One Mr. Khatau Bhanji (hereinafter referred to as "**the said Bhanji**") appears to have submitted an offer to the District Deputy Collector, Bombay Suburban District for the purchase of the said Property being all that piece and parcel of land bearing Plot No. 612 of Suburban Scheme No. III admeasuring 2,565.10 sq. mtrs., situated at V. N. Purav Marg, Chembur, Mumbai 400 071 . In pursuance of such application, the District Deputy Collector, accepted the offer of the said Bhanji by virtue of Letter dated 8th June, 1942. Pursuant thereto, by an Agreement dated 17th September, 1942 executed by the Mamlatdar, South Salsette Taluka, Bombay Suburban District, the said Larger Property was allotted to the said Bhanji. The aforesaid information has been retrieved from various other title documents provided to us.
2. It appears from the recitals of the various documents perused by us that the said Bhanji thereafter applied to the District Deputy Collector, Bombay Suburban District for a change of user of the said Larger Property from residential to commercial purposes and the Collector by his letter dated 14th November 1953 granted permission for the change of user. The aforesaid information has been retrieved from various other title documents provided to us.
3. By and under an Indenture of Lease dated 31st December, 1953, (hereinafter referred to as "**Lease-1**") executed by and between the said Bhanji (therein referred to as '*the Lessor*') of the one part and Mr. Habib Chaggan and Mr. Vali Mohamed Chaggan (as partners of M/s. Chaggan Mitha & Co.) (therein referred to as '*the Lessees*') of the other part, and duly registered with the Office of Sub-Registrar of Assurances at Bombay under serial No. BOM/1214/1954, the said Bhanji granted a lease in respect of the said Larger Property unto and in favour of the said Mr. Habib Chaggan and Vali Mohamed Chaggan therein for a term of 20 (twenty) years commencing from 1st January, 1954 on the terms and conditions and covenants set out therein.
4. Thereafter, by and under an Indenture dated 22nd February, 1954, (hereinafter referred to as "**the said Assignment**") executed by and between the said Mr. Habib Chaggan and Mr. Vali Mohamed

Chaggan (as partners of M/s. Chaggan Mitha & Co.) (therein referred to as '*the Assignors*') of the one part and one Standard Vacuum Oil Company (therein referred to as '*the Assignees*') of the other part and duly registered with the Sub-Registrar of Assurances at Bombay under serial No. BOM/2663/1954 the said Mr. Habib Chaggan and Mr. Vali Mohamed Chaggan (as partners of M/s. Chaggan Mitha & Co.) assigned and transferred unto and in favour of the said Standard Vacuum Oil Company their leasehold right in respect of a portion of the said Larger Property admeasuring 1,700 square yards (hereinafter referred to as "**the Assigned Property**") for the residue unexpired term of 20 (twenty) years granted under the First Lease together with the right to install, erect and maintain an underground petrol tank and petrol delivery pump connected with the petrol tank and any other erection, building and equipment whether of permanent or temporary nature for purpose of storing, selling or otherwise carrying on trade in petrol, petroleum products, oil and kindred motor accessories and any other trade or business that can conveniently be carried on the Assigned Property. The aforesaid information has been retrieved from various other title documents provided to us.

5. It appears that the said Standard Vacuum Oil Company was a foreign company (incorporated in the United States of America under the laws of the state of Delaware). It appears that on or about 30th March, 1962 the name of Standard Vacuum Oil Company was changed to ESSO Standard Eastern Inc. Pursuant thereto, it appears that on or about 1st January, 1971, the name of ESSO Standard Eastern Inc. was changed to ESSO Eastern Inc. Thereafter, by enactment of ESSO (Acquisition of Undertakings in India) Act, 1974, the right, title and interest of ESSO Eastern Inc. in relation to all its undertakings in India as defined therein, stood transferred and vested in the Central Government. By and under a notification dated 14th March, 1974, No. GSR 31 (A), the right, title and interest of ESSO Eastern Inc. in relation to its undertakings in India, instead of continuing with the Central Government, vested in Esso Eastern Refining Company India Limited with effect from 19th March, 1974. By and under a notification dated 12th July, 1974, No. GSR 320 (E), the name of Esso Eastern Refining Company India Limited was changed Hindustan Petroleum Corporation Limited (hereinafter referred to as "**HPCL**") and the change in name was recorded with the Registrar of Companies on 15th July, 1974.
6. The said Lease-1 was not renewed after the expiry of period granted therein and hence it stood terminated by efflux of time upon the expiry of 20 (Twenty) years i.e. in the year 1973. Since HPCL (then ESSO Eastern Inc.) was the Assignee of M/s. Chaggan Mitha & Co. for the residue of the period of the Lease-1, their assignment also technically stood terminated with the termination of the said Lease. However, it appears from various documents produced before us that HPCL is still in possession of the Assigned Property without any amounts being paid to the said Bhanji and petrol pump constructed thereon is apparently operational till date.
7. It is further recorded in various documents that the said Bhanji died on 18th April, 1967 at Bhuj Kutch, Gujarat leaving behind him surviving his widow Lilavati (hereinafter referred to as the "**said Lilavati**") and son Kirtikumar K. Banji (hereinafter referred to as the "**said Kirtikumar**") as his only heirs and legal representatives as per the Hindu Succession Act, 1956 by which he was governed at the time of this death. It is also recorded in various documents reviewed by us that the said Bhanji prior to his death declared and published his last will and testament dated 9th

July, 1966 (hereinafter referred to as "**said Will**"). It is further recorded in the documents reviewed by us that as per the said Will the said Kirtikumar became entitled to the estate and properties including the said Larger Property left by the said Bhanji. The aforesaid information has been retrieved from various other title documents provided to us.

8. The said Lilavati died intestate on 15th August, 1991 at Bhuj-Kutch, Gujarat leaving behind her only son the said Kirtikumar as her only heir and legal representative as per the Hindu Succession Act, 1956 by which she was governed at the time of her death.
9. Thus, Kirtikumar Khatau Bhanji became an absolute owner of the said Larger Property.
10. Pursuant to the aforesaid, by an Indenture of Lease dated 8th November, 2002 (hereinafter referred to as "**said Lease-2**") executed by and between the said Kirtikumar (therein referred to as '*the Lessor*') of the one part and the Erstwhile Owner (i.e. FM Land Developer Private Limited (then proposed and under incorporation) (therein referred to as '*the Lessees*') of the other part, and duly registered with the office of the Sub-Registrar of Assurances at Bandra under Sr.No.BDR-3/6403/2002, the said Kirtikumar thereby demised unto and in favour of the Erstwhile Owner, the said Larger Property for a period of 999 (Nine Hundred and Ninety Nine Only) years commencing with effect from 8th November, 2002 for the lease rent and on the terms, conditions and covenants setout therein. Pursuant to the said Second Lease the said Larger Property was mutated in the name of the Erstwhile Owner as Lessees in the Revenue Records.
11. The said Kirtikumar executed a specific Power of Attorney dated 13th November, 2002 in favour of Munnir Rahimtulla Mitha interalia granting various powers including power to execute lease, assignment, conveyance, transfer and deal in any manner as Munnir Rahimtulla Mitha may deem fit and proper. The said Power of Attorney is duly registered with the office of Sub-Registrar of Assurances at Bandra under Serial No. BDR-3/6405/2002.
12. The said Munnir Rahimtulla Mitha by exercising the power of substitution contained in the said Power of Attorney dated 13th November, 2002 executed a Power of Attorney dated 26th February, 2004 in favour of Sunil Dutt Sharma thereby delegating all the powers granted by the said Kirtikumar in favour of Mr. Munnir Rahimtulla Mitha and substituting the said Sunil Dutt Sharma as substituted Attorney of Kirtikumar Khatau Bhanji.
13. By an Indenture of Conveyance dated 22nd March, 2007 executed by and between the Said Kirtikumar acting through his Constituted Attorney Sunil Dutt Sharma (therein referred to as '*the Vendor*') and the Erstwhile Owner (therein referred to as '*the Purchaser*') and duly registered with the office of Sub-Registrar of Assurances Kurla No.3 at Bandra under no.BDR-13/2622/2007 the Said Kirtikumar acting through his Constituted Attorney Sunil Dutt Sharma did thereby sell, transfer and convey unto and in favour of the Erstwhile Owner his reversionary right, title and interest in the property admeasuring 2,529.29 square meters (hereinafter referred to as the "**said First Property**") at and for the consideration and on the terms and conditions set out therein.
14. On or about 16th June, 2011 the Erstwhile Owner filed an eviction suit being T.E. Suit No. 200100/2011 against HPCL before the Hon'ble Small Causes Court, Dhobi Talao, Mumbai for

vacating and handing over the possession of the Assigned Portion and for other reliefs more particularly mentioned therein. The said Suit appears to have been disposed off by way of Consent Decree dated 12 March 2020 as reflecting on the website of the Court.

- 15.** Thereafter, the said Kirtikumar died at Pune on 18th November, 2008 leaving behind him as his only heirs and legal representatives viz., his wife, Heenaben Kirtikumar Thacker, his son Kishan Kirtikumar Thacker and his daughter Kinjal Kirtikumar Thacker as per the Hindu Law of Succession by which he was governed at the time of his death.
- 16.** On or about 14th March, 2017 the said Heenaben Kirtikumar Thacker, Kishan Kirtikumar Thacker and Kinjal Kirtikumar Thacker filed a suit being Suit No.428 of 2017 before the Hon'ble Bombay High Court against the Erstwhile Owner for reliefs, more particularly contained therein.
- 17.** Pursuant to settlement arrived between the said Heenaben Kirtikumar Thacker, Kishan Kirtikumar Thacker and Kinjal Kirtikumar and the Erstwhile Owner, a consent terms dated 9th January, 2020 was filed in Suit No. 428 of 2017 and by a Consent Decree dated 9th January, 2020 was passed by Hon'ble High Court pursuant to the Consent Terms arrived at between the parties to the said suit and accordingly the suit came to be disposed of by way of Consent Terms.
- 18.** Subsequently physical survey of the entire property was carried out by the Erstwhile Owner herein along with the previous owners and upon such physical survey which was carried out, it came to the notice of the parties then, that the area of the entire property conveyed under the Indenture of Conveyance dated 22nd March, 2007 was larger by 35.81 square meters area and which area was matching with area as set out in the PR Card as well as the Lease Agreement dated 17-9-1942 executed by the Collector in favour of Mr. Khatau Bhanji.
- 19.** Pursuant thereto, by an Deed of Conveyance dated 9th January, 2020 [registered with the Office of Sub-Registrar of Assurances at Kurla No. 3 under No. KRL3-390-2020] made and executed by and between Heenaben Kirtikumar Thacker, Kishan Kirtikumar Thacker and Kinjal Kirtikumar Thacker (therein referred to as the Vendors) of the One Part and the Erstwhile Owner herein (therein referred to as the Purchaser) of the Other Part, the said Heenaben Kirtikumar Thacker, Kishan Kirtikumar Thacker and Kinjal Kirtikumar Thacker sold transferred and conveyed an area admeasuring 35.81 square meters (hereinafter referred to as the "**Second Property**") to and in favour of the Erstwhile Owner at and for a consideration and on terms and conditions more particularly contained herein.
- 20.** Thus, the said Larger Property vests in the Erstwhile Owner as the sole and absolute owners, and free from all claims, litigations and encumbrances and the Erstwhile Owner is seized and possessed of and otherwise well and sufficiently entitled to the said Larger Property as the absolute and exclusive owner thereof.
- 21.** Pursuant to settlement arrived between the Erstwhile Owner and HPCL, a consent terms dated 12th March, 2020 was filed in Suit No. 79/100 of 2011 and a Consent Decree dated 12th March, 2020 was passed by the Hon'ble Small Causes Court at Bombay.

22. A portion of the Assigned Property admeasuring 377 sq. mtrs. was acquired by the Government for road widening and road set back ("Set Back Land") and portion of the area was surrendered back to the Erstwhile Owners and hence ("Surrendered Area") only a portion admeasuring 565 square meters out of the Assigned Property forming part of the Larger Property ("Leased Land/ HPCL Land") remained balance with HPCL. It appears that the Erstwhile Owner is entitled to use the FSI /TDR/ benefits (in any manner whatsoever) of the said Set Back Land ("Set Back FSI") on the Project Land (as defined below).
23. In compliance of the Consent Decree dated 12th March, 2020, by and under a Lease Deed dated 8th January, 2021 [registered with the Sub-Registrar of Assurances at Bombay under serial No. KRL 5/253/2021] ("HPCL Lease Deed") made and executed by and between the Erstwhile Owner (therein referred to as the 'Lessor') of the one part and HPCL (therein referred to as the 'Lessee') of the other part, the said Erstwhile Owner granted a lease unto and in favour of the HPCL in respect of the Leased Land to and in favour of HPCL for a period of 19 years and 11 months commencing from 1st November, 2019 for a monthly rent and on other terms and conditions more particularly contained therein. There is a structure standing on the said Leased Land consuming 180 sq. mtrs. FSI ("HPCL Used FSI") and the balance FSI/TDR (in any manner whatsoever) of the said Leased Land ("HPCL Balance FSI") remains to be utilised by the Erstwhile Owner and the Erstwhile Owner alone are entitled to utilise the same in the manner the Erstwhile Owner deems fit and proper in the said Project (as defined below).
24. The (i) Set Back Land, (ii) HPCL Land (save and except HPCL Used FSI) and (iii) said Property (collectively "Development Land").
25. It is clarified that the remainder of the said Larger Property being an area admeasuring 1623.10 square meters (after deduction of the Setback Land and the Lease Land) (hereinafter referred to as **said Project**) remains to be developed, by utilizing the full and maximum development potential by way of FSI /TDR /benefits, including compensatory Fungible FSI, etc. (whether present or in future), etc. whatsoever of the Development Land ("Project FSI") under any regulations, notifications circulars, schemes, etc. under Development Control and Promotion Regulations 2034 for Greater Mumbai ("DCPR 2034").
26. By and under a Deed of Conveyance dated 30 March 2024 [and registered with the Sub-Registrar of Assurances, at Kurla, under serial No. KRL-1/7177/2024] ("said Conveyance Deed"), executed by and between Erstwhile Owner, of the First Part, and the Owner of the Second Part, Vendor therein has sold, conveyed and transferred in favour of the Purchaser therein on ownership basis the said Larger Property (subject to the lease granted in favour of Lessee /HPCL under the said Lease Deed), for consideration and upon the terms and conditions more particularly set out therein.
27. Simultaneously a POA dated 30 March 2024 [and registered with the Sub-Registrar of Assurances, at Kurla, under serial no. KRL-1/7178/2024] came to be executed by Erstwhile Owner in favour of the Owner (i.e. Skyplus Real Estate Private Limited) in respect to the said Larger Property.

28. Subsequent to the execution of the aforesaid Conveyance Deed the parties realised that there was an error in the description of CTS Nos of the said Larger Property and the same came to be rectified from CTS No. 332 (Part) and 332/1 (Part) to CTS No. 332 and 332/1 and accordingly the parties to the said Conveyance Deed executed a Deed of Rectification dated 10th April 2024 of the Deed of Conveyance dated 30 March 2024 [and registered with the Sub-Registrar of Assurances, at Kurla, under serial no. KRL-1/7829/2024] rectifying the said error.

29. In the circumstances, the Owner (i.e. Skyplus Real Estate Private Limited) became the sole and absolute owners of said Larger Property (subject to the rights of the Lessee to the HPCL Land and HPCL Used FSI), and that they are in absolute possession of the said Property.

B. Property Register Card in respect of the Larger Property stands in the name of the Owner, Skyplus Real Estates Private Limited. The area of the 2 Property Register Cards standing in the name of the Owner aggregates to 2,565.10 sq. mtrs.

C. ROC Search Report:

On perusal of the ROC Report of Erstwhile Owner, no adverse entry in respect to the said Larger Property is reported. Further on perusal of the ROC Report dated 2 May 2024 of the Owner company and further CERSAI report dated 25 August 2025, it appears that the Owner company has created an equitable mortgage (without possession) of the said Property ("**said Mortgage**") in favour of Aditya Birla Housing Finance Limited ("**Mortgagee**"), as reflected in the Registered Indenture of Mortgage dated 02.12.2024.

D. Litigation:

There are no pending litigations by or against the Owner in respect of the said Property as on date.

E. Public Notices:

We have issued Public Notices in Mumbai on 25th March, 2023 in two news papers viz., (1) Free Press Journal (English) and (2) Navshakti (Marathi), inviting objections and/or claims from third parties with respect to the title of the Owner to the said Larger Property ("**Public Notices**"). We have not received any claims/objections in respect to the title of the said Larger Property.

F. Searches at the office of Sub-registrar of Assurances at Mumbai:

Caused searches in the records of the office of the Sub-Registrar of Assurances at Bandra, Mumbai and Chembur (S.R.O.) and obtained a Search Reports dated 27th January, 2023 and 27 April 2024 and further updated search report of 25th Sept 2025 of Mr Santosh Shinde.

On perusal of the same, we have to state that there are no adverse entries pertaining to the said Property. The Mortgage created in respect to the said Property by the Owner in favour of Catalyst Trusteeship Limited [under a Deed of Mortgage dated 16 Apr 2024 [bearing Regn No. KRL-3/ 8732/2024]], has been reconveyed by the Catalyst Trusteeship Limited by the Deed of Reconveyance dated 23 Sept 2024 [bearing Regn No. KRL-3/ 21267/2024].

G. RERA Registration:

The Owner/Developer shall be required to register its project under RERA Act and Rules framed thereunder, prior to commencing the sales and marketing for the said Property to be redeveloped on the said Property.

H. Permissions and sanctions:

- (a) The Owner / Developer has obtained the Clubbing LOI issued by the Slum Rehabilitation Authority ("SRA") bearing No. M-W/ PVT/0039/ 20240415/ LOI dated 9th May 2024, in respect to the development on the said Property under Regulation 33(10) and 33(11) of the Development Control And Promotion Regulations, for Greater Mumbai 2034, as per the salient features of the scheme which is more particularly set out therein.
- (b) Subsequently the Developer/Owner has obtained an Intimation of Approval bearing No. M-W/ PVT/0039/ 20240415/ AP/S ("IOA"), dated 4th June 2024 and amended IOA dated 21st August, 2025 from the SRA.
- (c) The Owner / Developer has also obtained Plinth Commencement Certificate bearing No. M-W/ PVT/0039/ 20240415/ AP/S dated 22 Aug 2025 ("Plinth CC") issued by the SRA for construction on the said Project.

I. Conclusion:

Subject to Mortgage /Encumbrance created in favour of Aditya Birla Housing Finance Limited, we state that the title of Skyplus Real Estate Private Limited as the Owner of the said Larger Property is clear and marketable (subject to the road set back, the leasehold rights of HPCL to the HPCL Land and HPCL Used FSI) and it is entitled to develop the said Project as the owner thereof by constructing on the said Project a new building by using and utilising the entire Project FSI as per the provisions of Development Control and Promotion Regulations 2034 for Greater Mumbai, as per the permissions to be granted by the SRA Authority from time to time.