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FORMAT A

(AS PER CIRCULAR NO. 28 OF 2021)

15th November, 2021

To,
Maha RERA,
Mumbai, Maharashtra.

Sub: - All that piece or parcel of land bearing Plot No. 12 and corresponding to City Survey Nos.1405 to 1407 of Village Bandra, admeasuring in the aggregate 2,513 square yards equivalent to 2,101.19 square meters or thereabouts according to previous title deeds and admeasuring 1,947.6 square meters as per the Property Register Cards, situate, lying and being at Pali Hill Road, Bandra, Mumbai - 400 050 (herein after referred as the **said Land**)

We have investigated the title of the said Land on the request of Keystone Realtors Private Limited (the Developer) and following documents i.e.

1. **Description of Property:-** All that piece or parcel of land bearing Plot No. 12 and corresponding to City Survey Nos.1405 to 1407 of Village Bandra, admeasuring in the aggregate 2,513 square yards equivalent to 2,101.19 square meters or thereabouts according to previous title deeds and admeasuring 1,947.6 square meters as per the Property Register Cards, situate, lying and being at Pali Hill Road, Bandra, Mumbai - 400 050 (herein after referred as the said Land)
2. **The Documents of allotment of Plot:-**
 - i. Indenture dated 21st August, 1946 registered with the office of the Sub-Registrar of Assurance under serial no. BOM-4329 of 1946;
 - ii. Indenture dated 6th October, 1948 registered with the office of the Sub-Registrar of Assurances under serial no. BOM-4902 of 1948;

- iii. Indenture dated 6th October, 1948 registered with the office of the Sub-Registrar of Assurances under serial no. BOM-4903 of 1948;
- iv. Intimation of Disapproval dated 17th August, 1978 bearing reference no. EB/CE/XX/5912/BSII/AH of 1978 issued by the Municipal Corporation of Greater Mumbai to Mr. Suresh Lachmandas;
- v. Commencement Certificate dated 17th August, 1978 bearing reference no. CE/5912/BSII/A/H of 1978 issued by the Municipal Corporation of Greater Mumbai to Mr. Suresh Lachmandas;
- vi. Registration Certificate dated 29th December, 1979 of Pali Hill Parishram Premises Co-operative Society Limited' under the Maharashtra Co-operative Societies Act, 1960;
- vii. Occupation Certificate dated 28th August, 1980 bearing reference no. CE/5912/BSII/H issued by the Municipal Corporation of Greater Mumbai to Mr. R.K. Kapoor, Architect;
- viii. Completion Certificate dated 10th December, 1980 bearing reference no. CE/5912/BSII/H issued by the Municipal Corporation of Greater Mumbai to Mr. R.K. Kapoor, Architect;
- ix. Indenture dated 17th January, 1980 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-92 of 1980;
- x. Agreement for Grant of Development Rights registered with the office of the Sub-Registrar of Assurances under serial no. BDR-1-4699 of 2008;
- xi. Power of Attorney dated 7th May, 2008 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-1-4700 of 2008;
- xii. Supplemental Development Agreement dated 8th October, 2013 made and entered into between Pali Hill Parishram Premises Co-operative Society Limited and Altus Developers Private Limited;
- xiii. Order dated 10th October, 2014 passed by the Hon'ble Bombay High Court inter alia in Company Scheme Petition No. 365 of 2014;

- xiv. Order dated 28th August, 2018 passed by the Commissioner, Konkan Division, Mumbai in Appeal/Desk/LND/ Appeal- 165/2018;
- xv. Second Supplemental Development Agreement dated 17th January, 2019 made and entered into between Pali Hill Parishram Premises Co-operative Society Limited and Keystone Realtors Private Limited;
- xvi. Addendum dated 13th March, 2020 made and entered into between Pali Hill Parishram Premises Co-operative Society Limited and Keystone Realtors Private Limited.

3. Property Card dated 24.10.2020

4. Search report for 30 years from 1990 till 2020.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land I am of the opinion that the title of the Developer Keystone Realtors Private Limited is clear marketable and without any encumbrances except what is mentioned in Title Certificate.

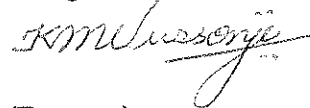
Owner of the said Land:- Pali hill Parishram Premises Co-operative Society Limited.

The Report reflecting the flow of the title of the Keystone Realtors Private Limited to the said Land is annexed herewith as Annexure.

Encl:- Annexure

Date:- 15.11.2021

Kanga & Co.



(Partner)

Advocates & Solicitors