

AWISKI 0954

FORMAT- A (Circular No. 28/2021)

To,  
MahaRERA

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to all that pieces and parcels of (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526 aggregately admeasuring 5110.28 square meters, of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400 092 (hereinafter collectively referred to as the "said Land").

We have investigated the title of **SHUBHYUVI INFRASTRUCTURE LLP** a Limited Liability Partnership duly incorporated under the provisions of Limited Liability Partnership Act, 2008 (hereinafter referred to as the "Developers") to the said Land on the request of the Developers:

**a. Description of the said Land:**

All that pieces and parcels of (a) land admeasuring 4809.08 square meters forming part of Final Plot No. 531 and (b) land admeasuring 301.20 square meters forming part of Final Plot No. 526 aggregately admeasuring 5110.28 square meters, of Town Planning Scheme III, Borivali within the registration District and Sub-District of Mumbai Suburban, lying being and situate at Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali (West), Mumbai 400 092 (hereinafter collectively referred to as the "said Land").

b. The documents pertaining to title are mentioned in **Annexure "A"**.

c. Property Register Card dated 2<sup>nd</sup> August, 2019.

d. 2 (two) search reports both dated 28<sup>th</sup> June 2021 issued by Mr. Ashish Javeri, Title Investigator for a period of 60 (Sixty) from 1962 to 2021.

e. 2 (two) separate ROC general online search reports both dated 24<sup>th</sup> March, 2022 issued by Jaya Sharma & Associates, Practicing Company Secretaries.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that Shubhyuvi Infrastructure LLP is the holder of Letter of Intent dated 05<sup>th</sup> October 2021 bearing reference no. RC/MCGM/0023/20210505/LOI and is entitled to the develop the said Land in terms of the same.

**Owner of the land:**

a. Municipal Corporation of Greater Mumbai ("MCGM").

b. Qualifying remarks/comments if any – Refer to the detailed Report on Title dated 18<sup>th</sup> April 2022 bearing No. AVV/SK/0953 issued by us

The report reflecting the flow of the title of the Society to the said Land is enclosed herewith as an annexure.

Encl : Annexures.

Date: 18<sup>th</sup> April, 2022

Yours truly  
For Lexicon Law Partners

  
Partner

**FLOW OF THE TITLE OF THE SAID LAND**

As provided in the detailed Report on Title dated 18<sup>th</sup> April 2022 bearing No. AW/SK/0953 issued by us i.e. Lexicon Law Partners, Advocates & Solicitors

Date: 18<sup>th</sup> April, 2022

Yours truly  
For Lexicon Law Partners

  
Partner

**ANNEXURE "A"**

**LIST OF DOCUMENTS**

As provided in the detailed Report on Title dated 18<sup>th</sup> April 2022 bearing No. AVV/SK/0953 issued by us i.e. Lexicon Law Partners, Advocates & Solicitors.

Date: 18<sup>th</sup> April, 2022

Yours truly  
For Lexicon Law Partners

  
Partner

**ANNEXURE "B"**

**ENCUMBRANCES**

We note that there are no existing charges / mortgages created in respect of the said Land and/or the its development rights in respect of the slum scheme on the said Land.

Date: 18<sup>th</sup> April, 2022

Yours truly  
For Lexicon Law Partners

  
Partner

**ANNEXURE "C"**

**OWNER OF THE SAID LAND**

<b><u>Sr. No.</u></b>	<b><u>Description</u></b>	<b><u>Name of the Owner</u></b>
1	Final Plot No. 531 of TPS III, Borivali	MCGM
<u>2</u>	Final Plot No. 526 of TPS III, Borivali	MCGM

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**ANNEXURE "D"**

**LITIGATIONS**

We note that there are no subsisting litigations in respect of the said Land and/or the its development rights in respect of the slum scheme on the said Land.

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