



INDIALAW

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FORMAT – A

(Circular No.: - 28 / 2021)

To,

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Subject: Legal Title Report with respect to redevelopment of Eklas Co-operative Housing Society (Limited) standing on all that piece and parcel of C.S. Nos. 231 (Part), 232, 446 (Part), 448, 450 (Part), 451 (Part), 453 (Part), 454 (Part), 455 (Part), 456 (Part), 457 to 471, 472, 1/472, 473, 474(Part), 475, 476 (Part) and 699 (Part) of Parel Sewree Division admeasuring about 17,635.76 Sq. Mtrs or thereabouts situated at Sewree Cross Road and Rafi Ahmed Kidwai Marg in F/South Ward in the Mumbai Island City ("**said Land**").

We have investigated the title of the said Land on the request of LH Residential Housing Limited based on the following documents i.e.: -

- 1) Description of the said Land. (As mentioned in the Addendum I dated 9th November, 2023)
- 2) Documents pertaining to the said Land. (As mentioned in Addendum I dated 9th November, 2023 and Title Certificate dated 23rd August, 2023)
- 3) SRO Search Receipt dated 22nd June 2023 for 30 years from: 1993 to 2023 (30 Years)
- 4) Updated SRO Search Receipt dated 23rd November, 2023

2/- On perusal of the documents and all other relevant documents relating to title of the said Land, as mentioned in Addendum I dated 9th November 2023 ("**Addendum I**") and Title Certificate dated 23rd August 2023 ("**said Certificate**") along with SRO search report dated 23rd November 2023 ("**SRO search report**"), we are of the opinion that LH

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Residential Housing Limited holds valid, clear and marketable title and interest as a Developer in respect of the said Land and is in process of redevelopment of Eklas Co-operative Housing Society. Further, LH Residential Housing Limited has a revenue sharing of 60% of Net Revenue and M/s. Rubberwala & Royal Developers has a revenue sharing of 40% of Net Revenue arising out of the Aggregate Premises as defined in the Addendum I out of the said Land.

Owner of the Land;

(1) Land bearing C.S. Nos. 231 (Part), 232, 446 (Part), 448, 450 (Part), 451 (Part), 453 (Part), 454 (Part), 455 (Part), 456 (Part), 457 to 471, 472, 1/472, 473, 474(Part), 475, 476 (Part) and 699 (Part) of Parel Sewree Division admeasuring about 17,635.76 Sq. Mtrs or thereabouts situated at Sewree Cross Road and Rafi Ahmed Kidwai Marg in F/South Ward in the Mumbai Island City - Municipal Corporation of Greater Mumbai { As mentioned in Addendum I dated 9th November, 2023 and Title Certificate dated 23rd August, 2023}.

(2) Qualifying comments/ remarks if any – NA

3/- The report reflecting the flow of the title of LH Residential Housing Limited and M/s. Rubberwala & Royal Developers on the said Land is enclosed herewith as annexure.

Yours truly

Suresh Palav
Partner
INDIALAW LLP

Date: 24th November, 2023

Place: Mumbai.