

Manoj K. Pandey

Advocate

FORMAT - A
(Circular No 28\2021)

Date: 13th July, 2024

TO

The Maharashtra Real Estate Regulator Authority

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (East),

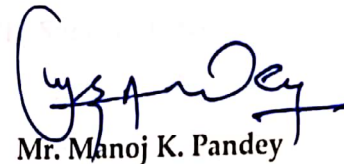
Mumbai-400 051.

LEGAL TITLE REPORT

SUBJECT - Title Clearance Certificate with respect to All that piece and parcel of land adms. 903.25 sq.mtr. being Sub-Plot No.5, Final Plot No.620-B of TPS III (Old Final Plot No.624) corresponding to CTS No.511/31 of Village Borivali, Taluka Borivali, in the registration district and sub-district of Mumbai Suburban, Kastur Park, Shimpoli Road, Borivali (W), Mumbai, PIN 400092 (hereinafter referred to as the "Said Property/Plot").

Date-13th July, 2024

Place- Mumbai



Mr. Manoj K. Pandey

Advocate, High Court

MANOJ KUMAR PANDEY
Advocate, High Court

Add: 308, Business Classic Building, Chincholi Bunder Road, Opp. Hanuman Mandir Road, Off. S.V.Road, Malad (W), Mumbai - 400 064.

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I have investigated the title of the said property on the request of MODISPACES REAL ESTATE PRIVATE LTD. based on the following documents and records i.e.:-

1) **Description of the property-**

All that piece and parcel of land adms. 903.25 sq.mtr. being Sub-Plot No.5, Final Plot No.620-B of TPS III (Old Final Plot No.624) corresponding to CTS No.511/31 of Village Borivali, Taluka Borivali, IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI SUBURBAN, Kastur Park, Shimpoli Road, Borivali (W), Mumbai, PIN 400092.

On or towards East- Nirdhar CHSL

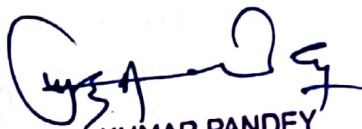
On or towards West- Krishna Koyna CHSL

On or towards North-Kastur Park Road

On or towards South- Om Satyavinayak CHSL

2) **The documents in relation to ownership of the plot -As per Annexure-A**

3) **7/12 extract /Property Registered Card issued by City Survey Office - As per Property Registered Card of the said plot is bearing Final Plot No.620-B of TPS III (Old Final Plot No.624), Sub-plot No.5 corresponding to CTS No.511/31 of Village Borivali, Taluka Borivali, IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI SUBURBAN adm. area of 903.25 sq.mtr. of Village Borivali.**


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4) Search Report for 30 years - Search Report for 30 years from 1995 till November, 2023 in the office of Sub-Registrar's office at Mumbai. There are no entries found affecting the title.

5) **Public Notice** - On 08/11/2023, public Notice were published in 1) Navshakti and 2) Free Press Journal Mumbai thereby inviting claims from the public in respect of the said property. NO objection and/or claim of any nature whatsoever in respect to the said public notice received.

6) **Ongoing Litigation and Encumbrances** - NO, there is no litigation or encumbrances.

7) **Owners of the Land** -

(A) Syndicate Bank Employees Adarsh Co-operative Housing Society Limited ("*Adarsh Co-operative Housing Society Limited*") is the owner of the said property.

(B) Vide Development Agreement dated 12th March, 2024 duly registered in the office of the Sub- Registrar Borivali-7 bearing registration No.BRL-7/5512/2024 Syndicate Bank Employees Adarsh Co-operative Housing Society Limited (hereinafter referred to as 'Vendor/ Owner') have granted absolute Development right in respect of the said plot to MODISPACES REAL ESTATE PRIVATE LTD. (therein referred to as the 'Developer').

(C) The reflecting the flow of the title of MODISPACES REAL ESTATE PRIVATE LTD. on the said plot is enclosed herewith as annexure.


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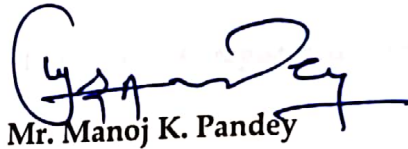
On perusal of the above mentioned documents and all other relevant documents as set out above pertaining to the title of the said property, I am of the opinion that the title of **MODISPACES REAL ESTATE PRIVATE LTD.** Promoter/Developer to develop/redevelop the said property is clear, marketable and without any encumbrances and **MODISPACES REAL ESTATE PRIVATE LTD.** entitled to sale, transfer, dispose of or deal with the newly constructed area in the building to be constructed on the said plot on 'ownership basis' except the area agreed to be provided to 16 members of the existing building of the said society Syndicate Bank Employees Adarsh Co-operative Housing Society Limited ("Adarsh Co-operative Housing Society Limited").

Enclosures

Annexure-A

Date-13th July, 2024

Place- Mumbai


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FLOW OF THE TITLE OF THE SAID LAND

- 1) ___ Property Registered Card of the said plot is bearing Final Plot No.620-B of TPS III (Old Final Plot No.624), Sub-plot No.5 corresponding to CTS No.511/31 of Village Borivali, Taluka Borivali, IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI SUBURBAN admeasurement area of 903.25 sq.mtr. of Village Borivali
- 2) ___ Mutation Entry No.- NA
- 3) ___ Search Report for 30 years from 1994 till June, 2024 taken from Sub-Registrar office at Mumbai.
- 4) ___ Any other relevant title - Index II of registered Development Agreement dated 12th March, 2024.
- 5) ___ Litigation if any- No
- 6) ___ Encumbrance/s if any - No.

Date-13th July, 2024

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ANNEXURE A

- A) Syndicate Bank Employees Adarsh Co-operative Housing Society Limited ("Adarsh Co-operative Housing Society Limited") is the owner of the said property.
- B) By Development Agreement dated 12th March, 2024 duly registered in the office of the Sub- Registrar Borivali-7 bearing registration No.BRL-7/5512/2024 executed by and between Syndicate Bank Employees Adarsh Co-operative Housing Society Limited (hereinafter referred to as 'Vendor/ Owner') and **MODISPACES REAL ESTATE PRIVATE LTD.** (therein referred to as the 'Developer'), the said society have granted absolute development rights in respect of the said property.
- C) Subject to what is provided hereinabove and subject to the terms, conditions and covenants contained in Development Agreement dated 12th March, 2024, I am of the opinion that the title of **MODISPACES REAL ESTATE PRIVATE LTD.** in respect of the captioned property is clear, marketable and free from all encumbrances and all reasonable doubts.

Date-13th July, 2024

Place- Mumbai



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