

Abhay D. Parab
Advocate

Chamber :

8, Hamam House, Ambalal Doshi Marg,

Fort, Mumbai : 400023

T : +91 83699 57705

E : abhayprb1290@gmail.com

To,

MahaRERA

4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013 (hereinafter referred to as the “**said Property**”).

1. I have investigated the title of the said Property on the request of **S3 SMART SPACES PRIVATE LIMITED (“S3 Smart Spaces”)**, and perused photocopies the following documents:

(a) **Description of the property:** All that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013.

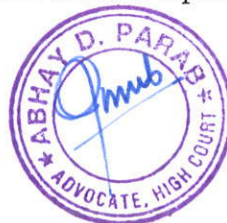
(b) **The documents of the Said Property:**

(i) Deed of Conveyance dated 28th March, 2007 registered with the Sub-Registrar of Assurances at Mumbai-1 under serial no.BBE1-04395-2007 on 27th April, 2007 (**First Conveyance**) and Power of Attorney dated 22nd March, 2007 which is registered with the Sub-Registrar of Assurances at



Mumbai-1 under serial no.BBE1-560-2007 (**POA to First Conveyance**).

- (ii) Agreement for Sale dated 15th December, 2021 registered with the Sub-Registrar of Assurances at Mumbai-4 under serialno.BBE4-17320-2021 (**Agreement for Sale**),Power of Attorney dated 15th December, 2021 which is registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE4-17325-2021 (**POA to Agreement for Sale**) and Power of Attorney dated 15th December, 2021 which is registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no. BBE4-17326-2021 (**POA for Conveyance**).
- (iii) Deed of Conveyance dated 11th August, 2022 registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE1-13156-2022 on same date (**Second Conveyance**) and Power of Attorney dated 11th August, 2022registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE4-13157-2022 (**POA to Second Conveyance**).
- (iv) Old Property Register Card issued on 27th June, 2007 in name of Sanghvi Premises Private Limited.
- (v) New Property Register Card issued on 20th January, 2023 in name of S3 Smart Spaces Private Limited.



Abhay D. Parab
Advocate

- (vi) Search Reports for 43 years from 1980 till date taken from the Sub-Registrar office at Thane.
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that S3 Smart Spaces is the owner of the said Property, and on the plans for construction of buildings being sanctioned and other approvals being granted from time to time, S3 Smart Spaces will be entitled to develop the said Property, and construct buildings thereon.

OWNER OF THE SAID PROPERTY:

S3 Smart Spaces Private Limited.

3. The report reflecting flow of the title of the Property is enclosed herewith as an annexure.

Dated this 24th day of January, 2023


(Advocate High Court)

Email ID: abhayprb@yahoo.com



Encl: Annexure.

ANNEXURE

FLOW OF THE TITLE OF THE SAIDPROPERTY

1. TITLE FLOW

- (a) Sanghvi Premises Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deemed to have been registered under the provisions of Companies Act, 2013 (“**SPPL**”), was inter alia the owner and seized and possessed of and well and sufficiently entitled to all that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013 (hereinafter referred to as the “**said Property**”). SPPL purchased and acquired, inter alia the said Property by a Deed of Conveyance dated 28th March, 2007 registered with the Sub-Registrar of Assurances at Mumbai-1 under serial no.BBE1-04395-2007 on 27th April, 2007;
- (a) By an Agreement for Sale dated 15th December, 2021, executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE4-17320-2021, SPPL inter alia agreed to sell, grant, convey, transfer and assign and assure the said Property to S3 Smart Spaces for the consideration and on the terms and conditions therein contained.



- (b) Pursuant to the said Agreement for Sale dated 15th December, 2021, by a Deed of Conveyance dated 11th August, 2022 executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE1-13156-2022(**said Conveyance**), SPPL sold, granted, conveyed, transferred and assigned and assured the said Property to S3 Smart Spaces.
- (c) Pursuant to the said Conveyance dated 11th August, 2022, SPPL has also executed a Power of Attorney of like date and registered with Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE1-13157-2022, in favour of S3 Smart Spaces.
2. In issuing this Report on Title, I have assumed the following, and the same has been confirmed by S3 Smart Spaces:
- (i) that the information provided by S3 Smart Spaces is accurate, not misleading and does not contain any misstatement;
- (ii) that there are no other encumbrances and/or litigations.

Dated this 24th day of January, 2023


(Advocate High Court)

Email ID: abhayprb@yahoo.com

