

FORMAT - A
(Circular No. 28/2021)

To,
The Maharashtra Real Estate Regulatory Authority,
Mumbai.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to all that piece and parcel of land admeasuring about 1375 square yards equivalent to 1149.6 square meters, bearing Final Plot No. 223 of Town Planning Scheme No. II, CTS Nos. 1345, 1345/1 to 1345/7 situated at Village Vile Parle (East), Taluka Andheri within the Registration District of Mumbai Suburban (hereinafter referred to as the "Plot")

I. We have investigated the title of the Plot on the request of Alliance City Developers Realtors Private Limited (the "Developer"), together with the following documents, i.e.:

1) Description of the property:

All that piece and parcel of Land admeasuring 1375 square yards equivalent to 1149.6 square meters, bearing Final Plot No. 223 of Town Planning Scheme No. II, and bearing CTS Nos. 1345, 1345/1 to 1345/7 of Village Vile Parle (East), Taluka Andheri within the Registration District of Mumbai Suburban (the "Plot") together with the building standing thereon known as "Nirmal Milan" consisting of two Wings, viz. (i) Wing A comprising of Ground plus 3 (three) upper floors and (ii) Wing B, comprising of Ground plus 2 (two) upper floors and situate lying and being at Nehru Road, Next to Dena Bank, Vile Parle (East), Mumbai- 400 057 (the "Building"). The Land and Building are collectively referred to as the "Property".

2) The documents of allotment of the Property:

(a) Conveyance Deed dated 31st October 2013, entered into between one Vimlaben Shyamsunder Shah and Ors., M/s Amritlal & Co., and Parle Nirmal Milan Co-



operative Housing Society Limited bearing Registration Serial No. BDR-4-7718 of 2013; and

(b) Development Agreement dated 25th November 2020, entered into between Parle Nirmal Milan Co-operative Housing Society Limited and Alliance City Developers Realtors Pvt. Ltd. bearing Registration Serial No. BDR-18-10573 of 2020.

3) Property Register Cards with respect to CTS Nos. 1345, 1345/1 to 1345/7 issued by the Maharashtra State Land Records Department dated 28th January 2019, Mutation Entry No. 1134.

4) Search reports for 30 years for the period from 1990 till 2021.

II. On the perusal of the above-mentioned documents, and all other relevant documents relating to title of the Property, we are of the opinion that the title of the following Owner and Developer is clear, marketable and without any encumbrances:

1) **Owner of the Land:**

Parle Nirmal Milan Co-operative Housing Society Limited (the "Society") is seized and possessed of and well and sufficiently entitled to the Property bearing CTS Nos. 1345, 1345/1 to 1345/7 of Village Vile Parle (East), Taluka Andheri.

2) **Developer:**

Alliance City Developers Realtors Private Limited (the "Developer") is well and sufficiently entitled to the development rights in respect of the Property conferred by the Society.

3) **Qualifying comments:**

For the purposes of this Opinion on Title, we have made certain assumptions as follows:

(a) This Title Certificate is based on information provided by the Society, documents furnished to us by the Society and search carried out in the offices





of Sub-Registrar of Assurances at Mumbai and Bandra and the Search Report of Mr. Ganesh Gawde and if there are any documents which are not furnished to us or the facts or circumstances that may be different or received after this date, it could have a material impact on our conclusions.

- (b) We have not conducted physical inspection/search of the Property.
- (c) This Title Certificate is given on the basis that it is to be governed by and construed in accordance with Indian laws prevailing as on date.
- (d) This Title Certificate is confined and limited to the state of affairs as on the date hereof. We are not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
- (e) We express no opinion as to the consequence or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advice after the date of this Title Certificate of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect our observations contained herein.
- (f) A Declaration-cum-indemnity has **not been** furnished to us by the Society with regards to the title of Society in respect of the said Property and Permissions/Restrictions/Sanctions obtained in respect of the said Property.
- (g) We assume that technical diligence in respect of the Property as regards the requisite building permissions, compliance of all the terms and conditions of the orders passed under the Urban Land (Ceiling and Regulation) Act, 1976, NA Order(s), physical surveys, reservations, grant of environmental clearances, development permissions, requisite approvals, sanctions, NOCs including Aviation NOC, Fire NOC, building permissions, FSI/TDR utilized/loaded, physical survey, reservations, religious structures, heritage structures, road access, electricity sub-stations, underground pipes, high tension wires, setback area, right of way, or any other permissions/ sanctions/ restrictions from any authority whatsoever, required to be complied with or

obtained from time to time has been duly complied with by the Society and/or the Developer and the same does not fall within the purview of this Certificate.

We expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this Title Certificate.

- III. The report reflecting the flow of the title of the Owner and the Developer on the Plot is enclosed herewith as **Annexure**.

Encl.: **Annexure**

Date: 5th April, 2021

For M/s. Taurus Legal,

(Partner)
Advocates & Solicitors

