

KSV/ **58** /2022

FORMAT – A

6th January, 2022

To

Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block,
Bandra Kurla Complex,
Bandra (E),
Mumbai 400051

LEGAL TITLE REPORT

Subject: All that piece or parcel of land bearing Plot No. 122 admeasuring 993.10 square meters (as per Property Register Card) and forming part of larger plot of land bearing CTS No. 833 of Village Ambivali, Taluka Andheri, Mumbai Suburban District (hereinafter referred to as the “**said Land**”) together with the building standing thereon known as ‘Kranti Co-operative Housing Society Limited’ comprising of ground plus 4 (four) floors and containing 23 (twenty three) tenements thereon (hereinafter referred to as the “**said Building**”) (the said Land and the said Building are hereinafter collectively referred to as the “**said Property**”).

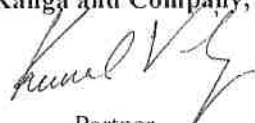
1. We have investigated the title of the said Property on the request of Platinum Gruhnirman LLP (hereinafter referred to as “**the said LLP**”) and *inter alia* on the basis of the following documents :-
 - a) **Description of the property,**
 - b) **Documents of allotment of plot,**
 - c) **Property Register Card,**
 - d) **Search report for 30 years from the year 1991 to 2021**
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, and on the basis of and subject to what is stated in our Report on Title dated 6th January, 2022 bearing No. KSV/53/2022 enclosed herewith as Annexure “1”, we are of the opinion that the said LLP is entitled to develop the said Property as per the terms of the Development Agreement dated 18th March, 2019 registered with the office of the Sub-Registrar of Assurances at Mumbai under serial no. BDR-4- 2741 of 2019 and Order dated 6th January, 2016 bearing No. 02/ 141A/ 3K/ A- 1103 issued by the Collector, Mumbai Suburban District.

3. **Owners of the land**

Property Register Card in respect of C.T.S. No. 833, on which the said Property is situated stands in the name of Maharashtra Government, as the owner thereof. The Property Register Card reflects the name of 'Kranti Co-operative Housing Society Limited' as the holder of Plot No. 122 admeasuring 993.10 sq. meters.

By and under a Development Agreement dated 18th March, 2019, registered with the Sub -Registrar of Assurance at Mumbai under serial no. BDR-4- 2741 of 2019, Kranti Co-operative Housing Society Limited has granted developments rights in favour of Platinum Gruhnirman LLP to demolish the Building standing on Plot No. 122 and to construct a new building in its place and stead in the manner and on the terms and conditions more particularly set out therein.

4. As stated above, our Report reflecting the flow of the title of the said Property unto Platinum Gruhnirman LLP, is enclosed herewith as Annexure "1".

Yours faithfully,
Kanga and Company,

Partner

Encl: as above