

Raksha D. Tanna

B.A. LL. B.

ADVOCATE & SOLICITOR

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To Whomsoever It May Concern

M/S. Heritage Lifestyles & Developers, has produced before me the following documents, concerning all that pieces and parcels of land or ground together with building known as Shankar Vihar standing thereon and situated in the Village Chembur in Bombay Suburban in the registration Sub-District Bombay City and Bombay Suburban, the Plot containing by admeasurement about 819.19 square meters, being Plot No. 40 and bearing CTS No. 929, 929/1 to 6 (herein after referred to as "the said Property") for giving my legal opinion concerning the title of M/s. Heritage Lifestyles & Developers in respect of the said Property.

Particulars of the Documents

1. Copy of registered Agreement for Development, dated 18th December 2014, executed between Shankar Vihar Co-operative Housing Society Ltd., as the Society and M/s. Heritage Lifestyles & Developers, as a Developers therein.
2. Copy of registered Power of Attorney, dated 18th December, 2014, executed by Shankar Vihar Co-operative Housing Society Ltd., in favour of M/s. Heritage Lifestyles & Developers.

I have gone through the aforesaid documents.

As per registered Agreement for Development, dated 18th December, 2014, executed between Shankar Vihar Co-operative Housing Society Ltd., as the Society and M/s. Heritage Lifestyles & Developers, as the Developers therein, the Developers are entitled to develop the said Property and sell the balance area after providing an area to the existing members of the Society and also allot four wheel parking space as provided in the above said Agreement for

Development. The Developers have paid stamp duty of Rs. 18,64,500/- on the said Agreement for Development and the same has been registered on 21st January, 2015, with Sub-Registrar, Kurla 1 under document no. KRL-1/1142 of 2015.

As per registered Power of Attorney, dated 18th December 2015, executed by Shankar Vihar Co-operative Housing Society Ltd., in favour of M/s. Heritage Lifestyles & Developers, the Society has appointed M/s. Heritage Lifestyles & Developers, as their Attorney and given various powers to them in respect of the Development of the said Property. The Developers have paid stamp duty of Rs. 500/- on the said Power of Attorney and the same has been registered on 21st January, 2015, with Sub-Registrar, Kurla 1 under document no. KRL-1/1143 of 2015.

From the scrutiny of the aforesaid documents, it is clear that M/s. Heritage Lifestyles & Developers, has been appointed as Developers in respect of the said Property by the said Society and M/s. Heritage Lifestyles & Developers is absolute Developers in respect of the said Property and possess and entitled for the saleable area by the Developers as provided in the above mentioned Agreement for Development, dated, 18th December 2014 and also have clear and marketable title of the aforesaid saleable area by M/s. Heritage Lifestyles & Developers, as provided herein above in the Agreement for Development, dated 18th December, 2014.

I am of the opinion that M/s. Heritage Lifestyles & Developers, has a clear and marketable title in respect of the said Property as a Developers to develop the said Property, consuming full permissible FSI and Fungible F.S.I. on the said property.

Dated this 9th day of February, 2015.

R.D. Tanna

Raksha D. Tanna
Advocate & Solicitor