

FORMAT A

(AS PER CIRCULAR NO. 28 OF 2021)

24th January, 2022

To,

MahaRERA,

Mumbai, Maharashtra,

Sub: - Title clearance certificate with respect to All that piece or parcel of leasehold land bearing Survey No. 341 (part) and corresponding to CS No. 607 (part) admeasuring in the aggregate 1847.477 sq. meters or thereabouts of Village Bandra (East), situate, lying and being at Kher Nagar, Bandra (East), Mumbai- 400 051 (hereinafter referred to as the "Said Land")

We have investigated the title of the said land on the request of Dynasty Infrabuilders Private Limited (the Developer) and following documents i.e. :

1. Description of Property: - All that piece or parcel of leasehold land bearing Survey No. 341 (part) and corresponding to CS No. 607 (part) admeasuring in the aggregate 1847.477 sq. meters or thereabouts of Village Bandra (East), situate, lying and being at Kher Nagar, Bandra (East), Mumbai- 400 051 (the said land)
2. The Documents of allotment of Plot: -
 - i. Indenture of Lease dated 15th July, 1999, registered with the sub-registrar of assurances under serial no. BDR -1-1141 of 1999;

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- ii. Deed of Sale dated 15th July, 1999 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-1-1143 of 1999;
- iii. Redevelopment Agreement dated 22nd February, 2019 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-4-1959 of 2019
- iv. Power of Attorney dated 22nd February, 2019 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-4-1960 of 2019;
- v. Letter dated 15th November, 2019 bearing reference no. CO/MB/REE/NOC/F-1086/1582/2019;
- vi. Letter dated 11th December, 2019 bearing reference no. FB/HR/R-III/119;
- vii. Letter dated 1st February, 2021 bearing reference no. CO/MB/REE/NOC/F-1086/164/2021;
- viii. Undertaking dated 5th March, 2021 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-18-3372 of 2021;
- ix. Undertaking dated 20th April, 2021 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-1-5806 of 2021;
- x. Deed of Mortgage dated 30th March, 2021 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-1-6228 of 2021;
- xi. Supplemental Development Agreement dated 20th August, 2021 registered with the office of the Sub-Registrar of Assurances under serial no. BDR-18-10624 of 2021; *KMC*

3. Property card dated 06.09.2018
4. Search report for 30 years from 1990 till 2021.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property We are of the opinion that the title of the Developer Dynasty Infrabuilders Private Limited is clear marketable and without any encumbrances except what is mentioned in title certificate.

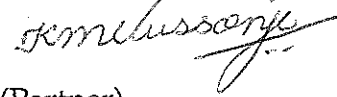
Owner of the land: 'Khernagar Deeplaxmi Co-operative Housing Society Limited'

The Report reflecting the flow of the title of the Developer being Dynasty Infrabuilders Private Limited of the said land is annexed herewith as annexure.

Encl:- annexure

Date:- 24.01.2022

Kanga & Co.



(Partner)

Advocates & Solicitors