

LEGAL OPINION REPORT

This is the Letterhead

To,
Capri Global Housing Finance Limited
Tower A, Peninsula Business Park, Senapati
Bapat Marg, Lower Parel, Mumbai 40013.

Date	20/11/2023
Deal No.	100941
Status of L.O.R	positive
Transaction Type	RESALE

Dear Sir/Madam,

Sub: Legal Opinion Report in respect of the file of Mr./Ms./ M/s, Ashok

Please refer to your instructions on the captioned matter. In this connection, we submit our report as under:

I. Name of the applicant: Mayannk

II. Name of the co-applicant/s: ['Mayank']

III. Name of the Current Owner/s: ['Mayannk']

IV. Name of the Proposed Owner/s (in Purchase) : ['Mayannk', 'Kelvin']

V. Payment to be made in favour of: Ashok

VI. Details of the property (to mention):

1. Flat No. 604, 6 Floor in B Wing, measuring 57.00 Square Meters Carpet area
2. Thane District
3. 453.56 sq ft

VII. Nature of the property (to mention):

1. Copy of registered Power of Attorney dated 11.10.2010 made and executed
2. by M/s Tanay Developers a Proprietary Concern through its Proprietor Laxminarayan Prabhudayal Agarwal in favour of 1. Kishor Choudhary and 4 Others.

VIII. Details of documents examined (to mention):

1. registered Power of Attorney dated 11.10.2010 m
2. 23/11/2012
- 3.
- 4.
- 5.
- 6.

IX. Legal intervention/issue that is/ may affect title of the property (to mention):

1. registered Power of Attorney dated 11.10.2010 m
2. registered Power of Attorney dated 11.10.2010 m registered Power of Attorney dated 11.10.2010 m

X. Conclusion/ Observation (to mention):

A summary of the flow of Title of the property and provide complete clarification to the same. The flow should be very much particular and descriptive in the following cases :

1. Power of Attorney
2. Attorney dated 11.10.2010 m registered Power Attorney dated 11.10.2010 m registered Power Attorney dated 11.10.2010 m registered Power

We have perused copies of the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub-Registrar for the last 13 years vide receipt no. CLOS3722 dated 30/11/2023. The title of the property is clear, marketable, free from encumbrances and SARFAESI is applicable on the property. Equitable mortgage can be created in favour of Capri Global Capital Ltd (CGCL)/ Capri Global Housing Finance Ltd (CGHFL) by depositing the original title documents, as referred below:

PRE- DISBURSAL:

1. Attorney dated 11.10.2010 m registered Power
2. 10.2010 m registered Power

PDD:

1. Attorney dated 11.10.2010 m registered Power
2. 10.2010 m registered Power

Note: (If any)

As desired, the documents as received, are returned herewith.

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

For <XYZ Ltd.>

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Authorized Signatory

Name: Japoer Crystel

Designation: Manager

Enclosure: Search Report

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