



To,
The Maharashtra Real Estate
Regulatory Authority,
Housefin Bhavan, B. K. C.
Bandra (East)
Mumbai – 400 021.

Legal Title Certificate

Sub: Title Clearance Certificate with respect to Land, bearing Survey No. 166 (Part), corresponding to the Old C. T. S. No. 87 (Part) and New C. T. S. No. 87D (Part), admeasuring about 4147 square meters, at Village Bhandup, Taluka- Kurla, Mumbai Suburban District within the limit of 'S' Ward of Municipal Corporation of Greater Mumbai (herein after referred to as the "Said Plot").

I have investigated the Title of the said plot, on the request of Marathon Nextgen Realty Limited, (Company), having their registered office at Marathon Futurex, N. M. Joshi Marg, Lower Parel, Mumbai – 400 013.

1. **Description of the Property:** All that Piece and Parcel of the Land, bearing Survey No. 166 (Part), corresponding to the Old C. T. S. No. 87 (Part) and New C. T. S. No. 87D (Part) , admeasuring about 4147 square meters, situate at Village Bhandup, Taluka- Kurla, Mumbai Suburban District, within the limit of 'S' Ward of Municipal Corporation of Greater Mumbai.
2. **Document of the allotment of the Plots:** By virtue of the Deed of Conveyance dated 7th September, 2021 duly registered, with the Office of the Sub-Registrar of Assurances at Kurla- 4, under Serial No. KRL4/16445/2021, "Vendors" Conveyed Right, Title and Interest in respect of the said Plot to the Marathon Nextgen Realty Limited and Party of the Second Part therein confirm the same.
3. **Property Card and Mutation Entry:** I have perused the 7/12 extract of Survey No. 166 the said Plot, issued by Talathi Sajja Bhandup, Tahasil -Kurla, Mumbai Suburban District dated 24th June, 2021. I have also perused the Property Card of C. T. S. No. 87D dated 12th May, 2021. I have also perused the Mutation Entries No. 211, 403, 567, 729, 732, 800, 870, 913, 952, 969, 1437, 1439, 1514, 1519, 1520, 1522, 1591, 1610 in respect of said Plot.
4. **Search Report:** I have caused search to be taken in the Offices of Sub-Registrar of Assurances at Mumbai and Mumbai Suburban District, Property Title Investigator, for the period of 1992 – 2021.
5. Marathon Nextgen Realty Limited developing the said Plot, pursuant to the approvals obtained from Statutory Planning Authority i.e. Slum Rehabilitation Authority, from time to time.
6. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot, I am of the opinion that the Marathon Nextgen Realty Limited has a clear and marketable title free from all encumbrances, save except of the encumbrance of L & T Infrastructure and Finance Company Limited, pursuant to the Indenture of Mortgage dated 27th February, 2017 with respect to the said plot, and in accordance with statutory approvals obtained by Marathon Nextgen Realty Limited from Statutory Planning Authority, Marathon Nextgen Realty Limited can develop the said plot pursuant thereto.
7. The Report reflecting the flow of the title of the Owner, on said plot is annexed herewith as Annexure –A, Litigation Report of the said Plot is annexed herewith as Annexure – B.

Dated this 9th day of September, 2021

Prasanna S. Tare
Advocate



Encl: A.A.