

# K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 202, Ishan Building, M. Phule Road, Vishnu Nagar, Dombivali (W)

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## FORMAT - A

(Circular No. 28/2021)

To

**Maha RERA,**  
Housefin Bhavan,  
Plot No. C - 21,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400051.

### Legal Title Report

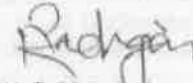
Sub : **Land comprised in Survey Nos. 260/1A, 260/1B 260/2 and 260/3 lying being and situate at Village Hedutane, Taluka Kalyan and District Thane admeasuring in all 14,630 sq.mtrs or thereabouts ("First Land") and Survey No. 65/15A, 65/15B, 53/1 and 53/3 lying being and situate at Village Mangaon, Taluka Kalyan and District Thane admeasuring in all 53,200 sq.mtrs or thereabouts ("Second Land") in the registration district of Thane totally aggregating in all 67,830 sq.mtrs or thereabouts more particularly described in Schedule hereunder written. In this Legal Title Report Individual Land is described as 'First Land' to 'Second Land' as mentioned hereunder and briefly collectively described as the "the said Land".**

1. On the instructions of my client Macrotech Developers Limited a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 ("**Company**"). I investigated Title of the said Property and peruse following Revenue Records and Documents, etc.:
  - (a) Description of the Property;
  - (b) The documents in relation to the ownership of the said Property;
  - (c) 7/12 Extract along with Mutation entries shown thereon;
  - (d) Search Reports for 30 years for searches of land record in the Office of Sub-Registrar Thane.
  - (e) Transaction Documents
  - (f) Information and explanation in connection therewith.
2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said land I am of the opinion that the title of Macrotech Developers Limited and Shri. Rahul Deepak Lodha is clear, marketable and without any encumbrances;
  - (i) Mutation Entry Nos. 101, 160, 197, 200, 201, 252, 258, 259, 388, 416, 654, 659, 851 and 935 are related to Survey No. 53/1;
  - (ii) Mutation Entry Nos. 189, 200, 204, 242, 309, 471, 472 and 580 are related to Survey No. 53/3;
  - (iii) Mutation Entry Nos. 30, 39, 58, 100, 101, 139, 189, 201, 205, 242, 303, 304, 309, 397, 412, 413, 851, 925, 935 and 1112 are related to Survey No. 65/15A;
  - (iv) Mutation Entry Nos. 101, 160, 197, 200, 201, 252, 258, 259, 388, 416, 659 and 851 are related to Survey No. 65/15B;

- (v) Mutation Entry Nos. 479, 644, 840, 963, 1098, 1126, 1133, 1717, 1718, 1741, 1742, 1754, 1789, 1982, 2088 and 2093 are related to Survey No.260/1A;
- (vi) Mutation Entry Nos. 328, 401, 475, 644, 661, 1098, 1280, 1281, 1703, 1840, 1841, 1982, 2041, 2088 and 2095 are related to Survey No. 260/1B;
- (vii) Mutation Entry Nos. 237, 644, 844, 1791, 2088 and 2355 are related to Survey No. 260/2;
- (viii) Mutation Entry Nos. 74, 109, 237, 435, 464, 644, 867, 1095, 1300, 1624, 1735,1883, 1884, 1885, 1887, 1888, 1908, 1932, 2020, 2090, 2108 and 2199 are related to Survey No. 260/3;

3. The report reflecting the flow of the title of the Macrotech Developers Limited on the said land is enclosed herewith as "**Annexure-A**".

Dated this 19 day of January, 2022.



(K. P. Mahajan)  
Advocate High Court Bombay

**ADV. K.P. MAHAJAN**  
(B.A.L.L.B.)  
Advocate High Court  
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**Encl : Annexure-A**