

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-14/01/2022.

To.

MahaRERA

LEGAL TITLE REPORT

Sub - Title Clearance Certificate with respect to 1) Land Bearing Survey No: 30 (Old -217) , Hissa No: 1 admeasuring about 0H-67R-0P 2) Land Bearing Survey No: 30 (Old -217) , Hissa No: 2 admeasuring about 0H-54R-6P 3) Land Bearing Survey No: 30 (Old -217) , Hissa No: 3 admeasuring about 0H-48R-1P 4) Land Bearing Survey No: 31 (Old -218) , admeasuring about 0H-98R-9P 5) Land Bearing Survey No: 35 (Old -221) , Hissa No: 1 admeasuring about 0H-41R-5P 6) Land Bearing Survey No: 35 (Old -221) , Hissa No: 2 admeasuring about 1H-31R-7P 7) Land Bearing Survey No: 36 (Old -222) , Hissa No: 2 admeasuring about 0H-06R-1P 8) Land Bearing Survey No: 36 (Old -222) , Hissa No: 3A admeasuring about 1H-08R-1P 9) Land Bearing Survey No: 36 (Old -222) , Hissa No: 5 admeasuring about 0H-10R-1P 10) Land Bearing Survey No: 36 (Old -222) , Hissa No: 6 admeasuring about 0H-18R-0P All Lands lying, being and situated at Village - Tivri, Taluka - Vasai, District - Palghar (hereinafter referred to as ("THE SAID PROPERTY")).

I have investigated the Title of the said Property on the Request of M/S DDPL Global Infrastructures Pvt. Ltd. And M/S Unicorn Infra projects And Estates Pvt. Ltd. And Mr. Hemant Anant Patil

And Following Documents i.e. -



1) 7/12 Extracts of the said properties issued by the government site of online Digital Satbara of Dated - 07/07/2019 and Mutation entries as mention in flow of the property

2) Search report for 70 years from Searcher Mr Sanjay Patil for 1952 To 2021

On the perusal of the above mention Documents And I am of the opinion that the Title of M/S DDPL Global Infrastructures Pvt. Ltd. And M/S Unicorn Infra projects And Estates Pvt. Ltd. And Mr. Hemant Anant Patil is Clear , Marketable without encumbrances.

Owners of the Lands

1) M/S Unicorn Infra projects And Estates Pvt. Ltd. - Survey No: 30 (Old - 217) , Hissa No: 1

2) Mr Hemant Anant Patil - Survey No: 30 (Old -217) , Hissa No: 2

3) M/S DDPL Global Infrastructures Pvt. Ltd. - Survey No: 30 (Old -217) , Hissa No: 3

4) M/S DDPL Global Infrastructures Pvt. Ltd. - Survey No: 31 (Old -218) , admeasuring about 0H-98R-9P

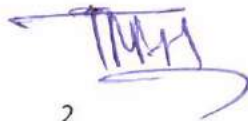
5) M/S DDPL Global Infrastructures Pvt. Ltd. - Survey No: 35 (Old -221) , Hissa No: 1 admeasuring about 0H-41R-5P

6) M/S DDPL Global Infrastructures Pvt. Ltd. - Survey No: 35 (Old -221) , Hissa No: 2 admeasuring about 1H-31R-7P

7) M/S DDPL Global Infrastructures Pvt. Ltd. - Survey No: 36 (Old -222) , Hissa No: 2 admeasuring about 0H-06R-1P

8) M/S DDPL Global Infrastructures Pvt. Ltd. - Survey No: 36 (Old -222) , Hissa No: 3A

9) M/S DDPL Global Infrastructures Pvt. Ltd. - Survey No: 36 (Old -222) , Hissa No: 5

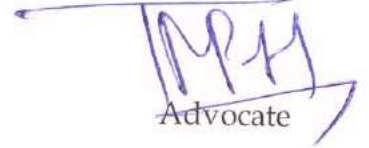


10) M/S DDPL Global Infrastructures Pvt. Ltd. Land Bearing Survey No: 36
(Old -222) , Hissa No: 6 admeasuring about 0H-18R-0P

The Report reflecting the flow of the Title of the Owners on the said Lands
is enclosed herewith as annexure

Encl - Annexure

Date - 14/01/2022


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201