



INDIALAW

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FORMAT - A  
(Circular No.:- 28 / 2021)

To,  
MahaRERA  
Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai 400051.

### LEGAL TITLE REPORT

**Subject:** Legal Title Report with respect to all those pieces and parcels of lands having a total extent of 72091.76 Sq. Mtrs. bearing Survey Nos. 1/1, 1/2 (A), 1/2 (B), 1/3, 1/4(A), 1/4(B), 1/4(C), 1/4(D), 1/5, 1/6, 1/7, 1/8, 1/10, 1/11, 1/12, 1/13, , 1/15, 2/1(A), 2/1(B), 2/1(C), 2/1(D), 2/2, 2/3, 2/4, , 3/1, 3/2, 3/3, 3/4, 3/5(A), 3/5(B), 3/5(C), 3/6, 4/1(A), 4/1(B), 4/2 , 5/1, 5/4, 5/5, 5/6 (Part), 5/7(A), 5/7B(Part), 5/7(C)(Part), 6/1(Part), 6/2Part, 6/3(Part), 6/4(Part), 6/5, 6/6(Part), 8/1, 8/2, 8/3(Part), 8/4(Part), 8/6(Part), 8/7(Part), 8/8(Part), 8/9(Part), 8/10(Part), 8/11(Part), 8/12 (Part A), 8/12 B(Part), 8/13/B(Part, 8/14(Part), 8/15 (Part), 17/1(Part), 17/2(Part), 17/3(Part), 17/4(Part), 17/5(Part), 17/6(Part), 17/7(Part) 18/1(Part), 18/2(Part), 18/3(Part), 18/4(Part), 18/5(Part), 18/6(Part), 18/7(Part), 18/8(Part), 18/9(Part), 19/1(Part), 19/2(Part), 19/3A(Part), 19/3B(Part), 19/4A(Part), 19/4B(Part), 19/4C(Part), 19/5, 19/6(Part), 19/7(Part), 19/8, 19/9 , 20/1, 20/2, 20/3, 20/4, 20/5A,20/5B (Part) 20/6, 20/7A, 20/7B (Part), 20/8(Part), 20/9(Part), 20/10(Part), 21/1(A), 21/1C(Part), 21/2(Part), 21/3, 21/4, 21/5(Part)), 21/6, 21/7(Part), 21/8A,21/8B, 22/1(Part), 22/2(A), 22/2B(Part), 22/3(A), 22/3B (Part), 22/4(Part), 22/5(Part), 22/6, 22/7A, 22/7B (Part), 22/8A , 22/8B(Part), 23/1(Part), 23/2, 24/1(Part), 24/3(Part), 24/5(Part), 24/6 (Part), 24/8, 24/9(Part), 24/10, 24/11 (Part) , 31/1A(Part), 31/1B(Part), 31/1C(Part), 31/2(Part), 31/3(Part), 31/4A(Part), 31/5(Part), 31/6A (Part), 31/6B(Part) , 32/1, 32/2, 32/3A, 32/3B(Part) 32/4(Part), 32/5 (Part), lying, being and situated at Village Kolshet, Taluka and District of Thane (hereinafter referred to as the said "Land").



Mumbai | Delhi | Chennai | Kolkata | Bengaluru | Hyderabad | Cochin | Ahmedabad | Pune | UAE

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We have investigated the title of the said Land on the request of Runwal Constructions, a partnership firm registered under the Indian Partnership Act, 1932, and having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> Floor, Opp. Sion Chunabhathi Signal, Sion (East) Mumbai – 400022 and following documents i.e.: -

1) Description of the property;

All those pieces and parcels of lands having a total extent of 72,091.76 Sq. Mtrs. bearing Survey Nos. 1/1, 1/2 (A), 1/2 (B), 1/3, 1/4(A), 1/4(B), 1/4(C), 1/4(D), 1/5, 1/6, 1/7, 1/8, 1/10, 1/11, 1/12, 1/13, , 1/15, 2/1(A), 2/1(B), 2/1(C), 2/1(D), 2/2, 2/3, 2/4, , 3/1, 3/2, 3/3, 3/4, 3/5(A), 3/5(B), 3/5(C), 3/6 , 4/1(A), 4/1(B), 4/2 , 5/1, 5/4, 5/5, 5/6 (Part), 5/7(A), 5/7B(Part), 5/7(C)(Part), 6/1(Part), 6/2Part, 6/3(Part), 6/4(Part), 6/5, 6/6(Part), 8/1, 8/2, 8/3(Part), 8/4(Part), 8/6(Part), 8/7(Part), 8/8(Part), 8/9(Part), 8/10(Part), 8/11(Part), 8/12(Part A), 8/12 B(Part), 8/13/B(Part), 8/14(Part), 8/15 (Part), 17/1(Part), 17/2(Part), 17/3(Part), 17/4(Part), 17/5(Part), 17/6 (Part), 17/7(Part), 18/1(Part), 18/2(Part), 18/3(Part), 18/4(Part), 18/5(Part), 18/6(Part), 18/7(Part), 18/8(Part), 18/9(Part) , 19/1(Part), 19/2(Part), 19/3A(Part), 19/3B(Part), 19/4A(Part), 19/4B(Part), 19/4C(Part), 19/5, 19/6(Part), 19/7(Part), 19/8, 19/9 , 20/1, 20/2, 20/3, 20/4, 20/5A ,20/5B (Part) 20/6, 20/7A, 20/7B (Part), 20/8 (Part), 20/9(Part), 20/10(Part), 21/1(A), 21/1C(Part), 21/2(Part), 21/3, 21/4, 21/5(Part)), 21/6, 21/7(Part), 21/8A,21/8B, 22/1(Part), 22/2(A), 22/2B(Part), 22/3(A), 22/3B (Part), 22/4(Part), 22/5(Part), 22/6, 22/7A, 22/7B (Part), 22/8A , 22/8B(Part), 23/1(Part), 23/2, 24/1(Part), 24/3(Part), 24/5(Part), 24/6 (Part), 24/8, 24/9(Part), 24/10, 24/11 (Part) , 31/1A(Part), 31/1B(Part), 31/1C(Part), 31/2(Part), 31/3(Part), 31/4A(Part), 31/5(Part), 31/6A (Part), 31/6B(Part) , 32/1, 32/2, 32/3A, 32/3B(Part) 32/4(Part), 32/5 (Part), lying, being and situated at Village Kolshet, Taluka and District of Thane.

- 2) The documents of allotment of said Land has been mentioned in the Title Certificate dated 7<sup>th</sup>February 2022.
- 3) 7/12 extracts issued by the revenue authority and mutation entries has been mentioned in the Title Certificate dated 7<sup>th</sup> February 2022.





- 4) Search Report for 30 years from 1992 to 2021 has been annexed to the Title Certificate dated 7<sup>th</sup> February 2022

2/- On perusal of the documents and all other relevant documents relating to title of the said Land, as mentioned in the Title Certificate dated 7<sup>th</sup> February 2022 ("said Certificate"), we are of the opinion that Runwal Constructions holds valid, clear and marketable title and interest as developer in respect of the said Land.

Bombay Wire Ropes Limited is the Owner of the said Land as described above.

Qualifying comments/ remarks if any – None

3/- The report reflecting the flow of the title of Runwal Constructions on the said Land is enclosed herewith as annexure.

Encl.: Annexure.

Yours truly

Shiju P.V.  
Senior Partner  
INDIALAW LLP  
Date: 14 February 2022  
Place: Mumbai.





### FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extracts as on date of application for registration has been mentioned in the Title Certificate 7<sup>th</sup> February 2022
- 2) Mutation Entries nos and details has been mentioned in the Title Certificate 7<sup>th</sup> February 2022
- 3) Search Report for 30 years from 1992 to 2021 taken for the Sub-Registrar's office at Thane has been annexed to Title Certificate dated 7<sup>th</sup> February 2022
- 4) Any other relevant title – As described in the Title Certificate dated 7<sup>th</sup> February 2022
- 5) Litigations if any : details of litigations are given in Title Certificate dated 7<sup>th</sup> February 2022

Yours truly

Shiju P.V.  
Senior Partner  
INDIALAW LLP

Date: 14 February 2022

Place: Mumbai.

