

FORMAT-A

Circular No. (28/2021)

To

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

LEGAL REPORT ON TITLE

Sub.: Title Clearance Certificate with respect to ALL THAT piece and parcel (i) land bearing Survey No. 85/1B admeasuring 200 sq.mtrs. or thereabouts and (ii) land bearing Survey No. 86/2 admeasuring 6170 sq.mtrs. or thereabout lying being and situate at Village Ghodbunder, Taluka and District Thane in the registration district of Thane ("the said Land").

I have investigated the title of said land of the request of Macrotech Developers Limited formerly known as Lodha Crown Buildmart Private Limited as Promoter/Developer/Company and following documents i.e.:-

- 1) **Description of the Property** i) land bearing Survey No. 85/1B admeasuring 200 sq.mtrs. or thereabouts and (ii) land bearing Survey No. 86/2 admeasuring 6170 sq.mtrs. or thereabout lying being and situate at Village Ghodbunder, Taluka and District Thane ("Said Land")
- 2) **Document of allotment of plot** By Deed of Conveyance dated 07/02/1995 executed and registered under Serial No. TNN2-173-1995 on 01/12/2007 with Sub-Registrar Thane, Anthony John D'souza and 4 Others ('Vendors') with confirmation of Meera Developers Private Limited ('Confirming Party') sold, conveyed, transferred and assured unto in favour of Mahavir Associates ('Purchaser'), for acquirement of the said Land.
- 3) **7/12 Extract (Record of Rights)** 7/12 (Record of Rights) in respect of the said Property, and I observed that the name of The Estate Investment Company Private Limited and Dumbai Anthony D'souza has been shown as landholder. The Tenure of the Property is shown as Occupancy Class-I in the 7/12 extract. It is represented that the name of Macrotech Developers Limited will be mutated on 7/12 extract of the said Property in due course
- 4) **Search Report for 30 years from 1980 to 2013 (34 years)** Search Report dated nil, E. S. Gaonkar, Title Investigator who has conducted Search in the concerned offices of Sub Registrar of Assurances Thane for the period from years 1961 to 1991 (31 years), at Bombay from 1971 to 1991 (21 years) and Bandra from 1971 to 1991 (21 years) and Search Report dated 12/07/1989, S. E. Javeri, Title Investigator who has conducted Search in the concerned offices of Sub Registrar of Assurances Thane for the period from years 1957 to 1964, at Bombay from 1970 to 1989 and

Bandra from 1973 to 1989. I have relied upon their Search Report and same are separately provide and annexed hereto. Further my client has taken online search on Portals of Inspector General of Registration (IGR website) for incremental period from 2002 to 2021. The document reflected in the Searches and pertaining to the said Property are set out in Flow of Title.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property and relying on the same, I am of the opinion that subject to pending litigations mentioned in Annexure-A and in view of what is set out in Annexure-A as stated therein, the title of Macrotech Developers Limited formerly known as Lodha Developers Limited / Bellissimo Mahavir Associates Dwellers Private Limited then partnership firm known as Mahavir Associates as Promoter/Developer for development of the said land is clear, marketable and without any encumbrances.

Owners of the Land

- 1) land bearing Survey No. 85/1B and 86/2 of Village Ghodbunder, Taluka and District Thane is owned by and belonged to Macrotech Developers Limited as Owner thereof.
- 2) Qualifying comments/remarks : Pending Litigations as mentioned in detailed in Flow of Title annexed as Annexure "A" hereto and this Report be read and constitute in conjunction with Annexure-A.

The report reflecting the flow of the title of Developer viz. Macrotech Developers Limited formerly known as Lodha Developers Limited / Bellissimo Mahavir Associates Dwellers Private Limited then partnership firm known as Mahavir Associates as Promoter/Developer to the said land and right of the Developer is separately enclosed and annexed as **Annexure-"A"**.

Dated this 13th day of October, 2021.



(Pradip Garach)

Advocate High Court, Bombay

Encl.: Annexure "A" -Flow of Title