

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

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

☎ : 0251 - 2497195 / Mobile : 9869997652

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 (i) land bearing Survey No. 62/2 admeasuring 610 sq.mtr. or thereabout ("First Land"), (ii) land bearing Survey No. 62/3 admeasuring 800 sq.mtr. or thereabout ("Second Land"), (iii) land bearing Survey No. 63/1 admeasuring 480 sq.mtr. or thereabout ("Third Land"), (iv) land bearing Survey No. 63/2 admeasuring 560 sq.mtr. or thereabout ("Fourth Land"), (v) land bearing Survey No. 65/5B admeasuring 200 sq.mtr. or thereabout ("Fifth Land") and (vi) land bearing Survey No. 65/5C admeasuring 2100 sq.mtr. or thereabout ("Sixth Land") lying being and situate at Village Mangaon, Taluka Kalyan and District Thane admeasuring in all 4750 sq.mtrs or thereabouts 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 as Owner and following documents i.e.:-

1) **Description of the Property**

(i) land bearing Survey No. 62/2 admeasuring 610 sq.mtr. or thereabout ("First Land"), (ii) land bearing Survey No. 62/3 admeasuring 800 sq.mtr. or thereabout ("Second Land"), (iii) land bearing Survey No. 63/1 admeasuring 480 sq.mtr. or thereabout ("Third Land"), (iv) land bearing Survey No. 63/2 admeasuring 560 sq.mtr. or thereabout ("Fourth Land"), (v) land bearing Survey No. 65/5B admeasuring 200 sq.mtr. or thereabout ("Fifth Land") and (vi) land bearing Survey No. 65/5C admeasuring 2100 sq.mtr. or thereabout ("Sixth Land") lying being and situate at Village Mangaon, Taluka Kalyan and District Thane admeasuring in all 4750 sq. mtrs or thereabouts

2) **Document of allotment of plot**

- 1) Development Agreement dated 19/12/2005 executed and registered under Sr. No. KLN4-6033-2006 with the office of Sub Registrar Kalyan, between Vasant Dattatray Potnis & another and Anant Developer Private Limited for development of the said land bearing Survey No. 63/2.
- 2) Power of Attorney dated 19/12/2005 executed and registered under Sr. No. KLN4-6034-2006 with the office of Sub Registrar Kalyan, by Vasant Dattatray Potnis & another in favour of Anant Developer Private Limited for development of the said land bearing Survey No. 63/2.
- 3) Conveyance Deed dated 27/11/2005 executed and registered under Sr. No. KLN1-9735-2005 with the office of Sub Registrar Kalyan, by between Vasant

Dattatray Potnis & others in favour of Anant Developer Private Limited for the land bearing Survey No. 63/2 admeasuring 560 sq.mtr. or thereabout.

- 4) Development Agreement dated 21/12/2006 executed and registered under Sr. No. KLN4-6064-2006 with the office of Sub Registrar Kalyan, between Pratibha Shankar Sabnis & others and Anant Developer Private Limited for development of the said land bearing Survey No. 63/1.
- 5) Power of Attorney dated 21/12/2006 executed and registered under Sr. No. KLN4-6065-2006 with the office of Sub Registrar Kalyan, by Pratibha Shankar Sabnis & others in favour of Anant Developer Private Limited for development of the said land bearing Survey No. 63/1.
- 6) Conveyance Deed dated 27/11/2015 executed and registered under Sr. No. KLN1 9717 2015 with the office of Sub Registrar Kalyan, by between Pratibha Shankar Sabnis & others in favour of Anant Developer Private Limited for the land bearing Survey No. 63/1 admeasuring 480 sq.mtr. or thereabout.
- 7) Development Agreement dated 19/12/2006 executed and registered under Sr. No. KLN4-6035-2006 with the office of Sub Registrar Kalyan, between Ratilal Nathu Patel & others and Anant Developer Private Limited for development of the said land bearing Survey No. 62/2.
- 8) Power of Attorney dated 19/12/2006 executed and registered under Sr. No. KLN4-6036-2006 with the office of Sub Registrar Kalyan, by Ratilal Nathu Patel & others in favour of Anant Developer Private Limited for development of the said land bearing Survey No. 62/2.
- 9) Conveyance Deed dated 24/12/2015 executed and registered under Sr. No. KLN1-9677-2015 with the office of Sub Registrar Kalyan, by between Ratilal Nathu Patel & others in favour of Anant Developer Private Limited for the land bearing Survey No. 62/2 admeasuring 610 sq.mtr. or thereabout.
- 10) Development Agreement dated 19/12/2006 executed and registered under Sr. No. KLN4-6026-2006 with the office of Sub Registrar Kalyan, between Pachanbhai Muljibhai Patel and Anant Developer Private Limited for development of the said land bearing Survey No. 62/3, 65/5B and 65/5C.
- 11) Power of Attorney dated 19/12/2006 executed and registered under Sr. No. KLN4-6027-2006 with the office of Sub Registrar Kalyan, by Pachanbhai Muljibhai Patel & others in favour of Anant

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Developer Private Limited for development of the said land bearing Survey No. 62/3, 65/5B and 65/5C.

- 12) Conveyance Deed dated 10/02/2014 executed and registered under Sr. No. KLN5-716-2014 with the office of Sub Registrar Kalyan, by between Pachanbhai Muljibhai Patel & others in favour of Anant Developer Private Limited for the land bearing Survey No. 62/3 admeasuring 800 sq.mtr. or thereabout, Survey No. 65/5B admeasuring 200 sq.mtr. or thereabout and Survey No. 65/5C admeasuring 2100 sq.mtr. or thereabout.

related to the said Land.

- 3) **7/12 Extract** Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the name Anant Developers Private Limited as a Land Holder of the said Land
- 4) **Search Report for 30 years from 1993 to 2022 (30 years)** My client has taken search through its department on Online Portals of Inspector of General Registration (IGR Maharashtra) website for the year 2002 to 2022. Besides, my client has also taken manual search for the year 1993 to 2001. There is no registered document evidencing creation of adverse interest in the said Land.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land and relying on the same, I am of the opinion that subject to subsisting Mortgage, relying on representation and in view of what is all that set out in Annexure-A as stated therein, the title of Macrotech Developers Limited as the land holder for development of the said Land is clear, marketable and free from encumbrances subject to subsisting mortgage created in favour of IDBI Trusteeship Services Limited.

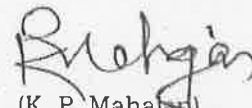
Owners of the Land

- 1) Land bearing Survey Nos. 62/2, 62/3, 63/1, 63/2, 65/5B and 65/5C of Village Mangaon, Tal. Kalyan, Dist. Thane belongs to Anant Developers Private Limited as land owner/holder. It is represented that the name of Macrotech Developers Limited will be mutated on 7/12 extract of the said Land in due course.
- 2) Qualifying comments/remarks : This Report be read and constitute in conjunction with Annexure-A.

The report reflecting the flow of the title of Macrotech Developers Limited as the Land Holder to the said Land and with complete development rights thereof is separately enclosed and annexed as **Annexure-"A"**.

Dated this 29th day of March, 2022.

Encl.: Annexure "A" -Flow of Title



(K. P. Mahajan)

Advocate High Court Bombay