

**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.: Title Clearance Certificate with respect to ALL THAT land comprising in diverse Survey Numbers and Hissa Numbers lying, being and situate**

(i) in Village Dhokali - land bearing  
Survey No. 32/1/1 admeasuring 27770.61 Sq.mtrs. and Survey No. 33/1  
admeasuring 5690.70 Sq.mtrs. or thereabout, aggregating in all 33461.31  
Sq.mtrs. or thereabouts ("Dhokali Land"),

**AND**

(ii) in Village Kolshet - land bearing  
Survey No. 55/5 admeasuring 75.87 Sq.mtrs. out of 1390 sq.mtrs.,  
Survey No. 55/10B admeasuring 1112.84 Sq.mtrs., Survey No. 60/10A  
admeasuring 1500 Sq.mtrs. and Survey No. 60/14 admeasuring 4350.53  
Sq.mtrs. or thereabout, aggregating in all 7039.24 Sq.mtrs. or  
thereabouts ("Kolshet Land")

in Taluka Bhiwandi and District Thane (the said "Dhokali Land" and said  
"Kolshet Land" for the sake of brevity collectively referred to as the "the said  
larger land")

I have investigated the title of said larger land at the request of Macrotech Developers Limited formerly known as Ishwar Realty and Technologies Private Limited as Owner/Developer and perused following documents i.e.:-

- 1) **Description of the Property**
- (i) in Village Dhokali - land bearing  
Survey No. 32/1/1 admeasuring  
27770.61 Sq.mtrs. and Survey No.  
33/1 admeasuring 5690.70 sq.mtrs. or  
thereabout, aggregating in all 33461.31  
sq.mtrs. or thereabouts ("**Dhokali  
Land**")
- AND**
- (ii) in Village Kolshet - land bearing  
Survey No. 55/5 admeasuring 75.87  
sq.mtrs. out of 1390 sq.mtrs., Survey  
No. 55/10B admeasuring 1112.84  
sq.mtrs., Survey No. 60/10A  
admeasuring 1500 sq.mtrs. and Survey  
No. 60/14 admeasuring 4350.53  
sq.mtrs. or thereabout, aggregating in  
all 7039.24 sq.mtrs. or thereabouts  
("**Kolshet Land**")

2) **Documents of acquirement of said larger land**

i) Agreement for Sale dated 31/12/2014 executed and registered under Serial No. TNN9-8374-2015 on 01/01/2015 with Sub-Registrar of Thane-9, by Clariant (India) Limited ('Vendor') in favour of Ishwar Realty and Technologies Private Limited ('Purchaser') for land bearing Survey No. 55/5, 55/10B, 60/14 in Village Kolshet and Survey No. 32/1/1 and 33/1 in Village Balkum.

ii) Agreement for Sale dated 31/12/2014 executed and registered under Serial No. TNN9-8377-2015 on 01/01/2015 with Sub-Registrar of Thane-9, by Clariant (India) Limited ('Vendor') in favour of Ishwar Realty and Technologies Private Limited ('Purchaser') for land bearing Survey No. 60/10A in Village Kolshet.

iii) Deed of Conveyance dated 13th March 2015 executed and registered under Serial No. TNN9-1794-2015 with Sub-Registrar of Thane-9, by Clariant (India) Limited ('Vendor') in favour of Ishwar Realty and Technologies Private Limited ('Purchaser') for land bearing Survey No. 55/5, 55/10B, 60/14 in Village Kolshet and Survey No. 32/1/1 and 33/1 in Village Balkum.

iv) Deed of Conveyance dated 13th March 2015 executed and registered under Serial No. TNN9-1796-2015 with Sub-Registrar of Thane-9, by Clariant (India) Limited ('Vendor') in favour of Ishwar Realty and Technologies Private Limited ('Purchaser') for land bearing Survey No. 60/10A in Village Kolshet.

related respective land forming part of the said larger Land.

3) **7/12 Extract**

Online 7/12 Extract (Record of Rights) uploaded on Portal of <https://bhulekh.mahabhumi.gov.in/> reflects name of Macrotech Developers Limited in respect of land bearing Survey No. 32/1/1 and 33/1 of Dhokali Village as the Land Holder. Tenure of land is shown as Occupational Class-II.

Further, Online 7/12 Extract (Record of Rights) uploaded on Portal of <https://bhulekh.mahabhumi.gov.in/> reflects name of Macrotech Developers Limited in

respect of land bearing Survey No. 60/14 and 55/10B of Kolshet Village as the Land Holder. Tenure of the remaining land is shown as Occupational Class-II.

Online 7/12 Extract (Record of Rights) uploaded on Portal of <https://bhulekh.mahabhumi.gov.in/> reflects name of Macrotech Developers Limited in respect of land bearing Survey No. 55/5 admeasuring 75.87 sq.mtr. out of 1390 sq.mtr. or thereabout as the Land Holder of Kolshet Village of the same. Tenure of land is shown as Occupational Class-II.

There is a remark in other rights column of 7/12 extract of the aforesaid land as to restriction of alienation and same is subjected to prior permission from Competent Authority.

Online 7/12 Extract (Record of Rights) uploaded on Portal of <https://bhulekh.mahabhumi.gov.in/> reflects name of Macrotech Developers Limited in respect of land bearing Survey No. 60/10A of Kolshet Village as the Land Holder. Tenure of land is shown as Occupational Class-I. There is a remark in other rights column that the said land is subjected to Provision of Section 63 of Mumbai Tenancy and Agricultural Land Act.

**4) Search Report for 30 years from 1993 to 2022 (30 years)**

Search Report dated 12/05/2017 Mr. K. P. Mahajan, Advocate for Search taken of the Land Record in the concerned Office of the Sub-Registrar of Assurances Thane for the period 1988 to 2017 (30 years) of the said Larger Land. My client has taken search through its department Online Search on Portals of Inspector of General Registration (IGR Maharashtra) website for the year 2002 to 2021. There is no registered document evidencing creation of adverse interest in the said larger land.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Larger Land and relying on the same, I am of the opinion that subject to Pending Litigation mentioned in Annexure-A and in view of what is set out in Annexure-A as stated therein relying on representations, the title of Macrotech Developers Limited (formerly known as Ishwar Reality and Technology Private Limited) and its continuance into another entities, as the Land Holder and /or Developer for development of the said Larger Land is clear, marketable and free from encumbrances.

**Owner/Developer of the Land**

- 1) the land bearing Survey No. 32/1/1 and 33/1 being part of the said Dhokali Land in Village Dhokali, Taluka and Dist. Thane is belonged to Macrotech Developers Limited as the Land Holder.
- 2) the land bearing Survey No. 60/10A, 60/14 and 55/10B being part of said Kolshet Land in Village Kolshet, Taluka and Dist. Thane, is belonged to Macrotech Developers Limited as the Land Holder.
- 3) portion of the land bearing Survey No. 55/5 admeasuring 75.87 sq.mtr. out of 1390 sq.mtrs. or thereabout being part of said Kolshet Land in Village Kolshet, Taluka and Dist. Thane, is belonged to Macrotech Developers Limited as the Land Holder.
- 4) Qualifying comments/remarks : This Legal Title 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 <sup>12<sup>th</sup></sup> day of May, 2022.



(Pradip Garach)

Advocate High Court, Bombay

**Encl.:** Annexure “A” –Flow of Title