

Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
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S. P. SINGH
VIKAS SINGH
V. P. SINGH
ADVOCATES HIGH COURT

Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.
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To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT:

SUB: Title clearance certificate in respect of the lands properties described in Table below;

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	Sq. Meters
1	580	222	6	1590
2	567	267	2/1	1210
3	567	267	1	3090
4	564	221	1	1970
5	579	245	2	960
6	579	245	1A	910
7	565	220	6	760
8	565	220	7	830
9	579	245	3A	660
10	579	245	1B	400
11	564	221	8	910
12	580	222	1	3900
13	580	222	2	580
14	579	245	3B	1160

15	564	221	4B	960
16	579	245	7	1780
17	579	245	3C	1420
18	579	245	4	630
19	579	245	5	1640
20	579	245	8	2130
21	565	220	8	1720
22	564	221	3	1470
23	565	220	4	880
24	564	221	4A	860
25	565	220	1	80
26	565	220	9	1470
27	565	220	10	910
28	579	245	6	250

All of Revenue Village BHAYANDER, Taluka & District THANE, lying, being and situate at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said properties".

We have investigated the title of the said plot of M/s. A. G. SUPERSTRUCTURES PVT. LTD. on the basis of search report, 7/12 extract and various registered linking documents handed over to us for the investigation of the title of the said property like;

- 1) Description of the property.
- 2) The Documents for assignment and transfer of the property.



- 3) 7/12 extract issued by Talathi Saja Bhayander of respective properties area described hereunder also showing the names of the M/s. Span Developers as owners and Developers under respective Mutation Entries and mentioned in Table below;

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	7/12 extract verified on	Mutation Entry in the name of Owner/Developers M/s. Span Developers
1	580	222	6	14/07/2022	7942
2	567	267	2/1	18/05/2022	7615
3	567	267	1	18/5/2022	7615
4	564	221	1	18/5/2022	7512
5	579	245	2	18/5/2022	7616
6	579	245	1A	18/5/2022	7616
7	565	220	6	18/5/2022	6473
8	565	220	7	18/5/2022	6473
9	579	245	3A	18/5/2022	6473
10	579	245	1B	18/5/2022	6913
11	564	221	8	18/5/2022	7617
12	580	222	1	18/5/2022	7617
13	580	222	2	18/5/2022	7617
14	579	245	3B	18/5/2022	7613
15	564	221	4B	18/5/2022	7609
16	579	245	7	14/07/2022	7942

17	579	245	3C	18/5/2022	6806
18	579	245	4	18/5/2022	6503
19	579	245	5	18/5/2022	7942
20	579	245	8	14/07/2022	6626
21	565	220	8	18/5/2022	6626
22	564	221	3	18/5/2022	7920
23	565	220	4	22/06/2022	7920
24	564	221	4A	22/06/2022	7920
25	565	220	1	22/06/2022	7920
26	565	220	9	22/06/2022	7920
27	565	220	10	22/06/2022	7920
28	579	245	6	22/06/2022	7920

- 4) Search Report for 30 YEARS from the year 1993 till 2022.
- 5) Our Title Certificate dated 20/12/2022 shows the flow of the properties from then owners to the Promoters M/s. A. G. SUPERSTRUCTURES PVT. LTD.

ON PERUSAL of the above mentioned documents and all other relevant documents relating to title of the said property we are on the opinion that the title of the Promoter M/s. A. G. SUPERSTRUCTURES PVT. LTD. is clear, marketable and without any encumbrances subject to the development and construction of the buildings according to the terms and conditions agreed with M/s. Span Developers.



Owners and Developers of the Lands:

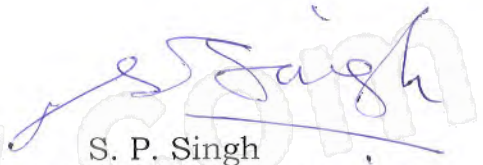
1. M/s. Span Developers are the Owners and Developers of the said respective lands described in the Table above.
2. Amalgamated layout.

The report reflecting the flow of the title of M/s. A. G. SUPERSTRUCTURES PVT. LTD. on the said land is enclosed herewith as annexure.

Encl: Annexure.

Place: BHAYANDER

DATE: 22/12/2022


S. P. Singh
Advocate, High Court