

FORMAT - A

To,
MahaRERA
Housefin Bhawan,
Plot No. C-21, E-Block,
Bandra-Kurla Complex,
Bandra (East),
Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of land bearing Old Survey No.380, New Survey No.67, Hissa No.10, admeasuring 1670 sq. meters, Old Survey No. 381, New Survey No. 66, Hissa No.3, admeasuring 670 sq. meters, Old Survey No. 381, New Survey No.66, Hissa No. 5, admeasuring 530 sq. meters, Old Survey No. 381, New Survey No. 66, Hissa No. 6, admeasuring 510 sq. meters and Old Survey No. 383, New Survey No. 61, Hissa No. 1-A, admeasuring 330 sq. meters, Old Survey No. 381, New Survey No.66, Hissa No. 8, admeasuring 450 sq. meters, Old Survey No. 381, New Survey No. 66, Hissa No. 10, admeasuring 400 sq. meters, Old Survey No.381, New Survey No. 66, Hissa No.11, admeasuring 400 sq. meters and Old Survey No. 381, New Survey No. 66, Hissa No. 13, admeasuring 400 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter jointly and collectively referred to as the "**Said Property**")

I have investigated the title to the said property on the request of M/s. Raj Realty Builders and Developers Pvt. Ltd., and following documents are as hereunder.

- 1) **Description of the property:** As mentioned in the Title Search Report, dated 25th December, 2021.
- 2) **The document of allotment of the said property:** As mentioned in the Title Search Report, dated 25th December, 2021.

- 3) (i) Online 7/12 Extract, dated 23rd October, 2020 of Survey No. 67/10, 66/3 and 66/5 and Mutation Entry No. of 67/10: 977, 1392 & 1500, Mutation Entry No. of 66/3: 1985 & 1982 and Mutation Entry No. of 66/5: 977 & 3049.
- ii) Online 7/12 Extract, dated 10th November, 2021 of Survey No. 66/6,66/8,66/10,66/11, 66/13 & 66/1/A and Mutation Entry No. of 66/6 : 1764 & 1985, Mutation Entry No. of 66/8: 977,1764 & 1985, Mutation Entry No. of 66/10: 1985 , Mutation Entry No. of 66/11 : 1764, Mutation Entry No. of 66/13 : 1985 & Mutation Entry No. 66/1/A: 1764.
- 4) Search Report for 39 years from 1982 to till date.

On perusal of all the documents and all other relevant documents relating to title of the said property as mentioned in the Title Search Report, dated 25th December, 2021 of M/s. Raj Realty Builders and Developers Pvt. Ltd., is clear, marketable and free from all encumbrances.

5. OWNERS OF THE LAND:

- i. Old Survey No. 381, New Survey No. 66, Hissa No. 3, 5, 6,8 ,10,11 & 13 is owned by M/s. Raj Realty Builders and Developers Pvt. Ltd.
- ii. Old Survey No.380, New Survey No.67, Hissa No.10 and Old Survey No. 383, New Survey No. 61, Hissa No. 1-A is owned by M/s. Raj Realty Builders and Developers Pvt. Ltd.

The report reflecting the flow of the title: M/s. Raj Realty Builders and Developers Pvt. Ltd., had acquired the development rights of the said property from the owners and the said documents are enclosed herewith as annexure

Encl: Annexure

Date: 31st January, 2022



Advocate