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 TITLE REPORT

Sub.: Title Clearance Certificate with respect to ALL THAT pieces and parcels

Village	Survey No. / Hissa No.	Area as per 7/12 Extract (in Sq.mtr.) or thereabout
Mangaon	60/7	3260
Total Area		**3260**

lying being and situate at Village Mangaon, Taluka Kalyan and District Thane (referred to as "the said Property"), being developed by Project name "Crown Dombivali-4".

1) I have investigated the title of the said Property at the request of Macrotech Developers Limited, a Company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 018 ("**Company**") as the Owner / Developer, as the case may be, of the same. On the basis and relying upon the perusal of relevant photocopies of Title documents, Orders/Permissions, Notification for acquirement of the said Property and development; Revenue Records as uploaded on Portals of https://bhulekh.mahabhumi.gov.in/; Search Data of Manual Search conducted in Offices of concerned Sub Registrar; Online Search on the Portal of Inspector General of Registration (IGR) for the Land Record; Online Search on the portal of Ministry of Corporate Affairs (MCA) for charges created by Macrotech Developers Limited in respect of the said Property and Orders and Certificates with respect to re-organisation and re-structuring in relation to the Company, I have to state as follows:

2) **Description of the Property** All that pieces and parcels of the said Proprty detailed whereof are as follows :-

Village	Survey No. / Hissa No.	Area as per 7/12 Extract (in Sq.mtr.) or thereabout
Mangaon	60/7	3260
Total Area		**3260**

lying, being and situated at Villages Mangaon, Taluka Kalyan and District Thane.

3) **Documents of acquirement of the said Property**

1) By Development Agreement dated 19/12/2006 executed and registered under Serial No. KLN4-6026-2006 with the office of Sub Registrar Kalyan-4 by and between 1) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of Pachanbhai Muljibhai Patel & Others, 2) Ashok Laxmanbhai Patel for himself and constituted attorney holder of Chabilbhai Narayanbhai Patel and others, 3) Shivaji Tatyaba Sanap for himself and constituted attorney of Padmakar Tukaram Katkade and another and 4) Jayantibhai Kanjibhai Patel for herself and constituted attorney holder of Kanjibhai Jeevrajbhai Patel and another (Owners) and Anant Developers Private Limited (Developer), for development and ultimately sale of *inter alia* the said Property comprised in Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout.

2) Power of Attorney dated 19/12/2006 executed and registered under Serial. No. KLN4-6027-2006 with the office of Sub Registrar Kalyan-4, by 1) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of Pachanbhai Muljibhai Patel & Others 2) Ashok Laxmanbhai Patel for himself and constituted attorney holder of Chabilbhai Narayanbhai Patel and others, 3) Shivaji Tatyaba Sanap for himself and constituted attorney of Padmakar Tukaram Katkade and another and 4) Jayantibhai Kanjibhai Patel for herself and constituted attorney holder of Kanjibhai Jeevrajbhai Patel and another in favour of Anant Developers Private Limited to do and carry out development of *inter alia* the said Property comprised in Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout.

3) By Deed of Conveyance dated 10/02/2014 executed and registered under Serial No. KLN5-716-2014 with the office of Sub Registrar Kalyan-5, by 1) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of Pachanbhai Muljibhai Patel & Others 2) Ashok Laxmanbhai Patel for himself and constituted attorney holder of Chabilbhai Narayanbhai Patel and others, 3) Shivaji Tatyaba Sanap for himself and constituted attorney of Padmakar Tukaram Katkade and another and 4) Jayantibhai Kanjibhai Patel for herself and constituted attorney holder of Kanjibhai Jeevrajbhai Patel and another in favour of Anant Developers Private Limited, for the sale of *inter alia* the said Property comprised in Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout.

related to the acquirement of the said Property.

K. P. MAHAJAN

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4)	**7/12 Extract**	Online digital certified 7/12 Extract (Record of Rights) from Portal of https://bhulekh.mahabhumi.gov.in/ uploaded reflects in the name Anant Developers Private Limited for land admeasuring 3260 sq.mtrs. or thereabout, as Land Holders of the said Property. I note that land record is so far not mutated in the name of Macrotech Developers Limited, pursuant to the restructuring and reorganisation of Anant Developers Private Limited. Tenure of land is shown as Occupational Class-I.
5)	**Search Report for 30 years from 1994 to 2024 (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 2024. Besides, my client has also taken manual search for the year 1992 to 2001. There is no registered document evidencing creation of adverse interest in the said Property.

6) On the basis of and relying upon the perusal of photocopies of relevant (i) Title documents; (ii) Revenue Records as uploaded on Portals of https://bhulekh.mahabhumi.gov.in/; (iii) Search Data of Search conducted in Offices of concerned Sub Registrar and Online Search on the Portal of Inspector General of Registration (IGR) for the Land Record and (iv) Online Search on the portal of Ministry of Corporate Affairs (MCA) for charges created by Macrotech Developers Limited, v) Notifications, Permissions for acquirement of the said Property and Non Agricultural use, Locational Clearance and vi) Merger Orders and Certificates with respect to re-organisation and re-structuring of the Company and relying on representations, information and explanation gathered in connection therewith, I am of the opinion that on the basis of findings set out in Annexure A-Flow of Title hereto, title of Macrotech Developers Limited (formerly known as Anant Developers Private Limited), as the Land Holder / Owner with complete development rights for the said Property, is clear, marketable and free from encumbrances.

Owners of the said Property

1) the land bearing Survey No. 60/7 in Village Mangaon, Taluka Kalyan and District Thane belongs to Anant Developers Private Limited as the Land Holder. It is represented that the name of Macrotech Developers Limited will be mutated on 7/12 extract of the said Property in due course.

2) It appears that there are no litigations for and against the said Anant Developers Private Limited and / or Macrotech Developers Limited filed before Civil, Revenue, Criminal, Judicial or Quasi-Judicial of whatsoever nature and description before any Court of Law, Tribunal and any other Authorities in respect of said Property on the date of this Legal Title Report. As such, there is no adverse orders, judgments, injunctions passed by any court in connection with the said Property and development thereon, which will vitiate title of Anant Developers Private Limited and / or Macrotech Developers Limited to carry out development of the said Property.

3) Qualifying comments/remarks : This Legal Title Report be read and construed in conjunction with Annexure-A.

The report reflecting the Flow of the Title of Macrotech Developers Limited (formerly known as Anant Developers Private Limited) as the Owner / Land Holder to the said Property and with complete development rights thereof is separately enclosed and annexed as **Annexure-"A"**.

Dated this 26th day of April, 2024.



(K. P. Mahajan)
Advocate High Court, Bombay

Encl.: Annexure "A" –Flow of Title

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

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FORMAT-A

Circular No. (28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sub.: Title Clearance Certificate with respect to ALL THAT pieces and parcels

Village	Survey No. / Hissa No.	Area as per 7/12 Extract (in Sq.mtrs.) or thereabout
Mangaon	60/7	3260
Total area		**3260**

lying being and situate at Village Mangaon, Taluka Kalyan and District Thane (referred to as "the said Property"), being developed by Project name "Crown Dombivali-4".

1. I have investigated the title of the said Property at the request of Macrotech Developers Limited a Company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 0018 ("**Company**") as the Owner / Developer, as the case may be, of the same. On the basis and relying upon the perusal of relevant photocopies of Title documents; Orders/Permissions, Notification for acquirement of the said Property and development; Revenue Records as uploaded on Portals of https://bhulekh.mahabhumi.gov.in/; Search Data of Manual Search conducted in Offices of concerned Sub Registrar; Online Search on the Portal of Inspector General of Registration (IGR) for the Land Record; Online Search on the portal of Ministry of Corporate Affairs (MCA) for charges created by Macrotech Developers Limited in respect of the said Property and Orders and Certificates with respect to re-organisation and re-structuring in relation to the Company, I have to state as follows:

(A) **The documents in relation to the ownership of the said Property:**

I have perused following documents of title in respect of the said Property.

(i) 7/12 Extracts in respect of the said Property and Mutations reflected hereunder.

(ii) Mutation Entry Nos. 7, 30, 39, 151, 253, 266, 469, 554, 583, 704, 935 and 1112 are related to Survey No. 60/7;

(iii) By Development Agreement dated 19/12/2006 executed and registered under Serial No. KLN4-6026-2006 between 1) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of Pachanbhai Muljibhai Patel & Others 2) Ashok Laxmanbhai Patel for himself and constituted attorney holder of Chabilbhai Narayanbhai Patel and others, 3) Shivaji Tatyaba Sanap for himself and constituted attorney of Padmakar Tukaram Katkade and another and 4) Jayantibhai Kanjibhai Patel for herself and constituted attorney holder of Kanjibhai Jeevrajbhai Patel and another (Owners) and Anant Developers Private Limited (Developer), for development and ultimately

sale of *inter alia* the said property comprised in Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout.

(iv) Power of Attorney dated 19/12/2006 executed and registered under Serial. No. KLN4-6027-2006 with the office of Sub Registrar Kalyan, by 1) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of Pachanbhai Muljibhai Patel & Others 2) Ashok Laxmanbhai Patel for himself and constituted attorney holder of Chabilbhai Narayanbhai Patel and others, 3) Shivaji Tatyaba Sanap for himself and constituted attorney of Padmakar Tukaram Katkade and another and 4) Jayantibhai Kanjibhai Patel for herself and constituted attorney holder of Kanjibhai Jeevrajbhai Patel and another in favour of Anant Developers Private Limited to do and carry out development of *inter alia* the said Property comprised in Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout.

(v) By Deed of Conveyance dated 10/02/2014 executed and registered under Serial No. KLN5-716-2014 with the office of Sub Registrar Kalyan-5 by 1) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of Pachanbhai Muljibhai Patel & Others 2) Ashok Laxmanbhai Patel for himself and constituted attorney holder of Chabilbhai Narayanbhai Patel and others, 3) Shivaji Tatyaba Sanap for himself and constituted attorney of Padmakar Tukaram Katkade and another and 4) Jayantibhai Kanjibhai Patel for herself and constituted attorney holder of Kanjibhai Jeevrajbhai Patel and another in favour of Anant Developers Private Limited, for the sale of *inter alia* the said Property comprised in Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout.

(vi) Papers and proceedings of pending Litigations mentioned in this Flow of Title.

(vii) Order No.TNC-2708/1019/PRA.KR.584/L-9 dated 07/07/2009 and its revalidation by further Orders dated 17/11/2015 issued by the Competent Authority, Department of Revenue and Forest, under Section 63 (1A) of Sub-Section (1) and 63F(A) under Bombay Tenancy and Agricultural Land Act, 1948 for acquirement of the said Land by the Company for non-agriculture purpose by Anant Developers Private Limited.

(viii) Order No.TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 and its revalidation from time to time as per Orders dated 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 25/04/2014, 06/11/2015 and 20/04/2016 issued by the Competent Authority, Department of Revenue and Forest, under Section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 for acquirement of the said Land by the Company for non-agriculture purpose by Lodha Dwellers Private Limited (now known as Lodha Developers Limited).

(ix) Order dated 28/03/2018 passed by National Company Law Tribunal (NCLT) in Company Scheme Petition No.1072 of 2017 filed by Anant Developers Private Limited (Petitioner/3rd Transferor Company) with Lodha Developers Private Limited (Amalgamated Company).

(x) Fresh Certificate of Incorporation Certificate dated 14/03/2018 on conversion of Lodha Developers Private Limited to Lodha Developers Limited.

(xi) Certificate of Incorporation dated 24th May 2019 for Change of Name of Lodha Developers Limited to Macrotech Developers Limited.

(xii) I have not issued a public notice inviting objections /claims in respect of the said Property.

(xiii) My client has taken search through its department on Online Portals of Inspector of General Registration (IGR Maharashtra) website for the year 2002 to 2024. Besides, my client has also taken manual search for the year 1992 to 2001. There is no registered document evidencing creation of adverse interest in the said Property.

(xiv) I have caused searches to be conducted for the record in the Office of the Registrar of the Companies Maharashtra to ascertain whether Company has created any encumbrances on the said Property.

(xv) Since my scope of work does not include considering the aspects within the domain of an Architect or a Surveyour, I have not carried out any physical inspection of the said Property nor have commented on zoing and development aspect etc thereof.

(B) **Flow of Title of the said Property**

1) As per Mutation Entry No. 7 dated 03/01/1985, it is recorded that on the basis of submission, the said Property reflected in the names of 1) Revatibai alias Laxmibai Govind Samant, 2) Suhasini Sadanand Samant and 3) Shashi Rajgopal Ayyer. By reason whereof, by registered Partition Deed dated 30/03/1984, partition took place for several landholdings in the said Village including the said Property, amongst viz. 1) Revatibai alias Laxmibai Govind Samant, 2) Suhasini Sadanand Samant and 3) Shashi Rajgopal Ayyer. As a result whereof Suhasini Sadanand Samant was allocated the said Property.

2) As per Mutation Entry No. 30 dated 21/12/1988, it is recorded that on the death of Suhasini Sadanand Samant on 11/08/1988, names of his legal heirs viz. 1) Sadanand Madanji Samant, 2) Satyajit Sadanand Samant (minor) and 3) Sonali Sadanand Samant (minor), minors represented through their father and natural guardian of Sadanandji Madanji Samant, were entered on 7/12 extract in respect of the said Property.

3) As per Mutation Entry No. 39 dated 21/10/1989, it is recorded that on the death of Sadanand Madanji Samant on 27/06/1989, names of his legal heirs viz. 1) Satyajit Sadanand Samant and 2) Sonali Sadanand Samant (minor), minor represented through her brother and natural guardian of Satyajit Sadanand Samant, were entered on 7/12 extract in respect of the said Property.

4) By Agreement dated 16/12/1995 executed between 1) Satyajit Sadanand Samant and 2) Sonali Sadanand Samant (Owners) and M/s. Kaveri Partners through their Partners 1) Chhabildas Narayanbhai Patel, 2) Tulsibai Kanjibhai Patel, 3) Bipinbhai Pachanbhai Patel, 4) Amrutlal Premjibhai Patel, 5) Jayantibhai Kanjibhai Patel and 6) Shivaji Tatyaba Sanap (Purchasers), the Owners therein agreed to sell the said Property

in favour of the Purchasers, for valuable consideration and on the terms and conditions as mentioned therein.

5) As per Talathi Certificate dated 17/12/2014, Mutation Entry No. 151, 704 and 1112 are not made available in this Office.

6) Mutation Entry No. 266 is not relevant to the said Property.

7) Mutation Entry No. 554 is not made available. I am informed that the said mutations are related to configuration of revenue record of the said Village and will not have any impact in the title.

8) As per Mutation Entry No. 583 dated nil, records that rectification and updation of land in the said Village in land records. This Mutation further records that there was alteration in said Property Ledger Folio No. 435 and further records that same was entered in Anant Developers Private Limited.

9) By Development Agreement dated 19/12/2006 executed between Anant Developers Private Limited (therein referred to as 'Developer') and (A) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of 1) Pachanbhai Muljibhai Patel, 2) Ramanbhai Pachanbhai Patel, 3) Kantilal Pachanbhai Patel, (B) Ashok Laxmanbhai Patel for himself and constituted attorney holder of 4) Chabilbhai Narayanbhai Patel, 5) Ravindrabhai Narayanbhai Patel, 6) Laxman Narayanbhai Patel, 7) Hiralal Narayanbhai Patel, 8) Narayanbhai Premjibhai Patel, (C) Shivaji Tatyaba Sanap for himself and constituted attorney holder of 9) Padmakar Tukaram Katkade, 10) Jayant Shivaji Sanap and (D) Jayantibhai Kanjibhai Patel for himself and constituted attorney holder of 11) Kanjibhai Jivrajbhai Patel, 12) Pravinbhai Kanjibhai Patel, (therein referred to as 'Owners'), registered with Sub-Registrar of Assurances at Kalyan under Serial No. KLN4-6026-2006, the said Owners therein inter alia agreed to grant development right of the property bearing Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereaboutto Anant Developers Private Limited for the consideration and on terms and conditions more particularly set out therein. The Mutation Entry No. 253 dated 16/01/2008 records the above transaction and the name of Anant Developers Private Limited was entered in Other Rights Column of 7/12 extract in respect of the said Property.

10) By a Power of Attorney dated 19/12/2006 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLN4-6027-2006, the said (A) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of 1) Pachanbhai Muljibhai Patel, 2) Ramanbhai Pachanbhai Patel, 3) Kantilal Pachanbhai Patel, (B) Ashok Laxmanbhai Patel for himself and constituted attorney holder of 4) Chabilbhai Narayanbhai Patel, 5) Ravindrabhai Narayanbhai Patel, 6) Laxman Narayanbhai Patel, 7) Hiralal Narayanbhai Patel, 8) Narayanbhai Premjibhai Patel, (C) Shivaji Tatyaba Sanap for himself and constituted attorney holder of 9) Padmakar Tukaram Katkade, 10) Jayant Shivaji Sanap and (D) Jayantibhai Kanjibhai Patel for himself and constituted attorney holder of 11) Kanjibhai Jivrajbhai Patel, 12) Pravinbhai Kanjibhai Patel, (therein referred to as 'Vendors'), in favour of Shri. Nitin Asariya Vador representative of Anant Developers Private Limited, the Vendors granted powers and authorities to the representatives of Anant Developers Private Limited to do various acts, deeds, matters and things for and on their behalf in respect of *inter alia* the property bearing Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout and carry out development thereon.

11) By Deed of Conveyance dated 10/02/2014 executed and registered under Serial No. KLN5-716-2014 with Sub-Registrar Kalyan, (A) Bipinbhai Pachanbhai Patel for himself and constituted attorney holder of 1) Pachanbhai Muljibhai Patel, 2) Ramanbhai Pachanbhai Patel, 3) Kantilal Pachanbhai Patel, (B) Ashok Laxmanbhai Patel for himself and constituted attorney holder of 4) Chabilbhai Narayanbhai Patel, 5) Ravindrabhai Narayanbhai Patel, 6) Laxman Narayanbhai Patel, 7) Hiralal Narayanbhai Patel, 8) Narayanbhai Premjibhai Patel, (C) Shivaji Tatyaba Sanap for himself and constituted attorney holder of 9) Padmakar Tukaram Katkade, 10) Jayant Shivaji Sanap and (D) Jayantibhai Kanjibhai Patel for himself and constituted attorney holder of 11) Kanjibhai Jivrajbhai Patel, 12) Pravinbhai Kanjibhai Patel, (therein referred to as a 'Vendors') sold, conveyed, transferred and assured to and unto Anant Developers Private Limited (therein referred to as 'Purchaser'), *inter alia* the property bearing Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout for valuable consideration and on such terms, covenants and conditions stated therein. The Mutation Entry No. 469 records the above transaction and the name of Anant Developers Private Limited entered and recorded in the 7/12 extracts as landowner in respect of *inter alia* the property bearing Survey No. 60/7 admeasuring 3260 sq.mtrs. or thereabout.

(C) **PERMISSIONS, ORDERS AND NOTIFICATIONS**

(a) By Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 r/w revalidation letters dated 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 25/04/2014, 06/11/2015 and 20/04/2016 thereto, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948, as amended, to M/s. Lodha Dwellers Private Limited, for acquisition of Land in Talukas Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.

(b) I note that Notification No. 1 of 2016 dated 01/01/2016 published in Official Gazatte of Maharashtra there is an amendment of Section 63 of Maharashtra Tenancy and Agriculrutal Land Act, 1948 by inserting Section 63-1C and Section 63-1A in Sub Section 1(a), (b), (c) and (d) sub Section 2 (a), (b), Sub Section 3, Sub Section 4 by replacing Special Township Project with a word Integrated Township Project and added Sub Section 5 with explanation (i) in clause (a), (ii) in clause (aa). In the said Notification it is inter alia stated that agricultural land which is to be used for Special Township Project (Integrated Township Project) the permission to acquire the said Land is not restricted for the certain period.

(c) By an Order No. TNC-2708/1019/PRA.KR.584/L-9 dated 07/07/2009 and 17/11/2015 thereto, the Competent Authority, Department of Revenue and Forest has granted to M/s. Anant Developers Pvt. Ltd. permission under section 63 (1A) of Sub-Section (1), 63(FA) under Bombay Tenancy and Agricultural Land Act, 1948 as amended, for acquirement of said Land in Talukas Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.

(D) **Reorganization and restructuring of Anant Developers Private Limited to Macrotech Developers Limited**

(a) Subsequently, fresh Certificate of Incorporation dated 14.03.2018 consequent upon the conversion from Private Company to public Company was issued by Registrar of Companies under section 18 of the Companies Act 2013 for the conversion of Lodha Developers Private Limited to Lodha Developers Limited. By reason whereof, the name of the Lodha Developers Private Limited has changed to Lodha Developers Limited with effect from 14.03.2018.

(a) By Order dated 28/03/2018 in Company Scheme Petition No. 1072 of 2017 filed by Anant Developers Private Limited and other (Transferors) along with Lodha Developers Private Limited (Transferee) whereby the said Anant Developers Private Limited was ordered to be amalgamated with Lodha Developers Private Limited in terms of the said Order and on terms and conditions stated in the Scheme of Amalgamation annexed thereto. By virtue of the said Order the entire business and undertaking of Anant Developers Private Limited including the said Property have been transferred to and vested in Lodha Developers Private Limited. In the premises aforesaid, Lodha Developers Private Limited became entitled to the said Property as an absolute Owner thereof.

(b) By a Certificate of Incorporation dated 24th May 2019, pursuant to the change of name under the provision of Rule 29 of Companies (Incorporation) Rules 2014 issued by Registrar of Companies, it is certified that name of the Company changed from Lodha Developers Limited to Macrotech Developers Limited with effect from and on the date of the said Certificate.

(E) **MORTGAGE**

I am informed and it is represented to me by the Company that the said Property is not subjected to any mortgage and is free of all encumbrances of any nature whatsoever.

(F) **LITIGATION**

It appears that there are no litigations for and against the Anant Developers Private Limited and / or Macrotech Developers Limited filed before Civil, Revenue, Criminal, Judicial or Quasi-Judicial of whatsoever nature and description before any Court of Law, Tribunal and any other Authorities in respect of said Property on the date of this Report. As such, there is no adverse orders, judgments injunctions passed by any court in connection with the said Property and development thereon, which will vitiate title of Anant Developers Private Limited and / or Macrotech Developers Limited to the carry out development of the said Property.

(G) **SEARCH REPORT**

(i) **SEARCH OF LAND RECORD IN THE OFFICE OF CONCERNED SUB REGISTRAR**

My client through its department, has taken search on Online Portals of Inspector of General Registration (IGR Maharashtra) website for the year 2002 to 2024 in respect of the said Property. Besides, my client has also taken manual search for the year 1992 to 2001 in respect of the said Property. On perusal of the Search Data of Online and manual Search, no registered

documents evidencing creation of adverse interest affecting the title of the Company to the said Property have been found to be registered.

(ii) **ROC Search Report:**

I have relied upon Registrar of Companies Search Report dated 27/02/2024, issued by Sharatkumar Shetty & Associates (Company Secretaries). Upon perusal of the Search Report, I note that the said Search Report does not reveal any adverse entry/ies or charge and security interest in respect of the said Property.

(H) **REVENUE RECORDS**

Online digital certified 7/12 Extract (Record of Rights) from Portal of https://bhulekh.mahabhumi.gov.in/ uploaded reflects in the name Macrotech Developers Limited for land admeasuring 3260 sq.mtrs. or thereabout, as Land Holders of the said Property in Mangaon Village.

(I) **MISCELLANEOUS / Other Observations**

i) I have not inspected the following original documents of title in respect of the said Property.

ii) I have not issued any public notice calling for claims from public at large in respect of the said Property.

iii) The information, and the copies (that is, ordinary copies, photocopies, translated copies and certified true copies, as applicable) of the documents, records and writings furnished to me and referred to and/or relied upon by me, are complete and accurate, and, wherever applicable, faithful reproductions of the originals thereof.

iv) The aspects of zoning, permitted user, reservations/set back, Development Potential /Floor Space Index and developability of the said Property fall within the scope of the Architect review and I express no views about the same. Since my scope of work does not include considering the aspects within the domain of an Architect or a Surveyor, I have not carried out any physical inspection of the said Property nor have commented on development aspect etc. thereof.

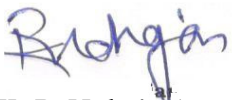
v) I have prepared Legal Title Report and Flow of Title based on the copies of documents made available for my inspection limited to information provided to me and based upon the provision of applicable laws prevailing at the present time and the facts of the matter as comprehend by and limited to the information provided to me. Any variance of the facts or of law may cause a corresponding in my Legal Title Report vis-à-vis Flow of Title.

(J) **CONCLUSION**

On the basis of and relying upon the perusal of photocopies of relevant (i) Title documents; (ii) Revenue Records as uploaded on Portals of https://bhulekh.mahabhumi.gov.in/; (iii) Search Data of Search conducted in

Offices of concerned Sub Registrar and Online Search on the Portal of Inspector General of Registration (IGR) for the Land Record and (iv) Online Search on the portal of Ministry of Corporate Affairs (MCA) for charges created by Macrotech Developers Limited, v) Notifications, Permissions for acquirement and NA use, Locational Clearance and vi) Merger Orders and Certificates with respect to re-organisation and re-structuring and relying on representations, information and explanation gathered in connection therewith, I am of the opinion that on the basis of findings set out in Annexure-A-Flow of Title hereto, title of Macrotech Developers Limited (formerly known as Anant Developers Private Limited), as the Land Holder / Owner with complete development rights for the said Property, is clear, marketable and free from encumbrances.

Dated this 26th day of April, 2024.



(K. P. Mahajan)
Advocate High Court, Bombay