

**DAMODAR A. PATIL**

B.A., B.COM., D.C.L., LL.B.

ADVOCATE

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Ref.: DAP/2022/24

Date: 19 MAY 2022

To  
Maha RERA,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai - 400 051.

### Legal Title Report

Sub :- Title Clearance Certificate with respect to Land totally adm 6250 Sq. Mtrs., bearing Revenue Survey No.10/3/A, Surve No.7/17 and Survey No.10/3/B situated at Revenue Villag Vadavali, Thane ("Said Project Land").

1. I have investigated the title of the Said Project Land on request from M/s. Rajaram Construction - the Developer of the Said Project Land, as under -

A) Description of the Said Project Land -

- |                       |   |                      |
|-----------------------|---|----------------------|
| i) Survey No.10/3/A   | - | adm. 2930 Sq. Mtrs., |
| ii) Survey No.7 /17   | - | adm. 1310 Sq. Mtrs., |
| iii) Survey No.10/3/B | - | adm. 2010 Sq. Mtrs., |

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Total area adm. 6250 Sq. Mtrs.,  
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of Revenue Village Vadavali, Thane, Taluka and District Thane, Registratio District and Registration Sub-District of Thane and within the limits of Than Municipal Corporation.

B) In the process, I have perused copies of the following documents -  
RE. - Land bearing Survey No.10/3/A.

- i) 7/12 extract, Mutation and 8A extract in respect of the Surve No.10/3/A.
- ii) Regd. Agreement dated 8<sup>th</sup> December, 2006, read with Deed c Conveyance dated 21<sup>st</sup> August, 2009.
- iii) Consent Decree dated 16<sup>th</sup> January, 2020, in Civil Su: No.774/2006 read with Deed of Cancellation dated 21 October, 2020.

*DM*