

Format 'A'
(Circular No.28/2021)

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the said Land admeasuring 82,660 square meters (including DP road admeasuring 12,670 square.meters) as set out in the Title Certificate dated 23rd February 2024.

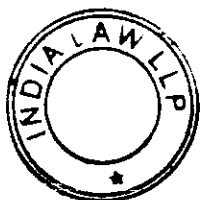
We have investigated the title of the said Land on request of Agile Real Estate Private Limited, and the following documents i.e.

1) **Description of the said Project Land.**

The project known as **PRIMERA** ("said Project") being constructed on land admeasuring approximately 9,880 square meters bearing Survey Nos., 19/6(pt), 19/13/A(pt), 19/13/B(pt), 19/16/A(pt), 19/16/B(pt), 19/17(pt), 19/18(pt), 19/20/B, 19/21, 19/22, 19/25/B, 19/26,19/27/B, 19/28, 19/34/C(pt), 19/35(pt), 19/46(pt), 85/4(pt) ("said Project Land") and carved out of the said Land as set out in the Title Certificate dated 23rd February 2024, lying, being and situated at Village Balkum, Taluka and District Thane.

2) We have investigated the title of the said Land on the request of Agile Real Estate Private Limited, and following documents i.e.: -

- i) Description of the said Land. {As mentioned in the Title Certificate dated 23rd February 2024}.
- ii) The documents of title deeds/allotment of said Land {As mentioned in the Title Certificate dated 23rd February 2024}.



Mumbai | Delhi | Chennai | Kolkata | Bengaluru | Hyderabad | Cochin

Reg. & Head office- INDIALAW LLP, Apeejay Chambers, Ground flr, Wallace St, Fort, Mumbai - 400 001.

LLPIN - AAC - 7831 | w - www.indialaw.in | e - mumbai@indialaw.in | t - 022-69247400



- iii) Property Card {As mentioned in the Title Certificate dated 23rd February 2024}.
 - iv) Search report for 30 years from: 1994 to 2023.
3. On perusal of the documents/title deeds and all other relevant documents relating to title of the said Land, and as mentioned in the Title Certificate dated 23rd February 2024, we are of the opinion that Agile Real Estate Private Limited holds a valid, clear and marketable title to the said Project Land i.e. an area admeasuring 9,880 square meters as owner thereof.
4. (i) Owner of the said Project Land i.e. an area admeasuring 9,880 square meters
- Agile Real Estate Private Limited is the Owner of the said Land including the said Project Land i.e. all those pieces and parcels of non-agricultural land bearing Survey Nos.19/6(pt), 19/13/A(pt), 19/13/B(pt), 19/16/A(pt), 19/16/B(pt), 19/17(pt), 19/18(pt), 19/20/B, 19/21, 19/22, 19/25/B, 19/26, 19/27/B, 19/28, 19/34/C(pt), 19/35(pt), 19/46(pt), 85/4(pt) admeasuring in aggregate approximately 9,880 square meters and carved out of the land admeasuring 69,990 square meters which is part of the said Land, as set out in the Title Certificate dated 23rd February 2024, lying, being and situated at Village Balkum, Taluka and District Thane.
- (ii) Qualifying comments/ remarks if any - NA.
5. The report reflecting the flow of the title of Agile Real Estate Private Limited to the said Land is enclosed herewith as annexure.

Encl: Annexure" A"

Yours Truly,

Suresh Palav

Partner

INDIALAW LLP

Date: 5th March 2024.

