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Date : 25 /09 /2024

FORMAT - A

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to Gut No. 95, Deolai, Chhatrapati Sambhajinagar – 431005 (hereinafter referred to as the said plot)

1) I have investigated the title of the said plot on the request of Mr. Rambhau Haribhau Hiwale and following documents:

1) Description of Property
2) The document of allotment of Plot
3) 7/12 extract
4) Search Report of 30 years from 1995 to 2024

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Mr. Rambhau Haribhau Hiwale is clear, marketable and without any encumbrance.

Owner of Land: Mr. Rambhau Haribhau Hiwale

Description of Land: Gut No. 95, Deolai, Chhatrapati Sambhajinagar admeasuring 2600 sq. m.

On the East :- Open space & Land Owned by Mr. Totla,
On the West :- Land owned by Kisanrao Haribhau Hiwale ,
On the South :- Gut No.94 Shri Residency Colony,
On the North :- Road & Haribhau Krupa Nagar.

Qualifying comments / remarks: **NIL**

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3) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.
Encl.: Annexure

FLOW OF THE TITLE OF THE SAID LAND

1. That, on perusal of 7x12 extract of Gut No. 95, total land admeasuring area 03H.46R. situated at Deolai, Tq. & Dist. Chhatrapati Sambhajinagar, was owned and possessed by Shri Haribhau Tatya Hiwale. It appears from mutation entry no. 1093 that after demise of Haribhau Tatya Hiwale name of his legal heirs i.e. sons 1) Kisanrao Haribhau Hiwale, 2) Rambhau Haribhau Hiwale and wife Rukminibai Haribhau Hiwale and Daughters 1) Sulabai Sukhdev, 2) Vithbai Haribhau, 3) Kasabai Nivrutti and 4) Janabai Damodhar were recorded in respect of land admeasuring 03H.46R bearing Gut No. 95 situated at Deolai, Tal & Dist. Chhatrapati Sambhajinagar. It further appears that the names of 1) Kisanrao Haribhau Hiwale 2) Rambhau Haribhau Hiwale were taken in the ownership column for the joint family and the names of wife and daughter were taken in other rights column of 7x12 extract of Gut No. 95

2. It further appears that 1) Kisanrao Haribhau Hiwale, 2) Rambhau Haribhau Hiwale, 3) Rukminibai Haribhau Hiwale 4) Sulabai Sukhdev Hiwale, 5) Vithabai Haribhau Hiwale, 6) Kasabai Nivrutti and 7) Janabai Machindra Pradhan sol land admeasuring 40R forming part of Gut No. 95 at Deolai to Shri Sai Developers by virtue of sale deed dated 03.09.1998 registered at Day Book serial no. 901/1998 and mutation entry no. 2025

3. It further appears that Kisanrao Haribhau Hiwale and Rambhau Haribhau Hiwale executed registered Power of Attorney dated 11.02.2000 in fvaour of Panjab Shivajirao Taur and Rajesh Damu Choudhari in respect of 0.0H 21.5R forming part of Gut No. 95, Deolai and 0.0H 18.5R forming part of Gut No. 102, Deolai authorizing them to lay plots over the land and sell the plots.

4. It further appears that Kisanrao Haribhau Hiwale and Rambhau Haribhau Hiwale sold land admeasuring 40R to Grace Developer by virtue of registered sale deed dated 05.02.2002 registered at Day Book serial no. 728/2002 with the office of Sub-Registrar, Aurangabad.

5. It further appears that Kisanrao Haribhau Hiwale and Rambhau Haribhau Hiwale granted development rights to Tirumala Builders and Developers in respect of land admeasuring 0.0H 47.46R by

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virtue of Development Agreement dated 04.06.2003 registered at day book serial no. AGG-3-3602/2003 with the office of Sub-Registrar, Aurangabad.

6. On pursing mutation entry no. 4490 dated 21.04.2004, it appears that Kisanrao Haribhau Hiwale and Rambhau Haribhau Hiwale sold land admeasuring 58.90R to Grace Developer by virtue of registered sale deed dated 31.03.2005 registered at Day Book serial no. AGG-1-1532/2005 with the office of Sub-Registrar, Aurangabad.

7. Further appears that Kisanrao Haribhau Hiwale and Rambhau Haribhau Hiwale granted development rights to Grace Developers in respect of land admeasuring 0.0H 45R by virtue of Development Agreement dated 10.02.2009 registered at day book serial no. AGG-6-712/2009 with the office of Sub-Registrar, Aurangabad.

8. That, thereafter the Kisanrao Haribhau Hiwale & Rambhau Haribhau Hiwale has registered the partition deed bearing no. 2554/2024 on dated 22/03/2024 total land admeasuring area 0H.77.83R. Out of that Kisanrao Haribhau Hiwale & Rambhau Haribhau Hiwale has equally allotted share of land admeasuring area 0H.26R. each.

9. That, thereafter Rambhau Haribhau Hiwale was granted construction permission by Chhatrapati Sambhajinagar Municipal Corporation for construction of Flat and Row Houses vide Building permit no. 23/2024-25 dated 22.04.2024

10. Thereafter Rambhau Haribhau Hiwale entered into development agreement with M/s KRPS Properties represented by its partners 1) Shri Shailesh Zumbarlal Rawka, 2) Shri Anand Vijaykumar Patni, 3) Mrs. Aarti Atul Kasliwal & 4) Mr. Shaikh Imran Shaikh Karim for development of land admeasuring 0H 26R on 07.08.2024 and the said document was duly registered in the office of the Sub Registrar No. 02, Chatrapati Sambhajinagar, vide document No. 7485/2024.

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Yours faithfully

Date- 25/09/2024

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