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TITLE REPORT

To,

THE DIRECTOR,

K. B. ROHAMARE HOUSING PVT. LTD.,

NASHIK.

Sub:- Title report in respect of N. A. Property bearing **Plot No. 1 to 54 and one Amenity Plot** (as per approved Final Layout sanction letter Plot No. 55) total area admeasuring 11998.04 Sq.mtrs. out of **Gat No. 553/A/554/A P** of **village Pimprisadroddin**, Tal. Igatpuri & Dist. Nashik, **Plot No. 1 to 13 & 15 to 36** are owned by Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale and **Plot No. 14, 37 to 54** are owned by Mr. Sanjay Banduji Khatale and Mr. Vinayak Bhagwan Patil & **Amenity Plot i.e. Plot No. 55** is owned by Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale and Mr. Vinayak Bhagwan Patil and **Plot No. 1 to 55** are possessed by **K. B. Rohamare Housing Pvt. Ltd.** as **Developer.**

Respected Sir,

As per the request of Director of K. B. Rohamare Housing Pvt. Ltd, I have issued this title report from revenue records and other records & permission shown to me by K. B. Rohamare Housing Pvt. Ltd.

I] Documents scrutinized:-

I have verified the following documents received from you:-

SR. No.	Date	Description	Remark
01	22-09-2017	Development Agreement & ROR registered at Sr. No. 2295/2017	Photocopy
02	22-09-2017	General Power of Attorney & ROR registered at Sr. No. 2296/2017	Photocopy

03	20-06-2016	Sale Deed & ROR Reg. at Sr. No. 1639/2016	Photocopy
04	20-06-2016	Sale Deed & ROR Reg. at Sr. No. 1636/2016	Photocopy
05	23-05-2016	Reconveyance of Mortgage Deed & ROR Reg. at Sr. No. 1361/2016	Photocopy
06	20-06-2016	Partition Deed & ROR Reg. at Sr. No. 1641/2016	Photocopy
07	20-06-2016	Correction Deed & ROR Reg. at Sr. No. 1640/2016	Photocopy
08	20-06-2016	Cancellation Deed & ROR Reg. at Sr. No. 1638/2016	Photocopy
09	12-04-2016	Agreement for Sale & ROR Reg. at Sr. No.974/2016	Photocopy
10	09-01-2015	Agreement for Sale & ROR Reg. at Sr. No. 84/2015	Photocopy
11	09-01-2015	Partition Deed & ROR Reg. at Sr. No. 87/2015	Photocopy
12	09-01-2015	Release Deed & ROR Reg. at Sr. No. 86/2015	Photocopy
13	21-01-2012	Mortgage Deed Reg. at Sr. No. 262/2012	Photocopy
14	20-11-2010	Sale Deed & ROR Reg. at Sr. No.2750/2010	Photocopy
15	04-12-2007	Sale Deed Reg. at Sr. No. 2550/2007	Photocopy
16	15-02-2007	Sale Deed Reg. at Sr. No. 260/2007	Photocopy
17	09-01-2002	Sale Deed Reg. at Sr. No. 39/2002	Photocopy
18	10-08-2000	Sale Deed Reg. at Sr. No. 913/2000	Photocopy
19	31-08-1986	Sale Deed Reg. at Sr. No. 565/1986	Photocopy
20	11-05-2017	N.A. Order vide No. Jamabandi/NASR/54/2016	Photocopy
21	08-08-2017	N.A. Tax paid receipt No. 0752641	Photocopy
22	02-08-2017	Layout Sanction Letter No. Jamabandi/NASR/54/ 2016	Photocopy
23	05-10-2017	7/12 Extract & 6 D Mutation Entries thereon	Photocopy

II] Description of Property:-

All that piece and parcel of Non Agricultural property bearing plot properties lying and being at **Village Pimprisadroddin, Tal. Igatpuri, Dist. Nashik** as mentioned hereinbelow:-

The N.A. Plot properties Out of Gat No. 553/A/554/A P owned by Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagawan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale are as follows:-

- [1] Plot No. 1 Hissa No.3 adm. 244.62 sq.mtrs. [2] Plot No. 2 Hissa No.4 adm. 252.66 sq.mtrs.
 [3] Plot No. 3 Hissa No.5 adm. 259.36 sq.mtrs. [4] Plot No. 4 Hissa No.6 adm. 234.50 sq.mtrs.
 [5] Plot No. 5 Hissa No.9 adm. 234.95 sq.mtrs. [6] Plot No. 6 Hissa No.13 adm. 349.96 sq.mtrs.
 [7] Plot No. 7 Hissa No.12 adm. 136.67 sq.mtrs. [8] Plot No. 8 Hissa No.11 adm. 149.61 sq.mtrs.
 [9] Plot No. 9 Hissa No.10 adm. 363.37 sq.mtrs. [10] Plot No. 10 Hissa

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No.07 adm. 241.85 sq.mtrs. [11] Plot No. 11 Hissa No.01 adm. 219.71 sq.mtrs. [12] Plot No. 12 Hissa No.14 adm. 1852.87 sq.mtrs. [13] Plot No. 13 Hissa No.15 adm. 1001.39 sq.mtrs. [14] Plot No. 15 Hissa No.16 adm. 92.01 sq.mtrs. [15] Plot No. 16 Hissa No.19 adm. 60.45 sq.mtrs. [16] Plot No. 17 Hissa No.20 adm. 60.45 sq.mtrs. [17] Plot No. 18 Hissa No.23 adm. 60.45 sq.mtrs. [18] Plot No. 19 Hissa No.26 adm. 60.45 sq.mtrs. [19] Plot No. 20 Hissa No.29 adm. 60.45 sq.mtrs. [20] Plot No. 21 Hissa No.32 adm. 60.45 sq.mtrs. [21] Plot No. 22 Hissa No.36 adm. 100.88 sq.mtrs. [22] Plot No. 23 Hissa No.38 adm. 100.91 sq.mtrs. [23] Plot No. 24 Hissa No.40 adm. 60.45 sq.mtrs. [24] Plot No. 25 Hissa No.44 adm. 60.45 sq.mtrs. [25] Plot No. 26 Hissa No.48 adm. 60.45 sq.mtrs. [26] Plot No. 27 Hissa No.51 adm. 60.45 sq.mtrs. [27] Plot No. 28 Hissa No.54 adm. 60.45 sq.mtrs. [28] Plot No. 29 Hissa No.57 adm. 60.45 sq.mtrs. [29] Plot No. 30 Hissa No.60 adm. 94.64 sq.mtrs. [30] Plot No. 31 Hissa No.58 adm. 101.02 sq.mtrs. [31] Plot No. 32 Hissa No.55 adm. 60.20 sq.mtrs. [32] Plot No. 33 Hissa No.52 adm. 60.20 sq.mtrs. [33] Plot No. 34 Hissa No.49 adm. 60.20 sq.mtrs. [34] Plot No. 35 Hissa No.45 adm. 60.20 sq.mtrs. [35] Plot No. 36 Hissa No.41 adm. 75.83 sq.mtrs.

The N.A. Plot properties Out of Gat No. 553/A/554/A P owned by Mr. Sanjay Banduji Khatale and Vinayak Bhagwan Patil are as follows:-

[01] Plot No. 14 Hissa No.47 adm. 1751.98 sq.mtrs. [02] Plot No. 37 Hissa No.33 adm. 75.83 sq.mtrs. [03] Plot No. 38 Hissa No.30 adm. 60.20 sq.mtrs. [04] Plot No. 39 Hissa No. 27 adm. 60.20 sq.mtrs. [05] Plot No. 40 Hissa No.24 adm. 60.20 sq.mtrs [06] Plot No. 41 Hissa No.21 adm. 60.20 sq.mtrs. [07] Plot No. 42 Hissa No.17 adm. 111.42 sq.mtrs. [08] Plot No. 43 Hissa No.18 adm. 93.20 sq.mtrs. [09] Plot No. 44 Hissa No.22 adm. 60.20 sq.mtrs. [10] Plot No. 45 Hissa No.25 adm. 60.20 sq.mtrs. [11] Plot No. 46 Hissa No.28 adm. 60.20 sq.mtrs. [12] Plot No. 47 Hissa No.31 adm. 60.20 sq.mtrs. [13] Plot No. 48 Hissa No.34 adm. 75.89 sq.mtrs. [14] Plot No. 49 Hissa No.42 adm. 75.89 sq.mtrs. [15] Plot No. 50 Hissa No.46 adm. 60.20 sq.mtrs. [16] Plot No. 51 Hissa No.50 adm. 60.20 sq.mtrs. [17] Plot No. 52 Hissa No.53 adm. 60.20 sq.mtrs. [18] Plot No. 53 Hissa No.56 adm. 62.20 sq.mtrs. [19] Plot No. 54 Hissa No.59 adm. 93.62 sq.mtrs.

The N.A. Plot property Out of Gat No. 553/A/554/A P owned by Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagawan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale and Vinayak Bhagwan Patil is as follows:-

Amenity Plot (As per Approved layout Plot No. 55) Hissa No.39 adm. 1924.80 sq.mtrs.

III] Flow of Title:-

The property bearing Gat No. 701 area adm. 1 H 31 R was owned & possessed by Mr.



Ibrahim Imam Patel (Pathan) & Gat No. 702 area adm. 1 H. 66 R was owned and possessed by Mr. Kalandar Gend Adilshah prior to 1970.

On 16/10/1976, as per the order No. CON/S/326 (Nashik) dtd. 20/03/1976 passed by Dy. Director Land records, the consolidation scheme has been approved for Pimprisadroddin, Tal. Igatpuri, Dist. Nashik since 31/03/1976. Accordingly the M.E. No. 1 was made & certified.

On 19/10/1976, as per the Letter of Jamabandi Commissioner & Director TILR Pimpri vide No. CON/LR/57 dtd. 27/01/1965 the effect of M.E. No. 2699 was taken on record on rights of Gat No. 701. Accordingly the M.E. No. 8 was made & certified.

On 04/03/1977, the charge of Pimprisado Vividh Karyakari Sahakari Seva Society Ltd. of Rs. 2000/- was recorded on Gat No. 702 for Mr. Kalandar Gend Adilshah by way of Declaration. Accordingly the M.E. No. 38 was made & certified.

On 07/09/1981, as per the order of Tahasildar Igatpuri vide No. Jamabandi 4649 the remark of "Niyantrit Satta Prakar" was taken on Gat No. 701 and the said remark was deleted from Gat No. 702. Accordingly the M.E. No. 106 was made & certified.

On 05/10/1982, Mr. Punja Trimbak Binnar & Mr. Rambhau Trimbak Binnar had purchased the said area adm. 1 H. 62 R + P.K. 0 H. 04 R total area adm. 1 H. 66 R out of Gat No. 702 from Mr. Kalandar Gend Adilshah for the consideration of Rs. 1,00,000/- by way of registered Sale Deed. Accordingly the M. E. No. 206 was made & certified. The said sale deed was registered at Sr. No. 565/1986 on 31/08/1986 at SRO Igatpuri.

On 13/05/1999, Mr. Mohanlal Jasraj Chordiya had purchased the area adm. 0 H. 40 R out of Gat No. 702 from Mr. Punja Trimbak Binnar & Mr. Rambhau Trimbak Binnar for the consideration of Rs. 48,000/- by way of registered Sale Deed. Accordingly the M. E. No. 811 was made & certified.

On 19/07/2000, as per the application & affidavit of Mr. Rambhau Trimbak Binnar & Punja Trimbak Binnar the partition took place and as per the partition the West side area adm. 0 H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R came to the share of Mr. Punja Trimbak Binnar and North side area adm. 0 H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R came to the share of Mr. Rambhau Trimbak Binnar. Accordingly the M. E. No. 862 was made & certified.

On 10/08/2000, Mr. Samshoddin Kalandar Shaikh had purchased the westside adm. 0

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H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R out of Gat No. 702 from Mr. Punja Trimbak Binnar for the consideration of Rs. 1,10,000/- with the consent of Mr. Rambhau Trimbak Binnar by way of registered Sale Deed. Accordingly the **M.E.No.866** was made & certified. The said sale deed was registered at Sr. No. 913/2000 on 10/08/2000 at SRO Igatpuri.

On 01/10/2001, as per the notification issued by Hon'ble Collector, Nashik vide No. R.B/D-3-5/ 616 - 1993 dtd. 30/03/1993 and along with the letter of TILR Igatpuri vide No. KAVI/3004/Wadi gaathan/2001 Igatpuri dtd.06/07/2001 Village Tarangan Pada was separated from Village Pimprisadroddin therefore the concerned Gat Number 701 & 702 were renumbered as Gat No. 553 [Old Gat No. 701] & Gat No. 554 [Old Gat No.702]. Accordingly the **M.E. No. 1** was made and certified.

On 09/01/2002, Mr. Shamshoddin Kalander Shaikh had purchased the said area adm. 0 H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R out of Gat No. 702 from Mr. Rambhau Trimbak Binnar for the consideration of Rs. 1,10,000/- by way of registered Sale Deed. Accordingly the **M. E. No. 15** was made & certified. The said sale deed was registered at Sr. No. 39 / 2002 on 09/01/2002 at SRO Igatpuri.

And in the year 2003, Mr. Shamshoddin Kalander Shaikh mortgaged the said property with Dena Bank for Rs. 25,000/-

On 03/02/2007, as per the Letter of Pimprisado Vividh Karyakari Sahakari Seva Society Ltd. Stating that Mr. Shamshoddin Kalander Shaikh had fully repaid the loan amount of Rs. 2,000/- therefore the charge of the said society was deleted from the other rights column. Accordingly the **M. E. No. 369** was made & certified.

On 15/02/2007, Mr. Ishwarlal Shivkaranal Baberwal had purchased the Westside area adm. 1 H. 22 R + P.K. 0 H. 04 R total area adm. 1 H. 26 R out of Gat No. 554 from Mr. Shamshoddin Kalander Shaikh for the consideration of Rs. 6,00,000/- with the consent of Mr. Badroddin Kalander Shaikh by way of registered Sale Deed. Accordingly the **M. E. No. 377** was made & certified. The said sale deed was registered at Sr. No. 260/2007 on 15/02/2007 at SRO Igatpuri.

On 16/02/2007, as per the Letter of Manager of Dena Bank, Igatpuri stating that Mr. Bdroddin Kalander Shaikh had fully repaid the loan amount therefore the charge of the said bank was deleted from the other right column of the said property. Accordingly the **M. E. No. 376** was made & certified.

On 20/08/2006, Mr. Ibrahim Imam Pathan alias Patel had expired and after his death his three sons Haidar Ibrahim Pathan, Hamid Ibrahim Pathan & Mujif Ibrahim Pathan and his three married daughters namely Surayya Navab Shaikh, Bebi Ganikha Pathan and Tappu Jamil Shaikh were brought on record. Therefore the names of legal heirs of Late Ibrahim Imam Pathan alias Patel were recorded in the possessor column of 7/12 extract of Gat No. 553. Accordingly the **M. E. No. 402** was made & certified.

On 04/12/2007, Mr. Niranjan Suresh Bhatwal through GPA holder Mr. Suresh Bankatlal Bhatwal had purchased the area adm. 1 H. 22 R + P.K. 0 H. 04 R total area adm. 1 H. 26 R out of Gat No. 554 from Mr. Ishwarlal Shivkaranlal Baberwal for the consideration of Rs. 7,31,000/- by way of registered Sale Deed. Accordingly the **M. E. No. 452** was made & certified. The said sale deed was registered at Sr. No. 2550/2007 on 04/12/2007 at SRO Igatpuri.

On 11/07/2009, Mr. Haidar Ibrahim Pathan had mortgaged the Gat No. 553 for Rs. 20,000/- with Pimprisado Vividh Karyakari Sahakari Seva Society Ltd. Therefore the charge of the said society was recorded on other rights column of the 7/12 extract of the said property. Accordingly the **M. E. No. 684** was made & certified.

On 20/11/2010, Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Suresh Khatale, Bhagwan Pundalik Khatale, Balu Pundalik Khatale and Ganesh Pundalik Khatale had purchased the area adm. 1 H. 22 R + P.K. 0 H. 04 R total area adm. 1 H. 26 R out of Gat No. 554 from Mr. Niranjan Suresh Bhatwal for the consideration of Rs. 11,50,000/- by way of registered Sale Deed. The said sale deed is registered at Sr. No. 2750/2010 on 20/11/2010 at SRO Igatpuri. Accordingly the **M. E. No. 933** was made & certified.

On 21/01/2012, Mr. Bhagwan Pundalik Khatale and others had executed the mortgage deed for the loan amount of Rs. 2,55,000/- in favour of Igatpuri Vividh Karyakari Sahakari Seva Society Ltd. For Gat No. 554 adm. 1H.26 R. Therefore the charge of the said society was recorded in the other rights column of the said property. The said mortgage deed was registered at Sr. No. 262/2012 on 21/01/2012 at SRO Igatpuri. Accordingly the **M. E. No. 1107** was made & certified.

On 31/10/2014 as per the order of Tahasildar Igatpuri vide No. Ku.Ka./Kavi / 717 / 2014 along with the GR of Govt. Vide No. TNC / 04 / 2013 / Pra.Kra. 196 / 1-1 dated 16/07/2014 the remark of Niyantrit Satta Prakar was deleted from the order rights column of Gat No. 553. Accordingly the **M. E. No. 1509** was made & certified.

The M. E. No. **1704** is not related to the caption property.

On 03/01/2015, Haidar Ibrahim Pathan & others 5 had executed the Agreement for Sale for the area adm. 0 H. 60 R out of Gat No. 553 in favour of Mr. Sanjay Banduji Khatale & Mr. Vinayak Bhagwan Patil for the consideration of Rs. 11,50,000/- and out of which an amount of Rs. 6,00,000/- is paid and remaining amount is to be paid at the time of Sale Deed. The said Agreement for sale was registered at Sr. No. 84/2015 on 09/01/2015 at SRO Igatpuri.

On 09/01/2015, Surayya Navab Shaikh, Bebi Ganikha Pathan and Tayara Jamil Shaikh had executed the release deed for the area adm. 1 H. 28 R + P.K. 0 H. 03 R out of Gat No. 553 in favour of Haidar Ibrahim Pathan, Hamid Ibrahim Pathan and Mujif Ibrahim Pathan. Therefore the names of Surayya Navab Shaikh, Bebi Ganikha Pathan and Tayara Jamil Shaikh were deleted from the record of rights column of the said property. The said release deed was registered at Sr. No. 86/2015 at SRO Igatpuri. Accordingly the M. E. No. **1709** was made & certified.

On 09/01/2015, Haidar Ibrahim Pathan, Hamid Ibrahim Pathan and Mujif Ibrahim Pathan had executed the partition deed for the area adm. 0 H. 68 R + P.K. 0 H. 03 R out of the area adm. 1 H. 28 R + P.K. 0 H. 03 R out of Gat No. 553 and as per the said partition the southside area adjoining to river adm. 0 H. 30.6 R + P.K. 0 H. 01 R came to the share of Haidar Ibrahim pathan and Northside area adm. 0 H. 18.7 R + 0 H. 01 R came to the share of Hamid Ibrahim Pathan and the remaining area adm. 0 H. 18.7 R + P.K. 0 H. 01 R lying between Mr. Hamid & Haidar came to the share of Mujif Ibrahim Pathan. The said partition deed was registered at Sr. No. 87/2015 on 09/01/2015 at SRO Igatpuri.

On 12/04/2016, Hamid Ibrahim Pathan had execute the Agreement for sale for the area adm. 0 H. 18.7 R + P.K. 0 H. 01 R out of Gat No. 553 in favour of Mr. Sanjay Banduji Khatale and Mr. Vinayak Bhagwan Patil for the consideration of Rs. 4,20,000/- and out of which an amount of Rs. 1,00,000/- is paid and remaining amount of Rs. 3,20,000/- is to be paid at the time of sale deed. The said Agreement for sale is registered at Sr. No. 974/2016 on 12/04/2016 at SRO Igatpuri.

On 23/05/2016, as per the Letter of Igatpuri Vividh Karyakari Sahakari Seva Society Ltd. stating that Mr. Bhagwan Pundalik Khatale had fully repaid the loan amount. Therefore the said society through chairman Mr. Arjun Khandu Khatale had execute the Reconveyance of Mortgage Deed, which is registered at Sr. No. 1361/2016 on 23/05/2016 at SRO Igatpuri.



In favour of Mr. Bhagwan Pundalik Khatale for the said Gat No. 554. Therefore the charge of the said society was deleted from the other rights column. Accordingly the M. E. No. 173 was made & certified.

On 20/06/2016, Mr. Sanjay Banduji Khatale & Mr. Vinayak Bhagwan Patil had purchased the area adm. 0 H. 60 R out of Gat No. 553 from Haidar Ibrahim Pathan & others for the consideration of Rs. 11,50,000/- with the consent of Rashida Haidar Pathan & others by way of Registered Sale Deed, the said sale deed is registered at Sr. No. 1636/2016 on 20/06/2016 at SRO Igatpuri. Accordingly the M. E. No. 1746 was made & certified.

On 20/06/2016, Mr. Sanjay Banduji Khatale & Mr. Vinayak Bhagwan Patil had executed the cancellation of Agreement for Sale of the area adm. 0 H. 18.7 R + P.K. 0 H. 01 R out of Gat No. 553 in favour of Mr. Hamid Ibrahim Pathan. The said deed is registered at Sr. No. 1638/2016 on 20/06/2016 at SRO Igatpuri.

On 20/06/2016, Haidar Ibrahim Pathan, Mujif alias Mujib Ibrahim Pathan and Hamid Ibrahim Pathan had execute the correction deed and as per the correction deed some correction was made in partition deed registered at Sr. No. 87/2015. The said correction Deed was registered at Sr. No. 1640/2016 at SRO Igatpuri.

On 20/06/2016, Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Manoj Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale & Mr. Ganesh Pundalik Khatale had purchased the area adm. 0 H. 18.7 R + P.K. 0 H. 01 R out of Gat No. 553 from Hamid Ibrahim Pathan for the consideration of Rs. 4,20,000/- with the consent of Imran Hamid Pathan and others by way of Registered Sale Deed. The said sale deed is registered at Sr. No. 1639/2016 on 20/06/2016 at SRO Igatpuri. Accordingly the M. E. No. 1760 was made & certified.

As per the Government GR vide No. R.Bhu.A/Pra.Kra./180/L -1 dtd. 07/05/2016 all the revenue records have been computerized in accordance with the E-mutation project. And as per the order dtd. 23/12/2016 passed by Tahasildar Mr. Anil Pure several corrections were carried out in the computerized 7/12 extract vide M.E. No. 1806. Out of which the correction Sr. No. 33 shows that the charge of Pimprisadroddin V.K.S.S.Ltd. was deleted from the other rights column of Gat No. 553. Accordingly the M.E. No. 1806 was made & certified.

As per the Government GR vide No. R.Bhu.A/Pra.Kra./180/L -1 dtd. 07/05/2016 all the revenue records have been computerized in accordance with the E-mutation project. And as per the order dtd. 23/12/2016 passed by Tahasildar Mr. Anil Pure several corrections

were carried out in the computerized 7/12 extract vide **M.E. No. 1820**. Out of which the correction Sr. No. 53 shows that the charge of Pimprisadroddin V.K.S.S.Ltd. was deleted from the other rights column of Gat No. 554. Accordingly the **M.E. No. 1820** was made & certified

On 21/08/2017, as per the N.A. Order issued by the S.D.O. Igatpuri-Trimbakeshwar vide No. Jamabandi/NASR/54/2016 along with the letter of ADTP Nashik vide No. Final Layout/Mouje Primprisdroddin Tal. Igatpuri/ Gat No. 553, 554/ssna/2210 dated 1-8-2017 along with the order of the DILR Igatpuri vide NO. Du.R. No. 281/2017 Igatpuri dated 22-8-2017, the said Gat no. 553 and 554 are amalgamated and after deducting the Non Agricultural land and Agricultural land was separated and Non Agricultural i.e. N.A. plotted area was numbered as Gat No. 553A and 554 A and after amalgamation of N.A. plotted area the separate 7/12 of Plot no. 1 to 54 and Amenity Space i.e. Plot No. 55 as per approved layout were made and as per the consent letter of land owners the Plot No. 1 to 13 and 15 to 36 are shown in the names of Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagwan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale, and Plot No. 14 and 37 to 54 are shown in the names of Sanjay Banduji Khatale and Vinayak Bhagwan Patil And Amenity Space Plot i.e. Plot NO. 55 is shown in the names of Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagwan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale and Mr. Vinayak Bhagwan Patil. Effecting the same **M.E. No. 1915** was made and certified.

On 21/09/2017, Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale & Mr. Vinayak Bhagwan Patil had executed the Development Agreement & General Power of Attorney for the captioned property in favour of K. B. Rohamare Housing Pvt. Ltd. And the said documents were executed Through its Directors of K.B. Rohamare Housing P. Ltd. viz Amit Ramesh Rohamare & Mr. Onkarsingh Gopalsingh Pardeshi, for the consideration of constructed carpet area adm. 2710.36 Sq.mtrs. i.e. 29174.31 Sq.ft. to be given to the land onwers and Interest Free Refundable Deposit of Rs.81,00,000/-. The said Deposit amount is already paid by the Company before execution and registration of this Devekpmnt Agreement. And the said Development Agreement & General Power of Attorney were registered at Sr. No.2295/2017 & 2296/2017 on 22/09/2017 at SRO Igatpuri. And the Constructed area/premises which are to be given as Consideration was clearly mentioned in the said Devekpmnt agreement at "ANNEXURE B". Thus the Developer is going to construct the Lili Studio Apartment of A Wing, B Wing, C Wing, & D Wing, And Deisy Apartment and Aster Row Bungalows and Daffodil Roe Bungalows and Orchid Villas



on said caption property.

In this way K. B. Rohamare Housing Pvt. Ltd, have got every right to develop and construct the said N.A. plots properties.

IV] SEARCH TAKEN AT SUB REGISTRAR IGATPURI:-

Advocate Mr. Vinod S. Salunke had taken the Index II verification of the captioned property vide Search Challan No. MH007933926201718E Dated 05-12-2017 of Sub Registrar Igatpuri and as per his report dated 05-12-2017 no remarkable entries were found except mentioned in the above report. The said Search Report of Advocate Vinod S Salunke is attached herewith this report.

V] OPIONION:-

After perusal of all the above mentioned papers and documents I am of the opinion that, the title in respect of the N.A. Plot properties bearing Plot No. 1 to 54 and Amenity Plot (as per approved Final Layout sanction letter Plot No. 55) total area measuring 11998.04 Sq.mtrs. out of Cat No. 553/A/554/A P of village Pimprisadron Tal. Igatpuri & Dist. Nashik, Plot No. 1 to 13 & 15 to 36 are owned by Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale and Plot No. 14, 37 to 54 are owned by Mr. Sanjay Banduji Khatale and Mr. Vinayak Bhagwan Patil & Amenity Plot i.e. Plot No. 55 is jointly owned by Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale and Mr. Vinayak Bhagwan Patil and Plot No. 55 are possessed by K. B. Rohamare Housing Pvt. Ltd. as Developers, is clear, marketable and free from all encumbrances. And K. B. Rohamare Housing Pvt. Ltd. had got every right to entered into agreement for sale for the prospective purchasers for the construction to be owned by K.B. Rohamare Housing Pvt. Ltd.

Thanking you,

Nashik.

Date:- 07-12-2017

Encl :- Report of Adv. Vinod S Salunke


ADVOCATE 7112113