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Date: 28/02/2024.

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All That Piece And Parcel of Non-Agricultural Land bearing Survey No. 115/6/116/3/A/Plot No. 3, area admeasuring about 389.00 Sq. Mtrs., and net plot area admeasuring about 369.85 Sq. Mtrs., Assessment Rs. 38.90/-; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane (hereinafter referred as "the said land").

A. I have investigated the title of the said land on the request of M/S. NIRMITI BUILDERS & DEVELOPERS Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE and following documents i.e. :-

1) Description of the Property:-

All That Piece And Parcel of Non-Agricultural Land bearing Survey No. 115/6/116/3/A/Plot No. 3, area admeasuring about 389.00 Sq. Mtrs., and net plot area admeasuring about 369.85 Sq. Mtrs., Assessment Rs. 38.90/-; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane.

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2) The documents of allotment of land.

i) Copy of Index-II of Sale Deed bearing Registration Serial No. 4935/2008
ii) Copy of Index-II of Development Agreement bearing Registration Serial No. 130/2016
iii) Copy of Index-II of Deed of Cancellation bearing Registration Serial No. 1509/2021
iv) Copy of Index-II of Release Deed bearing Registration Serial No. 2388/2021
v) Copy of Index-II of Development Agreement bearing Registration Serial No. 4433/2023

3) Digital 7/12 extract issued by Talathi Saja Asangaon dated 09/02/2024 and Mutation Entry Nos. 499, 836, 1040, 1204, 1486, 1884, 1913, 1955, 2002, 2026, 2086, 3841, 4566, 4889 and 4982.

4) Search Report for 30 years from 1994 till 2023 of Advocate SMT. ARCHANA KHANDU THAKARE dated 28/10/2023 vide Challan No. MH010188329202324E, dated 28/10/2023 and Search Report for 2 years from 2023 till 2024 dated 10/02/2024 Vide Challan No. MH015396595202324E, dated 10/02/2024.

2/- On Perusal of the above mentioned documents and all other relevant documents relating to title of the All That Piece And Parcel of Non-Agricultural Land bearing Survey No. 115/6/116/3/A/Plot No. 3, area admeasuring about 389.00 Sq. Mtrs., and net plot area admeasuring about 369.85 Sq. Mtrs., Assessment Rs. 38.90/-; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and

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Taluka Shahapur, Registration District and District Thane; belonging to 1) SHRI SACHIN RAMAKANT JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP.

By virtue of Registered Development Agreement bearing Registration Serial No. 4433/2023, duly executed and registered on dated 25/09/2023; duly registered with Sub-Registrar of Assurances, Shahapur; 1) SHRI SACHIN RAMAKANT JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP herein had transfer their development rights in respect the All That Piece And Parcel of bearing Plot No. 3, of Survey No. 115, Hissa No. 6/Paiki, Survey No. 116, Hissa No. 3/Paiki, area admeasuring about 389.00 Sq. Mtrs.; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; in favour M/S. NIRMITI BUILDERS & DEVELOPERS Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE.

In pursuant to the above said Development Agreement the Land Owners 1) SHRI SACHIN RAMAKANT JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP have granted registered Power of Attorney, bearing Registration Serial No. 4434/2023, duly executed and registered on 25/09/2023, in favour of the Developer M/S. NIRMITI BUILDERS & DEVELOPERS Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE thereby allowing and permitting them to develop the said land.

Owners of the land

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1) SHRI SACHIN RAMAKANT JAGTAP and SHRI MAHESH RAMAKANT JAGTAP of the land bearing Survey No. 115/6/116/3/A/Plot No. 3, area admeasuring about 389.00 Sq. Mtrs., and net plot area admeasuring about 369.85 Sq. Mtrs.

2) Qualifying comments/remarks if any - NIL

3/- The report reflecting the flow of the title of the Developer M/S. NIRMITI BUILDERS & DEVELOPERS Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 28/02/2024

Signature,



(Jeetendra N. Shete)

Advocate.

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Format- A

(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Ref :- All That Piece And Parcel of Non-Agricultural Land bearing Survey No. 115/6/116/3/A/Plot No. 3, area admeasuring about 389.00 Sq. Mtrs., and net plot area admeasuring about 369.85 Sq. Mtrs., Assessment Rs. 38.90/-; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; (hereinafter referred to as "the said Land").

By virtue of Mutation Entry No. 499, dated 03/12/1951 and by virtue of Mumbai Government Resolution No. G.R.R.D./5869/45-7, dated 17/05/1950; the land area had been levied as under and the land area less than the area as under will be part land.

WARKAS	KHARIP	BAGYAAT
2 Acres	20 Gunthas	10 Gunthas

By virtue of Mutation Entry No. 836 and by virtue of Taluka Order No. 69, dated 09/01/1963 given by Hon'ble Agricultural Land Tribunal and Additional Mamledar Shahapur, under Section 32-G of Bombay Tenancy And Agricultural Land Act, 1948; SHRI DATTATRAY RAMCHANDRA CHANDAN was the Original Land Owner of the said land and the tenant SHRI DHAU MAHADU CHANDE have purchased the said land for a sum of Rs. 438.00/- (Rupees Four Hundred Thirty Eight Only) on the condition to pay the said consideration amount

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in Two (2) installments from the date of 31/03/1963. And the said land has been recorded as Section 43 of the Bombay Tenancy And Agricultural Land Act, 1948. And the said land is in possession of the tenant SHRI DHAU MAHADU CHANDE therefore their name has been recorded as Land Owner on the records of rights and the said consideration amount has been recorded as Sale Loan on the other rights of the 7/12 extract.

By virtue of Mutation Entry No. 1040, dated 12/11/1973 and by virtue of Taluka Order No. 69/Asangaon/1419, dated 18/07/1973 given by Hon'ble Agricultural Land Tribunal and Additional Mamledar, under Section 32-M of Bombay Tenancy And Agricultural Land Act, 1948; the tenant SHRI DHAU MAHADU CHANDE has paid the sale consideration sum of Rs. 438.00/- (Rupees Four Hundred Thirty Eight Only) to the Land Owner SHRI DATTATRAY RAMCHANDRA CHANDAN in respect of the said land and the charge has been removed from the records of the rights.

By virtue of Mutation Entry No. 1204, dated 26/09/1979 and by virtue of Law of Inheritance LATE DHAU MAHADU CHANDE has died intestate on dated 20/09/1978 and therefore the said land has been transferred in the name of his Legal Heirs 1) LATE GAJANAN DHAU CHANDE (DECEASED SON) Through his Legal Heirs 1A) SMT. ANUSAYA GAJANAN CHANDE, 1B) SMT. KALUBAI BHRA. VITTHAL HARAD, 1C) SMT. BABIBAI BHRA. DATTATRAY NIPURTE, 1D) KUMARI SULI BAP GAJANAN CHANDE, 1E) KUMARI DWARABAI BAP GAJANAN CHANDE, 1F) KUMARI NANDA BAP GAJANAN CHANDE As A Natural Guardian for Minors SMT. ANUSAYABAI GAJANAN CHANDE, 2) LATE RAGHUNATH DHAU CHANDE (DECEASED SON) Through his Legal Heirs 2A) SMT. SHRAVANIBAI BHRA. RAGHUNATH CHANDE, 2B) SMT. SUNANDA BAP RAGHUNATH

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CHANDE, 3) SHRI MOTIRAM DHAU CHANDE (SON), 4) SHRI HARIBHAU DHAU CHANDE (SON), 5) SHRI SITARAM DHAU CHANDE (SON), 6) SMT. BHAGIRTHI BHRA. DHAU CHANDE (WIFE), 7) SMT. SONABAI BAPU JADHAV, 8) SMT. BHIMABAI SHANKAR BHOIR, 9) SMT. SHRAVANIBAI GOVIND BHOIR and the same has been recorded.

By virtue of Mutation Entry No. 1486, dated 01/12/1984 and by virtue of Declaration and by virtue of the said land recorded in the name of 1) SHRI MOTIRAM DHAU CHANDE, 2) SHRI HARI DHAU CHANDE, 3) SHRI SITARAM DHAU CHANDE, 4) SMT. ANUSAYA GAJANAN CHANDE, 5) KUMARI SULI BAP GAJANAN CHANDE, 6) KUMARI DWARKABAI GAJANAN CHANDE, 7) KUMARI NANDA BAP GAJANAN CHANDE As A Natural Guardian SMT. ANUSAYA GAJANAN CHANDE, 8) SMT. SHRAVANIBAI RAGHUNATH CHANDE, 9) SMT. SUNANDA RAGHUNATH CHANDE, 10) SMT. KALUBAI VITTHAL HARAD, 11) SMT. BABIBAI DATTATRAY NIPURTE, 12) SMT. SONABAI BAPU JADHAV, 13) SMT. BHIMABAI SHANKAR BHOIR, 14) SMT. SHRAVANIBAI GOVIND BHOIR, 15) SMT. BHAGIRTHI BHRA. DHAU CHANDE but as per Kabja-Vahivat the said land has been recorded in the name of 1) SHRI MOTIRAM DHAU CHANDE, 2) SHRI HARI DHAU CHANDE, 3) SHRI SITARAM DHAU CHANDE so their name has been recorded and other name of co-owners has been removed from the record of rights.

By virtue of Mutation Entry No. 1884, dated 13/01/1989 and by virtue of order of Department of Agricultural and Cooperation of Maharashtra Government dated 26/03/1979 and by virtue of Taluka Order No. RTS/1189, dated 13/01/1989 the charge of Rs. 3294.10/- of Soil Conservation Department has been removed from the other rights column of the 7/12 extract of the said land bearing Survey No.

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115, Hissa No. 6, Survey No. 116, Hissa No. 3 along with other land belonging to 1) SHRI MOTIRAM DHAU CHANDE, 2) SHRI HARIBHAU DHAU CHANDE, 3) SHRI SITARAM DHAU CHANDE.

By virtue of Mutation Entry No. 1913, dated 01/03/1989 and by Virtue of Order No. TNC/SP/SHAHAPUR/116-88, dated 21/02/1988, given by Hon. Sub-Divisional Officer Bhiwandi Division. under the of Section 43 of the Bombay Tenancy and Agricultural Land Act, 1948 therefore section 43 has been removed for the All that piece and parcel of Agricultural Land bearing Survey No. 115, Hissa No. 6; area admeasuring about 0-52-0 (H-R-P), Survey No. 116, Hissa No. 3; area admeasuring about 0-40-0 (H-R-P); situated lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane.

By virtue of Mutation Entry No. 1955, dated 27/04/1989 and by virtue of Sale by the land owners 1) SHRI MOTIRAM DHAU CHANDE, 2) SHRI HARIBHAU DHAU CHANDE, 3) SHRI SITARAM DHAU CHANDE has sold and transferred the said land bearing Survey No. 115, Hissa No. 6, Survey No. 116, Hissa No. 3/Paiki, situated lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; in favour of 1) SHRI SHANKAR GANPAT BOMBE, 2) SHRI ARJUN TIKARAM CHAUDHARY.

By virtue of Mutation Entry No. 2002, dated 15/08/1989 and by virtue of Non-Agricultural Order No. REV/DESK-1/T-8/NAP/SR/57/89; dated 09/08/1989 duly granted by Hon. Collector, Thane; and by virtue of converted the said land bearing Survey No. 115, Hissa No. 6, Survey No. 116, Hissa No. 3/Paiki, area admeasuring about 9200.00 Sq. Mtrs; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; into Non-Agricultural for residential use and the said land is divided into layout plot bearing No. 1 to 22 as under :-

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Plot No.	Area In Sq. Mtrs.,		Plot No.	Area In Sq. Mtrs.,
1	240.00		12	270.00
2	240.00		13	400.00
3	389.00		14	268.00
4	243.00		15	268.00
5	240.00		16	268.00
6	260.00		17	327.00
7	400.00		18	391.00
8	270.00		19	270.00
9	270.00		20	230.00
10	270.00		21	291.00
11	270.00		22	257.00

Total Plot area - 6342.00 Sq. Mtrs.
Open Land - 920.00 Sq. Mtrs.
Towards Road - 1938.00 Sq. Mtrs.
Total Area - 9200.00 Sq. Mtrs.

And the same has been recorded on the record of rights.

By virtue of Mutation Entry No. 2026, dated 21/10/1989 and by virtue of Sale dated 19/10/1989 by the land owners 1) SHRI SHANKAR GANPAT BOMBE, 2) SHRI ARJUN TIKARAM CHAUDHARY has sold and transferred the All That Piece And Parcel of bearing Plot No. 3, of Survey No. 115, Hissa No. 6/Paiki, Survey No. 116, Hissa No. 3/Paiki, area admeasuring about 465.25 Sq. Mtrs.; situated lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; in favour of SMT. KALYANI NITIN SHAH.

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The Survey No. Survey No. 115, Hissa No. 6/Paiki, Survey No. 116, Hissa No. 3/Paiki was not found in the Mutation Entry No. 2086, dated 21/04/1990.

By virtue of Mutation Entry No. 3841, dated 12/01/2009 and by virtue of Registered Sale Deed bearing Registration Serial No. 4935/2008, duly executed and registered on dated 30/12/2008; duly registered with Sub-Registrar of Assurances, Shahapur; SMT. KALYANI NITIN SHAH have sold and transferred All That Piece And Parcel of bearing Plot No. 3, of Survey No. 115, Hissa No. 6/Paiki, Survey No. 116, Hissa No. 3/Paiki, area admeasuring about 389.00 Sq. Mtrs.; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; in favour of 1) SHRI RAMAKANT SHANKAR JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP.

By virtue of Registered Development Agreement bearing Registration Serial No. 130/2016, duly executed and registered on dated 11/01/2016; duly registered with Sub-Registrar of Assurances, Shahapur; 1) SHRI RAMAKANT SHANKAR JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP herein had transfer their development rights in respect the All That Piece And Parcel of bearing Plot No. 3, of Survey No. 115, Hissa No. 6/Paiki, Survey No. 116, Hissa No. 3/Paiki, area admeasuring about 389.00 Sq. Mtrs.; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; in favour SHRI PRASHANT PANDURANG SOSHTE.

In pursuant to the above said Development Agreement the Land Owners 1) SHRI RAMAKANT SHANKAR JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP have granted registered Power of Attorney, bearing Registration Serial



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No. 131/2016, duly executed and registered on 11/01/2016, in favour of the Developer SHRI PRASHANT PANDURANG SOSHTE thereby allowing and permitting them to develop the said land.

By virtue of Mutation Entry No. 4566, dated 05/03/2017 and by virtue of Govt. Notification No. Ra.Bhu.A./P.K. 180/L-1, dated 07/05/2016 given by Tahsildar Shahapur, the correction has been made on the record of rights.

By virtue of Mutation Entry No. 4889, dated 19/03/2020 and by virtue of Law of Inheritance LATE RAMAKANT SHANKAR JAGTAP has died intestate on dated 08/01/2018 and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. SUVARNA RAMAKANT JAGTAP (WIFE), 2) SMT. JYOTI PANDHARINATH VEKHANDE (MARRIED DAUGHTER), 3) SMT. SWAPNA RAJU PAWAR (MARRIED DAUGHTER), 4) SHRI MAHESH RAMAKANT JAGTAP (SON), 5) SHRI SACHIN RAMAKANT JAGTAP (SON) and the same has been recorded.

By virtue of Registered Deed of Cancellation bearing Registration Serial No. 1509/2021, duly executed and registered on dated 17/03/2021; duly registered with Sub-Registrar of Assurances, Shahapur; the Vendor therein SHRI PRASHANT PANDURANG SOSHTE and the Purchaser therein 1) SHRI MAHESH RAMAKANT JAGTAP, 2) SMT. SUVARNA RAMAKANT JAGTAP, 3) SMT. JYOTI PANDHARINATH VEKHANDE, 4) SMT. SWAPNA RAJU PAWAR, 5) SHRI SACHIN RAMAKANT JAGTAP have cancelled the said Registered Development Agreement bearing Registration Serial No. 130/2016, dated 11/01/2016 and Power of Attorney bearing Registration Serial No. 131/2016, dated 11/01/2016 in respect of All That Piece And Parcel of bearing Plot No. 3, of Survey No. 115, Hissa No. 6/Paiki, Survey No. 116, Hissa No. 3/Paiki, area

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admeasuring about 389.00 Sq. Mtrs.; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane.

By virtue of Mutation Entry No. 4982, dated 03/09/2021 and by virtue of Registered Release Deed bearing Registration Serial No. 2388/2021, duly executed and registered on dated 24/05/2021; duly registered with Sub-Registrar of Assurances, Shahapur; 1) SMT. JYOTI PANDHARINATH VEKHANDE, 2) SMT. SUVARNA RAMAKANT JAGTAP, 3) SMT. SWAPNA RAJU PAWAR have released and transferred their share out of All That Piece And Parcel of Land bearing Survey No. 115/6/116/3/A/Plot No. 3, area admeasuring about 389.00 Sq. Mtrs., along with land bearing Survey No. 102/1/120/2/120/4/2/A/Plot No. 55, area admeasuring about 250.00 Sq. Mtrs.; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; in favour of the 1) SHRI MAHESH RAMAKANT JAGTAP, 2) SHRI SACHIN RAMAKANT JAGTAP.

By virtue of Registered Development Agreement bearing Registration Serial No. 4433/2023, duly executed and registered on dated 25/09/2023; duly registered with Sub-Registrar of Assurances, Shahapur; 1) SHRI SACHIN RAMAKANT JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP herein had transfer their development rights in respect the All That Piece And Parcel of bearing Plot No. 3, of Survey No. 115, Hissa No. 6/Paiki, Survey No. 116, Hissa No. 3/Paiki, area admeasuring about 389.00 Sq. Mtrs.; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; in favour M/S. NIRMITI BUILDERS & DEVELOPERS

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Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE.

In pursuant to the above said Development Agreement the Land Owners 1) SHRI SACHIN RAMAKANT JAGTAP, 2) SHRI MAHESH RAMAKANT JAGTAP have granted registered Power of Attorney, bearing Registration Serial No. 4434/2023, duly executed and registered on 25/09/2023, in favour of the Developer M/S. NIRMITI BUILDERS & DEVELOPERS Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE thereby allowing and permitting them to develop the said land.

I have seen 7/12 extract, Mutation Entries and Search Report of Advocate SMT. ARCHANA KHANDU THAKARE dated 28/10/2023 vide Challan No. MH010188329202324E, dated 28/10/2023 and Search Report dated 10/02/2024 Vide Challan No. MH015396595202324E, dated 10/02/2024 in respect of said land, I come to conclusion, that All That Piece And Parcel of Non-Agricultural Land bearing Survey No. 115/6/116/3/A/Plot No. 3, area admeasuring about 389.00 Sq. Mtrs., and net plot area admeasuring about 369.85 Sq. Mtrs., Assessment Rs. 38.90/-; situate, lying and being at Mouje Asangaon, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Asangaon, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; SHRI SACHIN RAMAKANT JAGTAP and SHRI MAHESH RAMAKANT JAGTAP.

And the Land Owners SHRI SACHIN RAMAKANT JAGTAP and SHRI MAHESH RAMAKANT JAGTAP have entered into above said Development Agreement and in pursuant has granted the Power of Attorney in favour of the Developer M/S. NIRMITI BUILDERS & DEVELOPERS Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE. And all the

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Development Agreement and Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. NIRMITI BUILDERS & DEVELOPERS Through its Partners 1) SHRI VISHAL VIJAY PATIL, 2) SHRI MANOJ GOPAL VISHE.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts and free from all encumbrances.

Signature,



(Jeetendra N. Shete)
Advocate.