Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

FORMAT – A

(Circular No.:- 28/2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of all that piece and parcel of land bearing Survey No.-20, Hissa No.-2/2, admeasuring about 0-20-00 H.R.P., situated, lying and being at Village-Mothe Vengaon within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal.-Karjat, Dist.-Raigad (hereinafter referred as "the said plot of Land").

1) I have investigated the title of the said land on the request of **SHRI PRAFULBHAI HARKISANDAS RESHAMIYA, designated Partner of M/S. CHANNEL HOMES LLP** and perused the following documents i.e. :-

a. 7/12 Extracts.
b. Village Form No.-6.
c. Village Form No.-8.
d. Sale Deed dated 03/06/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel under Doc. No.-2093/2022 dated 03/06/2022.
e. NA permission bearing reference number KRA.MASHA/L.N.A./A-1 (B)/TO NO. 16456/S.R.117/2022 dated 13/01/2023 granted by District Collector Raigad, Alibaug.
f. No objection Certificate dated 24/10/2022 issued by Group Grampanchayat, Mothe Vengaon.

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614,
M. No.: MAH/966/1998

Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

2) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing Survey No.-20, Hissa No.-2/2, admeasuring about 0-20-00 H.R.P., situated, lying and being at Village-Mothe Vengaon within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal.-Karjat, Dist.-Raigad.

3) Search Cum Title Certificate dated 30/05/2022 comprising Search for 30 years from year 1993 to 2022 carried out by ADVOCATE RAMAKANT G. PAWAR in the offices of Sub–Registrar Panvel in respect of the said land and did not find any adverse entries.

4) On the perusal of the above mentioned documents and other documents produced before me and all other relevant documents relating to the title of the said land, I am of the opinion that the title of the said land is clear, marketable and without any encumbrances.

OWNERS OF THE LAND :-

(I) That SHRI PRAFULBHAI HARKISANDAS RESHAMIYA, is the Owner of the land bearing Survey No.-20, Hissa No.-2/2, admeasuring 2000 Sq. Mts., situate, lying and being at Village-Mothe Vengaon, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

(II) OBSERVATIONS - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that SHRI PRAFULBHAI HARKISANDAS RESHAMIYA is entitle to develop the said land as per Section 44 of Maharashtra Regional and Town Planning Act, 1966 subject to the compliance of all the terms and conditions of the Development Permission granted by District Collector Raigad, Alibaug and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

explanations and clarifications provided by the Promoters in respect of the said land. Further the Promoters are in physical possession of the said land.

The information of title transaction of said land along with the entry of revenue record is as under;

That SHRI PRAFULBHAI HARKISANDAS RESHAMIYA, has purchased the aforesaid land admeasuring about 0-20-00 H.R.P., from (1) SMT. SUSHMA DINKAR THATTE (2) SMT. PRAJAKTA PRAMOD KULKARNI & (3) SHRI SHISHIR DINKAR THATTE vide Sale Deed dated 03/06/2022 duly registered under Doc. No.-2093/2022, dated 03/06/2022, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Sale Deed dated 03/06/2022, the said land admeasuring about 0-20-00 H.R.P. was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of the said SHRI PRAFULBHAI HARKISANDAS RESHAMIYA, vide Mutation Entry No.-2617, dated 08/06/2022.

The report reflecting the flow of the title of the said land is enclosed herewith as Annexure.

Encl : Annexure
Date : 04/02/2023

(SUNIL J. GARG)
Advocate, High Court

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

FORMAT – A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

1) Mutation Entry bearing No.-1, 27 & 48 are not available, for which Talathi sajja Dahivali tarfe Need has given a dakhala.

2) By virtue of Mutation Entry bearing No. 108, the land bearing survey number 106/2+3+4 & others were adjacent to each other belonging to the one owner and therefore said lands were amalgamated.

3) That by virtue of Partition Deed dated 22/12/1957, the land bearing Survey No.-106, Hissa No.-2+3+4 came to the share of SHRI SHIVRAM NARAYAN THATTE and the same was recorded in 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry bearing No.-537, dated 15/01/1959,

4) That SHRI SHIVRAM NARAYAN THATTE died on 20/10/1979, leaving behind his following legal heirs i.e. his Sons (1) SHRI PANDURANG SHIVRAM THATTE (2) SHRI DINKAR SHIVRAM THATTE & (3) SHRI VASANT SHIVRAM THATTE, Daughters i.e. (1) SMT. PRABHAVATI alias AHILYA PRABHAKAR RANADE (2) SMT. SUDHA YASHWANT BAPAT (3) SMT. MINA SHARAD KALE & (4) SMT. BHAGYASHREE ANANTKUMAR JOG, Grandson SHRI PRAMOD BHALCHANDRA THATTE, Granddaughter SMT. ASHA BHALCHANDRA THATTE and their names were recorded in 7/12 extracts of the revenue records of the concerned authority for the lands bearing Survey/Hissa numbers 15/1, 17/7, 17/8, 22/0, 51/0, 52/2B, 52/2D, 91/5, 106/2+3+4 & 150/2, by virtue of a Mutation Entry bearing No.-936, dated 12/04/1980;

5) That the land bearing Survey Nos.-110/0p, 111/7p, 94/3b, 91/11p, 87/4p, 57/4p, 71/3p, 116/3p, 111/6p, 93/2p & 91/12p has been acquired for the road i.e.

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

Karjat Dahivali Dumgaon via Gorkamath by land acquisition mandal, Alibaug and the same was mutated in 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry bearing No.-1025, dated 05/09/1984.

6) That the land bearing Old Survey No.-106 has been changed to New Survey No.-20 as per the letter from the office of Tahsildar, Karjat, dated 25/07/2003 and the same was recorded in 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry bearing No.-1677, dated 27/10/2003.

7) That the corrections are made in the various lands having different survey numbers as per the order of Revenue and Forest Office and the Survey No.-20/2+3+4 has been changed to 20/2 and the same was recorded in 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry bearing No.-1681, dated 05/01/2004.

8) That SMT. PRABHAVATI alias AHILYA PRABHAKAR RANADE died on 01/03/2004, having no legal heirs and as per the statement given by (1) SHRI DINKAR SHIVRAM THATTE (2) SMT. BHAGYASHREE JOG & (3) SHRI PANDURANG SHIVRAM THATTE, the name of SMT. PRABHAVATI alias AHILYA PRABHAKAR RANADE was deleted for the land bearing Survey/Hissa Nos.-8/1b, 12/0, 20/2, 25/1, 26/5, 37/0, 43/2b, 45/2d, 50/7, 50/8 & 51/1 and the same was recorded in the 7/12 extracts of the revenue records of the concerned authority, by virtue of a Mutation Entry bearing No.-1742, dated 05/04/2006;

9) By virtue of a Hakkasod Patra (Release Deed) dated 06/02/2007, duly executed between (1) SMT. ASHA BHALCHANDRA THATTE (2) SMT. SUDHA YASHWANT BAPAT (3) SMT. MINA SHARAD KALE & (4) SMT. BHAGYASHREE RATANKUMAR JOG, therein jointly and collectively referred to as "THE RELEASORS" of the One Part and (1) SHRI PANDURANG SHIVRAM THATTE (2) SHRI DINKAR SHIVRAM THATTE (3) SHRI VASANT SHIVRAM THATTE & (4) SHRI PRAMOD BHALCHANDRA THATTE, therein jointly and collectively referred to as "THE

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

RELEASEES" of the Other Part, the said Releasors have released their rights, title and interest on all those pieces or parcels of land bearing Survey/Hissa Nos.- 43/2D, 20/2, 8/1b, 12/0, 51/1, 26/5, 37/0 & 25/1 and the same were mutated in the 7/12 Extracts of the revenue records of the concerned authority, vide Mutation Entry No.- 1775, dated 13/02/2007;

10) That by virtue of a Partition Deed dated 06/09/2007, the land bearing Survey No.-20/2 came to the share of SHRI DINKAR SHIVRAM THATTE and the same was mutated in the 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry bearing No.-1811, dated 13/09/2007.

11) That as per the E Pherphar Project by using the Edit Module and as per the notification dated 07/05/2016 and as per the order of Tahsildar, Karjat dated 16/09/2016, the corrections were made in the several 7/12 extracts, which did not include the land bearing Survey No.-20/2 and same has been mutated in 7/12 extract of revenue record of concerned authority vide Mutation Entry bearing No.- 2454.

12) That SHRI DINKAR SHIVRAM THATTE died on 24/12/2015, leaving behind his following legal heirs i.e. his Wife SMT. SUSHAMA DINKAR THATTE, his Son - SHRI SHISHIR DINKAR THATTE & his married Daughter- SMT. PRAJAKATA PRAMOD KULKARNI and their names were recorded in 7/12 extracts of the revenue records of the concerned authority for the lands bearing Survey/Hissa number 20/2, by virtue of a Mutation Entry bearing No.-2457, dated 21/12/2016.

13) By virtue of Kharedi Khat dated 03/06/2022, duly executed between (1) SMT. SUSHMA DINKAR THATTE (2) SMT. PRAJAKTA PRAMOD KULKARNI & (3) SHRI SHISHIR DINKAR THATTE, as the Vendors of the One Part and SHRI PRAFULBHAI HARKISANDAS RESHAMIYA, as the Purchaser of the Other Part, the said Vendors sold and transferred the land bearing Survey No.-20/2 to the said SHRI PRAFULBHAI HARKISANDAS RESHAMIYA for a total consideration of

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

Rs.69,70,000/- (Rupees Sixty Nine Lakh Seventy Thousand Only) and the same was mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of the said purchaser vide Mutation Entry No.-2617, dated 08/06/2022.

14) That by virtue of Right of Way Agreement dated 20/05/2022, duly executed between (1) SMT. SUSHMA DINKAR THATTE (2) SMT. PRAJAKTA PRAMOD KULKARNI & (3) SHRI SHISHIR DINKAR THATTE, of the One Part and SHRI PRAFULBHAI HARKISANDAS RESHAMIYA, of the Other Part, the said (1) SMT. SUSHMA DINKAR THATTE (2) SMT. PRAJAKTA PRAMOD KULKARNI & (3) SHRI SHISHIR DINKAR THATTE have granted the right of way for the entrance and exit to and from the land bearing Survey No.-20/2 for a consideration and the terms and conditions contained therein and the same was mutated in the 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry No.-2618, dated 28/06/2022.

15) That by virtue of Mutation Entry No.-2631, dated 03/02/2023, the 7/12 extract for Survey No.-20/2 is closed and New Hissa numbers are created as per the order of Tahsildar dated 02/02/2023. The said Survey No.-20/2 is divided into two portions i.e. the land bearing Survey No.-20/2/1 is demarcated in the name of SMT. PRAJAKTA PRAMOD KULKARNI & 2 others & the land bearing Survey No.-20/2/2 is demarcated in the name of SHRI PRAFULBHAI HARKISANDAS RESHAMIYA.

Date :- 04/02/2023

SUNIL J. GARG
Advocate, High Court

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998