

TITLE REPORT / OPINION

Ref.: The file pertains to M/s. Himalaya Builders & Developers LLP in respect of (Building No.1 to 13 total flats carpet area 7970.49 Sq.Mtrs. & Shops carpet area 120.88 Sq.Mtrs.), Survey No. 8, Hissa No.1, Survey No.8, Hissa No.2A(1) & Survey No. 9, Hissa No.1/B, total admeasuring 11990 Square Meters Village Pashane, Tal Karjat, Dist Raigad.

Whereas the documents in respect of the above said property made available for perusal are:

1. Copy of 7 / 12 Extracts of Survey No. 8, Hissa No.1, Survey No.8, Hissa No.2A(1) & Survey No. 9, Hissa No.1/B.
2. Copy of N.A. order and Permission dated 28.02.2017 issued by The Collector, Raigad.
3. Original Development Agreement dated 08.08.2017 between Shri Yashwant Tukaram Dhule, Shri Prakash Tukaram Dhule, Shri Chandrakant Tukaram Dhule, Smt Sarswati P. Dhule, Shri Jagdish P. Dhule, Shri Jayraj P. Dhule, Shri Ravindra P. Dhule (original land owners) AND M/s. Himalaya Builders & Developers LLP. Original Stamp Duty and Registration Receipt No.3800 dated 08.08.2017.
4. Original Index No.II of Development Agreement.
5. Original registered Power of Attorney dated 08.08.2017 executed by Shri Prakash Tukaram Dhule & others (original land owners) in favour of M/s. Himalaya Builders & Developers LLP with original Registration Receipt No.3801 dated 08.08.2017.
6. Search Report dated 12.09.2017 issued by Searcher Mr. Sandeep Gaikwad.

II. DEVOLUTION OF TITLE

1. The land bearing Survey No. 8, Hissa No.1, Survey No.8, Hissa No.2A(1) & Survey No. 9, Hissa No.1/B, total area admeasuring 11990 Sqr. Mtrs, land lying, being and situate at Vill. Pashane, Tal Karjat, Dist Raigad was originally owned by Shri Yashwant Tukaram Dhule, Shri Prakash Tukaram Dhule, Shri Chandrakant Tukaram Dhule, Smt Sarswati P. Dhule, Shri Jagdish P. Dhule, Shri Jayraj P. Dhule, Shri Ravindra P. Dhule .

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2. The said original Owners Shri Yashwant Tukaram Dhule, Shri Prakash Tukaram Dhule, Shri Chandrakant Tukaram Dhule, Smt Sarswati P. Dhule, Shri Jagdish P. Dhule, Shri Jayraj P. Dhule, Shri Ravindra P. Dhule entrusted development rights with respect to the said land to M/s. Himalaya Builders & Developers LLP through it's Partners by a Development Agreement dated 08.08.2017 and the said Agreement got registered at the Office of the Sub-Registrar of Assurances at Karjat-2 under Document Srl No.KJR2-3187-2017, Registration Receipt No. 3800 dated 08.08.2017. As per the said Development Agreement 35% of total constructed premises shall be handed over to original owners and remaining 65 % of total constructed area will belong to the Developer. A list of flats and shops allotted original land owners is annexed as 'Annexure A' in the said Development Agreement. A Power of Attorney also executed by Shri Yashwant Tukaram Dhule, Shri Prakash Tukaram Dhule, Shri Chandrakant Tukaram Dhule, Smt Sarswati P. Dhule, Shri Jagdish P. Dhule, Shri Jayraj P. Dhule, Shri Ravindra P. Dhule in favour of M/s. Himalaya Builders & Developers LLP through it's Partners and the said Power of Attorney got registered at the Office of the Sub-Registrar of Assurances at Karjat-2 under Document Srl No.KJR2-3188-2017, Registration Receipt No. 3801 dated 08.08.2017.
3. The Collector, Raigad District granted N.A. Permission in respect of the said property vide Order No.Masha/LNA-1(B) / SR / 93 / 2016 dated 28.02.2017.
4. I have issued Public Notices in Navshakti and Free press Journal on 19th May, 2017 and I have not received any objection / claim over the said property. I have also caused searches to be taken in the office of the Sub-Registrar of Assurances at Karjat-1 & 2 for last 13 years ie; 2005 to 2017 through Mr. Sandeep Gaikwad, Search Clerk and I did not find any registered encumbrances in respect of the said property. The search note and payment receipt for the search enclosed herewith.

In view of the above and on the basis of the aforesaid documents placed before me, I am of the opinion that the title of M/s. Himalaya Builders & Developers LLP through it's Partners to the above said property is clear, marketable and free from all encumbrances.

Dated this 14th day of September, 2017



M.P.SUNIL,
Advocate High court

