

MADHAVI VAIDYA-ATHAVALA, ADVOCATE
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File No.: CKD/2/23

11th March 2023

To,
MahaRERA PUNE,

LEGAL TITLE REPORT

SUBJECT: Title Clearance Certificate with respect to all that piece and parcel of the land or ground. bearing Plots No. "E" & "F" **S No 43/1-12, S No 44, S No 46 /1-3** situated, lying and being at **Village Mohammedwadi Pune 411060** within the limits of Pune Municipal Corporation

1. I have investigated the title of the said plot on the request of M/s. **RAMAKRISHNA CINE EXHIBITORS** and following documents:

A.) **Description of the property:** All that piece and parcel of the land or ground admeasuring 5900 sq. mtrs. bearing Plot No. "E" & "F" out of Survey No. 43/10 out of the sanctioned Layout in respect of the contiguous block of land admeasuring 2,74,255 sq. mtrs. or thereabouts formed of the lands bearing Survey No. 43, Hissa Nos. 1 to SA, 8B, 9A, 9B, 11 (part), 11/1, 11/2 and 12 and of the lands bearing Survey No. 44 and Survey No. 46, Hissa

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No.1/ 2+3 situated, lying and being at Village Mohammedwadi
Pune 411060.

B.) 7/12 extracts from the year 1932 to 2022 in respect of S.No.
43/10, 44 and 46.

C.) Mutation Entries No.3649, 12549, 12550, 14625.

D.) Sale Deed dtd. 06/05/1991 between Vitthal Bhika Ghule
and Iqbal Ahmed Khajmiyan Mehter and 5 others registered at
Sub-Registrar Haveli No. 1 at Sr. No. 6637/1991.

E.) Commencement Certificate No. CC/1703/2016 dtd.
19/09/2016.

F.) Development Agreement dtd. 12/01/2022 executed and
registered between Hafizul Rehman Moinuddin Ahmed Mehter,
Mohammed Zafeer Iqbal Ahmed Mehter and M/s. Ramkrishna
Cine Exhibitors registered at Sub-Registrar Haveli No. 10, Pune
at Sr. No. 1926/2022.

G.) Irrevocable Power of Attorney executed by Hafizul Rehman
Moinuddin Ahmed Mehter, Mohammed Zafeer Iqbal Ahmed
Mehter in favour of M/s. Ramkrishna Cine Exhibitors registered
at Sub-Registrar Haveli No. 10, Pune at Sr. No. 1927/2022

2. On perusal of the above-mentioned documents and all other
relevant documents relating to title of the said property I am of the
opinion that :

A.) Land S.No. 43/10 and S.No. 42/3A, at Mohammadwadi belonged to Bhika Pandarinath Ghule family. After demise of Bhika Pandarinath Ghule his share in the properties devolved upon his sons Nivrutti and Vitthal Bhika Ghule. By a Partition Deed dt. 31.05.1989 the property S.No. 43/10, admeasuring 5900.0 sq.mtrs. was given to the separate share of Vitthal Bhika Ghule.

B.) By a Sale Deed dt. 06.05.1991 Vitthal Bhika Ghule with due consent of his son Balasaheb conveyed the land in favour of Mr. Iqbal Ahmed Khajamiya Mehter, and 5 others.

C.) By a Hibinama (oral Gift) as recognized under Mohmedian Law Mr. Moinuddin Ahmed Khajamiya Mehter and Nurussa Begum Moinuddin Ahmed gifted their undivided share in the property to their son Mr. Hafizul Rehman Moinuddin Ahmed Mehter. Accordingly, by M.E. No. 12549, dtd. 21/01/2013, the name of said Donee is entered to record of rights.

D.) By an another Hibinama (oral Gift) as recognized under Mohmedian Law, Mr. Iqbal Ahmed Khajamiya Mehter, Nasimabegum Iqbal Ahmed Mehter, Husnara Begum Iqbal Mehter gifted their undivided share in the property to their son Mr. Mohammed Zafeer Iqbal Ahmed Mehter. Accordingly, by M.E. No. 12550, dtd. 21/01/2013, the name of said Donee is entered to record of rights.

E.) Mr. Hafizul Rehman Moinuddin Ahmed Mehter released his 50% share in respect of Plot No. E in favour of Mr. Mohammed Zafeer Iqbal Ahmed Mehter by virtue of Release Deed dt.



07.05.2016. the said Release Deed is registered in the office of Sub-Registrar Haveli No. 24 at Sr. No. 3592/2016. Thus, Mr. Mohammed Zafeer Iqbal Ahmed Mehter is absolute owner and possessor of Plot No. E.

F.) Mr. Mohammed Zafeer Iqbal Ahmed Mehter released his 50% share in respect of Plot No. F in favour of Mr. Hafizul Rehman Moinuddin Ahmed Mehter by virtue of a Release Deed dt. 07.05.2016. The said Release Deed is registered in the office of Sub-Registrar Haveli No. 24 at Sr. No. 3591/2016. Thus, Mr. Hafizul Rehman Moinuddin Ahmed Mehter is absolute owner and possessor of Plot No. F.

G.) Mr. Mohammed Zafeer Iqbal Ahmed Mehter and Mr. Hafizul Rehman Moinuddin Ahmed Mehter, the owners have assigned the development rights in the said property to M/S. Ramkrishna Cine Exhibitors vide Development Agreement dtd. 12/01/2022 which was registered at Sub-Registrar Haveli No. 10, Pune at Sr. No. 1926/2022.

a.) The title of (following Owner) is clear, marketable and without any encumbrances,

i.) Owners of the Land:

(a.) **Mr. Hafizul Rehman Moinuddin Ahmed Mehter,**
(PAN No.BIOPM9809C, Adhar No.2259 6316 1388)

(b.) **Mr. Mohammed Zafeer Iqbal Ahmed Mehter,**
(PAN No. ARMPM3428M,Adhar No. 41711991 3181)

ii.) Qualifying comments/remarks if any :

Vide registered Development Agreement right of development in the said land are assigned to **M/s. RAMKRISHNA CINE EXHIBITORS** along with an Irrevocable Power for the said purpose. In my opinion the said lands are free from any encumbrances and mortgages and **M/s. RAMKRISHNA CINE EXHIBITORS** have right to develop the said land, construct and sell tenements thereon.

3. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.



Adv. Madhavi G. Athavale
25, 'Reshma Residency',
Vanaj, Kothrud, Pune-411038

Date: 11th March 2023 **Adv. Madhavi Vaidya-Athavale**

Encl : Annexure as above

FLOW OF THE TITLE OF THE SAID LAND

A.) Land S.No. 43/10 and S.No. 42/3A, at Mohammadwadi belonged to Bhika Pandarinath Ghule family. After demise of Bhika Pandarinath Ghule his share in the properties devolved upon his sons Nivrutti and Vitthal Bhika Ghule. By a Partition Deed dt. 31.05.1989 the property S.No. 43/10, admeasuring 5900.0 sq.mtrs. was given to the separate share of Vitthal Bhika Ghule.

B.) By a Sale Deed dt. 06.05.1991 Vitthal Bhika Ghule with due consent of his son Balasaheb conveyed the land in favour of Mr. Iqbal Ahmed Khajamiya Mehter, Mr. Moinuddin Ahmed Khazamiya Meheter, Mr. Hafizul Rehman Moinuddin Ahmed Mehter, Mrs. Nurunissa Begam Moinuddin Ahmed Mehter, Mrs. Nasimabegam Iqbal Ahmed Mehter, Mrs. Hussanara Begam Iqbal Ahmed Mehter.

C.) By a Hibanama (oral Gift) as recognized under Mohmedian Law Mr. Moinuddin Ahmed Khajamiya Mehter and Nurussa Begum Moinuddin Ahmed gifted their undivided share in the property to their son Mr. Hafizul Rehman Moinuddin Ahmed Mehter. Accordingly, by M.E. No. 12549 the name of said Donee is entered to record of rights.

D.) By an another Hibanama (oral Gift) as recognized under Mohmedian Law, Mr. Iqbal Ahmed Khajamiya Mehter, Nasimabegum Iqbal Ahmed Mehter, Husnara Begum Iqbal Ahmed Mehter gifted their undivided share in the property to their son Mr. Mohammed Zafeer Iqbal Ahmed Mehter.

Accordingly, by M.E. No. 12550, the name of said Donee is entered to record of rights.

E.) Mr. Hafizul Rehman Moinuddin Ahmed Mehter released his 50% share in respect of Plot No. E in favour of Mr. Mohammed Zafeer Iqbal Ahmed Mehter by virtue of Release Deed dt. 07.05.2016. the said Release Deed is registered in the office of Sub-Registrar Haveli No. 24 at Sr. No. 3592/2016. Thus, Mr. Mohammed Zafeer Iqbal Ahmed Mehter is absolute owner and possessor of Plot No. E.

F.) Mr. Mohammed Zafeer Iqbal Ahmed Mehter released his 50% share in respect of Plot No. F in favour of Mr. Hafizul Rehman Moinuddin Ahmed Mehter by virtue of a Release Deed dt. 07.05.2016. The said Release Deed is registered in the office of Sub-Registrar Haveli No. 24 at Sr. No. 3591/2016. Thus, Mr. Hafizul Rehman Moinuddin Ahmed Mehter is absolute owner and possessor of Plot No. F.

G.) Mr. Mohammed Zafeer Iqbal Ahmed Mehter and Mr. Hafizul Rehman Moinuddin Ahmed Mehter, the owners have assigned the development rights in the said property to M/S. *Ramkrishna Cine Exhibitors* vide Development Agreement dtd. 12/01/2022 which was registered at Sub-Registrar Haveli No. 10, Pune at Sr. No. 1926/2022.

List of Title Documents:

1. 7/12 extracts from the year 1932 to 2022 in respect of S.No. 43/10, 44 and 46.

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2. Mutation Entries No.3649, 12549, 12550, 14625.
3. Sale Deed dtd. 06/05/1991 between Vitthal Bhika Ghule and Iqbal Ahmed Khajmiyan Mehter and 5 others registered at Sub-Registrar Haveli No. 1 at Sr. No. 6637/1991.
4. Commencement Certificate No. CC/1703/2016 dtd. 19/09/2016.
5. Development Agreement dtd. 12/01/2022 executed and registered between Hafizul Rehman Moinuddin Ahmed Mehter, Mohammed Zafeer Iqbal Ahmed Mehter and M/s. Ramkrishna Cine Exhibitors registered at Sub-Registrar Haveli No. 10, Pune at Sr. No. 1926/2022.
6. Irrevocable Power of Attorney executed by Hafizul Rehman Moinuddin Ahmed Mehter, Mohammed Zafeer Iqbal Ahmed Mehter in favour of M/s. Ramkrishna Cine Exhibitors registered at Sub-Registrar Haveli No. 10, Pune at Sr. No. 1927/2022.
7. Search report of Adv. Tushar K. Vidwans from 2018-2019 taken from Sub-Registrar HAVELI No. 10 office on 09/06/2019.
8. Any other relevant title.
9. Litigations if any : **NIL**



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25, 'Reshma Residency',
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Date: 11th March 2023

Adv. Madhavi Vaidya-Athavale