



SAURABH V. NAMJOSHI
B.COM., LL.B
ADVOCATE HIGH COURT

OFFICE : 103, Vedant Kalp Building, Behind Badhai Sweets, Katrap, Badlapur (East), 421503.
Mob. No. 9881146933

To,

Date : 30/09/2023

Maha RERA,

Housefin Bhavan, Plot No. C- 21, E Block,

Bandra Kurla Complex, Mumbai-400051

FORMAT "A"

FLOW OF TITLE OF THE SAID LAND

SUBJECT: Certificate of title and Non-encumbrance of the Property, lying being and situated in the revenue village **JOVELI** Tal- Ambernath, Dist- Thane, within the limits of the Kulgaon Badlapur Municipal Council and bearing 1) Survey No. 76, Hissa No. 11, Area admeasuring at about 0H-04R-0P i.e. 400 Sq. Mtrs., Asst. 0Rs. - 22 Paise 2) Survey No. 76 Hissa No. 13 Area Admeasuring 0H-11R-10P P.K. 0H-01R-00 P Total Area Admeasuring 0H-12R-10P i.e. 1210 Sq.Mtrs. Asst 0Rs. 81 Paise 3) Survey No. 76 Hissa No. 18 Area Admeasuring 0H-06R-10P i.e. 610 Sq.Mtrs. Asst. 0Rs. 20 Paise 4) Survey No. 76 Hissa No. 19 Area Admeasuring 0H-04R-90P P.K. 0H-00R-20P Total Area Admeasuring 0H-05R-10P i.e. 510 Sq.Mtrs. Asst. 0Rs. 27 Paise and bounded as follows :-

ON OR TOWARDS EAST :
ON OR TOWARDS WEST :
ON OR TOWARDS SOUTH :
ON OR TOWARDS NORTH :

} as per record of rights.

(herein after the above referred lands jointly and collectively referred to as "**the said lands**").



I have investigated the title of the said land on the request of M/s. Sadguru Corporation, a partnership firm duly represented Through its partners Shri Rajesh Arjun Patel 2) Shri Nishit Pramod Patel having its Office at :- 1302, Presidential Tower, C.B.S. Ghatkopar Mumbai on perusal of the following documents,

1) Read 7x12 extract issued by Talathi Saja Kharvai of revenue village Joveli dated 06/09/2023

2) Read Mutation Entry Nos. in respect of land bearing survey No 76 Hissa No 11:-. 185, 241, 348, 349, 476, 518, 775, 1353, 1397, 1421, 1429, 1439, 1544, 1545, 1642, 1685, 1709, 1845, 1942, 2205, 2367.

2a) Mutation entry no. 349 not related of the said land.

3) Read Mutation Entry Nos. in respect of land bearing survey No 76 Hissa No 13:-. 185, 470, 540, 836, 858, 1274 1617, 1747, 1748, 1768, 1779, 1845, 1942, 1953.

4) Read Mutation Entry Nos. in respect of land bearing survey No 76 Hissa No 18:-. 348, 476, 775, 1421, 1429, 1439, 1447, 1448, 1544, 1545, 1642, 1685, 1691, 1845,

5) Read Mutation Entry Nos. in respect of land bearing survey No 76 Hissa No 19:-. 185, 470, 518, 540, 788, 836, 858, 1274, 1617, 1747, 1748, 1768, 1779, 1942, 2205.

6) Read Copy of the Deed of Conveyance duly executed & registered on 10/10/2014 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 243/2014 dated 10/10/2014 by and between



Nandkumar Pandurang Dhule 2) Shri Prakash Pandurang Dhule 3) Smt Laxmibai Panudrang Dhule as owners/vendors in favour of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel as purchaser in respect of the land bearing Survey No. 76, Hissa No. 11, Area admeasuring at about 0H-04R-0P i.e. 400 Sq. Mtrs., Asst. 0Rs. – 22 Paise situated at village Joveli Tal- Ambernath Dist- Thane

7) Read Copy of Deed of Release dated 03/05/2013 and registered in the office of the Sub-Registrar of Assurances at Ulhasnagar-2 at Serial No. 5902/2013 executed by & between 1) Thakubai Dattu Gharat Alias Tarabai Dattu Gharat 2)Vimal Laxman Vehale Alias Kantabai Tukaram Vehale as releasor in favour of Durvas Narayan Dhule as releasee in respect of the land bearing Survey No. 76 Hissa No. 39 B Area Admeasuring 700 Sq.Mtrs. 2) Suvey No. 76 Hissa No.13 Area Admeasruign 1210 Sq.Mtrs. & Survey No. 76 Hissa No. 19 Area Admeasruing 510 sq.Mtrs. Situated at Village Joveli Tal- Ambernath Dist- Thane.

8) Read copy of the Agreement For Sale cum Development duly executed & registered on 19/08/2013, registered at the office of the Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9695/2013, executed by 1) Shri Durvas Narayan Dhule has executed for himself and guardian of Ragini & Shripad 2) Smt Darshana Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Smt Padabai Nago Bhopi as owners and M/s. Sadguru Corporation partnership firm Through its partners 1) Shri Rajesh Arjun Patel 2) Shri Nishit Pramod Patel in respect of land bearing Survey Nos. 76 Hissa No 13, Area Admeasuring 0H-12R-10P i.e. 1210 Sq.Mtrs. & Survey No. 76 Hissa No. 19 Area Admeasuring 0H-05R-1P i.e. 510 Sq.Mtrs. located and situated at revenue village JOVELI Tal. - Ambernath, Dist. - Thane



9) Read copy of the registered power of attorney duly executed & registered on 19/08/2013 registered at the office of the Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9696/2013 executed by 1) Shri Durvas Narayan Dhule has executed for himself and guardian of Ragini & Shripad 2) Smt Darshana Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Smt Padabai Nago Bhopi as owners in favour of M/s. Sadguru Corporation partnership firm Through its partners 1) Shri Rajesh Arjun Patel 2) Shri Nishit Pramod Patel as purchaser in respect of land bearing Survey Nos. 76 Hissa No 13, Area Admeasuring 0H-12R-10P i.e. 1210 Sq.Mtrs. & Survey No. 76 Hissa No. 19 Area Admeasuring 0H-05R-1P i.e. 510 Sq.Mtrs. located and situated at revenue village JOVELI Tal. - Ambernath, Dist. - Thane.

10) Read Copy of the Deed of Conveyance duly executed on 03/03/2014 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-4 at Serial No. 2619/2014 dated 06/03/2014 by and between 1) Shri Durvas Narayan Dhule has executed for himself and guardian of Ragini & Shripad 2) Smt Darshana Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Smt Padabai Nago Bhopi as owner/vendors & M/s. Sadguru Corporation Through its partner 1) Shri Rajesh Arjun Patel 2) Shri. Nishit Pramod Patel as purchasers in respect of the land bearing **1) Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. Asst. 0Rs. 81 Paise** 2) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq. Mtrs. located and situated at revenue village JOVELI Tal. - Ambernath, Dist. - Thane.

11) Read copy of the registered release deed dated 13/08/2015, duly registered at the office of the sub-registrar of assurances at Ulhasnagar under serial no. 7369/2015, executed by & between 1) Shri Mohan Shivaji Dhule 2) Smt Thakubai Dattu Gharat 3) Smt Vimal Shantaram Vehale 4) Shri Rohidas Natha Dhule 5) Shri Shashikant Natha Dhule, 6) Smt Taramati Natha Dhule



Natha Dhule 8) Smt Pramila Gajanan Mhatre 9) Shantabai Shantaram Dhule 10) Shri Appa Shantaram Dhule 11) Shri Babaji Shantaram Dhule 12) Smt Kalpana Shantaram Dhule Alias Kalpana V.Chaudhary as releasor and Shri Durvas Narayan Dhule as releasee, whereby the releasers have released all their rights, title and interest in the said land in favour of Shri Durvas Narayan Dhule in respect of land bearing 1) **Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. Asst. 0Rs. 81 Paise** 2) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq. Mtrs. situated at Village JOVELI Tal- Ambernath Dist- Thane.

12) Read copy of the Cancellation Deed duly executed on 24/09/2015 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 8568/2015 executed by and between M/s. Sadguru Corporation Through its partner 1) Shri Rajesh Arjun Patel 2) Shri. Nishit Pramod Patel. in favour of 1) Shri Durvas Narayan Dhule for himself and guardian of Ragini & Shripad 2) Smt Darshan Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Smt Padabai Nago Bhopi in respect of the land bearing 1) **Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. Asst. 0Rs. 81 Paise** 2) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq. Mtrs.

13) Read copy of the Cancellation Deed duly executed on 24/09/2015 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 8569/2015 executed by and between M/s. Sadguru Corporation Through its partner 1) Shri Rajesh Arjun Patel 2) Shri. Nishit Pramod Patel in favour of 1) Shri Durvas Narayan Dhule for himself and guardian of Ragini & Shripad 2) Smt Darshan Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Smt Padabai Nago Bhopi in respect of the land bearing 1) **Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. Asst. 0Rs. 81 Paise** 2) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq. Mtrs.



14) Read copy of the Cancellation Deed duly executed on 24/09/2015 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 8570/2015 executed by and between M/s. Sadguru Corporation Through its partners 1) Shri Rajesh Arjun Patel 2) Shri. Nishit Pramod Patel in favour of 1) Shri Durvas Narayan Dhule for himself and guardian of Ragini & Shripad 2) Smt Darshan Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Smt Padabai Nago Bhopi in respect of the land bearing 1) **Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. Asst. 0Rs. 81 Paise** 2) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq. Mtrs.

15) Read Copy of the Deed of Conveyance duly executed & registered on 24/09/2015 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-4 at Serial No. 769/2015 dated 24/09/2015 by and between 1) Durvas Narayan Dhule forself & Natural guardian of Ku. Ragini & Ku. Shripad 2) Mrs. Darshna Durvas Dhule as owner/vendors & M/s. Sadguru Corporation Through its partner 1) Shri Rajesh Arjun Patel 2) Shri. Nishit Pramod Patel as purchasers in respect of the land bearing 1) **Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. Asst. 0Rs. 81 Paise** 2) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq. Mtrs.

16) Read copy of the registered release deed dated 24/12/2012, duly registered at the office of the sub-registrar of assurances at Ulhasnagar under serial no. 13274/2012, executed by & between 1) Laxman Sitaram Dhule 2) Sushila Dharma Alias Sitaram Karale 3) Manubai Madhukar Dhule 4) Mrs. Shobha Ramesh Chikankar 5) Sangita Suryakant Khambale 6) Vimal Chandu Alias Chindhu Bhoir 7) Renuka Jayhind Chaudhari, 8) Sumitra Dashrath Dhule 9) Bhanudas Dashrath Dhule 10) Santosh Dashrath Dhule 11) Anita Anant Shekete



17) Bhagwan Mahadu Karale 13) Kusum Gopal Gharat 14) Vaibhav Ashok Gaikar 15) Nandkumar Pandurang Dhule 16) Prakash Pandurang Dhule 17) Viju Pandurang Dhule 18) Lata Pandurang Dhule Alilas Lata Raju Penkar 19) Laxmibai Pandurang Dhule 20) Kavita Balaram Dhule 21) Prasad Balaram Dhule 22) Gaurav Balaram Dhule 23) Chandrabhaga Alias Janabai Chandrakant Dhule 24) Suryakant Chandrakant Dhule 25) Ashok Chandrakant Dhule 25) Anil Chandrakant Dhule 26) Kanchan Chandrakant Dhule Alias Kanchan Yuvraj Meher as releasor and 1) Shri Nandkumar Pandurang Dhule 2) Shri Prakash Pandurang Dhule 3) Smt Laxmibai Pandurang Dhule as releasee whereby the releasers have released all their rights, title and interest in the said land in favour of 1) Shri Nandkumar Pandurang Dhule 2) Shri Prakash Pandurang Dhule 3) Smt Laxmibai Pandurang Dhule in respect of land bearing 1) Survey No. 76 Hissa No. 11 Area Admeasuring 400 Sq.Mtrs. Asst. 0Rs. 22 Paise 2) Survey No. 76 Hissa No. 18 Area Admeasuring 610 Sq. Mtrs. Asst 0Rs. 20 Paise situated at Village JOVELI Tal- Ambernath Dist- Thane.

18) Read Copy of the Deed of Conveyance duly executed & registered on and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 3605/2014 dated 28/03/2014 by and between 1) Shri Nandkumar Pandurang Dhule 2) Shri Prakash Pandurang Dhule 3) Smt Laxmibai Panudrang Dhule as owner/vendors in favour of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel as purchasers in respect of the land bearing Survey No. 76 Hissa No. 18 Area Admeasuring 0H-06R-10P i.e. 610 Sq.Mtrs. Asst. 0Rs. 20 Paise

19) Search Report dated 26/09/2023 of Mr. Satish Anand Farad.



Perusal of title of land bearing Survey No. 76 Hissa No. 11 Area Admeasuring 400 Sq.Mtrs. & Land bearing Survey No. 76 Hissa No. 18 Area Admeasuring 610 Sq.Mtrs. Asst 0Rs. 20 Paise

On perusal of the above mentioned documents and Search Report, I find that the said land bearing Survey No. 76 Hissa No. 11 Area Admeasuring 400 Sq.Mtrs was originally owned by Ramchandra Shankar Patil, and Shri Sitaram Kuka Dhule was cultivating the land of Ramchandra Shankar Patil and therefore Sitaram Kuka Dhule was declared as protected tenant u/s 3A and the effect of the same is recorded by mutation entry no. 241.

And Whereas Shri Sitaram Kuka Dhule was declared as protected tenant of the said land and therefore the purchase price was fixed and determine by the ALT Ambernath by and under order bearing no. 16 dated 05/12/1962 and the same is evident from mutation entry no. 348 recorded in the revenue records.

And Whereas the owner Sitaram Kuka Dhule expired on 01/04/1968 leaving behind him 1) Shri Pandurang Sitaram Dhule- Son, 2) Shri Dashrath Sitaram Dhule- Son, 3) Shri Madhukar Sitaram Dhule- Son, 4) Laxman Sitaram Dhule- Son 5) Chandrakant Sitaram Dhule – Son, 6) Indu Sitaram Dhule-Daughter , 7) Sushila Sitaram Dhule- Daughter, 8) Gangubai Sitaram Dhule- Wife as the only legal heirs & therefore their names were recorded in the revenue records by mutation entry No. 476.

And Whereas out of the above mentioned legal heirs & co-owners of the said land Gangubai Sitaram Dhule expired somewhere in the year 1968 and Pandurang Sitaram Dhule – expired somewhere in the year 1981, leaving behind them 1) Smt Laxmibai Pandurang Dhule- Wife 2) Nandkumar Pandurang Dhule- Son 3) Prakash Pandurang Dhule- Son 4) Ramchandra Pandurang Dhule – Son 5) Viju Pandurang Dhule – Daughter 6) Latabai Pandurang Dhule- Daughter 7) Sita Pandurang Dhule- Daughter No. 3 to 7 through natural guardian



of Mother Smt Laxmibai Pandurang Dhule as the only legal heirs and therefore their names were recorded in the revenue records by mutation entry no. 775.

And whereas the co-owners of the said land Chandrakant Sitaram Dhule expired on 08/06/2010 leaving behind him 1) Smt Chandrabhaga Chandrakant Dhule- Wife, 2) Shri Suryakant Chandrakant Dhule – Son, 3) Shri Ashok Chandrakant Dhule 4) Shri Anil Chandrakant Dhule 5) Mrs. Kanchan Chandrakant Dhule- Daughter as the only legal heirs and therefore their names were recorded in the revenue records by mutation entry no. 1353.

And Whereas the co-owners of the said land Indu Mahadu Karale (Patil) expired on 31/08/1984 and leaving behind her following legal heirs 1) Bhagwan Mahadu Karale (Patil) - Son, 2) Kusum Gopal Gharat – Daughter, 3) Alka Ashok Gaykar- Daughter as the only legal heirs and therefore their names were recorded in the revenue records by mutation entry no. 1421

And Whereas the co-owners of the said land Dashrath Sitaram Dhule expired on 03/05/1996 leaving behind him 1) Sumitra Dashrath Dhule- Wife, 2) Shri Bhanudas Dashrath Dhule- Son, 3) Shri Santosh Dashrath Dhule- Son 4) Mrs. Anita Ananta Shekte- Daughter as the only legal heirs and therefore their names were recorded in the revenue records by mutation entry no. 1429.

And whereas the co-owners of the said land Ramchandra Pandurang Dhule, who was unmarried expired on 10/10/1995 leaving behind him 1) Shri Nandkumar Pandurang Dhule- Brother 2) Shri Prakash Pandurang Dhule- Brother, 3) Viju Pandurang Dhule- Sister, 4) Lata Raju Penkar- Married Sister 5) Laxmibai Pandurang Dhule – mother as the only legal heirs and therefore their names were recorded in the revenue records by mutation entry no. 1439.

And whereas the co-owners of the said land Alka Ashok Gaikar expired on 19/02/2012 leaving behind her Mr. Vaibhav Ashok Gaikar and therefore the

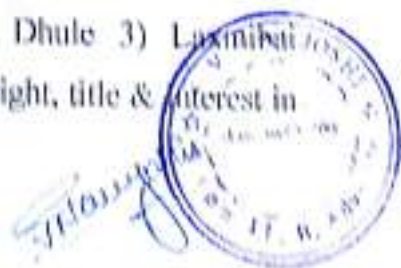


name Vaibhav Ashok Gaikar was recorded in the revenue records by mutation entry no. 1544.

And whereas the co-owners of the said land Balaram Madhukar Dhule expired on 25/06/2012 leaving behind him 1) Kavita Balaram Dhule- Wife 2) Prasad Balaram Dhule- Son 3) Gaurav Balaram Dhule – Son as the only legal heirs and therefore their names were recorded in the revenue records by mutation entry no. 1545.

And Whereas the legal heirs of late Ramchandra Shankar Patil paid the fixed and determined purchase price u/S. 32 G of the BTALT Act of Rs. 168/- and accordingly sale certificate bearing no. S.R. /877 dated 10/10/2014, under section 32 M OF BTALT Act was issued in the name of Shri Ramchandra Shankar Patil and the same is evident from mutation entry no. 1685 recorded in the revenue record.

And Whereas by an under registered Release Deed duly executed & registered on 24/12/2012 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 13274/2012 executed by 1) Laxman Sitaram Dhule 2) Sushila Dharma Alias Sitaram Karale 3) Manubai Madhukar Dhule 4) Mrs. Shobha Ramesh Chikankar 5) Sangita Suryakant Khambale 6) Vimal Chandu Alias Chindhu Bhoir 7) Renuka Jayhind Chaudhari, 8) Sumitra Dashrath Dhule 9) Bhanudas Dashrath Dhule 10) Santosh Dashrath Dhule 11) Anita Anant Shekte 12) Bhagwan Mahadu Karale 13) Kusum Gopal Gharat 14) Vaibhav Ashok Gaikar 15) Viju Pandurang Dhule 16) Lata Pandurang Dhule 17) Kavita Balaram Dhule forself and natural guardian of 18) Prasad Balaram Dhule & 19) Gaurav Balaram Dhule 20) Chandrabhuga Alias Janabai Chandrakant Dhule 21) Suryakant Chandrakant Dhule 22) Ashok Chandrakant Dhule 23) Anil Chandrakant Dhule 24) Kanchan Chandrakant Dhule in favour of 1) Shri Nandkumar Pandurang Dhule 2) Prakash Pandurang Dhule 3) Laxminibai Pandurang Dhule, whereby the releasor released or their right, title & interest in



favour of 1) Shri Nandkumar Pandurang Dhule 2) Prakash Pandurang Dhule 3) Laxmibai Pandurang Dhule in respect of land bearing Survey No. 76, Hissa No. 11 Area Admeasuring 400 sq.Mtrs. & Survey No. 76 Hissa No. 18 Area Admeasuring 610 Sq.Mtrs. the effect of the said release deed by mutation entry no. 1642 in the revenue record.

And Whereas by and under order of the ALT Ambernath bearing no. Kulvahivat / Shart Shithil /SR/14 /14 dated 20/06/2014, the said land was freed from the ambit of section 43 of the BTALT Act.

And Whereas by an under registered Deed of Conveyance executed on dated 10/10/2014 registered at the office of the Sub-Registrar of Assurances Ulhasnagar-2 at Serial No. 243/2014 dated 10/10/2014, executed by 1) Shri Nandkumar Pandurang Dhule 2) Prakash Pandurang Dhule 3) Laxmibai Pandurang Dhule as owner/vendors in favour of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel As Purchaser of the said land, whereby the owner sold & conveyed the said land to the purchaser & the effect of the said Deed of Conveyance is recorded by mutation entry no. 1709 in the revenue records and from the said date M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel is possessing the said land as absolute owner thereof.

And Whereas as per the gazettate notification and by and under order of Designated Officer & SDO Ulhasnagar bearing no. उपविअ/ भुस/ वपुराम/कानि/१६४/२०२१ दिनांक ०८/०३/२०२१, the land under acquisition for Vadodara-Mumbai National Highway was to be notated in the other rights column of the 7/12 extract and therefore as per Mutation entry no. 2205 the noting of acquisition was recorded in the revenue records in respect of said land.



And Whereas as per the order of Designated Officer & SDO Ulhasnagar bearing no. उपविअ/ भुस/ वमुराम/कावि/४४३/२०२२ दिनांक १७/१०/२०२२ and as per the order of Tahasildar Ambarnath bearing no. Jamin Bab/ 1/Kavi-341/2022 dated 22/11/2022, the remark of land acquisition for Vadodara-Mumbai National Highway was deleted from the other rights column of the said land.

Perusal of title of land bearing Survey No. 76 Hissa No. 13 Area Admeasuring 0H-11R-10P P.K. 0H-01R-00 P Total Area Admeasuring 0H-12R-10P i.e. 1210 Sq.Mtrs. Asst 0Rs. 81 Paise & Survey No. 76 Hissa No. 19 Area Admeasuring 0H-04R-90P P.K. 0H-00R-20P Total Area Admeasuring 0H-05R-10P i.e. 510 Sq.Mtrs. Asst. 0Rs. 27 Paise

On perusal of the above mentioned documents and Search Report, I find that the said land bearing Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. was originally owned and possessed by Undrya Kuka Dhule. And the said Undrya Kuka Dhule expired on 18/04/1967 leaving behind him 1) Shivaji Undrya Dhule - Son 2) Narayan Undrya Dhule - Son 3) Avdabai Kusha Ghodvinde- Daughter 4) Padabai Nago Bhopi & therefore the names of above mentioned legal heirs were recorded in the revenue records by mutation entry no. 470

And whereas the co-owner of the said land Shivaji Undrya Dhule expired someshwere in the year 1972 leaving behind him 1) Natha Shivaji Dhule- Son, 2) Shantaram Shivaji Dhule- Son 4) Mohan Shivaji Dhule -Son 5) Thakubai Dattu Gharat- Married Daughter 6) Vimal Laxman Vehele.- Married Daughter No. 3 through natural guardian Natha Shivaji Dhule. And therefore the name of above mentioned legal heirs were recorded in the revenue records by mutation entry no. 540



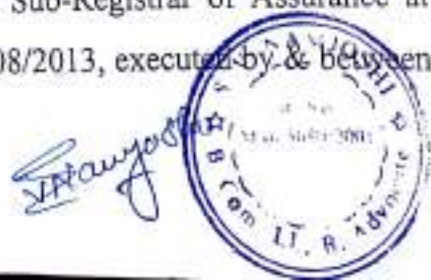
And whereas 1) Shri Narayan Undrya 2) Natha Shivaji Dhule 3) Shantaram Shivaji Dhule 4) Mohan Shivaji have given written statement before the revenue officer about the partition as per actual possession & cultivation and accordingly they divided all their ancestral & joint properties between them and according to that the said land was parted in to the hands of Narayan Undrya Dhule as absolute owner thereof and the effect of the said transaction is recorded in to revenue records by mutation entry no. 836 .

And whereas the owner of the said land Narayan Undrya Dhule expired on 24/10/1990 , leaving behind him 1) Shantabai Narayan Dhule-Son 2) Durvas Narayan Dhule. And therefore the names of above mentioned legal heirs were recorded in the revenue records by mutation entry no. 858.

And whereas the Joint co-owner of the said land Smt Shantabai Narayan Dhule expired on 17/05/2009 ,leaving behind her only legal heirs i.e. her son Shri Durvas Narayan Dhule. And therefore his name was recorded in the revenue records by mutation entry no. 1274.

And Whereas by an under Release Deed duly executed & registered on 07/05/2013 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 5902/2013 executed by 1) Smt Thakubai Alias Tarabai Dattu Gharat 2) Mrs. Vimal Laxman Vehale Alias Kantabai Tukaram Vehale as releasor in favour of Shri Durvas Narayan Dhule as release, whereby the releasor relinquished all their rights, title & interest in the land bearing Survey No. 76, Hissa No. 13 & Survey No. 76 Hissa no. 19 in favour of relesee and the effect of the said release deed by mutation entry no. 1617 in the revenue record.

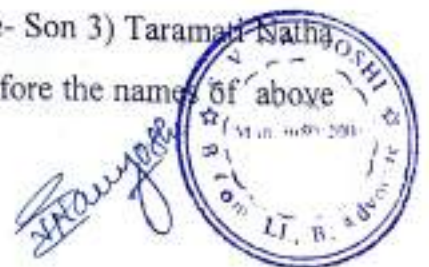
And Whereas by and under registered Agreement for Sale duly executed on 19/08/2013 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 9695/2013 dated 19/08/2013, executed by & between



1) Shri Durvas Narayan Dhule 2) Smt Darshana Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Padabai Nago Bhopi as Vendors in favour of M/s. Sadguru Corporations partnership firm Through its partners 1) Shri Rajesh Arjun Patel 2) Shri Nishit Pramod Patel for land bearing Survey No. 76 Hissa No. 13 Area Admeasuring 0H-12R-10P Asst 0Rs. 81 Paise & Survey No. 76 Hissa No. 19 Area Admeasuring 0H-05R-0P Asst 0Rs. 27 Paise Situated at Village Joveli Tal- Ambernath Dist- Thane

And Whereas by and under registered Power of Attorney duly executed on 19/08/2013 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 9696/2013 dated 19/08/2013, executed by & between 1) Shri Durvas Narayan Dhule 2) Smt Darshana Durvas Dhule 3) Smt Aavadabai Kusha Ghodvinde 4) Padabai Nago Bhopi as Principal in favour of M/s. Sadguru Corporations partnership firm Through its partners 1) Shri Rajesh Arjun Patel 2) Shri Nishit Pramod Patel (Power of attorney Holder) for land bearing Survey No. 76 Hissa No. 13 Area Admeasuring 0H-12R-10P Asst 0Rs. 81 Paise & Survey No. 76 Hissa No. 19 Area Admeasuring 0H-05R-0P Asst 0Rs. 27 Paise Situated at Village Joveli Tal- Ambernath Dist- Thane

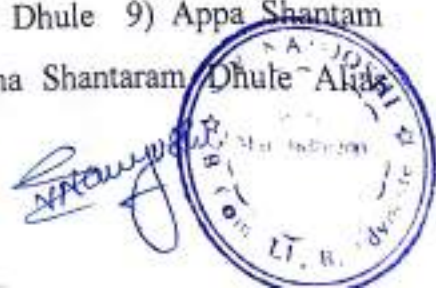
And Whereas the co-owner of the said land Padma Nago Bhopi expired on 05/12/1994 leaving behind her 1) Shivaji Undrya Dhule – Brother (expired), 2) Narayan Undrya Dhule -Brother (expired), Avdabai Kusha Ghodvinde- Sister – expired and Shivaji Undrya Dhule had expired somewhere in the year 1971 leaving behind him a) Natha Shivaji Dhule- Son- expired b) Shantaram Shivaji Dhule- Son- expired c) Mohan Shivaji Dhule- Son-expired, d) Thakubai Dattu Gharat- Daughter, e) Vimal Tukaram Vehele- Married Daughter and the co-owner Natha Shivaji Dhule expired on 10/05/2011 leaving behind him 1) Shri Rohidas Natha Dhule – Son, 2) Shashikant Natha Dhule- Son 3) Taramati Natha Dhule- Wife, 4) Janabai Natha Dhule- Wife. And therefore the names of above



mentioned legal heirs were recorded in the revenue records by mutation entry no. 1747.

And whereas out of the above mentioned legal heirs of late Undrya Kuka Dhule, Avdabai Kusha Ghodvinde expired on 14/05/1979 leaving behind her following legal heirs 1) Shivaji Undrya Dhule – Brother (expired), 2) Narayan Undrya Dhule -Brother (expired), Padma Nago Bhopi – Sister-expired. No. 1 Shivaji Undrya Dhule had expired somewhere in the year 1971 leaving behind him a) Natha Shivaji Dhule- Son- expired b) Shantaram Shivaji Dhule- Son- expired c) Mohan Shivaji Dhule- Son-expired, d) Thakubai Dattu Gharat- Daughter, e) Vimal Tukaram Vehele- Married Daughter No. a) Natha Shivaji Dhule expired on 10/05/2011 and leaving behind him 1) Shri Rohidas Natha Dhule – Son, 2) Shashikant Natha Dhule- Son 3) Taramati Natha Dhule- Wife, 4) Janabai Natha Dhule- Wife, Shantaram Shivaji Dhule expired on 17/07/2004 leaving behind him i) Shantabai Shantaram Dhule ii) Pramila Gajanan Mhatre, iii) Appa Shantaram Dhule- Son, iv) Babaji Shantaram Dhule- Son, v) Kalpana Shantaram Dhule- Daughter, 2) Narayan Undrya Dhule- expired on 24/10/1990 leaving behind him i) Shantabai Narayan Dhule – expired on 17/05/2009 ii) Durvas Narayan Dhule- Son, 3) Padma Nago Bhopi who was unmarried expired on 05/12/1994 leaving behind her no legal heirs & the same is evident from mutation entry no. 1748 in the revenue record.

And Whereas by an under Release Deed duly executed & registered on 13/08/2015 and registered at the office of the Sub-Registrar of Assurance at Ulhasnagar-2 at Serial No. 7369/2015 executed by & between 1) Mohan Shivaji Dhule 1) Smt Thakubai Alias Tarabai Dattu Gharat 2) Mrs. Vimal Laxman Vehele Alias Kantabai Tukaram Vehele 3) Rohidas Natha Dhule 4) Shashikant Natha Dhule- 5) Taramati Natha Dhule 6) Janabai Natha Dhule 7) Pramila Gajanan Mhatre 8) Shantabai Shantaram Dhule 9) Appa Shantaram Dhule 10) Babaji Shantaram Dhule 11) Kalpana Shantaram Dhule Alias



Kalpana Bandesh Chaudhari as relaseor in favour of Shri Durvas Narayan Dhule as release, whereby the relasor relinquished all their rights, title & interest in the land bearing Survey No. 76, Hissa No. 13 & Survey No. 76 Hissa no. 19 & the effect of the said release deed is recorded in the revenue records by mutation entry no. 1768.

And Whereas by an under registered Deed of Conveyance on 24/9/2015 registered at the office of the Sub-Registrar of Assurances Ulhasnagar-2 at Serial No. 769/2015 dated 24/9/2015, executed by & between 1) Durvas Narayan Dhule for himself & natural guarding of Ku. Ragini & Ku. Shripad 2) Darshana Durvas Dhule as owner/vendors in favour of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel As Purchaser of the said land, whereby the said owner have sold & conveyed the land bearing Survey No. 76 Hissa No. 13 & 76 Hissa No. 19 to the purchaser i.e. M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel & the effect of the said Deed of Conveyance is recorded by mutation entry no. 1779 in the revenue records and from the said date M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel is possessing the said land as absolute owner thereof.

And Whereas by an under registered Deed of Conveyance executed on dated 28/03/2014 registered at the office of the Sub-Registrar of Assurances Ulhasnagar-2 at Serial No. 3605/2014 dated 28/03/2014, executed by & between 1) Shri Nandkumar Pandurang Dhule 2) Prakash Pandurang Dhule 3) Laxmibai Pandurang Dhule as owner/vendors in favour of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel (As a Purchaser) the said land sold & conveyed for area admeasuring 610 Sq. Mtrs of land bearing Survey No. 76 Hissa No. 18 & the effect of the said Deed of Conveyance is recorded by mutation entry no. 1691 in the revenue records.



Hence on perusal of the above mentioned documents and the Search Reports, I find that the title of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel & Nishit Pramod Patel in respect of the property bearing 1) Survey No. 76, Hissa No. 11, Area admeasuring at about 400 Sq. Mtrs., Asst. 0Rs. - 22 Paise 2) Survey No. 76 Hissa No. 13 Area Admeasuring 1210 Sq.Mtrs. Asst 0Rs. 81 Paise 3) Survey No. 76 Hissa No. 18 Area Admeasuring 610 Sq.Mtrs. Asst. 0Rs. 20 Paise 4) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq.Mtrs. Asst. 0Rs. 27 Paise located and situated in the revenue village JOVELI Tal- Ambernath, Dist- Thane, within the limits of the Kulgaon Badlapur Municipal Council is clear, marketable and free from all encumbrances and reasonable doubts.

That the owners have explained and informed that there is no litigation pending in respect of the said lands.

S. V. Namjoshi
30/09/2023

S. V. Namjoshi
Advocate.

