



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 – 400 051

FORMAT "A"

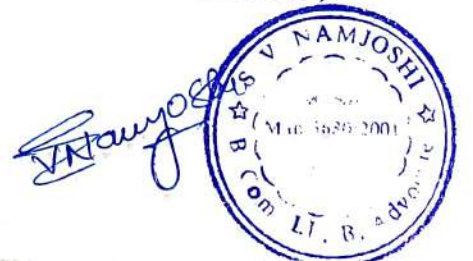
LEGAL TITLE REPORT

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 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 land called and referred to as **"the said land"**).



I have investigated the title of the said land on the request of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel 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.

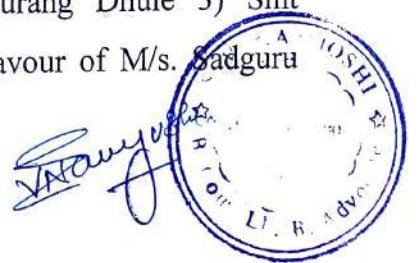
2a) Mutation entry no. 349 not related of the said land.

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 1) Shri Nandkumar Pandurang Dhule 2) Shri Prakash Pandurang Dhule 3) Smt Laxmibai Panudrang Dhule as owners/vendors in favour of M/s. Sadguru

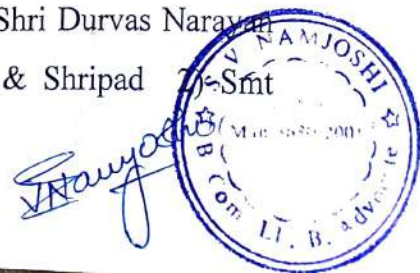


Corporation Through its partner Shri Rajesh Arjun Patel as purchaser in respect of the land bearing Survey No. 76, Hissa No. 11, Area admeasuring at about 0H-04R-0P i.e. 400 Sq. Mtrs., Asst. 0Rs. – 22 Paise situated at village Joveli Tal- Ambernath Dist- Thane

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

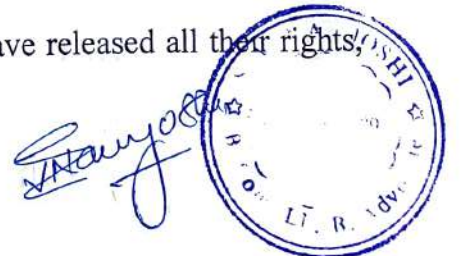
9) Read copy of the registered power of attorney duly executed & registered on 19/08/2013 registered at the office of the Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9696/2013 executed by 1) Shri Durvas Narayan Dhule has executed for himself and guardian of Ragini & Shripad 2) Smt



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 Vehele 4) Shri Rohidas Natha Dhule 5) Shri Shashikant Natha Dhule, 6) Smt Taramati Natha Dhule 7) Janabai 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- Ambarnath 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 Shekte 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

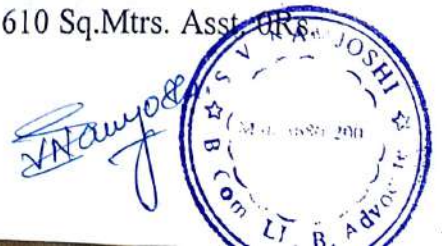


Dhule 24) Suryakant Chandrakant Dhule 25) Ashok Chandrakant Dhule 25) Anil Chandrakant Dhule 26) Kanchan Chandrakant Dhule Alias Kanchan Yuvraj Meher as releasor and 1) Shri Nandkumar Pandurang Dhule 2) Shri Prakash Pandurang Dhule 3) Smt Laxmibai Pandurang Dhule as releasee whereby the releasers have 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.

On Perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel & Shri 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 1100 Sq.Mtrs. Asst 0Rs. 81 Paise 3) Survey No. 76 Hissa No. 18 Area Admeasuring 610 Sq.Mtrs. Asst 0Rs.



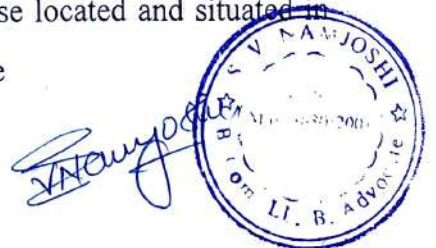
20 Paise 4) Survey No. 76 Hissa No. 19 Area Admeasuring 510 Sq.Mtrs. Asst. 0Rs. 27 Paise located and situated in the revenue village Joveli, Tal- Ambernath, Dist- Thane, within the limits of the Kulgaon Badlapur Municipal Council is clear, marketable and free from all encumbrances and reasonable doubts.

Owner of the Land

Description of Land	Owner of the Land
Survey No. 76 Hissa No. 11	M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel
Survey No. 76 Hissa No. 13	M/s. Sadguru Corporation Through its partner 1) Shri Rajesh Arjun Patel 2) Shri Nishit Pramod Patel
Survey No. 76 Hissa No. 18	M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel
Survey No. 76 Hissa No. 19	M/s. Sadguru Corporation Through its partner 1) Shri Rajesh Arjun Patel 2) Shri Nishit Pramod Patel

in respect of property situated at Village Joveli Tal- Ambernath Dist- Thane.

The report reflecting the flow of the title of the M/s. Sadguru Corporation Through its partner Shri Rajesh Arjun Patel & Nishit Pramod Patel in respect of 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 1200 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



Encl. Annexure Flow of Title.

S.V. Namjoshi
30/09/2023

S.V.Namjoshi

Advocate.

