

GANESH MAHESH MORE B.A. L.L.B

Advocate, High Court.

Off: 101 & 102, Sharnam
Residency, opp.
Bal Ganpati Temple,
Edulji Road, Charai,
Thane (W) -400601.

Cont: 9768252518

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Name of the Developers: Mr. Nandkumar B. Salvi, proprietor of
M/s. Sunita Enterprises
Office Add: Ground Floor, Yashwant
Apartments, behind Sheetal Hotel,
Manisha Nagar, Kalwa, Thane 400605.

1. DESCRIPTION OF THE SAID PROPERTY:

All that pieces and parcels of land bearing 1) Gut No. 28, Hissa No.1, admeasuring 1590 square meters (First Property), 2) Gut No. 32, Hissa No.2, admeasuring 3860 square meters (Second Property), 3) Gut No. 33, Hissa No.1, admeasuring 830 square meters (Third Property), 4) Gut No. 51, Hissa No.1, admeasuring 200 square meters (Fourth Property), 5) Gut No. 52, Hissa No. 2, admeasuring 10 square meters (Fifth Property), 6) Gut No. 63, Hissa No. 6, admeasuring 7840 square meters (Sixth Property), 7) Gut no. 26 admeasuring 2350 square meters (Seventh Property), and 8) Gut No. 29, Hissa no. 1 admeasuring 230 square meters (Eighth Property), admeasuring in aggregate 16910 square meters lying, being and situate at Village Parsik and Kharigaon, Taluka and District Thane and within the Registration District and Sub-District Thane and also within the limits of Thane Municipal Corporation, Maharashtra State (hereinafter collectively referred to as the "**SAID PROPERTY**").

2. LIST OF DOCUMENTS PERUSED:

- a. Current 7/12 extracts.
- b. Relevant Mutation entries.

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- c. Search Reports.
- d. Developers' Title Deeds.
- e. Antecedent Title Deeds.
- f. ULC Order.
- g. Development Permissions.
- h. Commencement Certificates.
- i. Public Notice dated February 23, 2018, & October 20, 20018 published in local Marathi newspaper namely Sakal and English newspaper namely Free Press Journal.

3. OBSERVATIONS IN RESPECT OF REVENUE RECORDS:

3.1 Gut No. 28, Hissa No.1, admeasuring 1590 square meters (First Property):

In respect of 7/12 extract:

It appears from perusal of current 7/12 extract dated January 23, 2018, that the First Property is owned by Smt. Manakibai Balya (Balaram) Bhagat and others. It appears from perusal of 7/12 extract for the period between year 1957 to 1974, that the First Property was originally owned by Mr. Balya (Balaram) Mahadu Bhagat.

In respect of 6 D Mutation Entries:

3.1.1 The **mutation entry no. 149** is not readable and Talathi Saja Kalwa, Thane, has accordingly issued letter dated June 06, 2016.

3.1.2 It appears from the **mutation entry no. 223 dated 25/11/1972** that, the property bearing Gut no. 28 (P) was held under Inam Class 6 (B) by Government of Maharashtra, however the Mr. Joma Rama Navali had paid requisite payment price as per the order dated June 30 1965 passed by Special Vatan Mamletdar and



Joma Rama Navali recorded as Occupant in respect of the First Property.

3.1.3 It appears from the **mutation entry no. 289 dated 02/06/1977** that, Joma Rama Nevali demised in or around 1945 leaving behind his nephew Mr. Balya Mahadu Bhagat as his only legal heir.

3.1.4 It appears from the **mutation entry no. 662 dated 04/12/1996** that, Balya Mahadu Bhagat demised on October 01, 1996 leaving behind him his wife Smt. Manakibai Balya Bhagat, son Mr. Ganpat Balaram Bhagat, three married daughters 1) Mrs. Shevantabai Kaluram Bhoir, 2) Mrs. Draupadibai Jayaram Behere and 3) Mrs. Laxmi Ganesh Patil.

3.1.5 It appears from the **mutation entry no. 875 dated 28/08/2003** that, the Hon'ble Collector of thane conducted an inquiry in pursuance of application made by landowner and as per the notification dated July 09, 2002 issued by Revenue and Forest Department of Maharashtra, the Tahasildar, Thane converted the Said Property to Occupancy Class I by paying 50% of current market price of Said Property. The Landowners paid the entire requisite amount to the Government and First Property was converted to occupancy class I by Taluka order no. KRa./Jaminbab/2/Kavi dated May 17, 2003.

3.1.6 It appears from the **mutation entry no. 1371 & 1387** as per Petition bearing no. 10204/2015 dated December 08, 2015 filed in Hon'ble High Court Mumbai and as per the instruction issued by Hon'ble Jambandi Ayukta dated December 03, 2015, the said mutation entry pertains to facilitate computerization of land records and to remove inconsistency in the hand written record and computerized record.

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3.2 Gut No. 32, Hissa No.2, admeasuring 3860 square meters (Second Property):

In respect of 7/12 extract:

It appears from perusal of current 7/12 extract dated January 23, 2018 that, the Second Property is owned by Smt. Manakibai Balya Bhagat and others. It appears from perusal of 7/12 extract for the period between year 1960, that the Second Property was originally owned by Mr. Balya Mahadu Bhagat, Shankar Mahadu Bhagat & Ramchandra Mahadev alias Mahadu Bhagat.

3.2.1 The **mutation entry no. 149** is not readable and Talathi Saja Kalwa, Thane, has accordingly issued letter dated June 06, 2016.

3.2.2 It appears from the **mutation entry no. 202 dated 06/11/1972** that, area and assessment of the land bearing Gut no. 32 was converted into decimal system in accordance with provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.

3.2.3 It appears from the **mutation entry no. 662 dated 04/12/1996** that, Balya Mahadu Bhagat demised on October 01, 1996 leaving behind him his wife Smt. Manakibai Balya Bhagat, son Mr. Ganpat Balaram Bhagat, three married daughters 1) Mrs. Shevantabai Kaluram Bhoir, 2) Mrs. Draupadibai Jayaram Behere and 3) Mrs. Laxmi Ganesh Patil.

3.2.4 It appears from the **mutation entry no. 1151 dated 03/01/2012** that, Late Shankar Mahadu Bhagat demised on November 12, 2010 leaving behind him wife Smt. Parvatibai Shankar Bhagat, 2 sons 1) Mr. Krushna Shankar Bhagat, 2) Keshav Shankar Bhagat and 2 married daughters 1) Mrs. Draupadi (Dhanubai) Bhima Mali and 2) Smt. Prabhavati Mohan Mhatre as his legal heirs.

