



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
Mob : 7506684427/9822824181
Email : advocate_kiran2008@yahoo.com

Ref. No. : Balkum-A-3

Date : 13th JAN 2022

To,
Maha RERA,
Bandra Kurla Complex, Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Plot comprising lands bearing New Survey/Hissa Nos' i.e. 21, 22, 25/5, 25/6, 25/10/A, 25/7, 25/8, 25/9, 25/10/B, 25/11, 40/15, 40/17, 40/19, 40/18, 40/22, 41/8, 41/9, 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2, 44/1, 44/2/A, 44/2/B and 45/1, admeasuring 49,520.00 sq. meters, situated at Village Balkum, Taluka and District Thane and more particularly described below (hereinafter referred to as "said Plot").

1/- I have investigated the title of said Plot on the request of M/s Dosti Enterprises, a Partnership Firm, having its registered office at Lawrence & Mayo House, First Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, and following documents i.e. :-

1) Description of the Property:

All that piece and parcel of Plot comprising Non-Agricultural lands bearing New Survey/Hissa Nos' i.e. 21, 22, 25/5, 25/6, 25/10/A, 25/7, 25/8, 25/9, 25/10/B, 25/11, 40/15, 40/17, 40/19, 40/18, 40/22, 41/8, 41/9, 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2, 44/1, 44/2/A, 44/2/B and 45/1, admeasuring 49,520.00 sq. meters, the said Plot, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, having description as per revenue record as under:

Sr. No.	Old Survey/ Hissa No.	New Survey/ Hissa No.	Area (Sq. Mtrs.)	Names of Owner/s and charge of Developer on 7/12 extracts :
1.	270	21	1,900	M/s. Dosti Enterprises
2.	271	22	2,300	
3.	22/5	25/5	2,300	Champurbai Divdya Bhoir, Chandribai Divdya Bhoir, Chandrakant Laxman Bhoir, Kashibai Ganu Bhoir, Vishnu Laxman Bhoir, Gauri Harishchandra, Parvati Dattaram Pawar, Gangubai Jagannath Patil, Ramubai Vasudev, Ballram Vasudev, Krushna



				<p>Vasudev, Yashvanti, Subhadra Vasudev Bhoir, Venubai Yashwant Bhoir, Ramesh Krushna Bhoir, Ashok Krushna Bhoir, Kailas Krushna Bhoir, Meghnath Krushna Bhoir, Sandip Vasant Patil, Mayur Ankush Bhoir, Amar Ankush Bhoir, Aparna Pankaj Patil, Manaki Jairam Patil, Kusum Jagannath, Meena Pandhirath Patil, Leelabai Digambar Bhoir, Naresh Digambber, Lata Ashok Mali, Chandrakala Naresh Mhatre, Gulab Chandrakant Bhagat, Kunda Jayawant Gulavi and Hirubai Harishchandra BhoirOwners</p> <p>M/s Dosti Enterprises..... Developer</p>
4.	22/6	25/6	830	<p>Murlidhar Padman Bhoir, Devkubai Chango Bhoir, Raibai Kisan Kotkar, Laxmi Kisan Mulundkar, Manjula Anant Mukadam, Prabhavati Suresh Mali, Bebibai Jagannath Bhoir, Meena Nilkhant Mhatre, Manisha Jagannath Bhoir, Kiran Kamlakar Dalvi, Manoj Jagannath Bhoir, Vimal Janardhan Bhoir, Prabhakar Janardhan Bhoir, Chandrakant Janardhan Bhoir, Suman Eknath Vaiti, Rama Chandrakant Patil, Eknath Krushna Bhoir, Dattatraya Krushna Bhoir, Vasudev Krushna Bhoir, Mohan Krushna Bhoir, Naresh Krushna Bhoir, Minakshshi Prakash Kotkar, Jaiwanti Harichandra Vaiti... Owners.</p> <p>M/s Dosti Enterprises – Developer</p>
5.	22/10(Pt)	25/10/A	1180	<p>Laxmi Kisan Mulundkar, Manjula Anant Mukadam, Prabhavati Suresh Mali, Bebibai Jagannath Bhoir, Meena Nilkhant Mhatre, Manisha Jagannath Bhoir, Manoj Jagannath Bhoir, Kiran Kamlakar Dalvi</p>



				M/s Dosti Enterprises – Developer
6.	22/7	25/7	2,680	M/s Dosti Enterprises
7.	22/8	25/8	1040	Manjula Harishchandra Patil, Sulochana Gopinath Bhoir, Umesh Sadashiv Mhatre, Mangesh Sadashiv Mhatre, Rajesh Sadashiv Mhatre, Mahesh Sadashiv Mhatre- Owners M/s. Dosti Enterprises - Developer
8.	22/9	25/9	1,440	Rajesh Premji Shah
9.	22/10(Pt)	25/10/8	1,000	Murlidhar Padman Bhoir - Owner M/s Dosti Enterprises - Developer
10.	22/11	25/11	1,340	Muktabai Chandryabhau Patil - Owner M/s Dosti Enterprises - Developer
11.	37/15	40/15	580	Prabhakar Krishna Patil, Narendra Vinayak Patil, Meghnath Vinayak Patil, Rukhmini Krushna Patil, Ranjana Subash Shelke, Shantabai Krushna Shelke, Sunanda Vinayak Patil, Suresh Krushna Patil, Mangala Bhaskar Mhatre, Mangesh Harishchandra Patil, Sonam Bhushan Patil, Bhimabai Harishchandra Patil, Sandesh Ramesh Patil, Mahendra Harishchandra Patil – Owners M/s Dosti Enterprises- Developer
12.	37/17	40/17	300	M/s Dosti Enterprises
13.	37/19	40/19	580	
14.	37/18	40/18	180	Kamlabai Shankar Patil, Muktabai Chandraya Patil, Ramkrishna alias Ramchandra Chandrya Patil - Owners



				M/s. Dosti Enterprises - Developer
15.	37/22	40/22	150	Ramchandra Ragho Patil, Dashrath Ragho Patil, Hiranman Ragho Patil, Pundlik Ragho Patil, Anusaya Lahu Mukadam, Nayana Somnath Mhatre - Owners M/s. Dosti Enterprises - Developer
16.	38/8	41/8	200	Narayan Manglya, Ramabai Vasudev, Jagannath Ramdas, Jalandar Ramdas, Ravindra Ramdas, Radhibai Anant Patil, Chandrakant Anant Patil, Anil Anant Purnekar - Owners
17.	38/9	41/9	1,710	Vishnu Sitaram Patil - Owner M/s. Dosti Enterprises - Developer
18.	38/10	41/10	250	Ganapat Dhondu Mhatre, Digambar Dhondu Mhatre, Bhalchandra Dhondu Mhatre, Mathura Rajaram Patil, Manaku Narayan Patil, Narmada Narayan Madhavi, Shivram Rama Joshi, Harishchandra Chandraya Joshi, Satyawar Manik Pawshe, Sunil Manik Pawshe, Amol Manik Pawshe, Prakash Motiram Joshi, Dipak Motiram Joshi, Kailas Motiram Joshi, Laxmi Dattatraya Patil, Anjali Chintaman Taloskar, Vanita Prabhakar Joshi, Leena Hemant Keni - Owners M/s. Dosti Enterprises - Developer
19.	38/12	41/12	230	Harishchandra Chandrya Joshi, Manik Gajanan Pawshe, Satyawar Manik Pawshe, Sunil Manik Pawshe, Amol Manik Pawshe - Owners M/s. Dosti Enterprises - Developer
20.	38/13	41/13	1,240	Ramkrishna Chandrya Patil, Kamlabai



				Shankar Patil, Muktabai Chandraya Patil - Owners M/s. Dosti Enterprises- Developer
21.	38/14	41/14	510	Gangaram Atmaram Joshi, Ramakant Dharma Joshi, Kisan Atmaram Joshi, run Atmaram Joshi, Asha Guru Joshi, Girish Guru Joshi, Komal Guru Joshi, Madhukar Atmaram Joshi, Dropadi Rohidas Mhatre, Milan Kesarinath Mhatre, Vithabai Pundlik, Shakuntala Keshav, Vasanti Vasant, Prema Nana, Gulad Kabir, Bebi Harichandra - Owners M/s. Dosti Enterprises- Developer
22.	38/17	41/17	610	Ramesh Krushna Bhoir, Ashok Krushna Bhoir, Kailash Krushna Bhoir, Meghnath Krushna Bhoir, Sandip Vasant Patil, Sharda Shivaji Patil, Rekha Tulsiram Bhoir, Satyavati Ankush Patil, Sujata Ajinkya Patil, Anna Ganapat Patil - Owners M/s Dosti Enterprises - Developer
23.	38/18	41/18	230	
24.	39/1	42/1	890	
25.	39/2	42/2	150	Chandrakant Anant Patil, Jagannath Ramdas, Jalandar Ramdas, Narayan Manglya, Ramabai Vasudev, Ravindra Ramdas, Anil Anant Purnekar Radhibai Anant Patil- Owners M/s. Dosti Enterprises - Developer
26.	39/3	42/3	150	Rajul Vrajlal Vora
27.	40/1	43/1	5,910	Kailas Krushna Bhoir, Premnath Krushna Bhoir, Bhagwan Krushna Bhoir, Bhimabai Gurunath Keni, Ramabai Krushna Bhoir, Venubai Krushna Bhoir - Owners M/s Dosti Enterprises - Developer
28.	40/2	43/2	2,350	Tulsiram Sitaram Bhoir, Yashoda Madhukar Bhoir, Gurunath Madhukar Bhoir, Rajesh Madhukar Bhoir,



				<p>Avinash Madhukar Bhoir, Maruti Jaggu Bhoir, Namdev Bhaskar Bhoir, Janardhan Bhaskar Bhoir, Bebibai Dattatraya Bhoir, Shakuntala Maruti Madhavi, Ratnaprabha Mahadev Bhoir, Manisha Balkrushna Patil, Shubhangi Pralhad Patil, Vaibhav Mahadev Bhoir, Ankush Abhimanyu Madhavi, Shakuntala Narayan Koli, Ramabai Govar Patil, Aruna Pandit Kotkar and Kunda Dhanaji Bhoir- Owners.</p> <p>M/s. Dosti Enterprises - Developer</p>
29.	41/1	44/1	5,860	<p>Yashoda Waman Bhoir, Dilip Kumar Ramchandra, Amba Hari, Hirubai Balkrushna Bhoir, Paljibai Balkrushna, Jamani Devram, Sulbha Pandharinath, Kusum Dundaram, Bhaskar Balkrushna, Ramesh Balkrushna, Sanjivani Chandrakant, Dadaram Balkrushna, Arun Balkrushna, Sulochana Balkrushna, Ravindra Chandrakant Bhoir, Sainath Chandrakant, Latabai Chandrakant, Sunita Bhigirath, Jitendra Bhigirath, Dharmendra Bhigirath, Sandhya Krushna Mhatre, Jayashri Vilas Gaikar, Chandralekha Krushna Patil, Savitri Mahadev Bhoir, Jaiwantibai @ Revati Suresh Patil, Nutun Valka Daki, Rejesh Waman Bhoir, Sulbha Dwarkanath Patil, Rekha Suresh Patil - Owners</p> <p>M/s. Dosti Enterprises- Developer</p>
30.	41/2(pt)	44/2/A	2,690	<p>Kankubai Bhalchandra Patil, Omprakash Bhalchandra Patil, Daya Lahu Mhatre, Kusum Dnyaneshwar Kawale, Anjani Kaluram Patil, Vimal Kashinath Patil, Kavita Premnath Patil, Tejaswi Premnath</p>



				Patil, Kirti Premnath Patil – Owners M/s. Dosti Enterprises- Developer
31.	41/2(pt)	44/2/B	2,850	Savitribai Harishchandra Patil, Yaduraj Harishchandra Patil, Gita Rohidas Patil, Priyanka Rohidas Patil, Prachi Rohidas Patil, Rohan Rohidas Patil, Hemlata Ganesh Patil, Vikas Ganesh Patil, Chetan Ganesh Patil, Priti Ganesh Patil, Vastala Narendra Patil, Mahesh Narendra Patil, Vishal Narendra Patil, Dipak Narendra Patil, Sanjay Narendra Patil, Vrunda Sridhar Patil, Darshna Dashrath Mhatre M/s. Dosti Enterprises- Developer
32.	42	45/1	5,890	Rajul Vrajlal Vora

2) The Documents of allotment of said Plot:

Sr. No.	Old Survey/Hissa No.	New Survey/Hissa No.	Details of Documents :
1.	270	21	<ol style="list-style-type: none"> Vide Notification issued by Revenue and Forest Department bearing No. JAMIN/2709/P.K.2/J-4 dated 31st August, 2009, the Government of Maharashtra has approved the grant of the said lands in favour of M/s Dosti Enterprises. Vide Order of the Collector, Thane bearing No. Mahasul/K-1/T-1/LBP/SR/09/2011 dated 26/08/2011, the Collector, Thane has approved the grant of said lands on ownership basis in favour of M/s Dosti Enterprises. Registered Agreement for Occupancy Rights dated 25/01/2012 in favour of M/s Dosti Enterprises.
2.	271	22	



3.	22/5	25/5	Registered Development Agreement read with authenticated Power of Attorney both dated 24 th August, 2006, in favour of M/s Dosti Enterprises
4.	22/6	25/6	<ol style="list-style-type: none"> 1. Registered Development Agreement dated 7th November, 2006 read with Authenticated Power of Attorney dated 9th November, 2006 and; 2. Registered Deed of Confirmation cum Declaration read with Authenticated Power of Attorney both dated 26th February, 2007, 3. Registered Deed of Confirmation read with Authenticated Power of Attorney both dated 2nd January, 2008, 4. Registered Deed of Confirmation dated 15th April, 2008 read with Authenticated Power of Attorney both dated 16th April, 2008, 5. Registered Deed of Confirmation read with Authenticated Power of Attorney both dated 3rd July, 2008, 6. Registered Deed of Confirmation cum Supplementary Agreement and Authenticated Power of Attorney both dated 25th September, 2009, <p>- in favour of M/s Dosti Enterprises</p>
5.	22/10(Pt)	25/10/A	
6.	22/7	25/7	<ol style="list-style-type: none"> 1. Registered Development Agreement read with Authenticated Power of Attorney both dated 20/11/2006, in favour of M/s. Dosti Enterprises, 2. Registered Deed of Conveyance dated 15/03/2018, in favour of M/s Dosti Enterprises.



7.	22/8	25/8	Registered Development Agreement read with authenticated Power of Attorney both dated 16 th August, 2006, in favour of M/s Dosti Enterprises.
8.	22/9	25/9	<p>i) Registered Development Agreement dated 16th January, 2007; read with Authenticated Power of Attorney dated 17th January, 2007, in favour of M/s Dosti Enterprises</p> <p>ii) Registered Deed of Conveyance read with Authenticated Power of Attorney both dated 13th September, 2012, in favour of Rajesh Premji Shah,</p> <p>iii) Registered Deed of Conveyance read with Authenticated Power of Attorney both dated 13th September, 2012, in favour of Rajesh Premji Shah</p> <p>iv) Vide Affidavit cum Declaration, registered at Sr. No. 2122/2014 on 01/04/2014, said Rajesh Premji Shah has declared that he is the partner of said M/s Dosti Enterprises and though the said land has been purchased in his personal name, the funds for purchasing the said land was paid and procured from the accounts of said Dosti Enterprises wherein he is one of the partners and save and except his proportionate share in the said land in the capacity of the partner of said M/s Dosti Enterprises, all rights, title and interest in the said land vests with said M/s Dosti Enterprises and possession of said land also lies with said M/s Dosti Enterprises for development thereof and said land was purchased for the benefit of said M/s Dosti Enterprises.</p>
9.	22/10(Pt)	25/10/B	Registered Development Agreement read with authenticated Power of Attorney both dated 2 nd



			May, 2006, the in favour of M/s Dosti Enterprises.
10.	22/11	25/11	Registered Development Agreement read with Substituted Power of Attorney both dated 22 nd February, 2007, read with registered Supplementary Agreement read with Authenticated Power of Attorney both dated 9 th March, 2007 in favour of M/s. Dosti Enterprises.
11.	37/15	40/15	1. Registered Development Agreement read with Authenticated Power of Attorney both dated 31 st July, 2006, read with Registered Deed of confirmation Authenticated Power of Attorney both dated 20 th December, 2006, in favour of said M/s. Dosti Enterprises. 2. Registered Deed of Conveyance read with Authenticate Power of Attorney both dated 12 th October, 2017, in favour of said M/s Dosti Enterprises.
12.	37/17	40/17	1. Registered Agreement for Sale read with Authenticated Power of Attorney both dated 6 th November, 2009, and Deed of Confirmation dated 13 th November, 2009 read with Authenticated Power of Attorney dated 16 th November, 2009, in favour of M/s. Dosti Enterprises. 2. Registered Conveyance Deed, dated 23 rd June, 2017, in favour of M/s Dosti Enterprises.
13.	37/19	40/19	
14.	37/18	40/18	Registered Development Agreement read with Substituted Power of Attorney both dated 27 th February, 2007, read with Registered Supplementary Agreement read with Authenticated Power of Attorney both dated 9 th March, 2007, in favour of said M/s Dosti Enterprises
15.	37/22	40/22	Registered Development Agreement read with Authenticated Power of Attorney both dated 11 th August, 2006, in favour of M/s Dosti Enterprises.



16.	38/8	41/8	Registered Development Agreement read with Authenticated Irrevocable Power of Attorney both dated 22 nd February, 2007 read with registered read with Rectification Deed dated 30.01.2020 in favour of M/s. Dosti Enterprises.
17.	38/9	41/9	Registered Development Agreement read with Substituted Power of Attorney both dated 6 th February, 2007, read with registered Deed of Confirmation cum Supplementary Agreement read with Authenticated Power of Attorney both dated 23 rd August, 2010; and registered Deed of Confirmation read with Authenticated Power of Attorney both dated 26 th August, 2010, in favour of said M/s Dosti Enterprises.
18.	38/10	41/10	Registered Development Agreement read with Authenticated Power of Attorney both dated 25 th April, 2008, read with registered Development Agreement read with Authenticated Power of Attorney both dated 13 th May, 2008, in favour of said M/s Dosti Enterprises, and registered Development Agreement read with Authenticated Power of Attorney both dated 14 th May, 2008, in favour of said M/s Dosti Enterprises.
19.	38/12	41/12	Registered Development Agreement read with Authenticated Irrevocable Power of Attorney both dated 22 nd February, 2007 and registered Supplementary Agreement read with Authenticated Power of Attorney both dated 21 st March, 2007, in favour of M/s. Dosti Enterprises.
20.	38/13	41/13	Registered Development Agreement read with Substituted Power of Attorney both dated 6 th February, 2007 read with registered Supplementary Agreement and Authenticated Power of Attorney both dated 9 th March, 2007, in favour of M/s Dosti Enterprises



21.	38/14	41/14	<ol style="list-style-type: none"> 1. Registered Development Agreement read with Substituted Power of Attorney both dated 6th February, 2007, in favour of M/s. Dosti Enterprises. 2. Registered Supplementary Agreement read with Authenticated Power of Attorney both dated 14th May, 2007 and registered Deed of Confirmation cum Supplementary Agreement read with Authenticated Power of Attorney both dated 5th January, 2016, in favour of M/s Dosti Enterprises. 3. Registered Deed of Confirmation read with Authenticated Power of Attorney both dated 30th January, 2008, in favour of M/s Dosti Enterprises.
22.	38/17	41/17	Registered Development Agreement read with Authenticated Power of Attorney both dated 25 th January, 2007 and registered Deed of Confirmation read with Authenticated Power of Attorney both dated 22 nd June, 2007, in favour of the M/s Dosti Enterprises.
23.	38/18	41/18	
24.	39/1	42/1	
25.	39/2	42/2	Registered Development Agreement read with Substituted Power of Attorney both dated 22 nd February, 2007, in favour of M/s. Dosti Enterprises.
26.	39/3	42/3	<ol style="list-style-type: none"> 1. Registered Deed of Conveyance read with Authenticated Irrevocable Power of Attorney both dated 16th June, 2010, in favour of Rajul Vrajlal Vora 2. Vide Affidavit cum Declaration, registered at Sr. No. 2119/2014 on 01/04/2014, said Rajul Vrajlal Vora has declared that he is the partner of M/s Dosti Enterprises and though the said land has been purchased in his personal name, the funds for purchasing the



			said land was paid and procured from the accounts of M/s Dosti Enterprises wherein he is one of the partners and save and except his proportionate share in the said land in the capacity of the partner of said M/s Dosti Enterprises, all rights, title and interest in the said land vests with said M/s Dosti Enterprises and possession of said land also lies with said M/s Dosti Enterprises for development thereof and said land was purchased for the benefit of said M/s Dosti Enterprises.
27.	40/1	43/1	Registered Development Agreements dated 22 nd February, 2007 read with Substituted Power of Attorney dated 3 rd March, 2007, and registered Supplementary Agreement read with Authenticated Power of Attorney dated 28 th July, 2009, in favour of the M/s Dosti Enterprises.
28.	40/2	43/2	<ol style="list-style-type: none"> 1. Registered Development Agreement read with Authenticated Power of Attorney both dated 23rd January, 2007, read with Deed of Confirmation cum Supplementary Agreement and Power of Attorney both dated 18th June, 2014, in favour of M/s Dosti Enterprises. 2. Registered Development Agreement read with Authenticated Irrevocable Power of Attorney both dated 22nd April, 2008, in favour of said M/s Dosti Enterprises 3. Registered Development Agreement dated 6th May, 2008 read with Authenticated Irrevocable Power of Attorney dated 21st July, 2008, read with Deed of Confirmation read with Authenticated Irrevocable Power of Attorney both dated 27th November, 2008, in favour of said M/s Dosti Enterprises
29.	41/1	44/1	Registered Development Agreement read with Substituted Power of Attorney both dated 22 nd



			February, 2007; and Registered Confirmation Deed read with Authenticated Power of Attorney both dated 6 th November, 2015 in favour of M/s. Dosti Enterprises.
30.	41/2(pt)	44/2/A	Registered Development Agreement read with Authenticated Power of Attorney both dated 16 th August, 2006, read with registered Deed of Confirmation and Authenticated Power of Attorney both dated 22 nd August, 2006, in favour of M/s. Dosti Enterprises.
31.	41/2(pt)	44/2/B	Registered Development Agreement read with Authenticated Power of Attorney both dated 3 rd May, 2006, and registered Deeds of Confirmation (3 nos') read with Authenticated Power of Attorney (3 nos') all dated 17 th May, 2006, 29 th October, 2009 and 7 th November, 2009 respectively, in favour of M/s Dosti Enterprises.
32.	42	45/1	<p>1. Development Agreement dated 13th March, 2007 read with Authenticated Power of Attorney dated 14th March, 2007, and registered Supplementary Agreement dated 15th March, 2007 in favour M/s Dosti Enterprises.</p> <p>2. Registered Agreement for Sale dated 4th November, 2011 and further registered Deed of Conveyance read with Authenticated Power of Attorney both dated 28th November, 2011 in favour of Rajul Vrajilal Vora.</p> <p>3. Registered Affidavit cum Declaration dated 01.04.2014, said Rajul Vrajilal Vora has declared that he is the partner of M/s Dosti Enterprises and though the said land has been purchased in his personal name, the funds for purchasing the said land was paid and procured from the accounts of said M/s Dosti Enterprises wherein he is one of the partners and save and except his proportionate share in the said land in the capacity of the partner of said M/s Dosti Enterprises, all rights, title and</p>



			interest in the said land vests with said M/s Dosti Enterprises and possession of said land also lies with said M/s Dosti Enterprises for development thereof and said land was purchased for the benefit of said M/s Dosti Enterprises.
--	--	--	--

3) The 7/12 extracts dated 18.11.2021 issued by Talathi Saza Balkum, Taluka and District Thane in respect of the said Plot and respective mutation entries in respect thereof.

4) Search Report for last 30 years from 1990 till 2021 in respect of the said Plot taken from the Sub-Registrar Office.

2/- On perusal of above mentioned documents and all other relevant documents relating to the title of said Plot, I am of the opinion that, the title of Owner/s and Developer is clear and marketable save and except the mortgages as more particularly described in **Annexure B**.

Owners and Developer of said Plot :

Sr. No.	New S/H No.	Name of Owner/s and charge of Developer on 7/12 extracts
1.	21	M/s. Dosti Enterprises - Owners
2.	22	
3.	25/5	Champubai Divdya Bhoir and others – Owners M/s. Dosti Enterprises - Developer
4.	25/6	Laxmi Kisan Mulundkar and others – Owners M/s Dosti Enterprises – Developer
5.	25/10/A	
6.	25/7	M/s. Dosti Enterprises - Owner
7.	25/8	Manjula Harishchandra Patil and others - Owners M/s. Dosti Enterprises - Developer

