

SHELKE & CO.

ADVOCATES, SOLICITORS & NOTARY

G. S. SHELKE
LL.M., SOLICITOR

U. G. SHELKE
B.A., LL.B

3rd Floor, Aban House,
25-31, Saibaba Lane,
Off. K. Dubhash Marg,
Fort, Mumbai - 400 023.
Phone : 2284 2526, 2204 9574
shelke.andcompany@yahoo.com

Ref.No.GSS/119/2015.

TITLE REPORT AND CERTIFICATE

Re:- Pieces or parcels of N.A. Land bearing Survey No.112/4 and Khate No.272, admeasuring 99 Gunthas, situate, lying and being at Village Taloje Majkur, Taluka Panvel, District Raigad.

1. Under instructions from our client Mr.Vikrant Vikas Raikar, the Owner of the above property we have investigated our client's title to the above property.
2. For the purpose of investigation of title to the above property our client produced the Revenue Records and copies of Sale Deeds, Rectification Deeds, Joint Declarations and N.A. Order dated 11.06.2015.
3. It appears from the Revenue Records produced by our client for perusal and investigation that prior to 1978 agricultural land belonging to Smt.Babi Taya Jadhav and Mr.Taya Krishna Jadhav at their original native village were acquired for Koyana Dam Project.

4. Taya Krishna Jadhav died intestate in or about 1974 leaving behind him surviving his widow Smt.Babi Taya Jadhav, his four sons namely, Jagannath Taya Jadhav, Raghunath Taya Jadhav, Bhiva Taya Jadhav and Ananda alias Anant Taya Jadhav and two married daughters namely Shantabai R.Kamble and Indirabai Shankar Sakpal as his only heirs and next-of-kins according to the Hindu Succession Act by which he was governed.

5. It appears from the Mutation Entry No.982 that in or about 1978 the land bearing Survey No.112, Hissa No.9 admeasuring 45 Gunthas at Village Taloje Majkur, Taluka Panvel, District Raigad and the land bearing Survey No.112, Hissas No.10, admeasuring 72 gunthas at Village Taloje Majkur, Taluka Panvel, District Raigad were allotted to Babi Taya Jadhav and Shri.Jagannath Taya Jadhav son of Taya Krishna Jadhav respectively being Koyna Dam Project affected persons in lieu of their respective lands acquired for Koyna Dam Project and Mutation Entry being Mutation Entry No.982 was effected in that behalf showing the land bearing Survey No.112, Hissa No.9, admeasuring 45 Gunthas, in the name of Smt.Babi Taya Jadhav and Survey No.112, Hissa No.10, admeasuring 72 Gunthas in the name of Mr.Taya Krishna Jadhav.

6. Smt.Babi widow of Taya Krishna Jadhav died intestate in or about 1982, leaving behind her surviving four sons namely, (1) Jagannath Taya Jadhav, (2) Bhiva Taya Jadhav, (3) Raghunath Taya

Jadhav and (4) Ananda alias Anant Taya Jadhav and two married daughters namely (5) Indirabai Shankar Sakpal and (6) Shantabai Ramchandra Kamble as her only heirs and next-of-kins according to the Hindu Succession Act by which she was governed.

7. In or about 16th April, 1985 by Mutation Entry No.1097 the names of the heirs and legal representatives of Smt.Babi Taya Jadhav namely, four sons Jagannath Taya Jadhav, Bhiva Taya Jadhav, Raghunath Taya Jadhav and Ananda alias Anant Taya Jadhav and two married daughters namely Indirabai Shankar Sakpal and Shantabai Ramchandra Kamble were brought on record in the Revenue Records in respect of Survey No.112, Hissa No.9.

8. It further appears that upon the death of Taya Krishna Jadhav the land bearing Survey No.112, Hissa No.10, admeasuring 72 Gunthas was orally partitioned in four equal shares i.e. 18 Gunthas each allotted to the four sons of Taya Krishna Jadhav namely, (1) Jagannath Taya Jadhav, (2) Raghunath Taya Jadhav, (3) Bhiva Taya Jadhav and (4) Ananda alias Anant Taya Jadhav and they were separately cultivating the same.

9. It further appears that since 1983, the land bearing Survey No.112, Hissa No.10 admeasuring 72 Gunthas was under the cultivation of four sons of Taya Krishna Jadhav in equal proportionate as follows:-



Sr.No. Name	S.No. Guntha	H.No.	Area
1. Raghunath Taya Jadhav	112	10/1	18
2. Ananda Taya Jadhav	112	10/2	18
3. Bhiva Taya Jadhav	112	10/3	18
4. Jagannath Taya Jadhav	112	10/4	18

10. It further appears that the Revenue Department renumbered the Survey No.112, Hissa Nos.10/1, 10/2, 10/3 and 10/4 admeasuring 72 Gunthas as follows:-

Sr.No. Name	S.No. Guntha	H.No.	Area
1. Raghunath Taya Jadhav	112	10	18
2. Ananda Taya Jadhav	112	11	18
3. Bhiva Taya Jadhav	112	12	18
4. Jagannath Taya Jadhav	112	13	18

11. It further appears from the Mutation Entry No.1322 that Ananda alias Anant Taya Jadhav died intestate in or about 4th January, 1989, leaving behind him surviving his widow Smt.Sunanda Ananda Jadhav, three sons namely, Vinod Ananda Jadhav, Pramod Ananda Jadhav and Rahul Ananda Jadhav and one married daughter Mrs.Pravina Suresh Sakpal as his only heirs and next-of-kins according to the Hindu Succession Act by which he was governed. By Mutation Entry No.1322 the names of the heirs and legal representatives of Ananda Taya Jadhav were brought on record in the Revenue Records.

12. It further appears from the Mutation Entry No.1307 that Shri.Jagannath Taya Jadhav died intestate in or about 1st June, 2003 leaving behind him surviving his widow Smt.Krishnabai Jagannath Jadhav and two married daughters Mrs.Anjana Shrihari Sonawane and Mrs.Yamuna Shivaji Kamble and one unmarried daughter Miss.Rajani Jagannath Jadhav as his only heirs and next-of-kins according to the Hindu Succession Act by which he was governed. By Mutation Entry No.1307 dated 1st August, 2006 the names of the heirs and legal representatives of Jagannath Taya Jadhav were brought on record in the Revenue Records.

13. It further appears from the Mutation Entry No.1323 that Smt.Indirabai wife of Shankar Sakharam Sakpal died intestate on 8th October, 2003 leaving behind her surviving her four sons namely, Shrirang Shankar Sakpal, Ashok Shankar Sakpal, Suresh Shankar Sakpal, Pramod Shankar Sakpal and three married daughters namely Mrs.Kamal Ramchandra Chavan, Mrs.Vimal Sambhaji Kadam and Mrs.Shobha Ashok Kadam as her only heirs and next-of-kins according

to the Hindu Succession Act by which she was governed. By Mutation Entry No.1323 dated 13th November, 2006 the names of the heirs and legal representatives of Smt.Indirabai widow of Shankar Sakharam Sakpal were brought on record in the Revenue Records.

14. We have been informed that Shri.Bajirao son of Raghunath Taya Jadhav died intestate in or about 20th August, 2004 leaving behind him surviving his father Raghunath Taya Jadhav and his mother Mrs.Ranjana Raghunath Jadhav, his widow Smt.Vaishali Bajirao Jadhav, two sons namely, Nitin Bajirao Jadhav and Mayur Bajirao Jadhav as his only heirs and next-of-kins according to the Hindu Succession Act, by which he was governed.

15. We have been further informed that Shri.Sunil son of Raghunath Taya Jadhav died intestate in or about 24th July, 2010 leaving behind him surviving his father Raghunath Taya Jadhav, his mother Mrs.Ranjana Raghunath Jadhav, his widow Smt.Vandana Sunil Jadhav, his daughter Sonali Sunil Jadhav and son Kalpak Sunil Jadhav as his only heirs and next-of-kins according to the Hindu Succession Act by which he was governed.

16. The ancestral pieces or parcels of agricultural land bearing Survey No.112/9, admeasuring 45 Gunthas being ancestral property was owned by members of Jadhav families, namely, (1) SHRI.BHIVA TAYA JADHAV, (2) MRS.DHONDIBAI BHIVA JADHAV, (3) SHRI.VIKRAM

BHIVA JADHAV, (4) MRS.SHOBHA VIKRAM JADHAV, (5) SHRI.SAGAR VIKRAM JADHAV, (6) MISS.SAYALI VIKRAM JADHAV, No.6 minor under the age of 18 years by her father and natural guardian Vikram Bhiva Jadhav, (7) SHRI.GAUTAM BHIVA JADHAV, (8) MRS.GEETA GAUTAM JADHAV, (9) SUJAL GAUTAM JADHAV, (10) SANSKAR GAUTAM JADHAV, Nos.9 and 10 minors under the age of 18 years by their father and natural guardian Gautam Bhiva Jadhav, (11) MRS.SUNITA DEEPAK ROKDE d/o.BHIVA TAYA JADHAV, (12) MRS.ANITA SUNIL TAMBE d/o. BHIVA TAYA JADHAV, (13) MRS.VANITA SHASHIKANT MUNDEKAR, d/o. BHIVA TAYA JADHAV, (14) SHRI.RAGHUNATH TAYA JADHAV, (15) SMT.RANJANA RAGHUNATH JADHAV, (16) SMT.VAISHALI w/o.BAJIRAO RAGHUNATH JADHAV, (17) SHRI.NITIN BAJIRAO JADHAV, (18) SHRI.MAYUR BAJIRAO JADHAV, (19) SMT.VANDANA w/o.SUNIL RAGHUNATH JADHAV, (20) MISS.SONALI SUNIL JADHAV, (21) SHRI.KALPAK SUNIL JADHAV, (22) SHRI.ANIL RAGHUNATH JADHAV, (23) MRS.ALKA ANIL JADHAV (24) MASTER.ANIKET ANIL JADHAV, (25) MISS.ANKITA ANIL JADHAV, Nos.24 and 25 being minors under the age of 18 years by their father and natural guardian Anil Raghunath Jadhav, (26) SMT.SUNANDA ANANDA alias ANANT JADHAV, (27) SHRI.VINOD ANANDA JADHAV, (28) MRS.SHOBHA VINOD JADHAV, (29) AKASH VINOD JADHAV, (30) PAWAN VINOD JADHAV, (31) PRAMOD ANANDA JADHAV, (32) SUVARNA PRAMOD JADHAV, (33) PALAK PRAMOD JADHAV, (34) ARNAV PRAMOD JADHAV, Nos.33 & 34 minors by their father and natural guardian Shri.Pramod Ananda Jadhav, (35) RAHUL ANANDA JADHAV, (36) PRIYA RAHUL JADHAV, (37) AKSHARA RAHUL JADHAV, No.37 minor under the age of 18 years by her father and natural guardian

Shri.Rahul Ananda Jadhav, (38) PRAVINA SURESH SAKPAL, (39) SMT.KRISHNABAI JAGANNATH JADHAV, (40) MRS.ANJANA SHRIHARI SONAWANE, (41) MRS.YAMUNA SHIVAJI KAMBLE, (42) MRS.RAJANI JAGANNATH JADHAV, (43) SMT.SHANTABAI R.KAMBLE, d/o.TAYA JADHAV, (44) SHRI.SHRIRANG SHANKAR SAKPAL, (45) SHRI.ASHOK SHANKAR SAKPAL, (46) SHRI.SURESH SHANKAR SAKPAL, (47) SHRI.PRAMOD SHANKAR SAKPAL, (48) MRS.VIMAL SAMBHJI KADAM, (49) MRS.KAMAL RAMCHANDRA CHAVAN, (50) MRS.SHOBHA ASHOK KADAM and all of them being co-parcners had undivided share, right, title and interest in the said ancestral land.

17. The ancestral agricultural land bearing Survey No.112/11 admeasuring 18 Gunthas being ancestral property was owned by (1) SMT.SUNANDA ANANDA alias ANANT JADHAV, (2) SHRI.VINOD ANANDA JADHAV, (3) MRS.SHOBHA VINOD JADHAV, (4) AKASH VINOD JADHAV, (5) PAWAN VINOD JADHAV, (6) PRAMOD ANANDA JADHAV, (7) SUVARNA PRAMOD JADHAV, (8) PALAK PRAMOD JADHAV, (9) ARNAV PRAMOD JADHAV, Nos.8 and 9 minors under the age of 18 years by their father and natural guardian Shri.Pramod Ananda Jadhav, (10) RAHUL ANANDA JADHAV, (11) PRIYA RAHUL JADHAV, (12) AKSHARA RAHUL JADHAV, No.12 minor under the age of 18 years by her father and natural guardian the Shri.Rahul Ananda Jadhav, and (13) PRAVINA SURESH SAKPAL and all of them being co-parceners had undivided share, right, title and interest in the said ancestral land.

18. The ancestral agricultural land bearing Survey No.112/12 admeasuring 18 Gunthas being ancestral property was owned by (1) SHRI.BHIVA TAYA JADHAV (2) MRS.DHONDIBAI BHIVA JADHAV, (3) SHRI.VIKRAM BHIVA JADHAV, (4) MRS.SHOBHA VIKRAM JADHAV, (5) SHRI.SAGAR VIKRAM JADHAV, (6) MISS.SAYALI VIKRAM JADHAV, No.6 minor under the age of 18 years by her father and natural guardian Vikram Bhiva Jadhav, (7) SHRI.GAUTAM BHIVA JADHAV, (8) MRS.GEETA GAUTAM JADHAV, (9) SUJAL GAUTAM JADHAV, (10) SANSKAR GAUTAM JADHAV, Nos.9 and 10 minors under the age of 18 years by their father and natural guardian Gautam Bhiva Jadhav, (11) MRS.SUNITA DEEPAK ROKDE d/o.BHIVA TAYA JADHAV, (12) MRS.ANITA SUNIL TAMBE d/o. BHIVA TAYA JADHAV, (13) MRS.VANITA SHASHIKANT MUNDEKAR, d/o. BHIVA TAYA JADHAV and all of them being co-parceners had undivided share, right, title and interest in the said ancestral land.

19. The ancestral agricultural land bearing Survey No.112/13, admeasuring 18 Gunthas being ancestral property was owned by (1) SMT.KRISHNABAI JAGANNATH JADHAV, (2) MRS.ANJANA SHRIHARI SONAWANE, (3) MRS.YAMUNA SHIVAJI KAMBLE, and (4) MRS.RAJANI JAGANNATH JADHAV and all of them being co-parceners had undivided share, right, title and interest in the said ancestral land.

20. By Sale Deed dated 27th February, 2008, made between (1) Raghunath Taya Jadhav, (2) Bhiva Taya Jadhav, (3) Smt.Shantabai Ramchandra Kamble, (4) Smt.Krishnabai Jagannath Jadhav, (5) Smt.Anjana Shrihari Sonawane, (6) Smt.Yamuna Shivaji Kamble, (7) Smt.Rajani Jagannath Jadhav, (8) Smt.Sunanda Ananda Jadhav, (9)

Vinod Anand Jadhav, (10) Pramod Anand Jadhav, (11) Rahul Anand Jadhav, (12) Smt.Pravina Suresh Sakpal, (13) Shrirang Shankar Sakpal, (14) Ashok Shankar Sakpal, (15) Suresh Shankar Sakpal, (16) Pramod Shankar Sakpal, (17) Smt.Vimal Sambhaji Kadam, (18) Smt.Kamal Ramchandra Chavan and (19) Smt.Shobha Ashok Kadam, Nos.1 to 19 by their Constituted Attorney Gautam Bhiva Jadhav, therein called the Vendors of the One Part and M/s.Seaqueen Developers Pvt.Ltd., therein called the Developers of the Other Part, registered in the office of the Sub-Registrar of Assurances at Uran under Serial No.1739 of 2008 on 27th February, 2008, for the consideration therein mentioned the said Raghunath Taya Jadhav and Others agreed to sell the land bearing Survey No.112/9, admeasuring 45 Gunthas to M/s.Seaqueen Developers Pvt.Ltd., on the terms and conditions contained therein. The alleged Sale Deed dated 27th February, 2008, was not executed by all fifty co-owners who had undivided share, right, title and interest in the land bearing Survey No.112/9, admeasuring 45 Gunthas in favour of M/s.Seaqueen Developers Pvt.Ltd., but the said alleged Sale Deed was executed by only nineteen persons and thirty one co-owners have not executed the said alleged Sale Deed.

21. By Sale Deed dated 26th February, 2008, made between, (1) Smt.Sunanda Anand Jadhav, (2) Vinod Anand Jadhav, (3) Pramod Anand Jadhav, (4) Rahul Anand Jadhav, and (5) Smt.Pravina Suresh Sakpal, therein called the Vendors of the One Part and M/s.Seaqueen Developers Pvt.Ltd., therein called the Developers of the Other Part, registered in the office of the Sub-Registrar of Assurances at Uran under Serial No.1695 of 2008, on 26th February, 2008, for the consideration therein mentioned the