

V. T. JADHAV
ADVOCATE

Office at:- 305, Samruddha Jivan Park, S.No. 4/3, Narhe, Pune 411041 Cell-9763332575

TITLE OPINION AND TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This Title Opinion and Title Certificate is given by me, pursuant to the instruction of our client, Shrem Trading LLP, a limited liability partnership, having its registered Office at, 1101, Viraj Towers, Western Express Highway, Andhery (East), Mumbai - 400069, through its Partners, 1)Mr.Hitesh Chhatwal, 2)Mr.Nitan Chhatwal, 3)Mr.Shreechand Aswani, 4)Mr.Anil Aswani, in respect of the property mentioned herein below, situated at Village - Bavdhan Budruk, Taluka - Mulshi, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka - Mulshi, and Registration District of Pune.

01. Name and Address of the Owner of the property:

Shrem Trading LLP,
a limited liability partnership,
having its registered Office at,
1101, Viraj Towers, Western Express Highway,
Andhery (East), Mumbai - 400069,
through its Partners,
1)Mr.Hitesh Chhatwal, 2)Mr.Nitan Chhatwal,
3)Mr.Shreechand Aswani, 4)Mr.Anil Aswani

02. Detailed description of the property:

All that piece or parcel of land / property/ies situated at Village - Bavdhan Budruk, Taluka - Mulshi, Dist. - Pune, within the jurisdiction of Sub-Registrar Maval (Wadgaon), Mulshi (Paud), Sub-Registrar Haveli and within the limits of Pune Metropolitan Region Development Authority (PMRDA), hereinafter referred to as "*the said properties*" as detailed out herein below:



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Sr.No.	Survey No.	Total Area in Sq. Mtrs. as per 7/12 extract	Purchased Area in Sq. Mtrs.
1.	171/4	7800	7800
2.	172/1	1900	1900
3.	172/2	800	800
4.	172/3	1100	1100
5.	172/5	900	900
6.	172/6 (Part)	7600	3795
7.	173 (Part)	12100	6045
8.	174/1	2200	2200
9.	174/2	3500	3500
10.	174/3	1000	1000
11.	174/4	1400	1400
12.	174/5	1100	1100
13.	174/6	1300	1300
14.	175/1	1900	1900
15.	175/2	2100	2100
16.	175/3	3100	1550
17.	175/4	700	700
18.	183/2 (Part)	4150	2100
19.	184/2	2630	2630
20.	185/1	1900	1900
21.	185/3	6400	6400
22.	186 (Part)	2500	800
23.	187/1	5700	5700
24.	187/2	7880	7880
25.	188	1670	1670
26.	189 (Part)	8620	5300
27.	191	1060	1060
28.	192/1 (Part)	7800	3540
29.	192/2	2000	2000
30.	193	560	560
31.	194/1	4200	4200
32.	194/2 (Part)	5800	4400
33.	195	3500	3500
34.	196/1	13300	13300
35.	196/2	3500	3500



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36.	197/1	2700	2700
37.	197/2	2590	2590
38.	197/3	900	900
39.	197/4	1400	1400
40.	197/5	4800	4800
41.	198/2 (Part)	7800	5850
42.	229 (Part)	34400	17200
43.	230/1 (Part)	4200	2842.5
44.	230/3 (Part)	3500	2370
45.	232 (Part)	15900	12500

03. Zone of the Property:-

The above said properties are situated within the limits of Pune Metropolitan Region Development Authority (PMRDA). The said properties are included - partly in Residential Zone, partly in Agriculture and No-Development Zone, partly in Hill Top and Hill Slope Zone and Part of land lying within the distance of approximately 500 Yards (457.20 meters) from the crest of the outer parapet of the High Energy Materials Research Laboratory (HEMRL), Pune.

As per Urban Development Department Notification No.TPS-1812/737/12/CR-506/13/Reconstruction No.110/UD-13,Dated-07/07/2014-

The lands partly in Agriculture and No-Development Zone should be deleted from such zone and be included in Residential Zone subject to certain conditions, excluding the area of Hill Top and Hill Slope Zone and excluding the area falling within the distance of 500 Yards (457.20 meters) from the boundary of the High Energy Materials Research Laboratory (HEMRL).

04. Common Documents:-

The common documents should be read in every part number of report, where these documents are mentioned.

1. Single Joint Venture Agreement No.3257/2008, Haveli No.11,
2. Cancellation Deed No.8993/2014, 16/09/2014, Haveli No.19,



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3. Agreement for Sale 8273/2014, dated 21/10/2014, Haveli No.5,
4. Correction Deed No.2716/2016, dated 29/04/2016, Haveli No.5,
5. Sale Deed No.2717/2016, dated 29/04/2016, Haveli No.5,
6. Development Agreement No.7279/2016, dated 13/05/2016, Haveli No.22,
- Urban Development Department Notification of Zone,
- Affidavit cum Declaration of the owner.

PART NO.1:-

01. Detailed description of the property:

- a) All that piece and parcel of purchase area as per 7/12 extract- 00 Hectare 65.6 Ares out of total area 00 Hectare 78 Ares of Survey No.171, Hissa No.4,
- b) All that piece and parcel of purchase area as per 7/12 extract- 00 Hectare 19 Ares out of total area 00 Hectare 19 Ares of Survey No.172, Hissa No.1,
- c) All that piece and parcel of purchase area as per 7/12 extract- 00 Hectare 08 Ares out of total area 00 Hectare 08 Ares of Survey No.172, Hissa No.2,
- d) All that piece and parcel of purchase area as per 7/12 extract- 00 Hectare 11 Ares out of total area 00 Hectare 11 Ares of Survey No.172, Hissa No.3,
- e) All that piece and parcel of purchase area as per 7/12 extract- 00 Hectare 11 Ares out of total area 00 Hectare 11 Ares of Survey No.174, Hissa No.5,
- f) All that piece and parcel of purchase area as per 7/12 extract- 00 Hectare 19 Ares out of total area 00 Hectare 19 Ares of Survey No.175, Hissa No.1,
- g) All that piece and parcel of purchase area as per 7/12 extract- 00 Hectare 09 Ares out of total area 00 Hectare 09 Ares of Survey No.172, Hissa No.5,



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- h) All that piece and parcel of purchase area as per 7/12 extract- 01 Hectare 25 Ares out of total area 01 Hectare 59 Ares of Survey No.232

situated at Village - Bavdhan Budruk, Taluka - Mulshi, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka - Mulshi, and Registration District of Pune.

02. Description of the Documents scrutinized :-

I perused the copies of the following documents for the purpose of this Title Report.

a) 7/12 Extract from 1956 to 2018 of the above said property,

b) Relevant Mutation Entries:-

1178, 1979, 2280, 2893, 3358, 3744, 3994, 4040, 6047, 6092

c) Relevant Title Deeds:-

1. Sale Deed No.5638/2006, dated 27/08/2006, Haveli No.16,
2. Confirmation Deed No.2452/2007, dated 19/05/2007, Haveli No.7,
3. Sale Deed No.735/2007, dated 24/01/2007, Haveli No.7,
4. Sale Deed No.344/2008, dated 16/01/2008, Haveli No.7,
5. Correction Deed No.11307/2008, dated 02/12/2008, Haveli No.11,

03. Flow of title of the aforesaid property:-

A. Mr.Laxman Rambhau Dagade and Mr.Sakharam Rambhau Dagade are the owners of the property i.e. 171/4(Part), 172/1, 172/2, 172/3, 174/5, 175/1 and other properties.

Mr.Laxman Rambhau Dagade expired intestate on 20/04/1994 leaving behind his son Baban Laxman Dagade, daughter Sindhubai Sahadu Barane and wife Yamunabai Laxman Dagade and were mutated vide mutation entry no. 1979 on 19/05/1994.

Title Flow of the property owned by Mr. Sakharam Rambhau Dagade:



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Meanwhile, Mr. Sakharan Rambhau Dagade as a Power of Attorney of his family had sold $\frac{1}{2}$ share of S No.171/1, 171/2, 171/3, 171/4, 172/1 and 172/2 to Mr. Ashok Dattatray Abdagiri which was duly registered in the office of Sub Registrar Mulshi, at Sr.No.4479/1996, dated 04/10/1996 and was mutated on 7/12 extract vide mutation entry no.2280 dated 17/10/1996.

Accordingly, the name of Mr.Ashok Dattatray Abdagiri was mutated and confirmed vide mutation entry no.2893 by the order of Tahsildar, Mulshi, order no.3030/99, dated 17/12/1999.

However, the family members of the Sakharan Rambhau Dagade had challenged the said mutation entry and filed an application before the Talathi of Bavdhan Budruk for cancellation. However, Sub-Divisional Officer Maval had cancelled the mutation entry 2280 and the name of Sakharan Rambhau Dagade was mutated on 7/12 extract of the property.

The provisions of the weights and Measures Act,1958 and the Indian Coinage Act,1955 has been implemented vide mutation entry no.1178,dated 29/05/1970 and the records of lands were mutated converting the unit of measurement from Acre and Gunthas to Hectares and Ares.

Thereafter,Mr.Sakharan Rambhau Dagade and others, the owner's of the property,i.e.

- a)S.No.171/4- land area 26 Ares out of total area 78 Ares,
- b)S.No.172/1- land area 9.5 Ares out of total area 19 Ares,
- c)S.No.172/2- land area 04 Ares out of total area 08 Ares,
- d)S.No.172/3- land area 05.5 Ares out of total area 11 Ares,
- e)S.No.174/5- land area 05.5 Ares out of total area 11 Ares,
- f)S.No.175/1- land area 09.5 Ares out of total area 19 Ares, and other properties

sold the property to M/s. E Plus Greens, through its Partners 1) Dr.Ajay Pratap Thakkar, 2) Mr. Rajesh Hiralal Vora through their registered Power of Attorney Holder Mr.Devang Vasantlal Gandhi and executed the Sale Deed dated 26/07/2006. The Sale Deed was duly registered at Sr.No.5638/2006, dated 27/08/2006 in the office of Sub Registrar Haveli No.16,. Accordingly, the name of M/s. E Plus Greens was mutated on 7/12 extract vide mutation entry no.3744 dated 29/08/2006.



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Thereafter, Mr.Nathu Sakharan Dagade and others and Late Ashok Dattatray Abdagiri's legal heirs- Smt. Shobha Ashok Abdagiri, Mr.Rahul Ashok Abdagiri, Reva Rahul Abdagiri, Mr.Mukul Ashok Abdagiri, the owner's of the above said property had given consent to M/s. E Plus Greens and executed the Confirmation Deed dated 28/03/2007, which was duly registered in the office of Sub Registrar Haveli No.7, at Sr.No.2452/2007, dated 19/05/2007. By this Confirmation Deed, Sr.No.2452/2007, the parties had given confirmation to Sale Deed No.5638/2006, Haveli No.16.

After that, Muktabai Sakharan Dagade, others and M/s. E Plus Greens made correction in Sale Deed No. 5638/2006, dated 27/08/2006, Haveli No.16 and executed the Correction Deed dated 02/12/2008, which was duly registered in the office of Sub Registrar Haveli No.7, at Sr.No.11307/2008, dated 02/12/2008.

The properties in the Correction Deed are mentioned hereunder-
Corrected description of property as follows-

1)area 00 Hectare 5.5 Ares out of total area 00 Hectare 11 Ares of Survey No. 171/1
2)area 00 Hectare 7.5 Ares out of total area 00 Hectare 15 Ares of Survey No. 171/2
3)area 00 Hectare 8 Ares out of total area 00 Hectare 16 Ares of Survey No. 171/3
4)area 00 Hectare 26 Ares out of total area 00 Hectare 78 Ares of Survey No. 171/4
5)area 00 Hectare 9.5 Ares out of total area 00 Hectare 19 Ares of Survey No. 172/1
6)area 00 Hectare 4 Ares out of total area 00 Hectare 8 Ares of Survey No. 172/2
7)area 00 Hectare 5.5 Ares out of total area 00 Hectare 11 Ares of Survey No. 172/3
8)area 00 Hectare 5.5 Ares out of total area 00 Hectare 11 Ares of Survey No. 174/5
9)area 00 Hectare 9.5 Ares out of total area 00 Hectare 19 Ares of Survey No. 175/1
10)area 00 Hectare 6.7 Ares out of total area 00 Hectare 13.4 Ares of Survey No. 181/1
11)area 00 Hectare 3.65 Ares out of total area 00 Hectare 7.6 Ares of Survey No. 181/2,
12)area 00 Hectare 11.4 Ares out of total area 00 Hectare 22.8 Ares of Survey No. 181/3
13)area 00 Hectare 3.4 Ares out of total area 00 Hectare 6.8 Ares of Survey No. 181/4
situated at Village - Bavdhan Budruk, Taluka - Mulashi Dist - Pune

Muktabai Sakharan Dagade, others and M/s. E Plus Greens made and executed the Correction Deed which was duly registered in the office of Sub Registrar Haveli No.7, at Sr.No.11307/2008, dated 02/12/2008.

Title Flow of the property owned by Mr.Laxman Rambhau Dagade:

B. Mr.Laxman Rambhau Dagade and Mr.Sakharan Rambhau Dagade are the owners of the property i.e. 171/4(Part), 172/1, 172/2, 172/3, 174/5, 175/1 and other properties.



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Mr.Laxman Rambhau Dagade expired on 20/04/1994 leaving behind his son, Mr.Baban Laxman Dagade , daughter Sindhubai Sahadu Barane and wife Yamunabai Laxman Dagade and were mutated vide mutation entry no. 1979 on 19/05/1994.

Meanwhile, Yamunabai Laxman Dagade died leaving behind her son, Mr.Baban Laxman Dagade and daughter Sindhubai Sahadu Barane. Thereafter, Mr.Baban Laxman Dagade, Sindhubai Sahadu Barane and others, the owner's of the property--

a)S.No.171/4- land area 26 Ares out of total area 78 Ares,
b)S.No.172/1- land area 9.5 Ares out of total area 19 Ares,
c)S.No.172/2- land area 04 Ares out of total area 08 Ares,
d)S.No.172/3- land area 05.5 Ares out of total area 11 Ares,
e)S.No.174/5- land area 05.5 Ares out of total area 11 Ares,
f)S.No.175/1- land area 09.5 Ares out of total area 19 Ares, and other properties sold the property to M/s. E Plus Greens, through its Partners 1) Dr.Ajay Pratap Thakkar, 2) Mr. Rajesh Hiralal Vora through their registered Power of Attorney Holder Mr.Devang Vasantlal Gandhi and executed the Sale Deed dated 24/01/2007, which was duly registered in the office of Sub Registrar Haveli No.7, at Sr.No.735/2007, dated 24/01/2007. And the name of M/s. E Plus Greens was mutated on 7/12 extract vide mutation entry no.3994 dated 05/11/2007.

Title Flow of the property owned by Mr. Ajit Balwant Kulkarni and others:

C. The property of S.No 232 was originally owned by Reubai Dagadu Bandal who was expired on 21/03/1964.

As per the mutation entry no.1143 on 04/11/1967, the heirs of Reubai Dagadu Bandal i.e. Grandson- Laxman Maruti Bandal was mutated in owner/ Kabjedar column and the names of Daughters of Reubai Dagadu Bandal, i.e. Parubai Shankar Chondhe, Rangubai Shankar Angre, Chandrabhagabai Balu Gole were mutated in other rights column on 7/12 extract.

Thereafter, the owner's of property, Laxman Maruti Bandal, Vithabai Maruti Bandal, Prashant Laxman Bandal, Surekha Balu Dhore, Nita Bhalchandra Rasane, Sujata Laxman Bandal and consenting party-Ashok Dattatray Abdagiri had sold the property of S.No.232 to Ajit Balwant Kulkarni and others. Mutation entry no.2084 dated 07/08/1995 indicates the status on 7/12 extract.



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After that, as per mutation entry no.2084 and 3074, the mutation entry no.3077 was mutated on 14/02/2001 and the names of Ajit Balwant Kulkarni and others were mutated on 7/12 extract.

After that, Ajit Balwant Kulkarni and others, the owner's of property -

1)S.No.171/4- land area 13.60 Ares out of total area 78 Ares.

2)S.No.172/5- total area 09 Ares.

3)S.No.232/2- total area 01 Hectare 59 Ares, and other properties sold the property to Nisarga Samajik Unnati Vruksha Lagwad and Vruksha Sanvardhan Co. Operative Society Ltd. a society registered under Maharashtra Co. Op. Societies Act, 1960 Through its Chairman Krushnarao Annarao Lokapur and executed the Sale Deed which was duly registered at Sr.No.2645/95 (old), and 1864/96 (new), in the office of Sub Registrar Mulshi. And the name of the society was mutated on 7/12 extract vide mutation entry no.3358 dated 10/11/2003.

Thereafter, Nisarga Samajik Unnati Vruksha Lagwad and Vruksha Sanvardhan Co. Operative Society Ltd. Through its Chairman Krushnarao Annarao Lokapur and others, the owner's of property i.e.-

1)S.No.171/4- land area 13.60 Ares out of total area 78 Ares.

2)S.No.172/5- total area 09 Ares.

3)S.No.232/2- total area 01 Hectare 59 Ares, and other properties

sold the property to M/s. E Plus Greens, through its Partners Dr. Ajay Pratap Thakkar, through their registered Power of Attorney Holder Mr. Devang Vasantlal Gandhi and executed the Sale Deed dated 31/12/2007, which was duly registered at Sr.No.344/2008, dated 16/01/2008 in the office of Sub Registrar Haveli No.7. And the name of M/s. E Plus Greens was mutated on 7/12 extract vide mutation entry no.4040 dated 01/02/2008.

Hence, M/s. E Plus Greens became the absolute owner of the properties herein under:

Sr.No.	Survey No.	Total Area in Sq. Mtrs. as per 7/12 extract	Purchased Area In Sq. Mtrs.
1.	171/4	7800	6560
2.	172/1	1900	1900
3.	172/2	800	800



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4.	172/3	1100	1100
5.	174/5	1100	1100
6.	175/1	1900	1900
7.	172/5	900	900
8.	232/2	15900	15900

Thereafter, common entries should be taken in to consideration for the flow of the title of the properties.

PART NO.2:-

01. Detailed description of the property.

- a) All that piece and parcel of the Purchaser's 1/6 undivided share land area admeasuring 00 Hectare 13 Ares out of total land 00Hectare 78 Ares of Survey No.171, Hissa No.4,
- b) All that piece and parcel of the Purchaser's 1/2 undivided share land area admeasuring 00 Hectare 15.5 Ares out of total land 00 Hectare 31 Ares of Survey No.175, Hissa No.3,
situated at Village - Bavdhan Budruk, Taluka - Mulshi, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka - Mulshi, and Registration District of Pune.

02. Description of the Documents scrutinized :-

- a) 7/12 Extract from 1956 to 2018 of the above said property,
- b) Relevant Mutation Entries:-
1146, 1178, 2952, 3999, 5888,
- c) Relevant Title Deeds:-
 - 1) Taba Sathekhat No.8830/2006, dated 12/12/2006, Haveli No.7,
 - 2) Power of Attorney No. 8831/2006, dated 12/12/2006, Haveli No.7,
 - 3) Sale Deed No.7717/2014, dated 14/11/2014,Haveli No.7



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03. Flow of title of the aforesaid property:-

The aforesaid Property was owned by Muktaji Bapu Dagade and Shankar Bapu Dagade. Shankar Bapu Dagade was mutated as a Karta Manager of the undivided Family on 7/12 extract. Due to dispute between the two brothers for the partition of the property Civil Suit No.551/66 and 36/67 was filed and as per the order of Hon'ble court, the property was divided and allotted equally among two brothers Muktaji Bapu Dagade and Shankar Bapu Dagade and were mutated vide mutation entry no.1146 dated 20/12/1967.

a)Share in Partitioned Property of Muktaji Bapu Dagade-

1)172/4- 16 Ares, 2)175/3- 15Ares, 3)179/1- 7 Ares etc.

b)Share in Partitioned Property of Shankar Bapu Dagade -

1)175/3- 15Ares, 2)174/4- 14 Ares, 1)179/1- 7 Ares etc.

c)Common properties:-

1)171/4- 25.5, 2)339- 12.5.

The names of Muktaji Bapu Dagade and Shankar Bapu Dagade and were mutated vide mutation entry no.1146 dated 20/12/1967.

Late Muktaji Bapu Dagade Expired on 29/10/1999 leaving behind his son- Gulab, Dnyaneshwar, daughters- Kamal Bhikaji Nangude,Vimal Arjun Mengade, Kaushalya Tukaram Pilane, Nanda Kundlik Chavan and wife- Kalabai Muktaji Dagade.They were mutated vide mutation entry no.2952 dated 24/05/2000.

Meanwhile, Gulab Muktaji Dagade and Dnyaneshwar Muktaji Dagade had executed Visar Pavati of the above mentioned property with Sunil Shankarrav Bandal on 08/03/2006. Sunil Shankarrav Bandal has given consent to the Taba Sathekhat between the owners and M/s. E Plus Greens.

Gulab Muktaji Dagade, Dnyaneshwar Muktaji Dagade and others had executed Taba Sathekhat of the below mentioned property in favour of M/s. E Plus Greens through its Partners 1) Dr.Ajay Pratap Thakkar, 2) Mr. Rajesh Hiralal Vora through their registered Power of Attorney Holder Mr.Devang Vasantlal Gandhi.

The properties are as under--

1)Vendor's 1/6 Undivided Share land area 00 Hectare 13 Ares out of Total area with Pot- kharaba 00 Hectare 78 Ares of Survey No.171/4



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2. Vendor's 1/2 Undivided Share land area 00 Hectare 15.5 Ares out of area 00 Hectare 31 Ares of Survey No.175/3 situated at Village - Bavdhan Budruk, Taluka - Mulashi, Dist - Pune.

The Taba Sathekhat was duly registered at Sr.No.8830/2006, dated 12/12/2006 in the office of Sub Registrar Haveli No.7. And the name of M/s. E Plus Greens was mutated on 7/12 extract vide mutation entry no.3999 dated 05/11/2007.

Gulab Muktaji Dagade, Dnyaneshwar Muktaji Dagade and others had also executed the Power of Attorney of the above mentioned property with M/s. E Plus Greens through its Power of Attorney Holder Mr.Devang Vasantlal Gandhi. The Power of Attorney was duly registered at Sr.No.8830/2006, dated 12/12/2006 in the office of Sub Registrar Haveli No.7.

After the Taba Sathekhat No.8830/2006, dated 12/12/2006, Haveli No.7, Gulab Muktaji Dagade, Dnyaneshwar Muktaji Dagade and others through their Power of Attorney Holder Mr.Devang Vasantlal Gandhi had executed Sale Deed No.7717/2014, of the below mentioned property in favour of M/s. E Plus Greens through its Partners 1) Dr.Ajay Pratap Thakkar, 2) Mr. Rajesh Hiralal Vora through their registered Power of Attorney Holder Mr.Devang Vasantlal Gandhi. The properties are as under--

- 1) Vendor's 1/6 Undivided Share land area 00 Hectare 13 Ares out of Total area with Pot-kharaba 00 Hectare 78 Ares of Survey No.171/4
2. Vendor's 1/2 Undivided Share land area 00 Hectare 15.5 Ares out of area 00 Hectare 31 Ares of Survey No.175/3 situated at Village - Bavdhan Budruk, Taluka - Mulashi, Dist - Pune.

The Sale Deed was duly registered at Sr.No.7717/2014, dated 14/11/2014 in the office of Sub Registrar Haveli No.7. And the name of M/s. E Plus Greens was mutated on 7/12 extract vide mutation entry no.5888 dated 09/12/2014.

Hence, M/s. E Plus Greens became absolute owner of the properties herein under:

- 1) Survey No.171/4- 00 Hectare 13 Ares out of total area 00 Hectare 78 Ares.
- 2) Survey No.175/3- 00 Hectare 15.5 Ares out of total area 00 Hectare 31 Ares.

Thereafter, common entries should be taken in to consideration for the flow of the title of the properties.



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PART NO.3:-

01. Detailed description of the property.

- a) All that piece and parcel of land area as per 7/12 extract- 00 Hectare 22 Ares of Survey No.174, Hissa No.1,
- b) All that piece and parcel of land area as per 7/12 extract- 00 Hectare 10 Ares of Survey No.174, Hissa No.3,
- c) All that piece and parcel of land area as per 7/12 extract- 00 Hectare 13 Ares of Survey No.174, Hissa No.6,
- d) All that piece and parcel of land area as per 7/12 extract- 00 Hectare 07 Ares of Survey No.175, Hissa No.4,
situated at Village - Bavdhan Budruk, Taluka - Mulshi, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka - Mulshi, and Registration District of Pune.

02. Description of the Documents scrutinized :-

- a) 7/12 Extract from 1956 to 2018 of the above said property,
- b) Relevant Mutation Entries:-
1224,1422,2030,3992
- c) Relevant Title Deeds:-
 - 1) Release Deed No.6826/2007, dated 10/09/2007, Haveli No.15,
 - 2) Sale Deed No.6989/2007, dated 17/09/2007, Haveli No.7

03. Flow of title of the aforesaid property:-

- A. Mr.Rama Maruti Dagade had owned the Properties of S.No.174/1, 174/3, 174/6, 175/4, 175/6, 339/2 etc. Mr.Rama Maruti Dagade died leaving behind his Wife- Smt.Sakhu Rama Dagade. Rama Maruti Dagade and Sakhu Rama Dagade had adopted Namdev Rama Dagade who was the son of Mr.Shankar Krushna



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Dagade, a tenant of Mr. Rama Maruti Dagade. In this way name of Mr. Namdev Rama Dagade was mutated as a legal heir for all the properties of Rama Maruti Dagade and Sakhu Rama Dagade and his name was mutated vide mutation entry no.1224 dated 10/05/1972.

There after, the name of Mr. Shankar Krushna Dagade was mutated in other rights column as a tenant on the property dated 22/3/1967. There after, the owner filed an application to Tahsildar Mulshi who had ordered to delete the name of a tenant, Mr. Shankar Krushna Dagade and the name also deleted from 7/12 extract of the property.

Meanwhile, Mr. Namdev Rama Dagade expired on 6/7/1988 leaving behind his Son- Manoj Namdev Dagade, Sanjay Namdev Dagade, Daughters- Alka Baban Gole, Hausabai Dattoha Mate, Nandabai Balu Pokale, Ashabai Dilip Gaikwad, Usha Damodar Pawale, Sushila Manoj Tarawade and Wife- Anandibai Namdev Dagade. They were mutated vide mutation entry no.2030 dated 20/01/1995 on 7/12 extract.

Late Rama Maruti Dagade and Sakhu Rama Dagade had two daughters, one daughter died as a minor and one daughter, Sonabai Rama Dagade's name was remained to be mutated along with adopted son Namdev Rama Dagade on the property. Sonabai Rama Dagade alias Sonabai Baban Balwadkar died leaving behind legal heirs 1) Chhabubai Ramchandra Dhaygave, 2) Ramesh Ramchandra Dhaygave, 3) Devidas Ramchandra Dhaygave, 4) Ankush Ramchandra Dhaygave, 5) Archanan Satish Shelke. They had made and executed release deed in favor of Manoj Namdev Dagade, Sanjay Namdev Dagade and Smt. Anandibai Namdev Dagade by registered Release Deed at Sr.No.6826/2007, dated 10/09/2007 in the office of Sub Registrar Haveli No.15.

The properties are mentioned as under :-

- 1) Total land area with Pot-kharaba 00 Hectare 22 Ares of Survey No.174/1
- 2) Total land area with Pot-kharaba 00 Hectare 10 Ares of Survey No.174/3
- 3) Total land area with Pot-kharaba 00 Hectare 13 Ares of Survey No.174/6
- 4) Total land area with Pot-kharaba 00 Hectare 07 Ares of Survey No.175/4
- 5) Total land area with Pot-kharaba 00 Hectare 13 Ares of Survey No.175/5
- 6) Total land area with Pot-kharaba 00 Hectare 48 Ares of Survey No.175/6
- 7) Total land area with Pot-kharaba 00 Hectare 30.8 Ares of Survey No.177/2
- 8) Total land area with Pot-kharaba 00 Hectare 16.2 Ares of Survey No.180/3



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- 9)Total land area with Pot-kharaba 01 Hectare 13 Ares of Survey No.339/2
10)Total land area with Pot-kharaba 00 Hectare 19 Ares of Survey No.341/3
situated at Village - Bavdhan Budruk, Taluka - Mulashi, Dist - Pune

After the Release Deed No.6826/2007, dated 10/09/2007, Haveli No.15, Manoj Namdev Dagade, Sanjay Namdev Dagade and Smt. Anandibai Namdev Dagade become the owners of the ancestral property.

Thereafter, the owner's of the property Manoj Namdev Dagade, Sanjay Namdev Dagade, Anandibai Namdev Dagade, Alka Baban Gole, Hausabai Dattoha Mate, Nandabai Balu Polale, Ashabai Dilip Gaikwad, Usha Damodar Pawale, Sushila Manoj Tamwade and others had executed Sale Deed No.6989/2007, on 17/09/2007 of the below mentioned property in favour of M/s. E Plus Greens through its Partners 1) Dr.Ajay Pratap Thakkar, 2) Mr. Rajesh Hiralal Vora through their registered Power of Attorney Holder Mr.Devang Vasantlal Gandhi.

The properties are mentioned as under :-

- 1)Total land area 00 Hectare 22 Ares of Survey No.174/1
2)Total land area 00 Hectare 10 Ares of Survey No.174/3
3)Total land area 00 Hectare 13 Ares of Survey No.174/6
4)Total land area 00 Hectare 07 Ares of Survey No.175/4
5)Total land area 00 Hectare 13 Ares of Survey No.175/5
6)Total land area 00 Hectare 48 Ares of Survey No.175/6
7)land area 00 Hectare 19.8 Ares out of Total area 00 Hectare 30.8 Ares of Survey No.177/2
8)Total land area 00 Hectare 16.2 Ares of Survey No.180/3
i.e.Total land area 01 Hectare 49 Ares, situated at Village - Bavdhan Budruk, Taluka - Mulashi, Dist - Pune

The Sale Deed was duly registered at Sr.No.6989/2007, dated 17/09/2007 in the office of Sub Registrar Haveli No.7. And the name of M/s. E Plus Greens was mutated on 7/12 extract vide mutation entry no.3992 dated 05/11/2007.

M/s. E Plus Greens having peaceful possession, right, title and interest became the absolute owners of the property.

Thereafter, common entries should be taken in to consideration for the flow of the title of the properties.

