

JAY GHANSHYAM MALVI

BLS., LL.B., DCL., PGD.I.P.R
ADVOCATE HIGH COURT

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Format – A

(Circular No. : - 28/2021)

To MahaRera Authority,
E Block, BKC, Mumbai.

Legal Title Report

Sub: Title clearance certificate with respect to Non Agricultural Plot of land bearing Survey No.25/4 – admeasuring about 49.30 Guntha, Survey No.40 – admeasuring about 35.40 Guntha, Survey No.41 – admeasuring about 60.20 Guntha Situated at Village- GIRAVALE, Taluka- Panvel, Dist- Raigad within the Sub-Division and Sub-Registration Office Panvel and Division and Sub-Division and Registration District- Raigad. (hereinafter referred as the said plot.)

I have investigated the title of the said plot on the request of **Superb Maa Infra And Housing LLP**, 111-B, Parmar Chambers, Sadhu Vaswani Chowk, Pune – 411001 and following documents i.e.:-

1) **Description of the property.** : Survey No.25/4 – admeasuring about 49.30 Guntha, Survey No.40 – admeasuring about 35.40 Guntha, Survey No.41 – admeasuring about 60.20 Guntha Situated at Village- GIRAVALE, Taluka- Panvel, Dist- Raigad within the Sub-Division and Sub- Registration Office Panvel and Division and Sub-Division and Registration District- Raigad.

2) **The documents of allotment of plot:** **For Survey No.25/4 -**

1. Sale Deed dated 17/06/2022 executed by Mrs. Shobha Damodar Hatmode and 4 others and M/s. Superb Maa Infra And Housing LLP duly registered under document lodgment no. PVL/4/10155/2022 dated 17/06/2022. Area admeasuring 00H-49R-30P
2. Index – II w.r.t. abovesaid Sale Deed
3. Mortgage Deed dated 17/06/2022 duly registered under document lodgment no. PVL/4/7764/2022 dated 17/06/2022 between M/s. Superb Maa Infra And Housing LLP in

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favour of Godavari Urban Multi state Credit Co-op. Society Ltd. Nanded.

4. 7 X 12 extract
5. 6A Pherphar Patrak
6. Copy of 8A

For Survey No. 40 –

1. Registered Sale dated 10/08/2018 by Mr. Prakash Ganpat Bhomkar & 4 Others. sold to Mr. Annasaheb Narayan Kabugade and Mr. Manohar Mayappa Kolekar vide registered vide document lodgment no. PVL/2/10726 dated 10/08/2018. Area admeasuring 00H-35R-40P.
2. Index – II w.r.t. abovesaid Sale Deed
3. Registered Sale Deed dated 20/04/2022 by Mr. Manohar Mayappa Kolekar and Mr. Annasaheb Narayan Kabugade sold to Superb Maa Indra And Housing LLP registered vide document lodgment no. PVL/5/6600 /2022 dated 20/04/2022. Area admeasuring 00H- 35R-40P.
4. Index – II w.r.t. abovesaid Sale Deed.
5. Registered Mortgage executed on 17/06/2022 registered vide document lodgment no. PVL/4/7764/2022 dated 17/06/2022 by Superb Maa Infra And Housing LLP in favour of Godavari Multi state Credit Co-op. Society Ltd., Nanded.
6. Index – II w.r.t. abovesaid Mortgage Deed.
7. 7 X 12 extract
8. 6A Pherphar Patrak
9. Copy of 8A

For Survey No. 41 –

1. Registered Development Agreement dated 08/11/2021 registered vide document lodgment no. PVL/4/2189/2021 dated 08/11/2021 executed by and between Mr. Ram Balu Bhomkar and Superb Maa Infra and Housing LLP. Area admeasuring 00H30-R-10P.
2. Index – II w.r.t. abovesaid Development Agreement
3. Registered Power of Attorney dated 08/11/2021 registered vide document lodgment no. PVL/4/2190/2021 dated 08/11/2021 executed by and between Ram Balu Bhomkar and Superb Maa Infra and Housing LLP.
4. Index – II w.r.t. above said Power of Attorney
5. Registered Mortgage executed on 27/12/2021 registered vide document lodgment no. PVL/4/13307/2021 dated 27/12/2021 by Superb

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Maa Infra and Housing LLP in favour of
Godavari Multi state Credit Co-op. Society Ltd.,
Nanded.

6. Index – II w.r.t. above said Mortgage Deed.
7. Registered Development Agreement dated 25/04/2023 registered vide document lodgment no. PVL/4/5502/2023 dated 25/04/2023 executed by and between Manjula Baban Bhomkar, Bhagyashri Bhagwan Kondilkar, Aniket Balaram Mhatre, Ankita Balaram Mhatre a.k.a. Ankita Vikas Choraghe, Asha Rajkumar Thakur, Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil, Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil, Vaijyanti Dipak Pawar And Superb Maa Infra And Housing LLP. Area admeasuring 00H-30R-10P.
8. Index – II w.r.t. abovesaid Development Agreement.
9. Supplementary Development Agreement dated 25/04/2023 registered vide document lodgment no. PVL/4/5506/2023 dated 25/04/2023 executed by and between Manjula Baban Bhomkar, Bhagyashri Bhagwan Kondilkar, Aniket Balaram Mhatre, Ankita Balaram Mhatre a.k.a. Ankita Vikas Choraghe, Asha Rajkumar Thakur, Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil, Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil, Vaijyanti Dipak Pawar And Superb Maa Infra And Housing LLP.
10. Index – II w.r.t. abovesaid Supplymentary Development Agreement.
11. Registered Power of Attorney dated 25/04/2023 registered vide document lodgment no. PVL/4/5504/2023 dated 25/04/2023 executed by and between Manjula Baban Bhomkar, Bhagyashri Bhagwan Kondilkar, Aniket Balaram Mhatre, Ankita Balaram Mhatre a.k.a. Ankita Vikas Choraghe, Asha Rajkumar Thakur, Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil, Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil, Vaijyanti Dipak Pawar and Superb Maa Infra and Housing LLP.
12. Registered Mortgage executed on 16/06/2023 registered vide document lodgment no. PVL/4/8204/2023 dated 16/06/2023 by Superb Maa Infra and Housing LLP in favour of Godavari Multi state Credit Co-op. Society Ltd., Nanded.
13. Index – II w.r.t. abovesaid Mortgage Deed.
14. 7 X 12 extract

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15. 6A Pherphar Patrak

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3) **7/12 extract & 6A Pherphar Patrak:** For Survey No. 25/4 - Mutation Entry no. 1338 dated 18/07/2022.

7/12 extract & 6A Pherphar Patrak : For Survey No. 40 - Mutation Entry No. 1334 dated 07/06/2022

7/12 extract & 6A Pherphar Patrak : For Survey no. 41 - Mutation Entry No. 698 dated 1315 dated 03/09/2021– Ram Balu Bhomkar and Mutation Entry No. 1258 dated 29/12/2018 Manjula Baban Bhomkar, Bhagyashri Bhagwan Kondilkar, Aniket Balaram Mhatre, Ankita Balaram Mhatre a.k.a. Ankita Vikas Choranghe, Asha Rajkumar Thakur, Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil, Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil, Vaijyanti Dipak Pawar

4) Search report for 68 years from 1955 till 2023

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Superb Maa Infra And Housing LLP** is clear, marketable.

Owners of the land

(1) Superb Maa Infra and Housing LLP – Survey No. 25/4.

(2) Superb Maa Infra and Housing LLP – Survey No. 40.

(3) Mr. Ram Balu Bhomkar, Manjula Baban Bhomkar, Bhagyashri Bhagwan Kondilkar, Aniket Balaram Mhatre, Ankita Balaram Mhatre a.k.a. Ankita Vikas Choranghe, Asha Rajkumar Thakur, Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil, Asmita Baban Bhomkar a.k.a. Asmita Gamesh Patil, Vaijyanti Dipak Pawar – Survey No. 41.

(4) Qualifying comments/remarks if any – The said land bearing Survey No. 25/4 is Mortgaged to M/s. Godavari Urban Multi State Credit Co-operative Society Ltd., Nanded for the Mortgage Loan of Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh Only). The said Mortgage Deed was duly register red in the office of Joint Sub-Registrar Panvel 4 dated 17/06/2022 vide document Register No. PVL/4/7764/2022 dated 17/06/2022.

(5) Qualifying comments/remarks if any – The said land bearing Survey No. 40 were mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the mortgage term loan of Rs.3,07,00,000/- (Rupees Three Crore Seven Lakh Only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 20/04/2022 vide document Register No. PVL4-5160-2022 dated 20/04/2022

6) Qualifying comments/remarks if any - The said land bearing Survey No. 41 (Part) along with Survey no. 24/2/B was mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society ltd., Nanded for the Mortgage term loan of Rs. 7,93,00,000/- (Rupees Seven Crore Ninty Three lakhs only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 07/12/2021 vide document Register No. PVL4-13307-2021 dated 07/12/2021. And a part of the Survey No. 41 was mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the mortgage term loan of Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakh Only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 16/06/2023 vide document

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Register No. PVL4-8204-2023 dated 16/06/2023.

3. The Report Reflecting the flow of the title of the Superb Maa Infra and Housing LLP on the said land parcels is enclosed herewith as Annexure.

Encl. : Annexure 1 – Flow of Title of the Land Bearing Survey No. - 25/4

Annexure 2 – Flow of Title of the Land Bearing Survey No. - 40

Annexure 3 – Flow of Title of the Land Bearing Survey No. – 41

Date – 31/10/2023

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FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE LAND BEARING SURVEY NO. – 25/4 :

- a) Non-agricultural Plot of land bearing Survey No. 25/4 admeasuring about 00H-46R-30P plus Pot Kharaba 00H-03R-00P Total admeasuring 00H-49R-30P Assessment Rs.5.84 owned jointly by (1) Shobha Damodar Hatmode, (2) Naresh Damodar Hastmode, (3) Bhushan Damodar Hatmode, (4) Rajeev Damodar Hatmode & (5) Smita Damodar Hatmode Situated at Village- GIRAVALE, Taluka- Panvel, Dist- Raigad within the Sub-Division and Sub-Registration Office Panvel and Division and Sub-Division and Registration District- Raigad
- b) Assistant Consolidation Officer Panvel sanctioned the scheme of consolidation on 29/02/1955 and published on 07/08/1955 said consolidation is recorded vide Pherphar No. 332.
- c) In the year 1970 vide Pherphar No. 592 dated 20/04/1970 new records were prepared by Special District Land Record Inspector to record the rights of the land owners of S. No. 1 to 144.
- d) Land bearing Survey No. 25/4 was owned by Mr. Gopal Sakharam Hatmode who died intestate on 07/12/1972 leaving behind his legal heirs namely (1) Balaram Gopal Hatmode – Son, (2) Damu Gopal Hatmode – Son, (3) Charu Gopal Hatmode – Son, (4) Manju Bapu Bajekar – Daughter, (5) Kali Poshja Baikar – Daughter, (6) Barki Nama Pawar – Daughter, (7) Chimi Balu Bhagat – Daughter, (8) Hirabai Maruti Gakar - Daughter, (9) Kamal Hiraji More – Daughter, (10) Ana Laxman Patil – Daughter & (11) Mahadi Gopal Hatmode. The said land is transferred in the name of abovesaid legal heirs by Pherphar No. 603 dated 01/01/1973,
- e) Daughters of Late Mr. Gopal Sakharam Hatmode mentioned in Para (d) above whose names were included in 7 X 12 extract as legal heirs has released their rights in favour of their brothers namely (1) Balaram Gopal Hatmode, (2) Damu Gopal Hatmode, (3) Charu Gopal

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Hatmode. Their names were deleted from the 7 X 12 extract and was recorded vide Pherphar No. 605 dated 15/06/1973.

- f) Legal heirs of Late Mr. Gopal Sakham Hatmode namely (1) Balaram Gopal Hatmode – Son, (2) Damodar Gopal Hatmode – Son, (3) Charu @ Chandrakant Gopal Hatmode – Son and (4) Sitabai Gopal Hatmode – Wife has distributed all the lands owned by Late Mr. Gopal Sakham Hatmode mutually among themselves and the same is recoded vide Pherphar No. 666 dated 07/01/1981. By virtue of this Pherphar Land bearing Survey No. 25/4 was allotted to Mr. Damodar Gopal Hatmode.
- g) Land bearing Survey No. 25/4 was mortgaged to The Maharashtra State Co-operative Land Development Bank Ltd., Panvel Branch by Late Gopal Sakham Hatmode on 17/05/1968. The Charge of the Bank was created on 07/01/1981 and recorded vide Pherphar No. 670.
- h) The charge of The Maharashtra State Co-operative Land Development Bank Ltd., Panvel Branch was vacated and recoded by Pherphar No. 682 dated 07/06/1984.
- i) Pherphar No. 932 does not belongs to Survey No. 25/4
- j) The Owner of Land bearing Survey No. 25/4 Mr. Damodar Gopal Hatmode died intestate on 18/06/2006 leaving behind legal heirs namely (1) Shobha Damodar Hatmode - Wife, (2) Naresh Damodar Hastmode - Son, (3) Bhushan Damodar Hatmode - Son, (4) Rajeev Damodar Hatmode – Son & (5) Smita Damodar Hatmode – Daughter. The names of legal heirs were recoded vide Pherphar No. 966 dated 18/10/2006.
- k) The said land was Charged to M/s. Shirdhone Vibhag Vividh Karyakari Sahakari Society Ltd. Panvel for loan of Rs. 6,000/- of Shobha Damodar Hatmode was released by the Society and the same is recoded by Pherphar No. 1084 dated 02/08/2011.
- l) The said land was sold by the land owner namely (1) Shobha Damodar Hatmode - Wife, (2) Naresh Damodar Hastmode - Son, (3) Bhushan Damodar Hatmode - Son, (4) Rajeev Damodar Hatmode – Son & (5) Smita Damodar Hatmode – Daughter vide registered Sale Deed document no. 10155/2022 dated 17/06/2022 to M/s. Superb Maa Infra & Housing LLP. The said entry is recoded in the land records vide Pherphar No. 1338 dated 18/07/2022.
- m) The said land bearing Survey No. 25/4 were mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the mortgage term loan of Rs.4,50,00,000/- (Rupees Four Crore Fifty Lakh Only). The said mortgage was registered in the office of Joint

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Sub-Registrar Panvel 4 dated 17/06/2022 vide document Register No. PVL4-7764-2022 dated 17/06/2022

Sr.No. 1) 7/12 extract as on date of application for registration in the name of M/s. Superb Maa Infra and Housing LLP.

2) Mutation Entry No – 1338 dated 18/07/2022

3) Search report for 68 years from 1955 to 2023 taken from Sub-Registrar' office at Panvel

4) Any other relevant title - The said land bearing Survey No. 25/4 is Mortgaged to M/s. Godavari Urban Multi State Credit Co-operative Society Ltd., Nanded for the Mortgage Loan of Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh Only). The said Mortgage Deed was duly register red in the office of Joint Sub-Registrar Panvel 4 dated 17/06/2022 vide document Register No. PVL/4/7764/2022 dated 17/06/2022.

5) Litigations if any- NIL

Date – 31/10/2023

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FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE LAND BEARING SURVEY NO. - 40:

- a) Survey No. 40 admeasuring about 00H-32R-60P Pot Kharaba admeasuring 00H-02R-80P Total admeasuring 00H-35R-40P at Village – Girvale, Taluka Panvel, Dist. Raigad owned by Mr. Laxmideo and Trimbak Ganesh Dhamankar.
- b) Assistant Consolidation Officer Panvel sanctioned the scheme of consolidation on 29/02/1955 and published on 07/08/1955, the name of Mr. Dama Dagdu Bhomkar was included in land records of Survey No. 40 as other right holder (kabjedar). The said inclusion is made under Pherphar No. 332.
- c) The said land was sold to Mr. Dama Dagdu Bhomkar by the owner Mr. Laxmideo and Trimbak Ganesh Dhamankar on 10/10/1961 and charge was created on said land for payment of compensation. The said transaction is recorded in land records on 31/01/1962 vide Pherphar No. 482.
- d) The said land owner Mr. Dama Dagdu Bhomkar executed Will on 22/04/1963 in favour of his two son as legal heirs namely (1) Mr. Mahadu Dama Bhomkar and (2) Ganpat Dama Bhomkar. The said Mr. Dama Dagdu Bhomkar died on 16/06/1963.
- e) On the basis of said Will of Late Mr. Dama Dagdu Bhomkar, the said land was transferred in the name Mr. Ganpat Dama Bhomkar vide Pherphar No. 494 dated 18/08/1963.
- f) In the year 1970 vide Pherphar No. 592 dated 20/04/1970 new records were prepared by Special District Land Record Inspector to record the rights of the land owners of S. No. 1 to 144.

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g) The said land owner Late Mr. Ganpat Dama Bhomkar was died intestate leaving behind the following legal heirs namely –

- (1) Mr. Prakash Ganpat Bhomkar – Son,
- (2) Mr. Vishnu Ganpat Bhomkar – Son
- (3) Kum. Yushi Ganpat Bhomkar - Daughter
- (4) Kum. Ambu Ganpat Bhomkar - Daughter.
- (5) Smt. Bhagirathi Ganpat Bhomkar – Wife
- (6) Smt. Satyabhama Ganpat Bhomkar.

The names of the abovesaid legal heirs were recorded in the revenue records vide Pherphar No. 650 dated 06/03/1978.

h) By Pherphar No. 650 name of Prakash Ganpat Bhomkar was added as legal heir of Late Mr. Ganpat Dama Bhomkar. The said Prakash Ganpat Bhomkar was minor but was not mentioned as minor. The correction was made by Pherphar No. 683 dated 31/07/1984.

i) The charge of Mr. Laxmideo and Trimbak Ganesh Dhamankar on 10/10/1961 was released and the same was recorded vide Pherphar No. 874 dated 03/09/1998.

j) One of the land owner Smt. Bhagirathi Ganpat Bhomkar was died on 12/07/1999 leaving behind following legal heirs. (1) Prakash Ganpat Bhomkar – Son, (2) Phashi Ganpat Bhomkar – Daughter and (3) Shobha Mohan Thombre – Daughter. The said entry was recorded vide Pherphar No. 1096 dated 22/09/2011.

k) By virtue of Order dated 27/11/2017 of Tahasildar Panvel Class of land was changed from class – 2 to class – 1. The said entry is recoded vide Pherphar No. 1239 dated 18/12/2017.

l) Survey No. 40 admeasuring about 00H-32R-60P Pot Kharaba 00H-02R-80P total admeasuring 00H-35R-40P Assessment Rs.7.12 at Village – Girvale, Taluka Panvel, Dist. Raigad owned by (1) Mr. Prakash Ganpat Bhomkar, (2) Mr. Vishnu Ganpat Bhomkar, (3) Smt. Satyabhama Ganpat Bhomkar, (4) Smt. Ambu Ganpat Bhomkar & (5) Mrs. Shobha Mohan Thombre.

m) The above said land was transferred to (1) Mr. Annasaheb Narayan Kabugade & (2) Mr. Manohar Mayappa Kolekar vide duly registered Sale Deed executed on

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10/08/2018 registered vide document lodgment no. PVL/2/10726/2018 dated 10/08/2018.

- n) The said land is transferred to (1) Mr. Annasaheb Narayan Kabugade & (2) Mr. Manohar Mayappa Kolekar and mutation entry recorded vide Pherphar No. 1255 dated 26/09/2018 and accordingly changes were recorded in 7 X 12 Extract and 8A records.
- o) Mr. Annasaheb N Kabugade and Mr. Manohar Mayappa Kolekar sold the said land on Survey No. 40 admeasuring about 00H-35R-40P to M/s. Superb Maa Infra and Housing LLP vide registered sale Deed dated 18/04/2022 registered vide document lodgement No. PVL/5/6600/2022 dated 18/04/2022. The name of M/s. Superb Maa Infra and Housing LLP is recorded in 7 X 12 extract & 8A records vide Pherphar No. 1334 dated 07/06/2022.
- p) The said land bearing Survey No. 40 were mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the mortgage term loan of Rs.3,07,00,000/- (Rupees Three Crore Seven Lakh Only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 20/04/2022 vide document Register No. PVL4-5160-2022 dated 20/04/2022

Sr. No. 1) 7/12 extract as on date of application for registration in the name M/s. Superb Maa Indra and Housing LLP

2) Mutation Entry No – 1334 dated 07/06/2022.

3) Search report for 68 years from 1955 to 2021 taken from Sub-Registrar' office at Panvel

4) Any other relevant title - The said land bearing Survey No. 40 were mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the mortgage term loan of Rs.3,07,00,000/- (Rupees Three Crore Seven Lakh Only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 20/04/2022 vide document Register No. PVL4-5160-2022 dated 20/04/2022

5) Litigations if any- NIL

Date – 31/10/2023

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FORMAT – A

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FLOW OF THE TITLE OF THE LAND BEARING SURVEY NO. - 41:

- a) Assistant Consolidation Officer Panvel sanctioned the scheme of consolidation on 29/02/1955 and published on 07/08/1955 said consolidation is recorded vide Pherphar No. 332.
- b) Mr. Balu Barku Bhomkar Purchase the said land on purchase price fixed u/s. 32G(4) and the name of Mr. Balu Barku Bhomkar added in land records as holder (Kabjedar) of the said land. The said transaction is entered into land records by Pherphar No. 424 dated 29/0/1961.
- c) In the year 1970 vide Pherphar No. 592 dated 20/04/1970 new records were prepared by Special District Land Record Inspector to record the rights of the land owners of S. No. 1 to 144.
- d) Survey No. 41 admeasuring about 0H.56R.20P and Pot Kharaba admeasuring about 0H.04R.00P total admeasuring about 0H.60R.20P at Village – Girvale, Taluka Panvel, Dist. Raigad collectively owned by Mr. Ram Balu Bhomkar and Mr. Baban Balu Bhomkar. (Pherphar No. 697)
- e) Survey No. 41 admeasuring about 0.60.20 Guntha at Village – Girvale, Taluka Panvel, Dist. Raigad collectively owned by Ram Bale Bhomkar & Baban Balu Bhomkar.
- f) Mr. Baban Balu Bhomkar died intestate on 07/11/2016 and the above said land was transferred to his legal heirs (1) Smt. Manjula Baban Bhomkar – Wife, (2) Bhagyashri Bhagwan Kondilkar – Daughter, (3) Aniket Balaram Mhatre – Grand Son,

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4) Ankita Balaram Mhatre a.k.a. Ankita Vikas Choranghe – Grand Daughter (Legal Heirs of Late Anita Balaram Mhatre – Daughter) (5) Asha Rajkumar Thakur – Daughter, (6) Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil – Daughter, (7) Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil – Daughter vide mutation entry No. 1223 dated 02/05/2017

- g) The name of one Mrs. Vaijyanti Dipak Pawar @ Vaijyanti Baban Bhomkar One of the legal heir of Mr. Baban Balu Bhomkar vide order in tenancy appeal no. 43/2018 added vide mutation entry No. 1258 dated 29/12/2018 and Pherphar entry no. 1223 dated 02/05/2017 cancelled vide said order.
- h) Mr. Ram Balu Bhomkar has executed Development Agreement in favour of M/s. Supurb Maa Infra and Housing LLP executed on 08/11/2021 vide registration document lodgment no. PVL/4/12189/2021 dated 08/11/2021 and Power of Attorney vide document lodgment no. PVL/4/12190/2021 dated 08/11/2021 with respect to land situated on Survey No. 41 admeasuring 0H-30R-10H out of 0H-60R-20P.Pherphar Entry No. 1315.
- i) (1) Smt. Manjula Baban Bhomkar (2) Bhagyashri Bhagwan Kondilkar (3) Aniket Balaram Mhatre (4) Ankita Balaram Mhatre a.k.a. Ankita Vikas Choranghe (5) Asha Rajkumar Thakur (6) Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil (7) Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil & (8) Vaijyanti Dipak Pawar has executed Development Agreement in favour of M/s. Superb Maa Infra and Housing LLP executed on 25/04/2023 vide registration document lodgment no. PVL/4/5502/2023 dated 25/04/2023, Supplementary Agreement vide document lodgment no. PVL/4/5506/2023 dated 25/04/2023 and Power of Attorney vide document lodgment no. PVL/4/5504/2023 dated 25/04/2023 with respect to land on Survey No. 41 admeasuring 0H-30R-10H out of 0H-60R-20P.
- j) The said land bearing Survey No. 41 (Part) along with Survey no. 24/2/B was mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the Mortgage term loan of Rs. 7,93,00,000/- (Rupees Seven Crore Ninety Three lakhs only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 07/12/2021 vide document Register No. PVL4-13307-2021 dated 07/12/2021. And a part of the Survey No. 41 was mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the mortgage term loan of Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakh Only).

J. G. Mahur

The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 16/06/2023 vide document Register No. PVL4-8204-2023 dated 16/06/2023

Sr.No. 1) 7/12 extract as on date of application for registration – Ram Balu Bhomkar & Manjula Baban Bhomkar, Bhagyashri Bhagwan Kondilkar, Aniket Balaram Mhatre, Ankita Balaram Mhatre a.k.a. Ankita Vikas Choranghe, Asha Rajkumar Thakur, Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil, Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil, Vaijyanti Dipak Pawar.

2) Mutation Entry No - Mutation Entry No. 698 dated 1315 dated 03/09/2021– Ram Balu Bhomkar and Mutation Entry No. 1258 dated 29/12/2018 - Manjula Baban Bhomkar, Bhagyashri Bhagwan Kondilkar, Aniket Balaram Mhatre, Ankita Balaram Mhatre a.k.a. Ankita Vikas Choranghe, Asha Rajkumar Thakur, Rajshree Ravindra Patil a.k.a. Ruchita Ravindra Patil, Asmita Baban Bhomkar a.k.a. Asmita Ganesh Patil, Vaijyanti Dipak Pawar.

3) Search report for 68 years from 1955 to 2023 taken from Sub-Registrar' office at Panvel.

4) Any other relevant title - The said land bearing Survey No. 41 (Part) along with Survey no. 24/2/B was mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the Mortgage term loan of Rs. 7,93,00,000/- (Rupees Seven Crore Ninty Three lakhs only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 07/12/2021 vide document Register No. PVL4-13307-2021 dated 07/12/2021. And a part of the Survey No. 41 was mortgaged to M/s. Godavari Urban Multistate Credit Co-operative Society Ltd., Nanded for the mortgage term loan of Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakh Only). The said mortgage was registered in the office of Joint Sub-Registrar Panvel 4 dated 16/06/2023 vide document Register No. PVL4-8204-2023 dated 16/06/2023

5) Litigations if any- NIL

Date – 31/10/2023

J. Jay Malvi

ADV. JAY MALVI

