



Abhishek Bhide

BLS LLB
Advocate High Court

Date: 23.07.2022

Format – A

Circular No. 28/2021

To, Maha RERA

Mumbai

LEGAL TITLE REPORT

On the strength of information and documents provided by Shri Rajesh B. Shah (the "client") I the undersigned have carried out a Title search (for the period of 30 years i.e. from year 1992 to 2021) in respect of land situated at village: rohinjan, Taluka Panvel, Dist. Raigad more particularly mentioned as under;

Referred to as	Survey No./ Hissa No.	Area (H – R – P)	Separate Search Report issued by me (Date)	Development rights are standing in the name of	Land is standing in the name of
Said land – 1	112/1	00 – 05 – 00	15.07.2021	M/s Today Global Homes	Shri Shankar Trimbak Patil
Said land – 2	113/2	00 – 04 – 50	16.11.2021	M/s Today Global Homes	Shri Yogesh Patil
Said land	114/9/A	00 – 42 – 00	20.10.2021	M/s Today Global Homes	Mr. Krushna Parshuram patil



Address: Shop No. 7, Hari Om Residency, Old Thana Naka Road, Opp. Jyeshtha Nagarik Sangh, Panvel – 410206. Email : adv. abhishekbhide@gmail.com# +91-9820059033

Said land - 4	114/10/11/B	00 - 16 - 40	20.10.2021	NA	Shri. Bhavesh Rajesh Shah
Said land - 5	115/6	00 - 32 - 20	20.10.2021	M/s Today Global Homes	Shri Bhushan Patil
Said land - 6	114/1/A	00 - 62 - 20	15.07.2021	M/s Today Global Homes	Shri Dhanaji Balaram Patil

(Said land - 1, Said land - 2, Said land - 3, Said land - 4, Said land - 5 and Said land - 6 shall be referred to as "*said land*").

1. Said land - 1:

By virtue of Development Agreement dated 16.09.2021, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land - 1 from Shri Shankar Trimbak Patil. Said Development Agreement dated 16.09.2021 is duly registered before Sub - Registrar assurance Panvel - 4 at Panvel under the registration Sr. No. PVL - 4 9972/2021 on 17.09.2021.

2. Said land - 2:

By virtue of Development Agreement dated 11.04.2022, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land - 2 from Shri Yogesh Patil. Said Development Agreement dated 11.04.2022 is duly registered before Sub - Registrar assurance Panvel - 3 at Panvel under the registration Sr. No. PVL - 3 6788/2022 on 13.04.2022.

3. Said land - 3:

On perusal of index-II of registered Development Agreement dated 07.09.2017 it appears that Mr. Krushna Parshuram Patil and other have entered into the



development Agreement and assigned the development rights to Shri. Bhavesh Shah in accordance with the terms and conditions mentioned therein

4. Said land – 4:

On perusal of mutation Entry No. 2935 it appears that 1) Mr. Jagannath Dagadu Patil 2) Mr. Dnyaneshwar Dagadu Patil, 3) Mr. Balaram Dagadu Patil, 4) Mrs. Sunita Atmaram Chaudhari, 5) Mrs. Laxmi Prakash Kathe, 6) Surekha Dagadu Patil 7) Smt. Jijabai Dagadu Patil sold the said land - 4 to Shri. Bhavesh Rajesh Shah vide registered sale Deed dated 05.04.2017 bearing registration No. PVL-5-3774/2017, and the said transaction has been certified vide Mutation Entry No. 2935.

5. Said land – 5:

By virtue of Development Agreement dated 11.04.2022, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land – 5 from Shri Bhushan Patil. Said Development Agreement dated 11.04.2022 is duly registered before Sub – Registrar assurance Panvel – 3 at Panvel under the registration Sr. No. PVL – 3 6786/2022 on 13.04.2022.

6. Said land – 6:

By virtue of Development Agreement dated 11.04.2022, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land – 6 from Shri Shanaji balaram Patil. Said Development Agreement dated 11.04.2022 is duly registered before Sub – Registrar assurance Panvel – 3 at Panvel under the registration Sr. No. PVL – 3 6792/2022 on 13.04.2022.



Title of said land in question appears to be clear marketable and there are no known encumbrances and known doubts of any type whatsoever. M/s Today Global Homes has every right to develop the above land in accordance with the Commencement Certificate issued by Panvel Municipal Corporation and as per sanctioned development plan more specifically sanctioned by Panvel Municipal Corporation. Therefore this Title Certificate is qualified in value and submitted from the records available and found "On as is where is basis" without any liability on the part of the undersigned. However a separate report reflecting a flow of the title of the said land is appended hereto as "Annexure - 1".

Hence, this Title Certificate is issued.




(Abhishek Bhide)
Advocate

FORMAT – A

(Circular No. 28/2021)

Flow of Title of the said land

1. SAID LAND – 1:

- A. Vide mutation Entry No. 387 it was recorded that, the area was decided, for the landed properties of the respective village shown in the said mutation entry, under the provision of Prevention of Fragmentation & Consolidation of Holding Act, 1947 & according to the order No. 5869/45VII dated 17/5/50 issued under Tenancy Act. However the area for respective survey number and occupants are shown. This mutation entry effected on 15/6/51.
- B. Vide mutation bearing no. 697 effect of weight and measure (enforcement) act, 1958 and Indian coinage act 1955 is given in revenue record of said land – 1.
- C. Vide mutation entry bearing no. 698 reveals that, shri Patil demised 12 years ago having no heirs like wife and son. However daughter Smt. Anubai Fakirya Patil is the only heir.
- D. Perusal of Mutation Entry No. 790 reveals that, Smt. Anubai Fakirya Patil had let mortgage said land – 1 for Rs. 1000/- before Vividh Executive Co-operative Society Ltd, Rohinjan. However, said burden was put on the records of right of said land – 1. This mutation entry effected on 14/9/73.
- E. Perusal of mutation entry bearing no. 2684 reveals that, vide Sale Deed dated 7/3/2011 having Doc. No. 4089/2011 Shri. Vijay Ramchandra Nancy purchased said land – 1 from Smt. Anubai Fakirya Patil. This mutation entry effected on 30/4/2011.



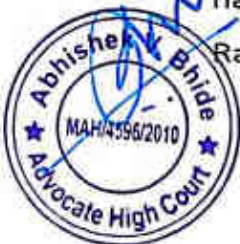
- F. Vide Mutation entry No. 2709 it was recorded that, the said land – 1 was having the burden of Vividh Executive Co-operative Society Ltd. However, by due letter of Secretary of Vividh Executive Co-operative Society Ltd. Dated 8/8/2011 regarding the removal of said burden as well as the said burden was expired, the said burden was removed from other right of said land – 1.
- G. Perusal of Mutation Entry No. 2876 reveals that, the landed properties being Survey No. 105-4B area 0-27-6, Survey No.112/1 area 0-05-0 shown in the said entry was owned by M/S BU circle InfoTech through partners Shri. Vijay Raichand Nancy, Shri Ajay Ramchandra Nancy, Shri Prakash Raichndra Nancy & Akshay Bansilal Arora and the Survey No. 112/1 owned by Shri. Vijay Ramchandra Nancy. Said land – 1 was exchanged by the owners herein to the Villager Shri. Shankar Tribak Patil by registered Exchange Deed dated 22/12/2015 having Doc. No. 16360/2015. Moreover, the landed property being Survey No. 103/2A was owned by SHRI. SHANKAR TRIBAK PATIL, which he had given to M/S BU circle InfoTech through partners Shri. Vijay Raichand Nancy, Shri Ajay Ramchandra Nancy & Akshay Bansilal Arora via registered Deed . This mutation entry effected on 6/4/2016.
- H. Perusal of Mutation Entry No. 2897 reveals that, with respect to the registered Exchange Deed dated 22/12/2015 having Doc. NO. 16360/2015 between M/S BU circle InfoTech through partners Shri. Vijay Raichand Nancy, Shri Ajay Ramchandra Nancy, Shri Prakash Raichndra Nancy & Akshay Bansilal Arora and SHRI. SHANKAR TRIBAK PATIL, the survey No. 105-4B & Survey No. 112/1 was named in the second part and Survey No. 103/2/A was named in favour of first Part herein. This mutation entry effected on 24/1/2016.
- I. By virtue of Development Agreement dated 16.09.2021, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land – 1 from Shri Shankar Trimbak Patil. Said Development Agreement dated 16.09.2021 is duly



registered before Sub – Registrar assurance Panvel – 4 at Panvel under the registration Sr. No. PVL – 4 9972/2021 on 17.09.2021.

2. SAID LAND – 2:

- A. Vide mutation entry bearing no. 157 dated 25.04.1933 it is recorded that Shri Rama Ganpat Patil demised intestate leaving behind his only legal heir namely Shri Arjun Ram Patil.
- B. Vide mutation entry bearing no. 386 dated 01.02.1951 it is recorded that Shri Arjun Ram Patil demised intestate and leaving behind his family members and name of Shri Sitaram Arjun Patil being joint family head is mutated in revenue record of said land – 2.
- C. Mutation entry bearing no. 387 is not readable and no comments are being made thereon.
- D. Vide mutation bearing no. 697 effect of weight and measure (enforcement) act, 1958 and Indian coinage act 1955 is given in revenue record of said land – 2.
- E. Vide mutation entry bearing no. 876 dated 17.01.1981 it is recorded that Shri Sitaram Arjun Patil demised intestate leaving behind his only legal heirs namely 1. Smt Shantaram Sitaram Patil, 2. Shri Ramchandra Sitaram Patil and 3. Shri Parshuram Sitaram Patil and hence their names are mutated in revenue record of said land – 2.
- F. Vide mutation entry bearing no. 3277 dated 12.01.2006 it is recorded that Shri Ramchandra Sitaram Patil demised intestate on 03.08.1994 leaving behind his only legal heirs namely 1. Smt Jankibai Ramchandra Patil, 2. Smt Nutam Ramchandra Patil, 3. Smt Tarabai Ramchandra Patil, 4.



Smt Vanita Ramchandra Patil, 5. Smt Sunita Ramchandra Patil, 6. Smt Anita Ramchandra Patil, 7. Smt Sangita Ramchandra Patil and 8. Smt Kavita Ramchandra Patil and hence their names are mutated in revenue record of said land – 2.

- G. Vide mutation entry bearing no. 3151 dated 05.07.2021 it is recorded that by virtue of Sale Deed dated 18.06.2021 Shri Yogesh Yashwant Patil has acquired all the rights, title and interest in respect of said land – 2 from 1. Smt Jankibai Ramchandra Patil, 2. Smt Nutam Ramchandra Patil, 3. Smt Tarabai Ramchandra Patil, 4. Smt Vanita Ramchandra Patil, 5. Smt Sunita Ramchandra Patil, 6. Smt Anita Ramchandra Patil, 7. Smt Sangita Ramchandra Patil, 8. Smt Kavita Ramchandra Patil, 9. Smt Shantaram Sitaram Patil and 10. Shri Parshuram Sitaram Patil. Said Sale Deed dated 18.06.2021 is duly registered before Sub – Registrar Assurance Panvel – 2 at Panvel Under the registration Sr. No. 8260/2021.
- H. By virtue of Development Agreement dated 11.04.2022, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land – 2 from Shri Shanaji balaram Patil. Said Development Agreement dated 11.04.2022 is duly registered before Sub – Registrar assurance Panvel – 3 at Panvel under the registration Sr. No. PVL – 3 6788/2022 on 13.04.2022.

3. SAID LAND – 3:

As on date the said property stands in the name of Mr. Krushna Parshuram Patil.



- B. That from the perusal of 7/12 extract mutation entries as mentioned in clause 5 (b) are seen to be effected with respect to said property.
- C. Mutation Entry No. 211 provided is not in the readable from.
- D. On the perusal of "Mutation Entry No. 380" it appears that recording to the award passed by the Court Order dated 26.07.1949, 1) Mr. Gopal laxman patil and 2) Babu Gopal Patil were directed to pay Rs. 500/- to legal heirs of deceased Ahamad Saheb Gulam Saheb Patil namely 1) husenmiya Ahamad sahib Patil, 2) Hasanmiya Ahamad Sahib Patil. 3) Abdul Hamid Ahamad sahib Patil, 4) Jubeda Bibi Vinate Ahamad, 5) Begam, 6) Nurjaha, 7) Safiya being minor represented by his natural Guardian Mother Magdum Bibi Ja Ahamad Saheb Patil.
- E. On perusal of "Mutation entry No. 401" it appears that the award amount fixed via Mutation entry No. 380, was fully paid to Magadum Bibi j. Ahmad Saheb Patil and other 8 hence these names were deleted from the other rights column of the said land – 3.
- F. On perusal of "mutation Entry No. 607" dt. 10.10.1965 it is notice that Mr. Gopal Laxaman Patil died in the year 1961 leaving behind his following legal heirs namely 1) Mr. Babu Gopal Patil (Son), 2) Mr. Parshuram Gopal Patil (Son), 3) Mr. Atmaram Gopal Patil (Son) and name of Mr. Babu Gopal patil being Karta of the joint family his name was recorded as Karta (manager) on the 7/12 extract of the said property vide "Mutation entry No. 607".
- G. On perusal of "Mutation Entry No. 697", it is noticed that the same is with respect to giving effect of weights and measures acts. That as per the Maharashtra State weights and measurement Act. 1958 and Indian Coins Act. 1955 the areas and assessments of the property bearing S. Nos. 1 to 122 at Rohinjan, Tal. Panvel, were changed to decimals as per mutation Entry No. 697.
- H. On perusal Of mutation entry No. 701 it is seen that it relates with to mortgage. Mr Babu Gopal Patil had taken loan of Rs. 4000 dt. 20.04.1967 from kulaba Zilla Co. Op land Development Bank Ltd, Pen Branch and



mortgage said land – 3 in their favour by mortgage deed dt. 20.04.1967 for Rs. 4000/- payable in installment of each year Rs. 505=48 in 10 years. Effect of the said Mortgage is given to revenue record by mutation entry No. 701

- I. On perusal of mutation Entry No. 804 it appears that Mr. Babu Gopal patil was reported dead on 18.06.1973 who was survived by his legal heirs namely 1) Mr. Goma Babu Patil (Son), 2) Mr. Bandu Babu Patil (Son), 3), Mr. Manohar Babu Patil (Son), 4) Smt. Bhagirathi Babu Patil (Widow), 5) Smt. Sitabai Babu Patil (Widow), 6) Smt. Aambi Babu Patil (Widow) and name of Mr. Goma Babu Patil being karta of joint family his name was recorded as karta on the 7/12 extract of the said property vide "mutation Entry No. 804".
- J. On perusal of "Mutation Entry No. 829", it appears that the said land – 3 along with other properties that the said land – 3 along with other properties, being the karta of family, were in the of late Babu Gopal Patil. But as the members of joint family got separated and started cultivating these properties individually as per their understanding among them, and after sad demise of Babu Gopal Patil, one of his legal heirs Mr. Goma Babu patil on 25.08.1995 applied to the Tahasildar for recording individual name according to cultivation position at that time. Honorable Tehasildar recorded statement of all concerned and by order of 27.09.1975 and 08.10.1975 the said land – 3 properties were distributed and the said land – 3 was recorded in the name of Mr. Atmaram Gopal Patil vide "Mutation Entry No. 829".
- K. On perusal of mutation Entry No. 897 dt. 10.12.1982, it is noticed that the same is with respect to giving effect vardi. That said land – 3 was recorded in the name of Mr. Parshuram Gopal Patil he intended to give oral partition to his son and therefore gave Vardi to delete his name therefore his name was removed from revenue record and said land – 3 was recorded in the name of his son Mr. Krishna Parshuram patil as per mutation entry No.897. It is observed that contents of above mutation entries the flow of title Mr. Krishna Parshuram patil, are in consonance with revenue record.



- MA.1967 for
ject
- M. On perusal of index-II of registered Development Agreement dated 07.09.2017 it appears that Mr. Krushna Parshuram Patil and other have entered into the development Agreement and assigned the development rights to Shri. Bhavesh Shah in accordance with the terms and conditions mentioned therein

4. SAID LAND – 4:

- A. As on date the said property stands in the name of Shri. Bhavesh Rajesh Shah.
- B. That from the perusal of 7/12 extract mutation entries as mentioned in clause 5 (b) are seen be effected with respect to said property.
- C. On perusal of Mutation Entry No. 603 dated 04.05.1965 it is notice that it relates to recording of names of Legal heirs. That Mr. Pandurang Govind Patil was reported dead on 8 months prior who was survived by his legal heirs namely 1) Mr. Gokul Pandurang patil (Son), 2) Mr. Anant Pandurang Patil (Son), 3) Mr. Dagadu Pandurang Patil (Son), 4) Mr. Tukaram Pandurang Patil (Son), 5) Mr. Babu Pandurang Patil (Son) and name of Mr. Anant Pandurang Patil being Karta of the joint family his name was recorded as Karta on the 7/12 extract as per mutation entry No. 603.
- D. On perusal of Mutation entry No. 697, it is notice that the same is with respect to giving effect of weights and measures acts. That as per the Maharashtra State Weights and measurement Act. 1958 and Indian Coins Act 1955 the areas and assessment of the properties bearing S, Nos. 1 to 122 at Village Rohinjan, Tal. Panvel ,were changed to Decimals as per Mutation Entry No.697.
- E. That land mentioned in mutation entry No.827, which included above land were jointly held by Mr. Anant Pandurang Patil as Karta of joint family . but his three brother and mother got separated Mr. Anant Pandurang Patil vardi for recording individual name. That vardi of Mr. Anant Pandurang Patil said



land - 4 was recorded in the name of Mr. Dagadu Pandurang Patil as per mutation Entry No. 827

- F. On perusal of Mutation Entry no. 882 it is seen that it relates with respect to charge. That Mr. Anant Pandurang Patil had taken loan of Rs.2500/- from The Maharashtra State Sahakari Bank, Pen Branch. Effect of the said charge is given to revenue record by Mutation Entry No.882.
- G. It is observed that charge of The Maharashtra state Sahakari Bank, pen Branch for Rs. 2500/- repaid by land lord Mr. Dagadu Pandurang Patil hence charge of The Maharashtra State sahakari Bank, Pen Branch over said land - 4 was removed as per letter of The Maharashtra State sahakari bank, Pen Branch bearing Panvel 27/380 dated 14.12.1985 from the other rights column of the said land - 4 as per Mutation Entry No. 2118
- H. On perusal of Mutation Entry No.2367 dated 10.08.2007 it is notice that it relates to recording of names of legal heirs. That Mr. Dagadu Pandurang Patil was reported dead on 8 months prior who was survived by his legal heirs namely 1) Mr. Jagannath Dagadu Patil (Son), 2) Mr. Dayaneshwar Dagadu Patil (Son), 3) Mr. Balaram Dagadu Patil (Son), 4) Mrs. Sunita Atmaram Chaudhari (Married Daughter), 5) Mrs. Laxmi Prakash Kathe (married Daughter), 6) Surekha Dagadu Patil (Daughter), 7)Smt. Jijabai Dagadu Patil (Widow), were recorded as per mutation entry No. 2367.
- I. On perusal of mutation Entry No. 2935 it appears that 1) mr. Jagannath Dagadu Patil 2) Mr. Dnyaneshwar Dagadu Patil, 3) Mr. Balaram Dagadu Patil, 4) Mrs. Sunita Atmaram Chaudhari, 5) Mrs. Laxmi Prakash kathe, 6) Surekha Dagadu Patil 7) Smt. Jijabai Dagadu Patil sold the said land - 4 to Shri. Bhavesh Rajesh Shah vide registered sale Deed dated 05.04.2017 bearing registration No. PVL-5-3774/2017, and the said transaction has been certified vide Mutation Entry No. 2935.

SAID LAND - 5:



- Patil as per
- A. Vide mutation entry bearing no. 193 dated 20.02.1936 it is recorded that Kalu mahadu mhatre has acquired all the rights, title and interest in respect of said land – 5 from Fakir Md. Razaq Farid.
- B. Vide mutation bearing no. 697 effect of weight and measure (enforcement) act, 1958 and Indian coinage act 1955 is given in revenue record of said land – 5.
- C. Vide mutation entry bearing no. 796 dated 14.09.1973 it is recorded that encumbrance of Rs. 4000/- of Rohinjan Society is created in other right column of revenue record of said land – 5.
- D. Vide mutation entry bearing no. 815 dated 01.10.1974, it is recorded that Shri Govind Ramji Patil demised intestate leaving behind his legal heirs namely 1. Shri Kashinath Govind Patil, 2. Shri Pundalik Govind Patil, 3. Shri Namdev Govind Patil, 4. Shri Bhagwan Govind Patil, 5. Sakhubai Bhau Shelke, 6. Bamubai Narayan Mukadam, 7. Janakibai Ramchandra Patil.
- E. Vide mutation entry bearing no. 921 dated 23.10.1985, it is recorded that Shri Kashinath Govind Patil demised intestate on 01.12.1984 leaving behind his only legal heirs namely 1. Bhalchandra and. 2. Ramchandra and 3. Kashinath etc.
- F. Vide mutation entry bearing no. 2270 dated 28.12.2005, it is recorded that Shri Namdev Govind Patil demised intestate leaving behind his only legal heirs namely 1. Sitabai Namdev Patil, 2. Shankar Namdev Patil, 3. Chandrabai Atmaram Gharat, 4. Anusaya Namdev Patil, 5. Sushila Namdev Patil, 6. Ranjana Namdev Patil 7. Kusum Namdev Patil, 8. a. Ramnath Mahadev Patil, b. Jitendra Mahadev Patil, c. Pushpa Mahadev Patil, d. Bharati Mahadev Patil, e. Nirmala Mahadev Patil, f. Sarika Mahadev Patil, g. Chandrabhaga Mahadev Patil.
- G. Vide mutation entry bearing no. 2450 dated 02.07.2008, it is recorded that Shri Bhagwan Govind Patil demised intestate on 06.04.2008 leaving behind his only legal heirs namely 1. Pralhad Bhagwan Patil, 2. Dhulchandra Bhagwan Patil, 3. Aruna Ram Patil, 4. Saraswati Pundalik Patil, 5. Gulab



Jayant Gondhali, 6. Renuka Bhagwan Patil, 7. Rekha Bhagwan Patil, 8. Ashabai Balkrishna Patil, 9. Dipawali Balkrishna Patil, 10. Hemant Balkrishna Patil, 11. Rupali Balkrishna Patil and 12. Shri Uttam Balkrishna Patil.

- H. Vide mutation entry bearing no. 2464 dated 08.08.2008 it is recorded that Sakhubai Bhau Shelke demised intestate on 23.10.2006 leaving behind her only legal heirs namely 1. Eknath Bhau Shelke, 2. Vasant Bhau Shelke, 3. Bhimabai Anant Patil, 4. Vithabai Mahadu Mukadam, 5. Venubai Balu Mhatre.
- I. Vide mutation entry bearing no. 2516, it is recorded that by virtue of Release Deed dated 06.03.2009 Smt Aruna Ram Patil and 27 others have released all their right, title and interest in respect of said land – 5 in the name of K G Patil and 11 others. Said Release Deed dated 06.03.2009 is duly registered before Sub – Registrar Assurance Panvel – 2 at Panvel under the registration Sr. No. 1201/2009 on 16.03.2009.
- J. Vide mutation entry bearing no. 2519 dated 25.06.2009, it is recorded that Shri Pundalik Govind Patil demised intestate on 28.06.2009 leaving behind his only legal heirs namely 1. Gajanan Pundalik Patil, 2. Bhimabai Motiram Porji, 3. Nisha Arun Patil, 4. Parvati Vishnu Mhatre, 5. Narmada Maruti Dhumal, 6. Hausa Manohar Mhatre, 7. Jamuna Dhananjay Barne, 8. Hema Pundalik Patil.
- K. Vide mutation entry bearing no. 2575 dated 14.03.2010, it is recorded that by virtue of Release Deed dated 11.02.2010 Bhimabai Motiram Porji and other 6 have released all their rights, title and interest in the name of Gajanan Pundalik Patil. Said Release Deed dated 11.02.2010 is duly registered before Sub – Registrar Assurance Panvel – 1 at Panvel under the registration Sr. No. 1658/2010 dated 15.02.2010.
- Vide mutation entry bearing no. 2893 and 3047, it is recorded that revenue record of said land – 5 is computerised.



- M. Vide mutation entry bearing no. 2911 dated 24.10.2016 it is recorded that Smt Sitabai Namdev Patil demised intestate on 15.08.2015 leaving behind her only legal heirs more particularly mentioned in this mutation entry.
- N. Vide mutation entry bearing no. 2967 dated 02.01.2018, it is recorded that Deed of Distribution dated 04.11.2017 is executed between the parties. Said Deed of distribution dated 04.11.2017 is duly registered before Sub – Registrar Assurance Panvel – 5 at Panvel under the registration No. 10938/2017 on 05.11.2017.
- O. Vide mutation entry bearing no. 3142 dated 11.05.2021, it is recorded that Shri Sadashiv Kashinath Patil demised intestate on 24.06.2020 leaving behind his only legal heirs namely 1. Smt Parvatibai Sadashiv Patil, 2. Smt Karuna Shridhar Patil, 3. Smt Vaishali Gurunath Patil, 4. Shri Kalpesh Sadashiv Patil, 5. Shri Bhushan Sadashiv Patil, 6. Smt Pooja Sainath Bhoir.
- P. Vide mutation entry bearing no. 3162 dated 11.10.2021, it is recorded that by virtue of Release Deed dated 23.08.2021 1. Smt Parvatibai Sadashiv Patil, 2. Smt Karuna Shridhar Patil, 3. Smt Vaishali Gurunath Patil, 4. Smt Pooja Sainath Bhoir have released all their rights, title and interest in the name of 1. Shri Kalpesh Sadashiv Patil and 2. Shri Bhushan Sadashiv Patil. Said Release Deed dated 23.08.2021 is duly registered before Sub – Registrar Assurance Panvel – 4 at Panvel under the registration Sr. No. 8883/2021 on 23.08.2021.
- Q. By virtue of Development Agreement dated 11.04.2022, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land – 5 from Shri Bhushan Patil. Said Development Agreement dated 11.04.2022 is duly registered before Sub – Registrar assurance Panvel – 3 at Panvel under the registration Sr. No. PVL – 3 6786/2022 on 13.04.2022.



LAND – 6:

- A. Vide mutation Entry No. 159 it was recorded that. The said land – 6 along with other land were measured and sub-divided and recorded before the name of respective occupants. This mutation entry effected on 25/4/33.
- B. Perusal of Mutation entry No. 430 reveals that, Shri Parashram Gopal Patil & Ors had vide mortgage dated 20/5/53 mortgage said land – 6 for Rs. 650/- before M/s Thana, Kulaba & Mumbai Suvarn D. O. Land Mortgage Bank Ltd, Klyan. This mutation entry effected on 20/7/66.
- C. Perusal of Mutation entry No. 431 reveals that, Shri Balu Gopal Patil & Ors had vide mortgage dated 17/4/53 mortgage said land – 6 for Rs. 1950/- before M/s Thana, Kulaba & Mumbai Suvarn D. O. Land Mortgage Bank Ltd, Klyan. This mutation entry effected on 20/7/66.
- D. Perusal of Mutation entry No. 608 reveals that, Shri Parasram Gopal Patil had mortgage said land – 6 before M/s Thana, Kulaba Land Mortgage Bank. However, said burden was reduced as the band issued like certificate. This mutation entry effected on 29/1/65.
- E. Vide mutation bearing no. 697 effect of weight and measure (enforcement) act, 1958 and Indian coinage act 1955 is given in revenue record of said land – 6.
- F. Vide mutation entry bearing no. 804 reveals that Shri Babu Gopal Patil was demised on 18.6.1973, leaving behind heirs namely – sons 1) Shri. Goma Babu Patil 2) Shri Bandu Babu Patil, 3) Shri Manohar Babu Patil, Wife 4) Smt. Bhagirathi Babu Patil 5. Sitabai Balu Patil 6. Kunda Balu Patil. Varas Reg. No: 8. This mutation entry effected on 20/12/73.



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- G. Perusal of Mutation Entry No. 896 reveals that, said land – 6 was owned & possessed by Shri. Parshuram Gopal Patil. However, upon his due application before Hon'ble *Tahasildar*, Panvel & by due order on said application his Grand-Son's namely SHRI. DHANAJI BALARAM PATIL's name was added on records of right of said land – 6. This mutation entry effected on 10/12/82.
- H. Vide mutation entry bearing no. 1047 reveals that, Smt. Sitabai Babu Patil was demised 6 Year ago, leaving behind heirs namely – son 1) Shri. Manohar Babu Patil having no daughter. *Varas* Reg. no 67. This mutation entry effected on 28/11/90.
- I. Perusal of Mutation Entry No. 2485 reveals that, vide Release Deed (without consideration) Shri Goma Balu Patil & Ors 2 had release their right in said land – 6 in favour of SHRI DHANAJI BALARAM PATIL. This mutation entry effected on 23/12/2008.
- J. By virtue of Development Agreement dated 11.04.2022, M/s Today Global Homes has acquired all the development rights, title and interest in respect of said land – 6 from Shri Shanaji balaram Patil. Said Development Agreement dated 11.04.2022 is duly registered before Sub – Registrar assurance Panvel – 3 at Panvel under the registration Sr. No. PVL – 3 6792/2022 on 13.04.2022.

Date: 23.07.2022




Abhishek Bhide
Advocate