



Prasad G. Shelke

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ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
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Ref No. :

Date :- 25/11/2023 ,

... FLOW OF THE TITLE OF THE SAID LAND :-

1. The 7/12 extract of Village SONIVALI, bearing

GUT NO/HISSA NO	AREA H-R-P.	ASSESSMENT RS. PAISE
Gut No. 15, Hissa No. 1	1H-74R-50 Prati, Out of which area taken for Development is 1H-23R-50 Prati i.e 12350 Sq. Mtrs.	7.05

Situated On the date of Application of the registration stands in the name of land owners mentioned above in Clause No. II of the legal Title Report.

2. **Mutation Entry No :-** Mutation number 197, Mutation number 214, Mutation number 278, 337, 439, 827, 920, 1121, 1123, 1141, 1151, 1290, of VILLAGE- SONIVALI, Tal-Ambernath, Dist-Thane.

From the perusal of the above mutations it appears that the land bearing Gut No. 15, Hissa No. 1, total area admeasuring 1H-74R-50 Prati, Assesment 7 Rs. 05 Paise, of Village-Sonivali, Taluka-Ambernath, Dist-Thane, was originally owned and possessed by Mr. Mahadu Anya Sonawane & he has paid the 32G Purchase Price of Rs. 504/- to the A.L.T. Ambernath and 32 M has been issued in the name of Mr. Mahadu Anya Sonawane and the Mutation Entry No. 1787 has been mutated at Village Shirgaon.

And after his death i.e. Mr. Mahadu Anya Sonawane, name of his legal heirs i.e. Pandurang Mahadu Sonawane, Mr. Ramesh Mahadu Sonawane, 1) Gunabai Alias Munabai Kachru @ Mangal Jadhav, 2) Kantabai @ Vandana Dasharath Bhalerao, are recorded on 7/12 extract of Village Sonivali, by mutation Entry No. 1123.



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Thereafter 1) Gunabai Alias Munabai Kachru @ Mangal Jadhav, 2) Kantabai @ Vandana Dasharath Bhalerao, released their share in favour of their brother by Registered Release Deed bearing Number 8716/2011, Dated 23/08/2011 & their names are deleted by mutation entry Number 920 of Village Sonivali.

Thereafter Mr. Ramesh Mahadu Sonawane was expired on 26/12/2015 and after his demise there are 7 legal heirs are recorded on 7/12 extract by mutation entry Number 1123 of Village Sonivali, as under :-

<u>Name</u>	<u>Relation</u>
1) Savita Ramesh Sonawane	- Wife
2) Sandhya Jeevan Gaikwad	- Daughter
3) Sushma Anil Jadhav	- Daughter
4) Avinash Ramesh Sonawane	- Son
5) Reshma @ Nidhi Nilesh Sonawane	- Daughter
6) Neelam Ramesh Sonawane	- Daughter
7) Amol Ramesh Sonawane	- Son

Thereafter 1) Mr. Pandurang Mahadu Sonawane, 2) Savita Ramesh Sonawane, 3) Sandhya Jeevan Gaikwad, 4) Avinash Ramesh Sonawane, 5) Amol Ramesh Sonawane, 6) Sushma Anil Jadhav 7) Reshma @ Nidhi Nilesh Sonawane, 8) Neelam Ramesh Sonawane, had Sold 20 Gunthas Out of Total Land of Gut Number 15, Hissa Number 1, of Village Sonivali, to Kishor Dhau Meher, Girish Manohar Meher, Ranjana Dhau Meher, Suvarna Pravin Khandelwal @ Joshi by Registered Sale Deed bearing Number 1014/2017, Dated 19/05/2017



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before Joint Sub Registrar ULH-II & their names are recorded on 7/12 extract by **mutation entry No. 1151** of Village Sonivali.

Thereafter (1) Mr. Pandurang Mahadu Sonawane, (2) Savita Ramesh Sonawane, (3) Sandhya Jeevan Gaikwad, (4) Avinash Ramesh Sonawane, (5) Amol Ramesh Sonawane, (6) Sushma Anil Jadhav (7) Reshma @ Nidhi Nilesh Sonawane, (8) Neelam Ramesh Sonawane, had Sold **25 Gunthas** land, Out of total Land of Gut Number 15, Hissa Number 1, of Village Sonivali, to Mr. Ranjana Dhau Meher, Dilip Dhau Meher, Dinesh Ananta Meher, Pankaj Ananta Meher, Roshan Ananta Meher by **Registered Sale Deed bearing Number 8418/2020, Dated 23/10/2020,** before Joint Sub Registrar ULH-II & their names are recorded on 7/12 extract by **mutation entry No. 1290** of Village Sonivali.

Thereafter Mr. Pandurang Mahadu Sonavane and 07 others had given the 123.50 Gunthes, i.e. 12350 Sq. Mtrs land for development to PAWAR GROUP BUILDERS AND DEVELOPERS, through its partner Mr. Dayanand Ganesh Pawar & 02 others which is registered at Jt. Sub Registrar Ulhasnagar-3, bearing No. **9489/2023, dated 7/8/2023** and also grant the Irrevocable power of Attorney to **PAWAR GROUP BUILDERS AND DEVELOPERS**, through its partner Mr. Dayanand Ganesh Pawar & 02 others which is registered at Jt. Sub Registrar Ulhasnagar-3, bearing No. **9490/2023** (Hereinafter referred as "said land" more particularly described in Schedule-I)

And Whereas, the plan for building Permission was already sanctioned by Kulgaon Badlapur Municipal Council bearing Outward No. **Outward No. KBNP/NRV/B.P./321/2022-2023, Unique No. 166, Dated 10.02.2023**



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Thus from the above [documents mentioned it appears that **PAWAR GROUP BUILDERS AND DEVELOPERS**, a partnership firm is having all rights and authority to develop the above property mentioned in para No. 1 and they are having good, right and marketable title to develop the above property by obtaining necessary permissions from Kulgaon Badlapur Municipal Council and concern Revenue Authorities. a

- 3) Search Report for 30 years from shows that there are above transactions are recorded in the search Report at the office of Jt. Sub Registrar Ulhasnagar- III.
- 4) Any other relevant title:- not Applicable.
- 5) Litigation if any:- not Applicable.

Date:- 25/11/2023.

Adv. Prasad Gurunath Shelke
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