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: 9270062880
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Collector Raigad by its order Dated 21/12/2010. The said change is effected by M.E. No. 3801 certified on 18/03/2011.

ix) It is also found that Land Herein mentioned above along with other land is converted in S. No. 51, Plots No. 1 to 74 by Dept. Superintendent Land Record by its order Dated 28/11/2011. the said change is effected by M.E. No. 3904, certified on 17/01/2012.

IX) S. No. 147, H. No.9A area 0-29-0 consist of 11 mutation Entries are found in revenue record and I found that

i) The land herein mentioned above was originally part and parcel of S. No. 147, H. No. 9 and belonged to Dhondu Sudkya More and cultivated by Dagadu Vithal Tembhe as ordinary tenant in the year 1956-1957. The said entry entered in record of rights by M.E. No. 707 certified on 25/09/1957.

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ii) It is also found that, how name of Dagadu Vitthal Tembhe came in record of rights by which M.E. is not found. Hence the link of succession is missed.

iii) It is also found that, price of land was fixed u/s 32G pf B.T. and A.L. Act for the area 0-26-0R in favour of Namdev Dagadu Tembhe and Name of Owner was filed in the column other rights by putting charge of price amount over the land. The said charge is effected by M.E. No. 1434 and certified on 27/02/1973.

iv) It is also found that, Dhondu Barkya More was died on 10/12/1977, hence name of his legal heirs sons 1) Sudkaji Dhondu More 2) Ramchandra Dhondu More & daughter by name 1) Nirabai Baluram Jadhav 2) Shantabai Jadhav and wife Anandibai Dhondu More were entered in record of rights by M.E. No. 1602 certified on 05/01/1979.

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v) It is also found that, Sudkaji Dhondu More and Ramchandra Dhondu More had sold 0-27-0R to Sakharam Govind Shinde by Reg. Sale Deed executed on 04/12/197. The said transfer was effected by M.E. No. 1645.

vi) It is also found that, Sakharam Govind Shinde had sold the land mentioned herein above to Balaram Bhagoji Utekar by Reg. Sale Deed executed on 10/10/1984. The said transfer is effected by M.E. No. 1723, certified on 12/02/1985.

vii) It is also found that, Balaram Bhagoji Utekar has sold the land to Nandkumar Gopinath Vedak by Reg. Sale Deed executed on 19/08/1991. The said change is effected by M.E. No. 2026, certified on 08/01/1992.

viii) It is also found that, the land was mortgaged with Bank of India, Branch Goregaon for Rs, 10306000/-. The said entry was entered in record of rights by M.E. No. 3481, certified on 08/03/2006.

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ix) It is also found that, Nardkumar Gopinath Vedak, has sold the land with consent from Manager Bank of India Branch Goregaon to Anand Jagdish Prasad Gupta by Reg. Sale Deed executed on 23/03/2009. The said change is effected by M.E. No. 3657, certified on 03/06/2009.

x) It is also found that, land along with other lands was declared as Non- Agricultural land by Dist Collector Raigad by its order dated 21/12/2010. The said change is effected by M.E. No. 3801, certified on 18/03/2011e.

xi) It is also found that, Land along with other Lands was converted in S. No. 50 Plots No. 1 to 74 by Dept. Superintendent Land Record Mangaon by its order Dated 28/11/2011. The Said change is effected by M.E. No. 3904, certified on 17/01/2012.

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X) S. No. 147, H. No. 9B Area 0-28-0 consist of 6 Mutation Entries are found in revenue record and found that

i) The land was purchased by Dhondu Sudkya More from Isak Abdullah on 04/04/1956. The said entry was recorded in record of right by M.E. No. 605.

ii) The land mentioned herein above was originally part and parcel of S. No. 147, H. No. 9 and was belonged to Narayan Moro Shet. It was also found that the land was cultivated by Dagadu Vithal Tembhe as ordinary tenant in the year 1956 to 1957. The said entry was entered in record of rights by M. E. no. 707 certified on 25/09/1957.

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iii) It is also found that, out of original S. No. 147, H. No. 9 some land was cultivated by Dhondya Sudkya Mahar in the year 56-57as ordinary Tenant hence his name was entered in record of right as tenant. The said entry was recorded by M.E. No. 712 certified on 25/09/1957.

iv) It is also found that, out of area of S. No. 147, H. No.9 area of 0-26-0 R was sold by order of Revenue Tribunal u/s 32 G in the name of Namdev Dagadu Tambe on 18/07/1973, hence name of owner Dhondu Sudkya More transfer in the column of other rights. The said change is effected by M.E. No. 1434, certified on 27/02/1973. The remaining area of land was found in the name of Dhondu Sudkya More.

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v) It is also found that, Namdev Dagadu Tembhe has sold the above land to Nandkumar Gopinath Vedak by Reg. Sale Deed with permission from Sub Div. Officer on 19/08/1991. The said change is entered in record of rights by M.E. No. 2025, certified on 08/01/1972.

viii) It is also found that, land was mortgaged with Bank of India Branch Goregaon, Tal-Mangaon for Rs. 1,03,06,000/- on 08/03/2006. The said entry was entered in record of rights by M.E. No. 3481 certified on 11/05/2006.

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ix) It is also found that, Nandkumar Gopinath Vedak has sold the land with permission from Manager, Bank of India Branch Goregaon to Anand Jagdfish Prasad Gupta by Reg. Sale Deed executed on 23/03/2009, certified on 03/06/2009.

x) It is also found that, the land along with other land was declared as Non Agricultural land by Dist. Collector by its order dated 29/11/2010. The said change is reflected by M.E. No. 3801 certified on 18/03/2011.

xi) It is also found that the land along with other land is converted in one survey number of 51 plots No. 1 to 74 by order of Dept. Superintendent Land Record Mangaon by its order Dated 28/11/2011. The said change is effected by M.E. No. 3904 certified on 17/01/2012.

XI) S. No. 147, H. No. 10, Area 0-06-0 consist of 7 Mutation Entries are found in revenue record and found that

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i) The land was originally belonged to Babu Vithu Tembhe, Babu Vithu Tembhe had sold the land to Sahadev Sakharam Tembhe by Reg. Sale Deed executed on 03/09/1960. The said transfer is effected by M.E. No. 859 certified on 31/08/1961.

ii) It is also found that, how name of Shadev Sakharam Tembhe died hence name of legal heir entered in record of right i.e. Draupadibai Sahadev Tembhe 2) Pandurang Sahadev Tembhe 3) Deepak Sahadev Tembhe 4) Yemabai Yetlya Dhepa 5) Thamubai Moreshwar Bhoir 6) Pushpa Sakharam Kasrekar 7) Sundar Yashwant Molore 8) Leelawati Chandrakant Shinde and 9) Indu alias Pratibha Shankar Pasurde.

iii) It is also found that Draupadibai Sahadev Tembhe 2) Pandurang Sahadev Tembhe 3) Deepak Sahadev Tembhe 4) Yemabai Yetlya Dhepa 5) Thamubai Moreshwar Bhoir 6) Pushpa Sakharam Kasrekar 7) Sundar Yashwant Molore 8) Leelawati Chandrakant Shinde and 9) Indu alias Pratibha Shankr Pasurde have sold the land to Rajendra Mukund Tembhe by Reg. Sale Deed executed on 14/05/1989. The said change is reflected by M.E. No. 1825 certified on 22/06/1987.

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iv). It is also found that, Rajendra Mukund Ahdikari has sold the land to Anand Jagdish Prasad Gupta by Reg. Sale Deed executed on 15/05/2008. The said transfer is reflected by M.E. No. 3563, certified on 30/05/2008.

v) It is also found that, the land along with other land was declared as Non Agricultural lands by Dist. Collector Raigad Alibag by its order Dated 21/12/2010. The said Change is effected by M. E. No. 3801 Certified on 18/03/2011.

vi) It is also found that, the land along with other lands was converted into S. No. 51, Plot No. 1 to 74 by Dept. Superintendent Land Record Mangaon by it order Dated 28/11/2011. The said change reflected by M. E. No. 3904 certified on 17/01/2012.

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XII) It is also found that Branch Manager Bank of India Branch Goregaon, Tal-Mangaon has given a letter dated 17/06/2013 that mortgaged properties No. 52/2B1, 50/4B1, 147/9B1 and 147/9A1 are redeemed by Borrower Mr. Anand Jagdish Prasad Gupta by repaying loan amount to Bank. It is also found that the said entry entered in record of right by M.E. No. 3983 certified on 28/02/2013.

XIII) It is also found that Anand Jagdish Prasad Gupta and M/s Adhikari and Associates through its partners Mr. Rohit Ashtavadhani and Mr. Harshal Adhikari have entered in to notarised agreement on 04/05/2012 that M/s Adhikari and Associates partnership firm develop the above S. No. 51, Plots No. 1 to 74 as per sanction plan by appropriate Authority & will share proceeds there from as per agreed term i.e. Builder would construct Residential Buildings, Bunglows and Commercial structure into three phase. It is also admitted by the said covenant that any deviation from the agreed feature

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without prior approval from owner, developer would be liable to pay the difference of the cost of the same to the owner.

XIV) It is also admitted by the covenant that after completion work in Phase I as per agreed term owner will release rights of Phase II & III to develcpers.

XV) It is also admitted by the covenant that in respect of Residential Sale owners share would be 25% and Developers Share would be 75%. The said ratio will be applicable to commercial sale also.

XVI) It is also admitted by the covenant Developer shall complete the project with his own funds and means and in limitation prescribed by convenant.

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XVII) It is also admitted by the covenant Developer shall furnish unconditional performance Bank Guarantee of Rs. 50,00,000/- in favour of owner.

XVIII) It is also admitted by the covenant that builder shall complete the project as per clause 4.

XIX) It is also admitted by Developer that Developer shall get project approved by recognized bank to enable to interested clients/buyers to get loans for purchaser of residential and commercial premises in the said development.

XX) It is also admitted by the covenant that any dispute arise party hereto shall refer, it to arbitration under provisions of Arbitration and reconciliation Act 1996, provided that Development Agreement shall be Registered.

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From the above search and documents forwarded to me and investigation and I found that the properties herein mentioned are cleared and marketable. Therefore title and ownership of the above properties are clear & marketable.

Date :- 31/08/2013

Adv. D.B. Wadkar
Mahad-Raigad