



(Circular No.: 28/2021)

To,
Maha RERA**"LEGAL TITLE REPORT/FORMAT A"**

Subject : Title Clearance Certificate of the land having area admeasuring 00 Hectare, 31 Ares, comprising of (1) Survey No. 35/1A/7/1, totally admeasuring 00 Hectare, 13.50 Ares, (2) Survey No. 35/1A/16/1, totally admeasuring 00 Hectare, 04.50 Ares and (3) Survey No. 36/2A/15/1, totally admeasuring 00 Hectare, 13 Ares, all are lying, being and situate at revenue village – Mundhwa (Keshavnagar), Taluka – Pune City, District - Pune (hereinafter collectively referred to as the 'said land').

1. I have investigated the title of the said land on the request of Mr. Navin Rajendra Agrawal, Partner of M/s. Unique Buildcon by referring the following documents i.e.:-

A) **DESCRIPTION OF THE LAND:** all those contiguous pieces and parcels of the lands having area admeasuring 00 Hectare, 31 Ares, comprising of (1) Survey No. 35/1A/7/1, totally admeasuring 00 Hectare, 13.50 Ares, (2) Survey No. 35/1A/16/1, totally admeasuring 00 Hectare, 04.50 Ares and (3) Survey No. 36/2A/15/1, totally admeasuring 00 Hectare, 13 Ares, all are lying, being and situate at revenue village – Mundhwa (Keshavnagar), Taluka – Pune City, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which lands are jointly bounded as under:-

On or towards the East : By Survey No. 35/2,
On or towards the South : By Survey Nos. 36/2A/15P, 35/1A/16P and 35/1A/7P,
On or towards the West : By Road,
On or towards the North : By Survey Nos. 36/2A/14P, 35/1A/15P and 35/1A/6P.

B) **THE DOCUMENTS OF ALLOTMENT OF PLOTS/LANDS:-**

- i. Copy of Deed of Gift dated 13/02/2020, which is registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 1378/2020.
- ii. Copy of Deed of Gift dated 02/03/2021, which is registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 2507/2021.
- iii. Copy of Deed of Gift dated 11/02/2022, which is registered at the office of Sub Registrar, Haveli No. 4 (Pune), at Sr. No. 2553/2022.
- iv. Copy of Agreement of Joint Venture dated 14/06/2022, which is registered at the office of Sub Registrar, Haveli No. 10 (Pune), at Sr. No. 15349/2022.
- v. Copy of Power of Attorney dated 14/06/2022, which is registered at the office of Sub Registrar, Haveli No. 10 (Pune), at Sr. No. 15350/2022.

C) The 7/12 extracts issued by Talathi / received from Online Portal dated 12/10/2023 and the Mutation Entries bearing Nos. 3083, 3368, 3369, 4236, 4237, 4504, 8220 and 15083 thereon.

D) Search Report for 30 years from 1993 till 2023.

2) On perusal of above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of Mr. Sandeep Madhav Dhume with respect to the said land is clear, marketable and without any encumbrances.

- A) Owner of the land is: Mr. Sandeep Madhav Dhume,
- B) Developer of the land is: M/s. Unique Dhume Associates,
- C) Qualifying comments/remarks if any - NA-

3) The report reflecting the flow of title of Mr. Sandeep Madhav Dhume on the said land is enclosed herewith as annexure.

Pune,
Dated : 12/10/2023,

Encl.: Annexure.




Chandrakant Nanekar,
Advocate.

FLOW OF TITLE OF THE SAID LANDS

1. It seems from the revenue record that, the land bearing Survey No. 35/1A, an area admeasuring 06 Acres was previously recorded in the name of Mr. Ashok Patilbuva Dhamdhere and the land bearing Survey No. 36/2A/2C, an area admeasuring 02 Acres was previously recorded in the name of Mr. Hira Gopala Kodre.
2. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands coming under Village - Mundhava have been converted into metric system. Effects of the same have been given to the 7/12 extracts the larger lands vide Mutation Entry No. 3083.
3. As per the Application given by Mr. Ashok Patilbuva Dhamdhere, the following names have been recorded to the record of rights of the land bearing Survey No. 35/1A.

Sr.No.	Name	Share in the land
1.	Mrs. Indubai Patilbuva Dhamdhere	1 Anne, 4 Pai
2.	Mr. Udaykumar Patilbuva Dhamdhere	1 Anne, 4 Pai
3.	Mr. Eknath Patilbuva Dhamdhere	1 Anne, 4 Pai
4.	Mr. Ashok Patilbuva Dhamdhere	12 Anne





Accordingly the names of said beneficiaries have been recorded to the record of rights of the aforesaid land vide Mutation Entry No. 3368.

4. The partition of the land bearing Survey No. 35/1A has been taken place amongst Mrs. Indubai Patilbuva Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mr. Eknath Patilbuva Dhamdhare and Mr. Ashok Patilbuva Dhamdhare. As per the said partition, the aforesaid land has been distributed in the parties therein in the following manner:

Sr.No.	Survey No.	Area		Names of the Beneficiaries
		Acres	Gunthe	
1.	35/1A/1	04	20	Mr. Ashok Patilbuva Dhamdhare
2.	35/1A/2	00	20	Mr. Eknath Patilbuva Dhamdhare
3.	35/1A/3	00	20	Mr. Udayumar Patilbuva Dhamdhare
4.	35/1A/4	00	20	Mrs. Indubai Patilbuva Dhamdhare

Accordingly the names of parties therein have been recorded to the record of rights of the aforesaid land vide Mutation Entry No. 3369.

5. By virtue of Agreement dated 28/04/1987, Mr. Hira Gopala Kodre, Mrs. Sarubai Hira Kodre, Mr. Prakash Hira Kodre (for himself and natural guardian of Mas. Yogesh Prakash Kodre) and Mrs. Minakshi Prakash Kodre have agreed to sale the land bearing Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 81 Ares unto and in favor of Mr. Madhav



Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5342/1987.

6. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere), Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 20 Ares from and out of Survey No. 35/1A/3 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5343/1987.

7. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere), Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said





Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5344/1987.

8. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare), Mrs. Shalan Ashok Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mrs. Indumati Patilbuva Dhamdhare, Mr. Patilbuva Balaji Dhamdhare, Mr. Eknath Patilbuva Dhamdhare, Mrs. Nandadevi Eknath Dhamdhare and Mr. Bharat Patilbuva Dhamdhare (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhare and Ms. Urmila and Shital Bharat Dhamdhare) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5345/1987.
9. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare), Mrs. Shalan Ashok Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mrs. Indumati Patilbuva Dhamdhare, Mr. Patilbuva Balaji Dhamdhare, Mr. Eknath Patilbuva Dhamdhare, Mrs. Nandadevi Eknath Dhamdhare and Mr. Bharat Patilbuva Dhamdhare (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhare and Ms. Urmila and Shital Bharat Dhamdhare) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said



Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5346/1987.

10. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare), Mrs. Shalan Ashok Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mrs. Indumati Patilbuva Dhamdhare, Mr. Patilbuva Balaji Dhamdhare, Mr. Eknath Patilbuva Dhamdhare, Mrs. Nandadevi Eknath Dhamdhare and Mr. Bharat Patilbuva Dhamdhare (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhare and Ms. Urmila and Shital Bharat Dhamdhare) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5348/1987.

11. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Hira Gopala Kodre and Mrs. Sarubai Hira Kodre sold out the land bearing Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 81 Ares unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporla. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16955/1987 and got registered on 09/12/1988 at Sr. No. 17077/1988.





12. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant Bharat Dhamdhere, Mas. Hanumant Bharat Dhamdhere, Ms. Urmila Bharat Dhamdhere and Ms. Shital Bharat Dhamdhere), Mrs. Sindhumati Bharat Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr, Meghsham Kamlakar Apte and Mr. Rus Fram Balaporla. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16963/1987 and got registered on 09/12/1988 at Sr. No. 17085/1988.
13. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Eknath Patilbuva Dhamdhere Mrs. Nandadevi Eknath Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr, Meghsham Kamlakar Apte and Mr. Rus Fram Balaporla. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16964/1987 and got registered on 09/12/1988 at Sr. No. 17086/1988.



14. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare) and Mrs. Shalan Ashok Dhamdhare sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr, Meghsham Kamlakar Apte and Mr. Rus Fram Balaporla. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16965/1987 and got registered on 09/12/1988 at Sr. No. 17087/1988.
15. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Uday Patilbuva Dhamdhare and Mr. Ashok Patilbuva Dhamdhare sold out an area admeasuring 00 Hectare, 20 Ares from and out of Survey No. 35/1A/3 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr, Meghsham Kamlakar Apte and Mr. Rus Fram Balaporla. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16968/1987 and got registered on 09/12/1988 at Sr. No. 17088/1988.
16. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Uday Patilbuva Dhamdhare and Mr. Ashok Patilbuva Dhamdhare sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1





unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr, Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16969/1987 and got registered on 09/12/1988 at Sr. No. 17089/1988.

17. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Eknath Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 08 Ares from and out of Survey No. 35/1A/2/1 unto and in favor of Mr. Madhav Durgaram Dhume. The area sold has been allocated as Survey No. 35/1A/2/2. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 4236.
18. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 08 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The area sold has been allocated as Survey No. 35/1A/1/3. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 4237.
19. By virtue of Deed of Partition dated 21/02/1992, the partition in respect of the said land along with their other lands has been taken place by and between Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra



Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. As per the said partition the lands bearing Survey No. 35/1A/1/2, an area admeasuring 00 Hectare, 18 Ares, Survey No. 35/1A/3, an area admeasuring 00 Hectare, 06 Ares and Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 16 Ares have been allotted / given to the share of Mr. Pankaj Madhav Dhume. The said Deed of Partition is registered at the office of Sub Registrar, Haveli No. 3 (Pune), at Sr. No. P-1278/1992. While giving effect to the 7/12 extracts of the said land, the Survey Nos. 35/1A/1/2, 35/1A/3 and 36/2A/2C have been changed to Survey Nos. 35/1A/1/2/6, 35/1A/3/3 and 36/2A/2C/4 respectively. Accordingly the name of Mr. Pankaj Madhav Dhume has been recorded to the record of rights of the said land vide Mutation Entry No. 4504.

20. Vide Order bearing No. RTS/7/12/Comp/1438/04 dated 21/10/2004 issued by Tahasildar, Pune City, Pune, the following changes have been made in the sub divisions / pot hissas of the said land.

Serial No.	Old Survey Number	New Survey Number
1.	35/1A/1/2/6	35/1A/7
2.	35/1A/3/3	35/1A/16
3.	36/2A/2C/4	36/2A/15

Effects of the same have been given to the 7/12 extracts of the said land vide Mutation Entry No. 8220.





21. By virtue of Deed of Gift dated 13/02/2020, the said Mr. Pankaj Madhav Dhume gifted an area admeasuring 10 sq. mtrs., from and out of the land bearing Survey No. 36/2A/15 unto and in favor Mrs. Asha Pankaj Dhume. The said Deed of Gift has been registered at the office of Haveli No. 23 (Pune), at Sr. No. 1378/2020.
22. By virtue of Deed of Gift dated 02/03/2021, the said Mr. Pankaj Madhav Dhume gifted an area admeasuring 00 Hectare, 30.9 Ares, from and out of the lands bearing Survey Nos. 35/1A/7, 36/2A/15 and 35/1A/16 unto and in favor Mr. Sandeep Madhav Dhume. The said Deed of Gift has been registered at the office of Haveli No. 1 (Pune), at Sr. No. 2507/2021.
23. By virtue of Deed of Gift dated 11/02/2022, the said Mrs. Aasha Pankaj Dhume gifted an area admeasuring 10 sq. mtrs., from and out of the land bearing Survey No. 36/2A/15 unto and in favor Mr. Sandeep Madhav Dhume. The said Deed of Gift has been registered in the office of Haveli No. 4 (Pune), at Sr. No. 2553/2022.
24. By virtue of Agreement of Joint Venture dated 14/06/2022, the said Mr. Sandeep Madhav Dhume decided to develop the said land jointly with M/s. Unique Buildcon, through its Partner, Mr. Navin Rajendra Agarwal. The said Agreement has been registered at the office of Sub Registrar, Haveli No. 10 (Pune), at Sr. No. 15349/2022. By the said Agreement, the Parties therein have formed firm by the name "M/s. Unique Dhume Associates" for all practical purposes.



Simultaneously with the execution of aforesaid Joint Venture Agreement, the said Owner has given Power of Attorney unto and in favor of M/s. Unique Buildcon to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 10 (Pune), at Sr. No. 15350/2022.

25. Vide Orders bearing Nos. Land/SR/26/2022 and Land/SR/27/2022 dated 30/05/2022 respectively passed by Tahasildar, Pune City, Pune, the old 7/12 extracts in respect the land having total area admeasuring 00 Hectare 31 Ares, comprising of Survey Nos. 35/1A/7, 35/1A/16 and 36/2A/15 have been closed and new 7/12 extracts in respect such area has been prepared as Survey Nos. 35/1A/7/1, 35/1A/16/1 and 36/2A/15/1. Effect of the same has been given to the revenue record vide Mutation Entry No. 15083.

PAPER NOTICE:-

I have caused to publish Paper Notices in daily Prabhat and The Indian Express Newspapers on 06/01/2021 to invite objection (if any) in respect of the said lands. In this context I would like to mention here that, during the notice period, I have not received any objection from anybody.

Sr. No.

- 1) Online 7/12 Extract dated 12/10/2023.





- 2) Mutation Entries bearing Nos. 3083, 3368, 3369, 4236, 4237, 4504, 8220 and 15083 thereon.
- 3) Search Report for 30 years from 1993 to 2023 taken by obtaining Challans bearing GRN Nos. MH013532499201819P, MH007581677202021E, MH004063584202122E, MH000899647202223E and MH006086358202324P dated 22/03/2019, 28/11/2020, 26/07/2021, 22/04/2022 and 02/08/2023 from the office of Sub Registrar, Haveli No. 15 and 21 (Pune) respectively.
- 4) Any other relevant title - NA-
- 5) Litigations, if any : -NA-

Pune,

Dated : 12/10/2023,



Chandrakant Naanekar,
Advocate.

St. Mundhiva 35-36 (Unique Buildcon)