



- Resi. : Flat No. 11, Sai Palace CHS Limited, Next to Lohia Jain I.T. Park, Kothrud, Pune -411038.
- Mob. : 7798413945 Email: ojaswita.dhanve91@gmail.com

Date: 30/09/2023

SEARCH AND TITLE REPORT

To,
DREAM WORKS REALTORS
Office Address: S.No. 6/4, Near Lakshminata Temple,
Balewadi, Pune 411045.

Kind Atten: Mr. Narendra Jalinder Balwadkar

Subject: Search and Title Report in respect of the property admeasuring about 01 Hectare 48.31 Ares i.e. 14831 sq.mtrs. (including Potkharaba), from and out of Survey No. 274, totally admeasuring about 01 Hectare 51.20 Ares, (including Potkharaba) which is assessed at Rs.07.50 Ps of Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune, within the Registration District of Pune, the Registration Sub-district of Taluka Mulshi, and also situated within the limits of Pune Municipal Corporation.

NAMES AND ADDRESS OF THE TITLE HOLDERS: -

1. **Mr. Vijay Sudam Dagade**
(And being natural guardian of his minor child
Ms. Mrunali Vijay Dagade)
2. **Mrs. Sangita Vijay Dagade**
3. **Mr. Nikhil Vijay Dagade**
4. **Mrs. Mayuri Nimitesh Shedge**
5. **Mrs. Laxmibai Sudam Dagade**
6. **Mrs. Kusum Uttam Dagade**
7. **Mr. Sachin Uttam Dagade** (For himself
And being natural guardian of his minor child
Mr. Sahil Sachin Dagade)
8. **Mrs. Dipali Sachin Dagade**
9. **Mr. Saurabh Sachin Dagade**
10. **Mr. Machindra Uttam Dagade** (For himself
And being natural guardian of his minor children
Shruti Machindra Dagade & Samarth Machindra Dagade)
11. **Mrs. Trupti Machindra Dagade**
12. **Mrs. Aruna Dilip Galande**
(Name before marriage Ms. Aruna Uttam Dagade)
13. **Mrs. Surekha Ankush Dabhade**
(Name before marriage Ms. Surekha Uttam Dagade)
14. **Mrs. Ranjana Kashinath Dagade**
15. **Mr. Sanjay Kashinath Dagade** (For himself
And being natural guardian of his minor child
Prathamesh Sanjay Dagade)
16. **Mrs. Vandana Sanjay Dagade**
17. **Ms. Samruddhi Sanjay Dagade**





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- 18. Mr. Sunil Kashinath Dagade** (For himself
And being natural guardian of his minor child
Kavya & Shlok Sunil Dagade)
- 19. Mrs. Kishori Sunil Dagade**
- 20. Mrs. Rekha Maruti Balwadkar**
(Name before marriage Ms. Rekha Kashinath Dagade)
- 21. Mrs. Nirmala D. Satpute**
(Name before marriage Ms. Nirmala Kashinath Dagade)
- 22. Mrs. Suman Nana Dagade**
- 23. Mr. Pramod Nana Dagade** (For himself
And being natural guardian of his minor children
Ayush Pramod Dagade & Anushka Pramod Dagade)
- 24. Mrs. Ashwini Pramod Dagade**
- 25. Mrs. Maya Tukaram Chondhe**
(Name before marriage Ms. Maya Nana Dagade)
- 26. Mrs. Pramila Vilas Zarande**
(Name before marriage Ms. Pramila Nana Dagade)

All Residing at- Bavdhan Budruk, Taluka Mulshi, District Pune-411021.

Pursuant to your instructions, I have caused to take search of above mentioned property for last 30 years and I have carried out the search from the Index-II extracts pertaining to the said property in order to find as to whether there is any adverse entry to the title of the owners of the property namely 1. Mr. Vijay Sudam Dagade (And being natural guardian of his minor child Ms. Mrunali Vijay Dagade) 2. Mrs. Sangita Vijay Dagade, 3. Mr. Nikhil Vijay Dagade 4. Mrs. Mayuri Nimitesh Shedge 5. Mrs. Laxmibai Sudam Dagade 6. Mrs. Kusum Uttam Dagade 7. Mr. Sachin Uttam Dagade (For himself And being natural guardian of his minor child Mr. Sahil Sachin Dagade) 8. Mrs. Dipali Sachin Dagade 9. Mr. Saurabh Sachin Dagade, 10. Mr. Machindra Uttam Dagade (For himself And being natural guardian of his minor children Shruti Machindra Dagade & Samarth Machindra Dagade) 11. Mrs. Trupti Machindra Dagade 12. Mrs. Aruna Dilip Galande (Name before marriage Ms. Aruna Uttam Dagade) 13. Mrs. Surekha Ankush Dabhade (Name before marriage Ms. Surekha Uttam Dagade) 14. Mrs. Ranjana Kashinath Dagade 15. Mr. Sanjay Kashinath Dagade (For himself And being natural guardian of his minor child Prathamesh Sanjay Dagade) 16. Mrs. Vandana Sanjay Dagade 17. Ms. Samruddhi Sanjay Dagade 18. Mr. Sunil Kashinath Dagade (For himself and being natural guardian of his minor children Kavya & Shlok Sunil Dagade) 19. Mrs. Kishori Sunil Dagade 20. Mrs. Rekha Maruti Balwadkar (Name before marriage Ms. Rekha Kashinath Dagade) 21. Mrs. Nirmala D. Satpute (Name before marriage Ms. Nirmala Kashinath Dagade) 22. Mrs. Suman Nana Dagade 23. Mr. Pramod Nana Dagade (For himself And being natural guardian of his minor children Ayush Pramod Dagade & Anushka Pramod Dagade) 24. Mrs. Ashwini Pramod Dagade 25. Mrs. Maya





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Tukaram Chondhe 26. Mrs. Pramila Vilas Zarande(Name before marriage Ms. Pramila Nana Dagade)

Description of land Property: -

SCHEDULE

All that piece and parcel of landed property admeasuring about 01 Hectare 48.31 Ares i.e. 14831 sq.mtrs. (including Potkharaba), from and out of Survey No. 274, totally admeasuring about 01 Hectare 51.20 Ares, (including Potkharaba) which is assessed at Rs.07.50 Ps of Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune, within the Registration District of Pune, the Registration Sub-district of Taluka Haveli, situated within the limits of Pune Municipal Corporation and which is bounded as under:-

On or Towards East	: By Property bearing Survey No. 273
On or Towards South	: By Road.
On or Towards West	: By Property bearing Survey No. 275
On or Towards North	: By Property bearing Survey No. 288

Together with all proportionate rights in common facilities, spaces/land & amenities and along with the hereditaments, appurtenances and easementary rights and right to use paths, ways subways, water channels, drainage, etc. attached thereto. (Hereinafter referred to as the "said Property" for the sake of convenience only.)

1. As per instructions, I have carried out search of the Index II registers in order to investigate the title of the aforesaid property for last 30 years i.e. 1993 to 2023. I have carried out the search of the said property at the offices of Sub-Registrar Mulshi (Paud), Mulshi (Hinjawadi) and partly at the office of Sub-Registrar Haveli from 1993 to 2023.
2. That the said search has been carried out at the office of Sub-Registrar at Mulshi (Paud) and Mulshi (Hinjawadi). That, the search of the Index II registers was carried out on 30/09/2023 by paying the appropriate fees by GRN No. **MH008805178202324U** dated 30/09/2023 at the office of Sub-Registrar, Mulshi (Paud), Mulshi (Hinjawadi) and partly at the office of Sub-Registrar Haveli. That, the search receipt no. **1113106083** dated 30/09/2023 has attached herewith.

(I) MY FINDINGS AND OBSERVATIONS AT SUB-REGISTRAR OFFICE/S VISITED FOR SEARCH:-



O. J. Dhanve
Adv.



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1. Firstly, I visited office of the Sub-Registrar, Mulshi (Paud). The registers maintained perused since the year 1993 wherein registration of the transactions / agreements in respect of subject property situated at Bavdhan Budruk area and had also taken online search for the period i.e. since the year 2002 till 2023 which is available on official website of "igrmaharashtra.gov.in" by paying proper fees.
2. That, the condition of the Index II Registers were too bad and almost all the Registers for the years 1998, 1999, 2001 and 2002 were fully torn and some of the pages of them were found but were not readable.
3. That, the Index II registers for the years 2000 was not available and therefore no search could be taken for the said period.
4. That, the Registers for the year 1998, 1999 and 2001 were made available. That, the Index II Registers for the year 1998, 1999 were made available. That, the most of the pages were half torn and therefore the search is taken from the available record. That, during the course of inspection of the available Index II Registers for the said years, no adverse entry was found in respect of the said property, except whatever stated in these present.
5. That, the Index II registers for the year 2001 were available and the registers for the year 2001(Vol. II), was only available and on the inspection of the same no adverse entry / transaction could be traced. That, during the course of inspection of the available Index II Registers for the said year no adverse entry was found in respect of the said property.
6. That, the Index II Registers for the year 2002 were made available, that out of the same only Registers for the month of January to February were made available of the year 2002. That, on the perusal of the available Index II registers no entry / transaction in respect of the said property was found.
7. Hence search of the Index II for the years 2002 to 2023 is taken at the office of sub-registrar (Paud) and (Hinjewadi) on Online Search tool available at www.igrmaharashtra.gov.in. On the careful perusal of registers for the year 2002 to 2023, I have not come across any adverse entry/transaction in respect of the said property. The Index II registers for rest of the period although had some missing papers, they did not bear any entry adverse to the title of owners of the said property.



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8. That, during the inspection of the same I have not come across any entry adverse to the title of the present owners of the said property, except whatever stated in these present.

(II) OPINION ON SEARCH OF INDEX-II REGISTERS AT SUB-REGISTRAR OFFICES.

My aforesaid findings and observations on the basis of the search of the Index II registers are not conclusive due to non-availability of proper record and therefore my observations and findings on Search & Title can be treated as a prima facie opinion.

(III) INVESTIGATION OF TITLE ON THE BASIS OF DOCUMENTS OF TITLE.

The following documents are made available to me for the purpose of investigation of title and in order to ascertain the marketability of the title and for the purpose of this report, I have relied upon the copies of the documents, which were made available for my perusal and inspection. The details/description of the documents scrutinized as under:-

- Photocopy of 7/12 extracts in respect of the property bearing Survey No. 274 of Village Bavdhan Budruk, Tal -Mulshi, Dist-Pune.
- Mutation Entries No. 2345, 2809, 2858, 3139, 4136, 5568, 5789, 6349, 6364, 6365, 6366, 6375.
- Photocopy of Agreement dated 06/06/1997 executed by Mr. Sudam Dnyandeo Dagade in favour of Mr. Hanumant Narayan Balkawade which is registered in the office of Sub-Registrar Mulashi (Paud), Pune at Serial No. 2878/1997.
- Photocopy of Agreement dated 06/06/1997 executed by Mr. Sudam Dnyandeo Dagade in favour of Mr. Hanumant Narayan Balkawade which is registered in the office of Sub-Registrar Mulashi (Paud), Pune at Serial No. 2879/1997.
- Photocopy of Release Deed dated 30/05/2012 executed by Shakuntala Sayaji Walunjkar in favour of Kashinath Dnyandev Dagade, Vijay Sudam Dagade, Sachin Uttam Dagade, Macchindra Uttam Dagade, Pramod Nana Dagade, which is registered in the office of Sub-Registrar Haveli No. 13, Pune at Serial No. 4620/2012.
- Photocopy of Release Deed dated 30/05/2012 executed by Tanhabai Yashwant Bandal in favour of Mr. Kashinath Dnyandeo Dagade and



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others, which is registered in the office of Sub-Registrar Haveli No. 13, Pune at Serial No. 5308/2012 on 22/06/2012.

- (vii) Photocopy of Release Deed dated 05/10/2018 executed by Sunita Suresh More, Vikram Suresh More, Poonam Kiran Shedge in favour of Mr. Vijay Sudam Dagade and Smt. Laxmibai Sudam Dagade, which is registered in the office of Sub-Registrar Haveli No. 16, Pune at Serial No. 15870/2018 on 05/10/2018.
- (viii) Photocopy of Release Deed dated 22/10/2018 executed by Bhanudas Dnyanoba More in favour of Mr. Yashwant Dnyanoba More, which is registered in the office of Sub-Registrar Haveli No. 22, Pune at Serial No. 17058/2018 on 22/10/2018.
- (ix) Photocopy of Development Agreement dated 21/06/2022 executed by Mr. Vijay Sudam Dagade and others in favour of Dream Works Realtors through its Partner Mr. Narendra Jalinder Balwadkar is registered at Sub-Registrar Haveli No. 15, Pune at Serial No. 11155/2022 on 28/06/2022.
- (x) Photocopy of Irrevocable Power of Attorney dated 21/06/2022 executed by Mr. Vijay Sudam Dagade and others in favour of Dream Works Realtors through its Partner Mr. Narendra Jalinder Balwadkar is registered at Sub-Registrar Haveli No. 15, Pune at Serial No. 11156/2022 on 28/06/2022.
- (xi) Photocopy of Zone Certificate dated 13/04/2022 issued by PMRDA.

(IV) DISCUSISON AND OBSERVATION ON THE BASIS OF THE TITLE DOCUMENTS.

- (i) It revealed from Mutation Entry No. 2345 that, Nana Dnyandev Dagade expired on 01/01/1996 leaving behind him his legal heirs son namely Pramod Nana Dagade, daughters namely Maya Nana Dagade, Chhaya Nana Dagade, wife Suman Nana Dagade. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied incomplete photocopy of Mutation Entry No. 2345 for my perusal.
- (ii) It revealed from Mutation Entry No. 2809 that, Uttam Dnyaneshwar Dagade expired on 10/04/1999 leaving behind him his legal heirs son namely Sachin Uttam Dagade, Machindra Uttam Dagade, daughters namely Aruna Dilip Galande, Surekha Uttam Dagade, wife Kusum Uttam Dagade. Accordingly, effect of the said Mutation Entry has been



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given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 2809 for my perusal.

- (iii) I was informed that, Mr. Sudam Dnyandev Dagade executed Agreement dated 06/06/1997 in favour of Mr. Hanumant Narayan Balkawade and thereby agreed to sell land admeasuring 00 Hectare 18.9 Are out of total area admeasuring 01 Hectare 51.20 Are (including Potkharaba) of Survey No. 274, Bavdhan Budruk, Pune. The said Agreement is duly registered in the office of Sub-Registrar Mulshi (Paud) at Serial No. 2878/1997. I was supplied photocopy of the said Agreement dated 06/06/1997 for my perusal.
- (iv) I was informed that, Mr. Sudam Dnyandev Dagade executed Agreement dated 06/06/1997 in favour of Mr. Hanumant Narayan Balkawade and thereby agreed to sell land admeasuring 00 Hectare 18.9 Are out of total area admeasuring 01 Hectare 51.20 Are (including Potkharaba) of Survey No. 274, Bavdhan Budruk, Pune. The said Agreement is duly registered in the office of Sub-Registrar Mulshi (Paud) at Serial No. 2879/1997. I was supplied photocopy of the said Agreement dated 06/06/1997 for my perusal.
- (v) It revealed from Mutation Entry No. 2858 that, Sudam Dnyandev Dagade expired on 20/03/1999 leaving behind him his legal heirs son namely Vijay Sudam Dagade and wife Laxmibai Sudam Dagade. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 2858 for my perusal.
- (vi) It revealed from Mutation Entry No. 3139 that, Paud dated 27/09/2001, passed by Tahasildar Mulshi (Revenue Department), the charge of Rs. 503/- towards excavation of minor/minerals was kept on other rights column of said property in the name of Mr. Kashinath Dnyandev Dagade. Accordingly, effect of the said Mutation Entry has been given on other rights column of 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 3139 for my perusal.
- (vii) It revealed from Mutation Entry No. 4136 that, Hirabai Dnyanoba More expired on 15/06/2000 leaving behind her legal heirs sons namely Yashwant Dnyanoba More, Suresh Dnyanoba More and Bhanudas Dnyanoba More. Accordingly, effect of the said Mutation Entry has been given and their names were recorded on other rights column of 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 4136 for my perusal.



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- (viii) It revealed from Mutation Entry No. 5568 that, Kashinath Dnyanoba Dagade expired on 04/12/2012 leaving behind him his legal heirs two sons namely Sanjay Kashinath Dagade, Sunil Kashinath Dagade, two daughters namely Rekha Maruti Balwadkar, Nirmala Dnyaneshwar Satpute and wife Ranjana Kashinath Dagade. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 5568 for my perusal.
- (ix) It revealed from Mutation Entry No. 5789 that, Suresh Dnyanoba More expired on 26/12/2013 leaving behind him his legal heirs son namely Vikram Suresh More, daughter namely Poonam Kiran Shedge and wife Sunita Suresh More. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 5789 for my perusal.
- (x) It revealed from Mutation Entry No. 6349 that, Pramod Nana Dagade filed application and thereby requested that, previously vide Mutation Entry No. 1751 names of heirs were already recorded. Out of them, Draupadabai Dnyandev Dagade expired on 10/09/1993 and therefore her name has to be deleted from 7/12 extract. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 6349 for my perusal.
- (xi) It revealed from Mutation Entry No. 6364 that, Shakuntala Sayaji Walunjkar executed Release Deed dated 30/05/2012 bearing registration No. 4620/2012 in favour of Kashinath Dnyandev Dagade, Vijay Sudam Dagade, Sachin Uttam Dagade, Macchindra Uttam Dagade, Pramod Nana Dagade. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 6364 for my perusal. I was also supplied photocopy of Release Deed dated 30/05/2012 which is registered in the office of Sub-Registrar Haveli No. 13, Pune at Serial No. 4620/2012 for my perusal.
- (xii) It revealed from Mutation Entry No. 6366 that, Tanhabai Yashwant Bandal executed Release Deed dated 30/05/2012 bearing registration No. 5308/2012 in favour of Kashinath Dnyandev Dagade, Vijay Sudam Dagade, Sachin Uttam Dagade, Macchindra Uttam Dagade, Pramod Nana Dagade. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 6366 for my perusal. I was also supplied photocopy of Release Deed dated 30/05/2012 which is registered in the office of





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Sub-Registrar Haveli No. 13, Pune at Serial No. 5308/2012 on 22/06/2012 for my perusal.

- (xiii) It revealed from Mutation Entry No. 6365 that, Sunita Suresh More, Vikram Suresh More and Poonam Kiran Shedge executed Release Deed dated 05/10/2018 bearing registration No. 15870/2018 in favour of Vijay Sudam Dagade & Laxmibai Sudam Dagade. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 6365 for my perusal. I was also supplied photocopy of Release Deed dated 05/10/2018 which is registered in the office of Sub-Registrar Haveli No. 16, Pune at Serial No. 15870/2018 for my perusal.
- (xiv) I was found entry while search that, one Poonam Kiran Shedge executed Consent Deed dated 06/10/2018 bearing registration No. 15930/2018 in the office of Sub-Registrar Haveli No. 16, Pune, in favour of Laxmibai Sudam Dagade & Vijay Sudam Dagade and thereby consented the Power of Attorney dated 06/10/2018 registered in the office of Sub-Registrar Haveli No. 16, Pune at Serial No. 15871/2018. However, I was not supplied photocopy of said Consent Deed dated 06/10/2018 and said Power of Attorney dated 05/10/2018 for my perusal.
- (xv) It revealed from Mutation Entry No. 6375 that, Bhanudas Dnyanoba More executed Release Deed dated 22/10/2018 bearing registration No. 17058/2018 in favour of Yashwant Dnyanoba More. Accordingly, effect of the said Mutation Entry has been given to 7/12 extract of the said property. I was supplied photocopy of Mutation Entry No. 6375 for my perusal. I was also supplied photocopy of Release Deed dated 22/10/2018 which is registered in the office of Sub-Registrar Haveli No. 22, Pune at Serial No. 17058/2018 for my perusal.
- (xvi) I was found during the search that, Miracle Shelters LLP through its Partner Sachin Sumatilal Lodha has entered Notice of Lis-Pendense dated 04/07/2020 in respect of said property and thereby disclosed that, the Special Civil Suit No. 1636/2019 is pending before Hon'ble Civil Court. The said Notice of Lis-Pendense is registered in the office of Sub-Registrar Haveli No. 23, Pune at Serial No. 7604/2020. However, I was not supplied copy of said Notice of Lis-Pendense and suit papers for my perusal.

In view of the aforesaid discussion, observations and chronology of the events in the documents and after perusal of record of rights, it





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appears that, Mr. Vijay Sudam Dagade and Other 25 are the owners of the said property and the title of said owners is unaffected, clear and at present no encumbrance appears on the said property, subject outcome of order of Hon'ble Court and subject to whatever record made available for my perusal and subject to above contentions.

- (xvii) I was informed that, thereafter, the land owners namely 1. Mr. Vijay Sudam Dagade (And being natural guardian of his minor child Ms. Mrunali Vijay Dagade) 2. Mrs. Sangita Vijay Dagade, 3. Mr. Nikhil Vijay Dagade 4. Mrs. Mayuri Nimitesh Shedge 5. Mrs. Laxmibai Sudam Dagade 6. Mrs. Kusum Uttam Dagade 7. Mr. Sachin Uttam Dagade (For himself And being natural guardian of his minor child Mr. Sahil Sachin Dagade) 8. Mrs. Dipali Sachin Dagade 9. Mr. Saurabh Sachin Dagade, 10. Mr. Machindra Uttam Dagade (For himself And being natural guardian of his minor children Shruti Machindra Dagade & Samarth Machindra Dagade) 11. Mrs. Trupti Machindra Dagade 12. Mrs. Aruna Dilip Galande (Name before marriage Ms. Aruna Uttam Dagade) 13. Mrs. Surekha Ankush Dabhade (Name before marriage Ms. Surekha Uttam Dagade) 14. Mrs. Ranjana Kashinath Dagade 15. Mr. Sanjay Kashinath Dagade (For himself And being natural guardian of his minor child Prathamesh Sanjay Dagade) 16. Mrs. Vandana Sanjay Dagade 17. Ms. Samruddhi Sanjay Dagade 18. Mr. Sunil Kashinath Dagade (For himself and being natural guardian of his minor children Kavya & Shlok Sunil Dagade) 19. Mrs. Kishori Sunil Dagade 20. Mrs. Rekha Maruti Balwadkar (Name before marriage Ms. Rekha Kashinath Dagade) 21. Mrs. Nirmala D. Satpute (Name before marriage Ms. Nirmala Kashinath Dagade) 22. Mrs. Suman Nana Dagade 23. Mr. Pramod Nana Dagade (For himself And being natural guardian of his minor children Ayush Pramod Dagade & Anushka Pramod Dagade) 24. Mrs. Ashwini Pramod Dagade 25. Mrs. Maya Tukaram Chondhe 26. Mrs. Pramila Vilas Zarande (Name before marriage Ms. Pramila Nana Dagade), executed Development Agreement dated 21/06/2022 in favour of Dream Works Realtors through its Partner Mr. Narendra Jalinder Balwadkar and thereby assigned and transferred all development rights in respect of land admeasuring 01 Hectare 48.31 Are i.e. 14831 sq. mtrs. out of total land admeasuring 01 Hectare 51.20 Are (including Potkharaba) of Survey No. 274 i.e. said property. The said Development Agreement is duly registered in the office of Sub-Registrar Haveli No. 15, Pune at Serial No. 11155/2022 on 28/06/2022. I was supplied photocopy of the said Development Agreement dated 21/06/2022 for my perusal.



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(xviii) I was further informed that, pursuant to the aforesaid Development Agreement, the land owners namely 1. Mr. Vijay Sudam Dagade (And being natural guardian of his minor child Ms. Mrunali Vijay Dagade) 2. Mrs. Sangita Vijay Dagade, 3. Mr. Nikhil Vijay Dagade 4. Mrs. Mayuri Nimitesh Shedde 5. Mrs. Laxmibai Sudam Dagade 6. Mrs. Kusum Uttam Dagade 7. Mr. Sachin Uttam Dagade (For himself And being natural guardian of his minor child Mr. Sahil Sachin Dagade) 8. Mrs. Dipali Sachin Dagade 9. Mr. Saurabh Sachin Dagade, 10. Mr. Machindra Uttam Dagade (For himself And being natural guardian of his minor children Shruti Machindra Dagade & Samarth Machindra Dagade) 11. Mrs. Trupti Machindra Dagade 12. Mrs. Aruna Dilip Galande (Name before marriage Ms. Aruna Uttam Dagade) 13. Mrs. Surekha Ankush Dabhade (Name before marriage Ms. Surekha Uttam Dagade) 14. Mrs. Ranjana Kashinath Dagade 15. Mr. Sanjay Kashinath Dagade (For himself And being natural guardian of his minor child Prathamesh Sanjay Dagade) 16. Mrs. Vandana Sanjay Dagade 17. Ms. Samruddhi Sanjay Dagade 18. Mr. Sunil Kashinath Dagade (For himself and being natural guardian of his minor children Kavya & Shlok Sunil Dagade) 19. Mrs. Kishori Sunil Dagade 20. Mrs. Rekha Maruti Balwadkar (Name before marriage Ms. Rekha Kashinath Dagade) 21. Mrs. Nirmala D. Satpute (Name before marriage Ms. Nirmala Kashinath Dagade) 22. Mrs. Suman Nana Dagade 23. Mr. Pramod Nana Dagade (For himself And being natural guardian of his minor children Ayush Pramod Dagade & Anushka Pramod Dagade) 24. Mrs. Ashwini Pramod Dagade 25. Mrs. Maya Tukaram Chondhe 26. Mrs. Pramila Vilas Zarande (Name before marriage Ms. Pramila Nana Dagade) also executed Irrevocable Power of Attorney dated 21/06/2022 in favour of Partner of Dream Works Realtors namely Mr. Narendra Jalinder Balwadkar and thereby given all powers to do acts and things for development of the said property. The said Irrevocable Power of Attorney is duly registered in the office of Sub-Registrar Haveli No. 15, Pune at Serial No. 11156/2022 on 28/06/2022. I was supplied photocopy of the said Irrevocable Power of Attorney dated 21/06/2022 for my perusal.

(xix) That, in the light of the aforesaid information and documents transpired to me, I am therefore of the opinion that, Dream Works Realtors are well seized and possessed of or otherwise well and sufficiently acquired development rights of the said property and is entitled to develop the said property and sell the units in the proposed project to be developed on it.





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- Mob. : 7798413945 Email: ojaswita.dhanve91@gmail.com

(xx) Zone of the land: After perusal of Zone Certificate dated 13/04/2022 issued by Pune Metropolitan Regional Development Authority, Pune (PMRDA), it appears that, the said property falls under Residential Zone and affecting by 18 mtrs. proposed road. It is also appearing that, according to the draft development plan published by P.M.R.D.A. included in Agriculture Zone G1 + Residential + 15 M. + 18 M. Road + SPA boundary for 23 villages. Further, there is note on the same that, "affected by 457.20 M. restricted line for the activities of High Explosive Research Laboratory of Defense Department. (As per Gazette of India dated 27th April 2002)"

(xxi) CERTIFIED THAT, I have investigated the title to the said property which is more particularly described in SCHEDULE hereinabove written & have perused title deeds as supplied by my client. Upon investigation of the title, subject to outcome of Order of Hon'ble Civil Court in Spl. C. S. No. 1636/2019 and subject to whatever mentioned in these present, I am of the opinion that, the owners hold all the rights, title and interest in the said property and they have assigned and transferred all development rights vide aforementioned Development Agreement in favour of **DREAM WORKS REALTORS**, a partnership firm having its address at Survey No.6/4, Near Laxmi Mata Temple, Balewadi, Pune, and also given all powers in pursuance of the said Development Agreement vide separate Irrevocable Power of Attorney to develop, sale units in the proposed project.

Hence this Search & Title Report subject to whatsoever stated above.

O.J. Dhanve
Adv

Ojaswita J. Dhanve
Advocate

MH008805178202324U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Sep 2023	Receipt	Receipt no.: 1113106083
	Name of the Applicant :	ojaswita jayawant dhanve
	Details of property of which document has to be searched :	Dist :Pune Village :Bavadhan Budruk S.No/CTS No/G.No. : 274
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH008805178202324U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6



GRN	MH008805178202324U	BARCODE			Date	30/09/2023-11:39:04	Form ID	
Department Inspector General Of Registration					Payer Details			
Type of Payment Search Fee Other Items					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		ojaswita jayawant dhanve	
Location PUNE								
Year 2023-2024 One Time					Flat/Block No.			
Account Head Details				Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE				750.00	Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00	Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	00040572023093047829	CPADDDVZX8
Cheque/DD No.					Bank Date	RBI Date	30/09/2023-11:24:40	Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID : 986887892

Mobile No. : 7798413945

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.