

PRATIK S. JAGTAP

LL.B.

Mobile : +919923405917

ADVOCATE

Office Add :- Flat No. 4, First Floor, Vimal Apartment, Yashvant Nagar, Pimpri, Pune 18

To

MahaRERA



LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of All that piece and parcel of land bearing Survey No. 280/4 as per 7/12 admeasuring about 00 Hector 89 Aar (Including Potkharaba) i.e. 8900 Sq. Mtr assessed at the rate 02 Rupees 12 Paise situated at revenue village Village Bhugaon, Taluka Mulshi, Dist. Pune and within the limits of Gram Panchayat Bhugaon, which is bounded as under:

I was instructed by Oree Reality Pvt. Ltd. Through its Director, Mr.Alok Kumar Jha. R/at : 201, Waman Ganesh Hights, NDA Pashan road, Pune., to carry out search of the said land described in Para No 1, for the period of last 30 years commencing from 1994 to 2024. Accordingly I have commenced my search on 03/04/2024 and have paid the online search fees, vide Challan bearing GRN no MH000135007202425U and carried out centralized computer from the web-site of IGR in respect of the said land, during my search I did come across the entries in respect of the said land which are stated I have investigated the supplementary title of the said plot on the request of M/s Oree Reality Pvt. Ltd, a company incorporated under the companies Act and the said company has provided the following documents i.e.:

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1. Description of the property.

All that piece and parcel of land bearing Survey No. 280/4 as per 7/12 admeasuring about 00 Hector 89 Aar (Including Potkharaba) i.e. 8900 Sq. Mtr assessed at the rate 02 Rupees 12 Paise situated at revenue village Village Bhugaon, Taluka Mulshi, Dist. Pune and within the limits of Gram Panchayat Bhugaon, which is bounded as under:

On Or Towards East	S. No. 279 owned by Ranubai Tulshiram Chondhe
On Or Towards West	Road and S. No. 277
On Or Towards South	S. No. 278 owned by Swapnaja Ajit Waghmare & others
On Or Towards North	S.No. 280 owned by kalidas ingawale & Bhau Chondhe

[hereinafter referred as the said land]

2. Document of allotment of Plot.

- a) Photocopy of Release Deed dated 11.2.2010 (Document Sr.No.927/2010, Regd. with Sub-Registrar Mulshi)
- b) Photocopy of Gift Deed dated 31.03.2012 (Document Sr. No. 1689/2012, Registered with Sub-Registrar Mulshi).



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- c) Registered Development Agreement Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr. No. 13917/2023. executed between the said company and Chondhe Family members.
- d) Registered Power of attorney Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr. No. 13918/2023. Executed between the said company and Chondhe Family members.
- e) Zone Certificate issue by Pune Metropolitan Regional Development Authority, Pune bearing No. ZU-0000-MU-23-O-04206 dated 05/04/2023.
- f) Registered Release Deed (Without consideration) dated 11/02/2010 in the Office of Sub-Registrar Mulshi, Vide Regd. No.927/2010 by 1) Mrs. Sharda Prakash Matre, 2) Smt. Narmada Hanumant Chondhe, 3) Mrs. Narmada Raghunath Matre, 4) Mrs. Yamuna Anandrao Thakar in favour of 1) Mr. Balu Dagadu Chondhe, 2) Mr. Namdeo Hanumant Chondhe, 3) Mr. Shashikant Hanumant Chondhe.
- g) Registered Gift Deed dated 31/03/2012 in the Office of Sub Registrar Mulshi vide Regd. No. 1689/2012 executed by 1) Mr. Namdeo Hanumant Chondhe in favour of 1) Mrs. Asha Namdeo Chondhe, 2) Ku. Shubham Namdeo Chondhe, 3) Ku. Saurabh Namdeo Chondhe through their natural guardian mother Mrs. Asha Namdeo Chondhe.
- h) Registered Development Agreement Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr No.13917/2023. executed by Chondhe family in the favour of OREE REALITY PRIVATE LIMITED with Consenting parties.



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- i) Registered Power of attorney Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr No. 13918/2023. executed by Chondhe family in the favour of OREE REALITY PRIVATE LIMITED with Consenting parties.
- j) Letter/certificate (NOC) issue by Bank of Maharashtra, Bhugaon Branch, Ref No. AZ70/AGRINOC/2023 24 on dated 05/01/2024 to Mr. Balu Gagadu Chondhe, Mr. Shashikant Hanumant Chondhe, Mrs. Asha Namdev Chondhe, Mr. Shubham Namdev Chondhe and Sourabh Namdev Chondhe for No dues outstanding with them regarding Gat No. 303/7, 385/4, 303/3, 280/4, 288/1, 291/8, 315/3, 316/3/3/d, 316/2, 308/2, 286/3, 292/5 of village Bhugoan.
3. 7/12 extract Photocopies of Survey No.280/4 from the years 1989-90 to 2019-20 and Photocopies of Mutation Entries Nos. 582, 1762, 5000, 5689, 6742, 7418, 7419, 7812, 8240, 8849, 8854.
4. Search report for the period of last 30 years commencing from 1994 to 2024. Accordingly I have commenced my search on 03/04/2024 and have paid the online search fees, vide Challan bearing GRN no MH000135007202425U and carried out centralized computer from the web-site of IGR in respect of the said land.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that said land is owned by i.e Owner of the said land

- 1) Mr. Shashikant Hanumant Chondhe,



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- 2) Mr. Balu Dagadu Chondhe,
- 3) Mrs. Asha Namdeo Chondhe,
- 4) Mr. Shubham Namdeo Chondhe
- 5) Mr. Saurabh Namdeo Chondhe

and their title to the said land is clean clear and marketable and the same is free from encumbrance and M/s Oree Reality Pvt. Ltd is entitled to carry out development of the said land in accordance with the building permission and sanctions issued by the competent authority and to sell the tenements in the buildings constructed upon the said land to any prospective purchaser/s of their choice.

3/- The report reflecting the flow of the title of owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

Pune

Dated: 03/04/2024


Advocate
Pratik S. Jagtap
Adv. PRATIK SURESH JAGTAP
Advocate at Large

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FLOW OF THE TITLE OF THE SAID LAND FOR
ISSUANCE OF THE PRESENT SUPPLEMENTARY TITLE
REPORT

1. **DESCRIPTION OF LAND:**

All that piece and parcel of the property Survey No. 280/4 as per 7/12 admeasuring about 00 Hector 89 Aar (Including Potkharaba) i.e. 8900 Sq. Mtr assessed at the rate 02 Rupees 12 Paise situated at revenue village Village Bhugaon, Taluka Mulshi, Dist. Pune and within the limits of Gram Panchayat Bhugaon and is bounded as follows (Said Land):

On Or Towards East	S. No. 279 owned by Ranubai Tulshiram Chondhe
On Or Towards West	Road and S. No. 277
On Or Towards South	S. No. 278 owned by Swapnaja Ajit Waghmare & others
On Or Towards North	S.No. 280 owned by kalidas ingawale & Bhau Chondhe

2. I was instructed by Oree Reality Pvt. Ltd. Through its Director, Mr.Alok Kumar Jha. R/at : 201, Waman Ganesh Hights, NDA Pashan road, Pune., to carry out search of the said land described in Para No 1, for the period of last 30 years commencing from 1994 to 2024. Accordingly I have commenced my search on 03/04/2024 and have paid the online search fees, vide Challan bearing GRN no MH000135007202425U and carried out centralized computer from the web-site of IGR in respect of the said land, during my search I did come across the entries in respect of the said land which are stated I have investigated the supplementary title of the said plot on the request of M/s Oree Reality Pvt. Ltd, a company incorporated

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under the companies Act and the said company has provided the following documents to give my report accordingly.

3. The said company has supplied to me various information and documents for the purpose of carrying out title investigation in respect of the said land, in addition to the same the said company through its director Mr. Alok Kumar Jha has sworn declaration in support of the information and documents supplied and provided to me which is annexed hereto to this report. Therefore, this report is based on the various information and documents supplied to me.
4. For the purpose of carrying out supplementary title investigation of the said land, the Oree Reality Pvt. Ltd has supplied to me the below documents as under:
 - a) Photocopies of 7/12 extract of Survey No.280/4 from the years 1989-90 to 2019-20.
 - b) Photocopies of Mutation Entries Nos. 582, 1762, 5000, 5689, 6742, 7418, 7419, 7812, 8240, 8849, 8854.
 - c) Photocopy of Release Deed dated 11.2.2010 (Document Sr.No.927/2010, Regd. with Sub-Registrar Mulshi)
 - d) Photocopy of Gift Deed dated 31.03.2012 (Document Sr. No. 1689/2012, Registered with Sub-Registrar Mulshi).
 - e) Registered Development Agreement Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr. No. 13917/2023. executed between the said company and Chondhe Family members.



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f) Registered Power of attorney Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr. No. 13918/2023. Executed between the said company and Chondhe Family members.

g. Zone Certificate issue by Pune Metropolitan Regional Development Authority, Pune bearing No. ZU-0000-MU-23-O-04206 dated 05/04/2023.

5. As per the perusal Mutation Entry No.582, dated 18/12/1935, all that piece and parcel of Agricultural land bearing S.No.280/4, situated at Village Bhugaon, Taluka Mulshi, District Pune which was owned by Mr. Dagadu Sadhu Chondhe.

6. Mr. Balasaheb Dagadu Chondhe mortgaged the said land S.No.280/4 to Bank of Maharashtra. Lavle Branch, Tal. Mulshi, Dist. Pune. The effect of the same was given into the 7/12 exact as per the mutation entry bearing No.5000, dated 05/06/2002.

7. As per perusal of the mutation entry No.5689, dated 18/05/2006, it appears that Mr. Dagadu Sadhu Chondhe was expired on 17/11/2004 and his widow Smt. Sonabai Dagadu Chondhe was expired on 10/04/2001 leaving behind his legal heirs sons Mr. Hanumant Dagadu Chondhe and Mr. Balu Dagadu Chondhe, and daughters Narmada Raghunath Matre & Yamuna Anandrao Thakar. Late Dagadu Sadhu Chondhe's son Mr. Hanumant Dagadu Chondhe was expired on 29/05/1997 leaving behind his sons namely Mr. Namdeo Hanumant Chondhe, Mr. Shashikant Hanumant Chondhe and daughter Mrs. Sharda Prakash Matre and his widow Smt. Narmada Hanumant Chondhe. Thereafter one of the legal heir Mr. Namdeo Hanumant Chondhe have executed and filed affidavits with application to the concerned talathi for recording their names as the legal heirs of Mr. Dagadu Sadhu Chondhe and Smt. Sonabai Dagadu Chondhe and the concerned officials of the revenue authority has entered



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the name of legal heirs which were recorded in the 7/12 extract by mutation entry no 5689.

8. Thereafter perusal of mutation entry No. 6742 dated 05/03/2010, Mrs. Sharda Prakash Matre, Smt. Narmada Hanumant Chondhe, Mrs. Narmada Raghunath Matre and Mrs. Yamuna Anandrao Thakar executed registered Release Deed (Without consideration) dated 11/02/2010 in favour of Mr. Balu Dagadu Chondhe, Mr. Namdeo Hanumant Chondhe and Mr. Shashikant Hanumant Chondhe which was registered in the Office of Sub-Registrar Mulshi, Vide Regd. No.927/2010. That under an indenture of Release Deed was given in revenue record by revenue authority, by which name of Mr. Balu Dagadu Chondhe, Mr. Namdeo Hanumant Chondhe and Mr. Shashikant Hanumant Chondhe was mutated and the effect of the same was given into the 7/12 exact as per the mutation entry bearing No.6742 as the owner and occupant thereof.
9. Mr. Balasaheb Dagadu Chondhe repaid loan of Bank of Maharashtra as per letter no. AV/18/agr/loan/2011-12, Lavale Branch, Tal. Mulshi, Dist. Pune, effect of the same was given into the 7/12 exact as per the mutation entry bearing No.7418, dated 12/04/2012.
10. Perusal of the Mutation Entry No.7419, dated 12/04/2012, Mr. Namdeo Hanumant Chondhe executed registered Gift Deed dated 31/03/2012, in favour of Mrs. Asha Namdeo Chondhe and Ku. Shubham Namdeo Chondhe and Ku. Saurabh Namdeo Chondhe through their natural guardian mother Mrs. Asha Namdeo Chondhe along with Consenting parties Balu Dagadu Chondhe and Shashikant Hanumant Chondhe which was registered in the Office of Sub Registrar Mulshi vide Regd. No. 1689/2012. According to this Gift deed the land admeasuring to 00 H 22.25 Aar was lawfully transferred in the name and in favour of Mrs. Asha Namdeo Chondhe and Ku. Shubham Namdeo Chondhe and Ku. Saurabh Namdeo Chondhe through their natural guardian mother Mrs. Asha Namdeo Chondhe. That, thereafter the name of Mrs. Asha Namdeo



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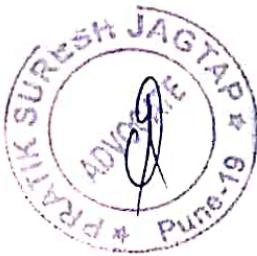
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Chondhe and Ku. Shubham Namdeo Chondhe and Ku. Saurabh Namdeo Chondhe through their natural guardian mother Mrs. Asha Namdeo Chondhe was duly recorded in 7/12 extracts according to mutation entry no 7419.

11. Mr. Balu Dagadu Chondhe was taken loan of Rs. 8,00,000/- from Bank of Maharashtra, Bhugaon Branch, Tal. Mulshi, Dist. Pune vide letter No. AV/18/2013 dated 16/11/13, therefore on the said land effect of the same was given into the 7/12 exact as per the mutation entry bearing No.7812, dated 18/12/2013.
12. Perusal of the Mutation Entry No.8849, dated 09/07/2020, Mr. Balu Dagadu Chondhe repaid loan of Bank of Maharashtra, Bhugaon Branch, Tal. Mulshi, Dist. Pune, vide letter No. AZ70/Loan/2020-21 dated 08/07/2020.
13. As per the Mutation Entry No.8854, dated 25/07/2020, as the application given by Mr. Saurabh Namdeo Chondhe that Ku. Shubham Namdeo Chondhe and Ku. Saurabh Namdeo Chondhe became majors and necessary Affidavit was executed before the competent authority. Therefore remark of अ.पा.क. deleted.
14. As per the Mutation Entry No.8881, dated 27/09/2020, Mr. Shashikant Hanumant Chondhe & Mr. Balu Dagadu Chondhe, Mrs. Asha Namdeo Chondhe, Mr. Shubham Namdeo Namdeo Chondhe & Mr. Saurabh Namdeo Chondhe are mortgaged the said S.No.280/4 to Bank of Maharashtra, Bhugaon Branch, Tal. Mulshi, Dist. Pune.
15. It appears from the Letter/certificate (NOC) issue by Bank of Maharashtra, Bhugaon Branch, Ref No. AZ70/AGRINOC/2023 24 on dated 05/01/2024 to Mr. Balu Gagadu Chondhe, Mr. Shashikant Hanumant Chondhe, Mrs. Asha Namdev Chondhe, Mr. Shubham Namdev Chondhe and Sourabh Namdev Chondhe regarding Gat No.



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303/7, 385/4, 303/3, 280/4, 288/1, 291/8, 315/3, 316/3/3/d, 316/2, 308/2, 286/3, 292/5 of village Bhugoan for No dues outstanding with them and also they requested the Talathi Bhugaon to remove their charge from the above mention gat no. of ferfar no. 8881.

16. It appears from the Registered Development Agreement Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr. No. 13917/2023. executed between the said company and Chondhe Family members have granted development right to and in favor of the said company on terms and condition as stated therein and in pursuance to the said agreement the chondhe family have also executed Registered Power of attorney Dated: 04/07/2023, registered in the office of the Sub- Registrar Mulshi - II. At Sr. No. 13918/2023 thereby authorized the said company to do various acts on their behalf as stated in the said power of attorney.

17. As perusal of the Zone Certificate, the survey No.280 of village Bhugaon falls within the administrative limits of Pune Metropolitan Regional Development Authority, Pune in terms of the applicable development plan. I have perused the copy of the zone certificate issue by the Metropolitan commissioner (Pune Metropolitan Regional Development Authority) dated 05/04/2023 and as per the said zone certificate the said land fall under “ हि जागा शेती व ना विकास या विभागात समाविष्ट आहे. पु. म. प्र. वि. प्रा. च्या प्रसिद्ध झालेल्या प्रारूप विकास योजना नुसार residential Zone + 15 M. + 24 M. Road मध्ये समाविष्ट आहे.”

18. PUBLIC NOTICE:

a) Whereas I, Mr. Pratik Suresh Jagtap (Advocate) issued a public Notice in daily Newspaper “PRABHAT” on 05/04/2023 for calling objection to transaction mentioned in said Notice, as I have not received any written objection within given period or till date.



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19. Subject to whatever stated above my opinion the said land is as under:

1. As stated herein above by virtue of the aforesaid all transactions the said land is owned Mr. Shashikant Hanumant Chondhe, Mr. Balu Dagadu Chondhe, Mrs. Asha Namdeo Chondhe, Mr. Shubham Namdeo Chondhe & Mr. Saurabh Namdeo Chondhe and their title to the said land is clean clear and marketable and the same is free from encumbrance and M/s Oree Reality Pvt. Ltd is entitled to carry out development of the said land in accordance with the building permission and sanctions issued by the competent authority and to sell the tenements in the buildings constructed upon the said land to any prospective purchaser/s of their choice.

I further state that there was centralization of the registration of documents therefore the title of the above property was mostly based on the available documents referred above. This report is forwarded along with all the documents herein supplied to me for my perusal.

All the documents are returned herewith.

Place: Pune

Dated: 03/04/2024

Adv. Pratik S. Jagtap



Adv. Pratik S. Jagtap