

REERA

Gajanan B. Dhaygude (Patil)

B.S.L.L.B.

ADVOCATE

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-: LEGAL TITLE REPORT :-

Owner : M/s. Maruti Developers

Village : Ravet,

Taluka - Haveli, District - Pune

Survey No. 117

Area 00 H 35 R 60 Sq. Mtrs.



GAJANAN B. DHAYGUDE (PATIL)
B.S.L.L.B
ADVOCATE

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LEGAL TITLE REPORT

To,
THE MAHA RERA



1) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of
Property bearing **Survey No. 117** area admeasuring **00 Hector 35 Ares 60 square meter i.e. 3560 square meter** out of the area admeasuring **02 Hector 62 Ares plus 00 Hector 03 Aar i.e. 02 Hector 65 Ares** assessed at **01 Rs 06 Paise** situated at **Village : Ravet, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pimpri, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. 1 to XXVI, Pune, which is bounded as under :-

On or towards East	:	By property of Sr. No. 118
On or towards South	:	By property of Sr. No. 116
On or towards West	:	By property of Sr. No. 114
On or towards North	:	By remaining property of Sr. No. 117

2. NAME OF THE OWNER :

Partner Mr. Sunil R. Israni
M/s. Maruti Developers through its

3. INSTRUCTION CLIENT :-

Partner Mr. Sunil R. Israni
M/s. Maruti Developers through its

5. LIST OF DOCUMENTS SUPPLIED :-

- A) 7 X 12 Extract
- B) Mutation Entries
- C) Sale Deed
- D) Index II
- E) Zone Extract

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6. I have caused search of the property bearing Survey No. 117 area admeasuring 00 Hecto- 35 Ares 60 square meters i.e. 3560 square meters out of area admeasuring 02 Hector 65 Ares 00 square meters including potkharaba assessed at Rs. 06 = 25 Paise situated at Village : Ravet, Taluka - Haveli, District - Pune, for the last 30 years i.e. Period of 1992 to 2021 was conducted at the office of Hon'ble Sub-Registrar Haveli, Pune and Sub Registrar Haveli No. 1 to XXVIII, Pune. Search Fee is paid by way of Challan bearing its Challan No. MH008942796202122E Dated : 19/11/2021 from Sub-Registrar Haveli No. 1, Pune.

Again, I have taken Search of the property bearing Survey No. 117 area admeasuring 00 Hector 35 Ares 00 square meters i.e. 3560 square meter out of the area admeasuring 02 Hector 65 Ares including potkharaba assessed at 06 Rs 25 Paise situated at Village : Ravet, Taluka : Haveli, District : Pune, for the last 03 years i.e. Period of 2021 to 2023 was conducted at the office of Hon'ble Sub-Registrar Haveli, Pune and Sub Registrar Haveli No. 1 to XXVI, Pune. I have paid necessary Charge i.e. Search Fee through Website i.e. www.igraharyana.gov.in and receipt of Grass challan Receipt bearing its No. MH012728676202324E Dated : 20/12/2023 from Sub-Registrar Haveli No. 1, Pune.

7. Search from the year 1994 to 2023 in the office of Hon'ble Sub-Registrar Haveli No. 1 to XXVIII, Pune. I have also perused the records of the Index II extracts of the property registers in respect of the said property. My findings are based on records make available and legible. It is pertinent to note that, some records were missing from the Index II books available for inspection and some Index II are in loose sheets. On going through the Index II records maintained in all the offices of Sub-Registers Haveli Pune. I did not come across any entry pertaining to the above mentioned property within of creation of registered mortgaged or transfer / arrangement of the property in favour of any other person, and I have also carried out search for the period 2000 to 2021 on line on E-Search on computer. I have given this search and title report on the basis of the available record, computer search and documents produced by the concern party i.e. M/s. Maruti Developers through its Partner Mr. Sunil R. Israni. I have reserved right to change or amend this Legal Title Report if any document or important information received later on. Due to centralized system of registration, conducting search in all the registration offices was not practically possible. I have in been informed that there are no other transaction in respect of the said land barring the aforesaid. Therefore my title opinion is strictly based on the documents supplied to me for scrutiny.

I have given Title Verification Paper Notice of the Previous Owner i.e. Mr. Swami Nathu Bhandve & other in respect of property mentioned in the paragraph No. 1 i.e. Sr. No. 117 area adm. 00 Hector 40 Ares situated at Village : Ravet in Daily Prabhat New Paper on 09/01/2010, if any person having any type of right, interest, title in the abovementioned property or objection to the title of the present owner by whatever means i.e. Sale, Agreement, Gift, Lease, Licence, Mortgage etc. come with his written objection with evidence within Fifteen days from the date of



publication of the Public Paper Notice, otherwise Sale transaction will be proceed with previous owners i.e. Mr. Swami Nathu Bhondave & other. Nobody raised objection to the Marketable Title of the previous owners till today.

8. DEVOLUTION OF TITLE : Predecessor in title :-

From the record it is seen that, the subject property bearing **Survey No. 117** situated at **Revenue Village : Ravet, Taluka - Haveli, District - Pune** is originally owned and belonging to Mr. Baburao Khandu Bhondave since 1957 as an ancestral property as per 7 X 12 Extract.

It is seen from the record that 1. Mr. Babu Khandu Bhondave 2. Mr. Jagannath Shankar Bhondave 3. Mr. Mahadu Genu Bhondave 4. Mr. Sahadu Genu Bhondave 5. Mr. Bala Genu Bhondave was given written application and statement to the concen Revenue Officer on 19/12/1957, that Mr. Baburao Khandu Bhondave and etc 5 have made partition of their ancestral property between themselves before 5 to 6 year ago and started cultivating property as per partition made them. As per Partition between themselves, property bearing Survey No. 117 is belonging to Mr. Baburao Khandu Bhondave and he is possession and occupation of the said property since 1952. Effect of the Partition is duly recorded 7 X 12 Extract as per **Mutation Entry No. 1001.**

It is seen from the record that Mr. Baburao Khandu Bhondave taken loan form Kiwale Vividh Karyakari Seva Society of Rs. 5,000/- on 16/06/1967 by way of Ekkar. Charge of Ekkar was duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 1303.**

It is seen from the record that as per order of Hon'ble Mamedar, Haveli, issued Tagai Form No. 2 that Mr. Baburao Khandu Bhondave taken Tagai loan of Rs. 4,000/- on 11/02/1966 by way of Tagai. Charge of Tagai was duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 1312.**

It is seen from the record that, as per **Mutation Entry No. 1375**, the provisions of the Maharashtra State Weight and Measurement Act 1958 and Indian Coin Act 1958 were made applicable to villages record and documentary effect were given by order of District Nirikshak Bhumi Abliekh (Dashman) and Record of right maintained in the village converted into Dashaman scheme as Akarband and Hissa Form No. 12.

It is seen from the record that, Mr. Baburao Khandu Bhondave made application on 25/12/1969 that due old age he is not capable to cultivate agriculture land personally and to take care of his agriculture property. He is having only one son i.e. Mr. Nathu Baburao Bhondave. Therefore all properties which are in my name is to be given to my son name. As per his application of Mr. Nathu Baburao Bhondave is duly recorded as owner of the property as per **Mutation Entry No. 1396.**

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It is seen from the record that Mr. Nathu Baburao Bhondave has divided his own ancestral property in to three equal shares and given possession to his son namely 1. Mr. Swami Nathu Bhondave 2. Mr. Madhukar Nathu Bhondave 3. Mr. Kashinath Nathu Bhondave through his Mother Chandrabhagabai Nathu Bhondave. Name of 1. Mr. Swami Nathu Bhondave 2. Mr. Madhukar Nathu Bhondave 3. Mr. Kashinath Nathu Bhondave were duly recorded as owner of the property as per **Mutation Entry No. 1509.**

It is seen from the record that Mr. Baburao Khandu Bhondave taken Tagai Loan of Rs. 2,000/- in the year 1951. He has paid loan amount along interest to the concern Tagai office. Therefore as per order of Hon'ble Tahsildar Haveli, through order No. TAGAI/448/77 on 10/06/1977 Tagai charge in the other right of 7 X 12 Extract eliminated as per **Mutation Entry No. 1648.**

It is seen from the record that Mr. Madhukar Baburao Bhondave taken loan form Kiwale Vividh Karyakari Seva Society of Rs. 3,000/- in the year 1978 by way of Ekkar. Charge of Ekkar was duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 1688.**

It is seen from the record that Mr. Swami Nathu Bhondave taken loan form Kiwale Vividh Karyakari Seva Society of Rs. 5,000/- on 25/06/1978 by way of Ekkar. Charge of Ekkar was duly recorded on the 7 X 12 Extract in the other right of the column as per **Mutation Entry No. 1698.**

It is seen from the record that Mr. Baburao Khandu Bhondave taken Tagai Loan of Rs. 4,000/- on 11/02/1966 by way of Tagai. Charge of Tagai was duly recorded on the 7 X 12 Extract in the other right of the column as per **Mutation Entry No. 1753.**

It is seen from the record that Mr. Kashinath Nathu Bhondave taken Tagai Loan of Rs. 3,000/- on 17/06/1983 by way of Ekkar. Charge of Ekkar was duly recorded on the 7 X 12 Extract in the other right of the column as per **Mutation Entry No. 1932.**

It is seen from the record that Mr. Madhukar Nathu Bhondave taken loan form Vividh Karyakari Seva Society by way of Ekkar. Charge of Ekkar was duly recorded on the 7 X 12 Extract in the other right of the column as per **Mutation Entry No. 2043.**

It is seen from the record that Mr. Madhukar Nathu Bhondave made application that Kiwale Vividh Karyakari Seva Society member i.e. Swami, Madhukar, Kashinath and Chandrabhaga Nathu Bhondave executed Ekkar and repaid loan amount to the concern society. They have produced no dues certificate therefore Charge Kiwale Vividh Karyakari Seva Society is eliminated as per **Mutation Entry No. 2241.**

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It is seen from the record that Mr. Madhukar Nathu Bhondave executed Ekrrar to and infavour of Kiwale Vividh Karyakari Seva Society of Rs. 45,000/- on 19/06/1989. Charge of society is duly recorded on the 7 X 12 Extract in the other right column as per **Mutation Entry No. 2275.**

It is seen from the record that, Swami, Madhukar, Kashinath and Chandrabhaga Nathu Bhondave taken loan form Bank of India, Br. Dehu Road, Pune of Rs. 2,00,000/- for Lift Irrigation, Rs. 1,05,000/- for Jeep Loan, Rs. 62,000/- for Agriculture crop. Charge of Bank of Indian is duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 2379.**

It is seen from the record that Mr. Madhukar Nathu Bhondave executed Ekrrar to and infavour of Kiwale Vividh Karyakari Seva Society of Rs. 50,000/- in the year 1996. Charge of society is duly recorded on the 7 X 12 Extract in the other right column as per **Mutation Entry No. 3073.**

It is seen from the record that, Mr. Swami Nathu Bhondave taken loan form Bank of India, Br. Dehu Road, Pune of Rs. 30,000/-. Charge of Bank of Indian is duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 3093.**

It is seen from the record that Mr. Kashinath Nathu Bhondave executed Ekrrar to and infavour of Kiwale Vividh Karyakari Seva Society of Rs. 1,00,000/- in the year 1999. Charge of society is duly recorded on the 7 X 12 Extract in the other right column as per **Mutation Entry No. 4763.**

It is seen from the record that Mr. Madhukar Nathu Bhondave executed Ekrrar to and infavour of Kiwale Vividh Karyakari Seva Society of Rs. 1,00,000/- in the year 1999. Charge of society is duly recorded on the 7 X 12 Extract in the other right column as per **Mutation Entry No. 4764.**

It is seen from the record that, Mr. Kashinath Nathu Bhondave taken loan form Bank of India, Br. Dehu Road, Pune of Rs. 32,000/- on 28/08/1999. Charge of Bank of Indian is duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 4927.**

It is seen from the record that, Mr. Kashinath Nathu Bhondave taken loan form Bank of India, Br. Dehu Road, Pune of Rs. 32,000/- on 28/08/1999 for Motorcycle loan. Charge of Bank of Indian is duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 5035.**

It is seen from the record that Mr. Madhukar Nathu Bhondave executed Ekrrar to and infavour of Kiwale Vividh Karyakari Seva Society of Rs. 2,00,000/- on 23/04/2001. Charge of society is duly recorded on the 7 X 12 Extract in the other right column as per **Mutation Entry No. 5347.**

It is seen form the record that Mr. Kashinath Nathu Bhondave executed Ekrrar to and infavour of Kiwale 'Vividh Karyakari Seva Society of Rs. 3,00,000/- on 23/08/2004. Charge of society is duly recorded on the 7 X 12 Extract in the other right column as per **Mutation Entry No. 5822.**

It is seen form the record that Mr. Kashinath Nathu Bhondave executed Ekrrar to and infavour of Kiwale 'Vividh Karyakari Seva Society of Rs. 5,00,000/- on 28/04/2005. Charge of society is duly recorded on the 7 X 12 Extract in the other right column as per **Mutation Entry No. 5893.**

It is seen form the record that Mr. Kashinath Nathu Bhondave, Chandrabhaga Nathu Bhondave, Mr. Madhukar Nathu Bhondave were taken loan form Bank of India, Br. Dehu Road, Pune. They were repaid all loan amount to the concern bank. Charge of Bank of India, Br. Dehu Road, Pune is eliminated form 7 X 12 Extract as per **Mutation Entry No. 6367.**

It is seen form the record that 1. Mr. Madhukar Nathu Bhondave 2. Mr. Kashinath Nathu Bhondave 3. Smt. Chandrabhaga Nathu Bhondave had duly made and registered Release Deed to and in favour of Mr. Swami Nathu Bhondave bearing its Sr. No. 12006/2007 on 19/12/2007. As per Mutation Entry No. 6656 name of Mr. Madhukar Nathu Bhondave, Mr. Kashinath Nathu Bhondave was eliminated on the 7 X 12 Extract. Mr. Swami Nathu Bhondave becomes the sole owner of the said property as per **Mutation Entry No. 6656.**

It is seen form the record that 1. Mr. Madhukar Nathu Bhondave 2. Mr. Kashinath Nathu Bhondave 3. Smt. Chandrabhaga Nathu Bhondave taken loan form Kiwale Vividh Karyakari Seva Society. They have repaid loan amount to the concern society. Therefore Charge of the said society is eliminated as per **Mutation Entry No. 6618.**

It is seen form the record that Taramati Nathu Bhondave alias Mrs. Taramati Bajirao Kalothre executed Release Deed to and infavour of 1. Mr. Swami Nathu Bhondave 2. Mr. Madhukar Nathu Bhondave 3. Mr. Kashinath Nathu Bhondave 4. Chandrabhaga Nathu Bhondave. She has released her all right, title and interest in her ancestral property by way of Release Deed with consideration, which was duly made and registered to and infavour of Mr. Swami Nathu Bhondave and etc 3 before Hon'ble Sub Registrar Haveli No. XVII, Pune bearing its Sr. No. 12005/2007 on 19/12/2007.

It is seen form the record that 2. Mr. Madhukar Nathu Bhondave 3. Mr. Kashinath Nathu Bhondave 4. Chandrabhaga Nathu Bhondave executed Release Deed to and infavour of Mr. Swami Nathu Bhondave in respect of the property bearing Sr. No. 59, 76/5, 62/1, 117, 9/1, 4/2, 4/3, 4/4, 14, 62. They were released their all right, title and interest in her ancestral property by way of Release Deed without consideration, which

was duly made and registered to and in favour of Mr. Swami Nathu Bhondave and etc 3 before Hon'ble Sub Registrar Haveli No. XVII, Pune bearing its Sr. No. 12006/2007 on 19/12/2007.

It is seen from the record that Mr. Swami Nathu Bhondave, Mrs. Sitabai Swami Bhondave, Mrs. Smita Jayant Bagal, Mrs. Shital Somnath Waghmare were sold property bearing Survey No. 117 are admeasuring 00 Hecor 40 Ares open land to and favour M/s. Maruti Developers through its Partner Mr. Sunil R. Israni by way of Sale Deed. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XVII, Pune bearing its Sr. No. 2531/2010 on 02/03/2010. Name of Purchaser i.e. M/s. Maruti Developers thorough it Partner Mr. Sunil R. Isarni is duly recorded as per **Mutation Entry No. 7070.**

It is seen from the record that M/s. Maruti Developers through its Partner Mr. Sunil R. Israni handover possession of property bearing Survey No. 117 area admeasuring 440 square meter to the Pimpri Chinchwad Municipal Corporation, Pimpri, Pune for widening of Road on 12/09/2012. Possession Receipt is duly made and registered before Hon'ble Sub Registrar Haveli No. V, Pune bearing its Serial No. 8354/2012. Name of Pimpri Chinchwad Municipal Corporation is duly recorded as owner of the property bearing its Survey No. 117 area admeasuring 440 square meter as per **Mutation Entry No. 8318.**

It is seen from the record that Mr. Swami Nathu Bhondave, Mrs. Sitabai Swami Bhondave, Mrs. Smita Jayant Bagal, Mrs. Shital Somnath Waghmare were given property for development bearing Survey No. 117 are admeasuring 00 Hecor 92.10 Ares open land to and favour M/s. Indus Lard Mark through its Partner Mr. Gukul Marutrao Gaikwad by way of Development Agreement. Development Agreement is duly made and registered before Hon'ble Sub Registrar Haveli No. XV, Pune bearing its Sr. No. 3071/2016 on 22/04/2016.

It is seen from the record that, as per **Mutation Entry No. 9787,** Hand written recorded is edited by using E Pherfar Project Edit Modular as per Government Official Gazette bearing its No. RA/BHU/PRA/KRA /180/L-1 Dated : 04/06/2016 as per direction of Tahsildar Haveli District Pune given an order on 07/05/2016 that correction is made in the record computerized 7 X 12 Extract under E Pherfar Project in Survey No. 117 that present position of the 7 X 12 Extract is Name spelling correction in khata No. 2695 Name : Sunil Radhakrishan Isarni and after correction : Name spelling Correction in Khata No. 2694 Name : Swami Nathu Bhondve, New Khata Number included that : Khata No. 2703 Name : Pimpri Chinchwad Municipal Corporation Road winding purpose area : 0.440 Mutation Entry No. 8313, eliminated : Khata No. 2703 Name : Pimpri Chinchwad Municipal Corporation on the 7 X 12 Extract.

It is seen from the record that, as per Mutation Entry No. 10571 is related to the Deed of Exchange between Mr. Swami Nathu Bhondve and Mr. Tanaji Madhukar Bhondve and other, due to in the Mutation Entry

For
[Signature]

name of the parties were different therefore said Mutation Entry No. 10571 is rejected by the Circle Officer, Chnchad, Taluka - Haveli, District - Pune on 29/07/2020.

It is seen from the record that, as per Mutation Entry No. 10652 is related to the Deed of Exchange between Mr. Swami Nathu Bhondve and Mr. Tanaji Machhukar Bhondve and other, Mutation entry not recorded as per documents, Re-entry not available, Therefore said Mutation Entry No. 10571 is rejected by the Circle Officer, Chnchad, Taluka - Haveli, District - Pune on 03/09/2020.

It is seen from the record that, **Party No. 1** Mr. Swami Nathu Bhondve were owned property bearing Sr. No. 117 area admeasuring 00 H 52 R and **Party No. 2** Tanaji Sahadu Bhondve were owned property bearing Sr. No. 114/1 area admeasuring 00 H 26 R as well as **Party No. 2** Late. Madhukar Sahadu Bhondve through his legal heirs A) Parwatibai Madhukar Bhondve, E) Amol Madhukar Bhondve C) Pramod Machhukar Bhondve D) Prathiba Gorakh Bhase E) Pramila Abhijit Masulkar were owned property bearing Sr. No. 114 area admeasuring 00 H 26 R and **Party No. 3** consenting party 1) Seeta Swami Bhondve, 2) Smita Jayant Bagal, 3) Sheetal Sonnath Waghmare, 4) Mandakini Tanaji Bhodve, 5) Mayur Tanaji Bhondve, 6) Akshda Ganesh Khedkar before her marriage name Akshda Tanaji Bhondve 7) Anuja Akash Gawade before her marriage name Anuja Tanaji Bhodve. As per Deed of Exchange property were exchanged between themselves : Tanaji Sahadu Bhondve owned and possessed property bearing Sr. No. 117 area admeasuring 00 H 26 R and Mr. Amol Madhukar Bhondve and other were owned and possessed property bearing Sr. No. 117 area admeasuring 00 H 25 R. Mr. Swami Nathu Bhondve owned and possessed property bearing Sr. No. 114 area admeasuring 00 H 26 R as well as Mr. Swami Nathu Bhondve owned and possessed property bearing Sr. No. 114/1 area admeasuring 00 H 26 R. Deed of Exchange is duly made and registered before Hon'ble Sub Registrar Haveli No. V, Pune bearing its Sr. No. 9063/2019 on 21/12/2019. As per Deed of Exchange name of the both parties were duly recorded on 7 X 12 Extract as per **Mutation Entry No. 10571**.

It is seen from the record that there are so many mutation entries in this 7 X 12 Extract. In this search and Title Report I have explained in detail limited mutation entries which are related to the property owned by M/s. Maruti Developers through its Partner Mr. Sunil R. Israni. Mutation Entries which are not related to property of M/s. Maruti Developers through its Partner Mr. Sunil R. Israni is not explained in detail.

The Links in the chain of title have been property established. All the transactions have duly verified from the relevant records of Registrar of Documents.

7. LEGAL STATUS :-

It appears from the documentary records that **M/s. Maruti Developers through its Partner Mr. Sunil R. Israni** is absolute



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and legal owner of the property mentioned in Paragraph No. 1 i.e. Survey No. 117 area admeasuring 00 Hector 35 Ares 00 square meters i.e. 3560 square meters.

8. ENCUMBRANCES :-

It appears from the documentary records that **M/s. Maruti Developers through its Partner Mr. Sunil R. Israni** absolute and legal owner of the property mentioned in Paragraph No. 1 i.e. Survey No. 117 area admeasuring 00 Hector 35 Ares 00 square meters i.e. 3560 square meters situated at Revenue Village : Ravet, Pune.

9. CONCLUSION :-

From the above going search that the Present Owner i.e. **M/s. Maruti Developers through its Partner Mr. Sunil R. Israni** is having absolute right, title and interest in the said property and the properties mentioned in paragraph 1 does not bear any encumbrances.

10. REFUND OF PAPERS :-

After completing the scrutiny, inspection, observation and present title report in respect of the above said property and the papers, documents, extracts etc. submitted to me by the applicant is returned herewith. Hence this Legal Title Report is given accordingly.

This Legal Title Report is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of the any deed or documents. I have not carried out any personal inspection of the said property and have no liability in respect of the anything, which would have been ascertained by me only upon a personal inspection of the said property.

Kalewadi, Pune - 17
Date : 21/12/2023



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MR. G. B. DHAYGUDE (PATIL)
ADVOCATE

Gajanan B. Dhaygude (Patil)

Advocate



Office No. 213, 2nd Floor, Sai Plaza,
Opp. Jyotiba Temple, Kalewadi,
Pune - 411017. M.: 9822437427

(**Note** : It is presumed that documents and information provided to me is genuine and present report is prepared as per best of my knowledge, ability and on the basis of documents submitted and instructions given to me. I do not claim any authenticity of search as the record is in dilapidated condition there is very limited access to the electronic record. Right were reserved for Proper Legal Correction in regarding with above Legal Title Report, if required.)