

SEARCH AND TITLE REPORT

Title Clearance Certificate (i.e. Search and Title Investigation Report) with respect to the lands in residential zone, admeasuring 2000 Sq. mtrs. towards North side and 8200 Sq. mtrs. towards South side, in aggregate admeasuring 10200 sq.mtrs. out of all that piece and parcel of lands admeasuring 34 Ares, out of Survey Number 17 Hissa No. 2B held by Suryakant Namdeo Chinchwade and others, 34 Ares out of Survey Number 17 Hissa No. 2C held by Jayashree Pandurang Chinchwade and others and 34 Ares out of Survey Number 17 Hissa No.2D held by Baban Bhiku Chinchwade & others, in aggregate 01 Hectare 02 Ares, bearing Corresponding CTS Nos. 2016-2021, 2024, 2025 and 2026 of Village: Chinchwad, Taluka: Haveli, District: Pune. (Said 'Entire Land').

BY: ADV. PRABHAKAR D. TODKAR

YEAR 1995-2024





Prabhakar

Office: B/204, Mayureshwar Vihar Society, Opposite Katraj Post Office, Katraj, Pune: 411 046.

FORMAT-A
(CIRCULAR NO. 28/2021)

To

Maha RERA,

Housefin Bhavan, Plot No. C-21, Bandra Kurla Complex, Bandra(East) Mumbai: 400051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate (i.e. Search and Title Investigation Report) with respect to the lands in residential zone, admeasuring 2000 Sq. mtrs. towards North side and 8200 Sq. mtrs. towards South side, in aggregate admeasuring 10200 sq.mtrs. out of all that piece and parcel of lands admeasuring 34 Ares, out of Survey Number 17 Hissa No. 2B held by Suryakant Namdeo Chinchwade and others, 34 Ares out of Survey Number 17 Hissa No. 2C held by Jayashree Pandurang Chinchwade and others and 34 Ares out of Survey Number 17 Hissa No.2D held by Baban Bhiku Chinchwade & others, in aggregate 01 Hectare 02 Ares, bearing Corresponding CTS Nos. 2016-2021, 2024, 2025 and 2026 of Village: Chinchwad, Taluka: Haveli, District: Pune. (Said 'Entire Land').

1. I have investigated the title of the said entire land on the request of M/s. Ravima Associates LLP through its Partner Mr. Gaurav Ravindra Gadiya and the following documents i.e.

(A) **Description of the said entire property:**

Land "A"

(a) Survey Number 17 Hissa No. 2B, admeasuring 00 Hectare 33 Ares + Pot Kharaba of 00 Hectare 01 Ares in aggregate admeasuring 00 Hectare 34 Ares, Assessed at Rs. 2.28/- of Village: Chinchwad, Taluka: Haveli, District: Pune, is owned and possessed by Suryakant Namdeo Chinchwade and Sunil Namdeo Chinchwade, situated within the jurisdiction of Sub Registrar of Assurances Haveli No. 1-27 of District: Pune of District, Pune and now within the limits of Pimpri Chinchwad Municipal Corporation (PCMC) and the Said Land is bounded as follow: On or towards East: Land owned by Prashant Chinchwade and others out of S.No. 17/2C, On or towards South: Land owned by Ashwini Chinchwade and others out of S.No. 17/3, On or towards West: Land owned by Subhash Chinchwade and others out of S.No. 17/2A and On or towards North: 34 Mtrs. Road.

Land "B"

(b) Survey Number 17 Hissa No. 2C, admeasuring 00 Hectare 33 Ares + Pot Kharaba of 00 Hectare 01 Ares in aggregate admeasuring 00 Hectare 34 Ares, Assessed at Rs. 2.28/- of Village: Chinchwad, Taluka: Haveli, District: Pune, is owned and possessed by Jayashree Pandurang Chinchwade, Rajeshri Pandurang Chinchwade, Suman Pandurang Chinchwade, Prashant Pandurang Chinchwade, Chaya Pandurang Chinchwade situated within the jurisdiction of Sub Registrar of Assurances Haveli No. 1-27 of District: Pune of District, Pune and now within the limits of Pimpri Chinchwad Municipal Corporation (PCMC) and the Said Land is bounded as follows: On or towards East: Land owned by Babanrao Chinchwade and others out of S.No. 17/2D, On or towards South: Land owned by Ashwini Chinchwade and others out of S.No. 17/3, On or towards West: Land owned by Suryakant Chinchwade and others out of S.No. 17/2B and On or towards North: 34 Mtrs. Road.

Land "C"

(c) Survey Number 17 Hissa No.2D, admeasuring 00 Hectare 33 Ares + Pot Kharaba of 00 Hectare 01 Ares in aggregate admeasuring 00 Hectare 34 Ares, Assessed at Rs.2.29/- of Village: Chinchwad, Taluka: Haveli, District: Pune, is owned and possessed by Baban Bhiku Chinchwade, Tanaji Bhiku Chinchwade situated within the jurisdiction of Sub Registrar of Assurances Haveli No. 1-27 of District: Pune of District, Pune and now within the limits of Pimpri Chinchwad Municipal Corporation (PCMC) and the Said Land is bounded as follows: On or towards East: Land owned by Ashwini Gajanan Chinchwade and others, On or towards South: Remaining land out of S.No. 17/2D, On or towards West: Land owned by Suman Chinchwade and others and On or towards North: 34.5 Mtrs. Walhekarwadi Road.

All the above 3 lands i.e. 'Land A', 'Land B' and 'Land C' together with absolute legal rights thereto which includes all hereditaments, easements, wells, shrubs, herbs etc. along with rights of ingress and egress etc. (Said "Entire Land") and which is the subject matter of this Search and Title Investigation Report.





Prabhakar

Office: B/204, Mayureshwar Vihar Society, Opposite Katraj Post Office, Katraj, Pune: 411 046.

- (B) The Documents pertaining to the title of the said entire property;**
- (a) Demarcation K Prat: S. No. 17/2B, 17/2C, 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune,
 - (b) Patil Vatan Order
 - (c) CTS Property Card of CTS Nos.: 2016-2021, 2024, 2025 and 2026
 - (d) Govt. Notification (Maharashtra State) dtd. 18/11/2021
 - (e) Title Documents;
 - i. Release Deed, Regn. No.: 4918/2004, Dtd. 24/05/2004, SRO Haveli, Pune.
 - ii. Release Deed, Regn. No.: 2435/2005, Dtd. 12/04/2005, SRO Haveli, Pune.
 - iii. Release Deed, Regn. No.: 4129/2006, Dtd. 01/06/2006, SRO Haveli, Pune.
 - iv. Release Deed, Regn. No.: 6942/2011, Dtd. 18/07/2011, SRO Haveli, Pune.
 - v. Release Deed, Regn No.: 7591/2016, Dtd. 06/09/2016, SRO Haveli, Pune.
 - vi. Release Deed, Regn No.: 7592/2016, Dtd. 06/09/2016, SRO Haveli, Pune.
 - vii. Cancellation Deed, Regn. No. : 14108/2021, Dtd. 09/04/2014, SRO Haveli, Pune
 - viii. Release Deed, Regn. No.: 12190/2022, Dtd. 20/06/2022, SRO Haveli, Pune.
 - ix. Joint Development Agreement, Regn. No.: 13356/2024, Dtd.15/09/2024, SRO Haveli No. 21, Pune, for an area of 8200 Sq.mtrs. from Chinchawade - M/s. Ravima Associates LLP,
 - x. Power of Attorney, Regn. No.: 13357/2024, Dtd.15/09/2024, SRO Haveli No. 21, Pune, for an area of 8200 Sq.mtrs. from Chinchawade - M/s. Ravima Associates LLP,
 - xi. Joint Development Agreement, Regn. No.: 20387/2024, Dtd.15/09/2024, SRO Haveli No. 22, Pune, for an area of 2000 Sq.mtrs. from Chinchawade - M/s. Ravima Associates LLP,
 - xii. Power of Attorney, Regn. No.: 20388/2024, Dtd.15/09/2024, SRO Haveli No. 22, Pune, for an area of 2000 Sq.mtrs. from Chinchawade - M/s. Ravima Associates LLP,
- (C) 7/12 Extract and Mutation Entries:**
- (a) 7/12 Extract: S. No. 17/2B, 17/2C, 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune issued by Talathi, Haveli, Pune (PCMC).
 - (b) Mutation Entry Nos.: 1378, 1379, 1382, 1386, 1395, 1399, 1442, 1495, 1496, 1498, 1584, 1984, 2037, 2038, 2220, 3149, 3399, 3466, 3468, 4026, 4027, 4028, 4101, 4319, 4320, 4321, 4328, 4501, 5654, 6011, 8654, 12685, 12716, 13168, 14023, 15649, 16014, 16736, 16861, 17062, 17064, 17065, 170281, 17342 issued by Talathi/ Tahasildar office, Haveli, Pune(PCMC).
- (D) Search and Title Investigation Report for last 30 years i.e. year 1995-2024 issued by Adv. Prabhakar Todkar.**

2. On perusal of the abovementioned documents and all other documents pertaining to the title of the said property, I am of the opinion that the Title of the lands owners specified herein before is clean, clear and marketable without any encumbrances.

Owner of the property:

S. No. 17 Hissa No. 2B, held by Suryakant Namdeo Chinchwade and others
S. No. 17 Hissa No. 2C, held by Jayashree Pandurang Chinchwade and others
S. No. 17 Hissa No.2D held by Baban Bhiku Chinchwade & others
of Village: Chinchwad, Taluka: Haveli, District: Pune

Developer of the project: M/s. Ravima Associates LLP

3. The report reflecting the flow of the title in respect of said 'Entire Land' is enclosed herewith as Annexure "A".

Place: Pune
Date: 11/11/2024

Encl.: Annexure 'A'



Prabhakar
Prabhakar D. Todkar
Advocate.



Prabhakar

Office: B/204, Mayureshwar Vihar Society, Opposite Katraj Post Office, Katraj, Pune: 411 046.

ANNEXURE "A"
FORMAT-A: (CIRCULAR NO. 28/2021)
Flow of title in respect of Entire Land

Reference: All that piece and parcel of lands admeasuring 2000 Sq. mtrs. towards North side and 8200 Sq. mtrs. towards South side, in aggregate admeasuring 10200 sq.mtrs. out of all that piece and parcel of lands admeasuring 34 Ares, out of Survey Number 17 Hissa No. 2B held by Suryakant Namdeo Chinchwade and others, 34 Ares out of Survey Number 17 Hissa No. 2C held by Jayashree Pandurang Chinchwade and others and 34 Ares out of Survey Number 17 Hissa No.2D held by Baban Bhiku Chinchwade & others, in aggregate 01 Hectare 02 Ares, bearing Corresponding CTS Nos. 2016-2021, 2024, 2025 and 2026 of Village: Chinchwad, Taluka: Haveli, District: Pune.

Sr. No.	Survey/ Hissa Nos.	Area (In Hectares-Ares)	Name of the Land Owners	Referred To as
1	17/2B	00 Hectare 34 Ares	Suryakant Namdeo Chinchwade and others	Land 'A'
2	17/2C	00 Hectare 34 Ares	Jayashree Pandurang Chinchwade and others	Land 'B'
3	17/2D	00 Hectare 34 Ares	Baban Bhiku Chinchwade & others	Land 'C'
Total		01 Hectare 02 Ares		Entire Land

Out of which an area of 2000 sq.mtrs. towards North side and 8200 sq.mtrs. towards south side out of above Entire Land intended to be amalgamated so as to form one Contiguous block.

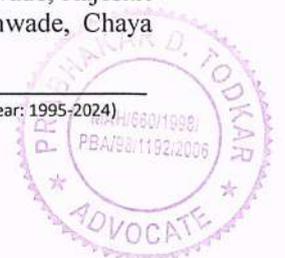
It appears from the 7/12 extract of the year 1950 of the land that, S. No. 17 Hissa No. 2B of Village: Chinchwad, Taluka: Haveli, District: Pune admeasuring 01 Acre 03 Guntha i.e. 43 Guntha (including Potkharaba) assessed at Rs. 2.28/- was owned and possessed by one Namdeo Tukaram Chinchwade and the land held on New Tenure (Navin Sharth) was regranted on Old Tenure (Juni Sharth).

It appears from the 7/12 extract of the year 1950 of the land that, S. No. 17 Hissa No. 2C of Village: Chinchwad, Taluka: Haveli, District: Pune admeasuring 00 Acre 34 Guntha (including Potkharaba) assessed at Rs.2.28/- was owned and possessed by one Namdeo Tukaram Chinchwade and the land held on New Tenure (Navin Sharth) was regranted on Old Tenure (Juni Sharth).

It appears from the 7/12 extract of the year 1950 of the land that, S. No. 17 Hissa No. 2D of Village: Chinchwad, Taluka: Haveli, District: Pune admeasuring 00 Acre 34 Guntha (including Potkharaba) assessed at Rs. 2.29/- was owned and possessed by one Bhiku Tukaram Chinchwade and the land held on New Tenure (Navin Sharth) was regranted on Old Tenure (Juni Sharth).

It appears from the 7/12 extract of the year 2024 of the land that, S. No. 17 Hissa No. 2B of Village: Chinchwad, Taluka: Haveli, District: Pune admeasuring 00 Hectore 34 Ares (including Potkharaba of 01 Ares) assessed at Rs. 2.28/- was owned and possessed by Suryakant Namdeo Chinchwade, Sunil Namdeo Chinchwade and the remark of Old Tenure (Juni Sharth) was deleted. However, the names of daughters Sarubai Mahadu Thakar, Babubai Dattu Padale, Savitribai Genu Chinchwade was subsequently denoted in other rights column of the 7/12 extract was deleted lateron. It further appears that the remark of new tenure has been deleted vide Mutation Entry No. 17062.

It appears from the 7/12 extract of the year 2024 of the land that, S. No. 17 Hissa No. 2C of Village: Chinchwad, Taluka: Haveli, District: Pune admeasuring 00 Hectore 34 Ares (including Potkharaba of 01 Ares) assessed at Rs. 2.28/- was owned and possessed by Jayashree Pandurang Chinchwade, Rajeshri Pandurang Chinchwade, Suman Pandurang Chinchwade, Prashant Pandurang Chinchwade, Chaya





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Pandurang Chinchwade and the remark of Old Tenure (Juni Sharth) was deleted. However, the remark of minor in respect of Chaya Pandurang Chinchwade has been deleted and her name has been inducted in occupant column as she become major. It further appears that the name of Savitribai Genu Chinchwade has been deleted vide Mutation Entry No. 16736 and the remark of new tenure has been deleted vide Mutation Entry No. 17064.

It appears from the 7/12 extract of the year 2024 of the land that, S. No. 17 Hissa No. 2D of Village: Chinchwad, Taluka: Haveli, District: Pune admeasuring 00 Hector 34 Ares (including Potkharaba of 01 Ares) assessed at Rs. 2.29/- was owned and possessed by one Baban Bhiku Chinchwade, Tanaji Bhiku Chinchwade and the remark of Old Tenure (Juni Sharth) was deleted. However, the encumbrance of Chinchwad Vividh Karyakari Sahakari Society Ltd. is denoted in the other rights column of 7/12 extract. It further appears that the remark of old tenure has been deleted vide Mutation Entry No. 17065.

It appears from Mutation Entry No.1378 that, it is related to S.No. 179/2 and others of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report

It appears from Mutation Entry No.1379 that, it is related to S.No. 201/8A of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report

It appears from Mutation Entry No.1382 that, it is related to S.No. 129 of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report

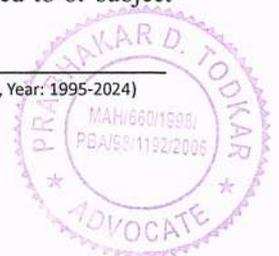
It appears from Mutation Entry No.1386 that, it is related to S.No. 193/9 of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.1395 that, the 'Partition' has been executed amongst brothers i.e. (a) Bhiku Tukaram Chinchwade, (b) Genu Tukaram Chinchwade, (c) Namdeo Tukaram Chinchwade, (d) Dattu Tukaram Chinchwade in respect of the land bearing S. No. 17/2B, 17/2C, 17/2D and other lands of Village: Chinchwad, Taluka: Haveli, District: Pune. As per said Partition the land bearing S. No. 17/2B was given in the name of Namdeo Tukaram Chinchwade, the land bearing S. No. 17/2C was given in the name of Genu Tukaram Chinchwade and the land bearing S. No. 17/2D was given in the name of Bhiku Tukaram Chinchwade. However, there are other lands mentioned in the said Mutation entry which are not the subject matter of this search report and hence are not mentioned herein to bring more clarity. Further, upon their application and Statement the entry to that effect has been made by the concerned Revenue Officer vide Mutation Entry No. 1395 on 10/04/1950 on 7/12 Extract of S. No. 17/2B, 17/2C, 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.1442 that, it is related to S.No. 103/4 of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.1378 that, it is related to This Mutation Entry is related to S.No. 32/2C of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.1495 that, it is related to S.No. 193/2 and others of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.





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It appears from Mutation Entry No.1496 that, it is related to S.No. 206/1 and others of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.1498 that, it is related to S.No. 94 of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.1584 that, one Mr. Bhiku Tukaram Chinchwade has taken loan and thereby executed Ekrar on 27/04/1963 in favour of Chinchwad Vikas Karyakari Sahakari Society. The entry to that effect has been by the concerned Revenue Officer vide Mutation Entry No. 1584 on 22/04/1964 on 7/12 extract of S.No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.1984 that, it is related to S.No. 269/5B and others of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.2037 that, it is related to S.No. 188/5A of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.2038 that, it is related to S.No. 32/2C of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.2220 that, as per The Maharashtra Revenue Patels (Abolition of Office) Act, 1962 the Patil Watan Land has been abolished w.e.f. 01/01/1963 and thereby Occupancy Price was fixed thereby the land bearing S.No. 17 of Village: Chinchwad, Taluka: Haveli, District: Pune was deleted from Inam and entered in abolished (Khalsa) land. Further till the period of regrat of the said land the name of Government (Sarkar) was written above the line and name of the holder was written below the line as per the order passed by the hon'ble Tahasildar Haveli, District: Pune bearing no. WATAN/VASHI/666/63 on 31/07/1963. The entry to that effect has been made by the concerned revnue officer relying on the Order vide Mutation Entry No. 2220 on 21/12/1963 on 7/12 Extract of S. No. 17 of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.3149 that, the land bearing S. No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune was Inam Class 6B i.e. Patil Inam Land. However, the said land was abolished (Khalsa) on 01/01/1963 and thereby the name of Bhiku Tukaram Chinchwade has been inducted in the Occupant Column after payment of 22 times of assessment to Government Treasury. Subsequently said land has been regranted on Old Tenure (Juni Sharth). The entry to that effect has been made by the concern Revenue Officer vide Mutation Entry No. 3149 on 08/04/1966 on 7/12 extract of S. No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune after perusal of the order and I have made perusal of the Mutation Entry.

It appears from Mutation Entry No.3399 that, due to implementation of Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955 and Akarband along with Hissa Form No. 12 issued by a Spl. District Inspector of Land Records (Dashman) Pune has given effect to the Record of Rights of in the Land Records of Village Chinchwad Pune and due to which, area and Akar of all land in Village was converted into Hectors and Rupees i.e. old units of land are converted from Acres to Hectors & Gunthas to Aars & Paise to Rupees. This entry has been made by the concerned revenue officer vide Mutation Entry. The entry to this effect has been made by the concerned Revenue Officer to City Survey No. 1 and others of Village: Chinchwad, Taluka: Haveli, District: Pune on 27/02/1965.





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It appears from Mutation Entry No.3466 that, the name of Government (Sarkar) was deleted vide Order passed by the hon'ble Tahasildar on 15/03/1959 in respect of Vatan land and thereby Genu Tukaram Chinchwade has paid an amount of Rs. 147.05/- on 31/07/1964 towards occupancy price and got regranted land to New Tenure (Navin Sharth). The entry to that effect has been made by the concerned revenue officer relying on the Order vide Mutation Entry No. 3466 on 23/09/1959 on 7/12 Extract of S. No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.3468 that, the name of Government (Sarkar) was deleted vide Order passed by the hon'ble Tahasildar on 15/03/1959 in respect of Vatan land and thereby Namdeo Tukaram Chinchwade has paid an amount of Rs. 72/- on 31/07/1964 towards occupancy price and gets regranted land to New Tenure (Navin Sharth). The entry to that effect has been made by the concerned revenue officer relying on the Order vide Mutation Entry No. 3468 on 13/10/1979 on 7/12 Extract of S. No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.4026 that, it is related to S.No. 278/2D+2E of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.4027 that, it is related to S.No. 47/1 and others of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.4028 that, as per the order passed by Hon'ble Tahasildar, Haveli, District: Pune bearing no. BHUMI2/764/73 the corrections has been made in Village Specimen No. 12 by which the land bearing S.No. 17/2B admeasuring 34 Ares (including Potkharaba) assessed at Rs. 2.28/- was denoted in the name Genu Tukaram Chinchwade, S.No. 17/2C admeasuring 34 Ares (including Potkharaba) assessed at Rs. 2.28/- was denoted in the name Namdeo Tukaram Chinchwade and S.No. 17/2D admeasuring 34 Ares (including Potkharaba) assessed at Rs. 2.28/- was denoted in the name Bhiva Tukaram Chinchwade. There are other S.Nos are also but which are not subject matter of this Search Report hence not mentioned to bring more clarity in title. The entry to that effect has been made by the concern Revenue Officer vide Mutation Entry No. 4028 on 06/04/1973 on 7/12 extract of S.No. 17/2B, 17/2C and 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune. However the said mutation entry is not related to this search report.

It appears from Mutation Entry No.4101 that, it is related to S.No. 296 of the Village: Chinchwad, Taluka: Haveli, District: Pune This Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.4319 that, it is related to S.No. 149 of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.4320 that, it is related to S.No. 185/ 1 and others of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.4321 that, it is related to S.No. 6/1A+1B and others of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.





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It appears from Mutation Entry No.4328 that, it is related to S.No. 249/3 of the Village: Chinchwad, Taluka: Haveli, District: Pune. However, this Mutation Entry is not related to or subject matter of this Search Report.

It appears from Mutation Entry No.4501 that, the land bearing S.No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune is granted on Old Tenure (Juni Sharth) as per the order passed by Tahasildar Haveli, District: Pune vide their order bearing No. WATAN/VASHI/452/75 dated 14/11/1975. The entry to that effect has been made by the concerned Revenue Officer vide Mutation Entry No. 4501 on 20/11/1975 on the basis of above order on the 7/12 extract of S.Nos. 17/2B, 17/2C, 17/2D of Village: Chichwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.5654 that, it is related to, the name of natural guradian of Chaya Pandurang Chinchwade and Prashant Pandurang Chinchwade has been deleted form 7/12 extract of 17/2C entered in lieu of Mutation No. 5654. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 16861 on 16/04/2021 after perusal of age proof and on the basis of order passed.

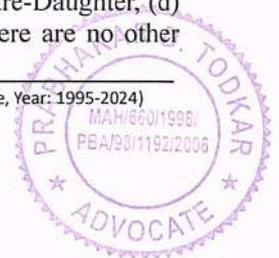
It appears from Mutation Entry No.6011 that, Genu Tukaram Chinchwade died in Village on 20/11/1979 leaving behind following leagal heirs; (a) Pandurang Genu Chinchwade-Son, (b) Sarubai Mahadu Thakar-Daughter, (c) Bhagu bai Dattu Padale-Daughter, (d) Savitrabai Genu Chinchwade-Wife. There are no other legal heirs. The entry to that effect has been made by the concerned Revenue Officer vide Mutation Entry No. 6011 on 04/12/1979 on the basis of application, affidavit etc. on the 7/12 extract of S.No. 17/2B of Village: Chichwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.8654 that, it is related to Pandurang Tukaram Chinchwade died in Village on 03/01/1991 leaving behind following legal heirs; (a) Pappu Pandurang Chinchwade-Son, (b) Jayashree Pandurang Chinchwade-Daughter, (c) Rajshree Pandurang Chinchwade-Daughter, (d) Chaya Pandurang Chinchwade-Daughter, (e) Suman Pandurang Chinchwade-Wife. There are no other legal heirs. The entry to that effect has been made by the concerned Revenue Officer vide Mutation Entry No. 8654 on 12/12/1997 on the basis of application, affidavit etc. On the 7/12 extract of S.No. 17/2C of Village: Chichwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.12685 that, Namdeo Tukaram Chinchwade died leaving behind the following legal heirs, (a) Suryakant Namdeo Chinchwade, (b) Sunil Namdeo Chinchwade, (c) Ranjana Hanumant Shinde, (d) Shashikala Ramesh Hande, (e) Sandhya Ashok Memane, (f) Pratibha Suraj Bhairat, (g) Vithabai Namdeo Chinchwade. Upon application made after persual of affidavit and Statement the entry to that effect has been made by the concerned Revenue Officer vide Mutation Entry No. 12685 on 07/04/2006 on 7/12 Extract of 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.12716 that, (a) Smt. Sarubai Mahadu Thakar, (b) Bababai Dattatraya Padale has executed Release Deed to and in favour of (a) Pappu Pandurang Chinchwade, (b) Jayashree Pandurang Chinchwade, (c) Chaya Pandurang Chinchwade in respect of their share out of S. No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune and the said 'Release Deed' has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 4129/2006 on 05/06/2006. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 12716 on 12/06/2006 on the 7/12 extract of 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.13168 that, Bhiku Tukaram Chinchwade died in Village on 11/08/2003 leaving behind following leagal heirs; (a) Baban Bhiku Chinchwade- Son, (b) Tanaji Bhiku Thakar – Son, (c) Taibai Khandu Pandharkar-Daughter, (c)Mainabai Murlidhar Sakhare-Daughter, (d) Yamunabai Mahadev Dabhade-Daughter, (e) Seeta Rambhau Koinkar-Daughter. There are no other





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legal heirs. The entry to that effect has been made by the concerned Revenue Officer vide Mutation Entry No. 13168 on 12/03/2008 on the basis of application, affidavit etc. On the 7/12 extract of S.No. 17/2D of Village: Chichwad, Taluka: Haveli, District: Pune. It further appears that, out of the above legal heirs (a) Mainabai Muralidhar Sakhare, (b) Yamunabai Mahadev Dabhade had executed Release Deed to and in favour of (a) Babanrao Bhiku Chinchwade, (b) Tanaji Bhiku Chinchwade in respect of their share out of S. No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 2435/2005 on 12/04/2005. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 13168 on 7/12 extract of 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.14023 that, as per the Order passed by hon'ble Tahasildar bearing No.: HANO/KAVI/81/2010 dated 22/06/2010 the name of Pappu Pandurang Chinchwade has been replaced by Prashant Pandurang Chinchwade and on as per the order passed the entry to that effect has been made by the concerned Revenue Officer vide Mutation Entry No. 14023 on 07/01/2011 on 7/12 Extract of 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.15649 that, on the basis of instructions accorded by Tahasildar Haveli District Pune on the basis of the Circular bearing No. RA.BHU.AA./PRA.KRA./180/La-1 dated 07/05/2016 the correction has been carried out in respect of the errors in the Computerized 7/12 Extract while using of E-Pherphar Project Edit module in view of Handwritten and Computerized Record of Rights. As per the Order passed by the Tahasildar, Pimpri Chinchwad District: Pune on 17/06/2017 the requisite corrections in the earlier revenue record of Village Chinchwad, Taluka: Haveli, Dist. Pune has been edited and thereby corrected with a view to match hand written record with the computerized record by which at Sr. No. 27 in respect of S. No. 17/2B pertaining to Mutation Entry No. 4320, and 17/2D pertaining to Mutation Entry No. 13168 rectifications made in the 7/12 extract is in respect of certain omission made in old online entries of S. No. 17/2B and S. No. 17/2D and which should be read as specified therein. However, the entries at other serial numbers therein are not relevant or subject matter of this report and hence not mentioned here to avoid ambiguity/ misunderstanding and for the purposes of more clarity about the above mutation entry. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 15649 on 19/06/2017 on 7/12 extract of S.No. 17/2B, 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.16014 that, on the basis of instructions accorded by Tahsildar Haveli District Pune on the basis of the Circular bearing No.Ra.Bhu.Aa./Pra.Kra./180/La-1 dated 07/05/2016 the correction has been carried out in respect of the errors in the Computerized 7/12 Extract while using of E-Pherphar Project Edit module in view of Handwritten and Computerized Record of Rights. As per the Order passed by the Tahsildar, Haveli District: Pune on 11/06/2018 the requisite corrections in the earlier revenue record of Village Chinchwad, Taluka: Haveli, Dist. Pune has been edited and thereby corrected with a view to match hand written record with the computerized record by which at Sr. No. 4 in respect of S. No. 17/2C pertaining to Mutation Entry No.5654 (in respect of Occupancy Class 2 Lands sold in view of Section 32 G of Bombay Tenancy and Agricultural Lands Act 1948) to related Khate Nos. and S. No. 17/2D pertaining to Mutation Entry No. 1 in respect of Occupancy Class 2 Lands sold in view of Section 32 G of Bombay Tenancy and Agricultural Lands Act 1948) to related Khate Nos. the rectifications made in the 7/12 extract is in respect of certain omission made in old online entries of S. No. 17/2B and S. No. 17/2D and which should be read as specified therein. However, the entries at other serial numbers therein are not relevant or subject matter of this report and hence not mentioned here to avoid ambiguity/ misunderstanding and for the purposes of more clarity about the above mutation entry. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 16014 on 12/06/2018 on 7/12 extract of S.No. 17/2B, 17/2C and 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune.





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It appears from Mutation Entry No.16736 that, Savitrabai Genu Chinchwade died on 03/11/1997. However, the name of her legal heirs already been inducted on 7/12 extract of S.No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune. So upon application made by Prashant Pandurang Chinchwade the name of Savitrabai Genu Chinchwade has been deleted from other rights column from 7/12 extract. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 16736 on 04/01/2021 on 7/12 extract of S.No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune.

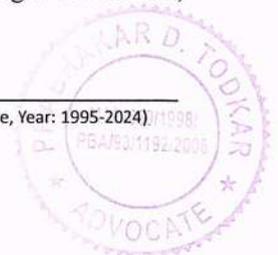
It appears from Mutation Entry No.16861 that, the name of natural guardian of Chaya Pandurang Chinchwade and Prashant Pandurang Chinchwade has been deleted from 7/12 extract of 17/2C entered in lieu of Mutation No. 5654. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 16861 on 16/04/2021 on 7/12 extract of S.No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune after perusal of age proof and on the basis of order passed.

It appears from Mutation Entry No.17062 that, the land admeasuring 34 Ares out of S.No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune was on the New Tenure (Navin Sharth) and hence there was restriction put the for the sell/ conversion of land without permission of competent authority. So upon payment of 50% Nazarana for the use of the said land for Non-Agricultural purposes the land was converted from New Tenure i.e to Occupant Class I as per the order passed by hon'ble Tahsildar, Pimpri Chinchwad bearing no. WATAN/KAVI/182/2021 dated 30/12/2021. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 17062 on 31/12/2021 upon application made by Suryakant Namdeo Chinchwade and on the basis of above order, on 7/12 extract of S.No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.17064 that, the land i.e. the land admeasuring 34 Ares out of S. Nos. 17/2C, 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune was on the New Tenure (Navin Sharth) and hence there was restriction put the for conversion of land without permission of competent authority. So upon payment of 50% Nazarana for the use of the said land for Non-Agricultural purposes the land was converted from New Tenure i.e to Occupant Class I as per the order passed by hon'ble Tahsildar, Pimpri Chinchwad bearing no. WATAN/KAVI/180/2021 dated 30/12/2021. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 17064 on 31/12/2021 upon application made by Prashant Pandurang Chinchwade and on the basis of above order, on 7/12 extract of S. Nos. 17/2C, 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears from Mutation Entry No.17065 that, it is related to, the land admeasuring 34 Ares out of S.No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune was on the New Tenure (Navin Sharth) and hence there was restriction put the for conversion of land without permission of competent authority. So upon payment of 50% Nazarana for the use of the said land for Non-Agricultural purposes the land was converted from New Tenure i.e. from Occupant Class II to Occupant Class I as per the order passed by hon'ble Tahsildar, Pimpri Chinchwad bearing no. WATAN/KAVI/181/2021 dated 30/12/2021. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 17065 on 31/12/2021 upon application made by Baban Bhiku Chinchwade and on the basis of above order, on 7/12 extract of S.No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune (Reference: Mutation Entry No. 3149).

It appears from Mutation Entry No.17281 that, Pratibha Suresh Bairat has executed Release Deed to and in favour of; (a) Sunil Namdeo Chinchwade, (b) Suryakant Namdeo Chinchwade in respect of their share out of S. No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office of SRO Haveli No. 2, Pune vide document noted at Sr. No. 12190/2022 on 20/06/2022. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No.17281 on 21/09/2022 on 7/12 extract of S.No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune.





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It appears from Mutation Entry No.17342 that, (a)Rajani Hanumant Shinde, (b) Vithabai Namdeo Chinchwade, (c) Shashikala Ramesh Hande, (d) Sandhya Ashok Memane has executed Release Deed to and in favour of (a) Sunil Namdeo Chinchwade, (b) Suryakant Namdeo Chinchwade in respect of their share out of S. No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune and the said 'Release Deed' has been registered in the office of SRO Haveli No. 23, Pune vide document noted at Sr. No. 7592/2016 on 06/09/2016. The entry to that effect has been made by the concerned revenue officer vide Mutation Entry No. 17342 on 03/11/2022. The objection raised to this Mutation entry vide Takrar Case No. Takrar/SR/68/2022 on 29/11/2022 has been settled as per the compromise between the parties and the said Mutation Entry has been certified by the Circle Officer on 16/12/2022 on 7/12 extract of S.No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune.

It appears that, upon application made by Suryakant Namdeo Chinchwade in respect of the land bearing S.No. 17/2B, the City Survey Officer Pimpri Chinchwad, Pune has done the demarcation of the land bearing S. No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune vide Mojani Register No. 6965 on 09/10/2022 and thereby confirm the boundaries of the above land and issued K Prat in respect of demarcation on 31/10/2022.

It appears that, upon application made by Suryakant Namdeo Chinchwade in respect of the land bearing S.No. 17/2C, the City Survey Officer Pimpri Chinchwad, Pune has done the demarcation of the land bearing S. No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune vide Mojani Register No. 6970 on 24/10/2022 and thereby confirm the boundaries of the above land and issued K Prat in respect of demarcation on 31/10/2022.

It appears that, upon application made by Suryakant Namdeo Chinchwade in respect of the land bearing S.No. 17/2D, the City Survey Officer Pimpri Chinchwad, Pune has done the demarcation of the land bearing S. No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune vide Mojani Register No. 6968 on 28/10/2022 and thereby confirm the boundaries of the above land and issued K Prat in respect of demarcation on 31/10/2022.

It appears that, Suryakant Namdeo Chinchwade and others had made an application to the Additional Tahsildar Pimpri Chinchwad for payment of 50% Nazarana amount in lieu of Non-Agricultural use of land admeasuring 34 Ares of S.No. 17/2B, of Village: Chinchwad, Taluka: Haveli, District: Pune for Patil Watan Land as per Sec. 44 of Maharashtra Land Revenue Code and for grant of requisite order. After perusal of necessary records and of the payment of Nazarana amount the Additional Tahsildar Pimpri Chinchwad has issued order bearing no. WATAN/KAVI/182/2021 on 30/12/2021 and thereby granted permission for the use of the said land for Non-Agricultural purposes. Accordingly, the land was converted from New Tenure i.e. to Occupant Class I and I have made the perusal of the said order.

It appears that, Prashant Pandurang Chinchwade and others had made an application to the Additional Tahsildar Pimpri Chinchwad for payment of 50% Nazarana amount in lieu of Non-Agricultural use of land admeasuring 34 Ares of S.No. 17/2C, of Village: Chinchwad, Taluka: Haveli, District: Pune for Patil Watan Land as per Sec. 44 of Maharashtra Land Revenue Code and for grant of requisite order. After perusal of necessary records and of the payment of Nazarana amount the Additional Tahsildar Pimpri Chinchwad has issued order bearing no. WATAN/KAVI/180/2021 on 30/12/2021 and thereby granted permission for the use of the said land for Non-Agricultural purposes. Accordingly, the land was converted from New Tenure i.e. to Occupant Class I and I have made the perusal of the said order.

It appears that, Baban Bhiku Chinchwade and others has made an application to the Additional Tahsildar Pimpri Chinchwad for payment of 50% Nazarana amount in lieu of Non-Agricultural use of land admeasuring 34 Ares of S.No. 17/2D, of Village: Chinchwad, Taluka: Haveli, District: Pune for Patil Watan Land as per Sec. 44 of Maharashtra Land Revenue Code and for grant of requisite order. After perusal of necessary records and of the payment of Nazarana amount the Additional Tahsildar Pimpri





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Chinchwad has issued order bearing no. WATAN/KAVI/181/2021 on 30/12/2021 and thereby granted permission for the use of the said land for Non-Agricultural purposes. Accordingly, the land was converted from New Tenure i.e. to Occupant Class I.

It appears from the CTS Enquiry Book Report/ Extract issued by City Survey Officer, Pimpri-Chinchwad, District: Pune that, (a) City Survey No. 2021 has been given to the agricultural land admeasuring 5075 Sq. Mtrs. for the land bearing S. No. 17, (b) City Survey No. 2025 has been given to the agricultural land admeasuring 3250 Sq. Mtrs. for the land bearing S. No. 17 and (c) City Survey No. 2024 has been given to the agricultural land admeasuring 5075 Sq. Mtrs. for the land bearing S. No. 17 and (d) City Survey No. 2028 has been given to the agricultural land admeasuring 2990 Sq. Mtrs. for the land bearing S. No. 17 of Village: Chinchwad, Taluka: Haveli, District: Pune. However, the copy of extract is not properly readable and as per my best ability I have made perusal of the said Extract and Map No. 141.

It appears that, the land bearing CTS No. 2017 of Village: Chinchwad (Sheet No.141) issued by City Survey Officer of Pimpri-Chinchwad, District: Pune is admeasuring 4105 Sq. Mtrs.. It further appears that, as per the circular issued by hon'ble Settlement Commissioner and Director Land Records (Maharashtra State) bearing No.: NA.BHU.1./MI.PA./AKSHARI NOND/2015/Pune dated 16/02/2015 Order passed in lieu of Mutation Entry No. 1171 bearing No.NA/BHU.CHINCHWAD/PHE.KRA.1171 dated 16/02/2015 as the area as per Enquiry Register and Property Card matched with each other, the entry of area has been made in the City Survey Officer on 30/04/2015 in the property card record of CTS No. 2017.

It appears that, the land bearing CTS No. 2018 of Village: Chinchwad (Sheet No.141) issued by City Survey Officer of Pimpri-Chinchwad, District: Pune is admeasuring 5255 Sq. Mtrs. It further appears that, as per the circular issued by hon'ble Settlement Commissioner and Director Land Records (Maharashtra State) bearing No.: NA.BHU.1./MI.PA./AKSHARI NOND/2015/Pune dated 16/02/2015 Order passed in lieu of Mutation Entry No. 1171 bearing No.NA/BHU.CHINCHWAD/PHE.KRA.1171 dated 16/02/2015 as the area as per Enquiry Register and Property Card matched with each other, the entry of area has been made in the City Survey Officer on 30/04/2015 in the property card record of CTS No. 2018.

It appears that, the land bearing CTS No. 2019 of Village: Chinchwad (Sheet No.141) issued by City Survey Officer of Pimpri-Chinchwad, District: Pune is admeasuring 4960 Sq. Mtrs.. It further appears that, as per the circular issued by hon'ble Settlement Commissioner and Director Land Records (Maharashtra State) bearing No.: NA.BHU.1./MI.PA./AKSHARI NOND/2015/Pune dated 16/02/2015 Order passed in lieu of Mutation Entry No. 1171 bearing No.NA/BHU.CHINCHWAD/PHE.KRA.1171 dated 16/02/2015 as the area as per Enquiry Register and Property Card matched with each other, the entry of area has been made in the City Survey Officer on 30/04/2015 in the property card record of CTS No. 2019.

It appears that, the land bearing CTS No. 2020 of Village: Chinchwad (Sheet No.141) issued by City Survey Officer of Pimpri-Chinchwad, District: Pune is admeasuring 2990 Sq. Mtrs.. It further appears that, as per the circular issued by hon'ble Settlement Commissioner and Director Land Records (Maharashtra State) bearing No. NA.BHU.1./MI.PA./AKSHARI NOND/2015/Pune dated 16/02/2015 Order passed in lieu of Mutation Entry No. 1171 bearing No.NA/BHU.CHINCHWAD/PHE.KRA.1171 dated 16/02/2015 as the area as per Enquiry Register and Property Card matched with each other, the entry of area has been made in the City Survey Officer on 30/04/2015 in the property card record of CTS No. 2020.





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It appears that, the Add. Secretary, State of Maharashtra has issued Government Notification bearing no. TPS-1815/428/PRA.KRA 138/15/NAVI-13 dated 18/11/2021 for the use of land shown in sanctioned development plan of old and new area i.e. coming between 'Blue flood Line' and 'Red flood Line' and the area denoted in no development zone above the area of red flood line for land development and which will enable availability of more residential area vide their resolution no. 824 dated 20/02/2016. Accordingly, the revised changes had been submitted to Government vide their letter bearing no. 143/2017 dated 07/08/2017. However, those and owners who have paid requisite amount to Government and Pimpri-Chinchwad Municipal Corporation, the permission has been given for the use of land as state above. Accordingly, the area to the extent of 1500 Sq.Mtrs out of S.No. 17/2B (Corresponding CTS No. 2020 Part), 3000 Sq.Mtrs out of S.No. 17/2C (Corresponding CTS No. 2019 Part) and 1500 Sq.Mtrs out of S.No. 17/2D (Corresponding CTS No. 2018) has been permitted to use for residential purposes.

It appears that, (a) Smt. Mainabai Murlidhar Sakhare, (b) Smt. Yamunabai Mahadev Dabhade, (c) Seeta Rambhai Kohinkar has executed 'Release Deed' to and in favour of; (a) Babanrao Bhiku Chinchwade, (b) Tanaji Bhiku Chinchwade in respect of their share out of S. No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 4918/2004 on 24/05/2004 and I have made perusal of the said deed.

It appears that, (a) Mainabai Muralidhar Sakhare, (b) Yamunabai Mahadev Dabhade had executed 'Release Deed' to and in favour of; (a) Babanrao Bhiku Chinchwade, (b) Tanaji Bhiku Chinchwade in respect of their share out of S. No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 2435/2005 on 12/04/2005.

It appears that, (a) Smt. Sarubai Mahadu Thakar, (b) Smt. Bababai Dattatraya Padale has executed 'Release Deed' to and in favour of; (a) Pappu(Prashant) Pandurang Chinchwade, (b) Jayashree Pandurang Chinchwade, (c) Chaya Pandurang Chinchwade, (d) Suman Pandurang Chinchwade in respect of their share out of S. No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 4129/2006 on 01/06/2006.

It appears that, (a) Smt. Suman Vamanrao Lande represented through Maruti Vamanrao Lande, (b) Sulbha Ashokrao Bhoir, (c) Janabai Shyamrao Yewale has executed 'Release Deed' to and in favour of; (a) Babanrao Bhiku Chinchwade, (b) Tanaji Bhiku Chinchwade in respect of their share out of S. No. 17/2D of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 6942/2011 on 18/07/2011.

It appears that, (a) Smt. Vithabai Namdeo Chinchwade, (b) Suryakant Namdeo Chinchwade, (c) Rajani Hanumant Shinde, (d) Shashikala Ramesh Hande, (e) Sandhya Ashok Hemane (f) Pratibha Surendra Bairat has executed 'Release Deed' to and in favour of; (a) Sunil Namdeo Chinchwade in respect of their share out of S. No. 108/3/2E of Village: Wakad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 7591/2016 on 06/09/2016. However, the said Release Deed is not related to this search report.

It appears that, (a) Smt. Vithabai Namdeo Chinchwade, (b) Rajani Hanumant Shinde, (d) Shashikala Ramesh Hande, (e) Sandhya Ashok Hemane had executed 'Release Deed' to and in favour of; (a) Suryakant Namdeo Chinchwadw (b) Sunil Namdeo Chinchwade in respect of their share out of S. No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been





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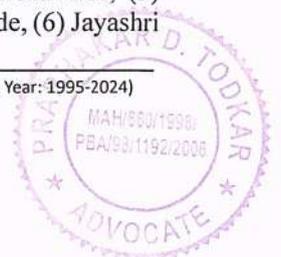
registered in the office concerned Registrar, Pune vide document noted at Sr. No. 7592/2016 on 06/09/2016.

It appears that, Sagar Ashok Waghmare has executed "Cancellation Deed" to and in favour of Prashant Pandurang Chinchwade in respect of 1 Ares land out of their share out of S. No. 17/2C of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Cancellation Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 14108/2021 on 12/11/2021. The said Cancellation Deed has been executed in respect of 'Agreement to Sale' registered in the office SRO Haveli No. 17 vide document noted at Sr. No. 2482/2014 on 09/04/2014.

It appears that, Pratibha Surendra Bairat had executed 'Release Deed' to and in favour of; (a) Suryakant Namdeo Chinchwade, (b) Sunil Namdeo Chinchwade in respect of her share out of S. No. 17/2B of Village: Chinchwad, Taluka: Haveli, District: Pune and the said Release Deed has been registered in the office concerned Registrar, Pune vide document noted at Sr. No. 12190/2022 on 20/06/2022.

It appears that, (1)Suryakant Namdeo Chinchwade, (2) Mandakini Suryakant Chinchwade, (3) Sjit Suryakant Chinchwade, (4) Smita Sujit Chinchwade, (5) Siddhant Sujit Chinchawade, (6) Ashish Suryakant Chinchawade, (7) Shweta Ashish Chinchawad, (8) Neev Ashish Chinchwade, (9) Sunil Namdeo Chinchawade, (10) Anuradha Sunil Chinchawade, (11) Rutuja Omkar Khatpe, (12) Riya Sunil Chinchawade, (13) Tanush Sunil Chinchawade, owners of the land admeasuring 00 Hectare 34 Ares of S. No.17/2B, AND (1) Prashant Pandurang Chinchwade, (2) Suman Pandurang Chinchawade, (3) Sonam Prashant Chinchwade, (4) Sai Prashant Chinchwade, (5) Savi Prashant Chinchwade, (6) Jayashri Rajesh Landge, (7) Manisha Ram Marathe, (8) Chaya Sandip Kavade, owners of the land admeasuring 00 Hectare 34 Ares of S. No.17/2C, AND (1) Baban alias Babanrao Bhiku alias Bhikoba Chinchawade, (2) Subhadrabai Baban alias Babanrao Chinchwade, (3) Sudhir Baban alias Babanrao Chinchawade, (4) Ashas Sudhir Chinchwade, (5) Pratik Sudhir Chinchawade, (6) Pratap Sudhir Chinchawade, (7) Shekhar Babanrao Chinchawade, (8) Karuna Shankar Chinchawade, (9) Prithviraj Shekhar Chinchawade, (10) Nirmala Kaluram Thigale, (11) Pramila Sham alias Shamrao Jadhav, (12) Tanaji Bhiku Chinchawade, (13) Suvarna Tanaji Chinchawade, (14) Sandip Tanaji Chinchawade, (15) Shradha Sandip Chinchawade, (16) Malhar Sandip Chinchawade, (17) Trupti Ganesh More, (18) Dipti Sambhaji Shedge, (19) Swati Gorakh Bodake, owners of the land admeasuring 00 Hectare 34 Ares of S. No.17/2D, of Village: Chinchwad, Taluka: Haveli, Distict: Pune has entrusted the development rights in respect of the land admeasuring 8200 sq.mtrs. (said 'Land No.1') on the southern side of their holding out of the said entire land to and in favour of Developer i.e. M/s. Ravima Associates LLP (Limited Liability Partnership) through its Partner, (1) Mr. Gaurav Ravindra Gadiya and (2) Mr. Sarvesh Ravindra Gadiya in lieu of the agreed consideration and in conformity with the terms specified in the Joint Development Agreement which was registered in the office of SRO Haveli No. 21, Pune vide document noted at Sr. No. 13356/2024 on 15/09/2024 (Said 'JDA No.1') and thereby entrusted necessary development rights in lieu of the area specified herein before. Further to do, complete' and facilitate necessary acts, deeds and things in view of the said JDA No.1 the above owners has also executed and registered Power of Attorney to delegate necessary powers unto the said Developer in view of Joint Development of said Land No.1. However, said Power of Attorney was registered in the office of SRO Haveli No. 21, Pune vide document noted at Sr. No. 13357/2024 on 15/09/2024 (Said 'POA No.1')

It appears that, (1)Suryakant Namdeo Chinchwade, (2) Mandakini Suryakant Chinchwade, (3) Sjit Suryakant Chinchwade, (4) Smita Sujit Chinchwade, (5) Siddhant Sujit Chinchawade, (6) Ashish Suryakant Chinchawade, (7) Shweta Ashish Chinchawad, (8) Neev Ashish Chinchwade, (9) Sunil Namdeo Chinchawade, (10) Anuradha Sunil Chinchawade, (11) Rutuja Omkar Khatpe, (12) Riya Sunil Chinchawade, (13) Tanush Sunil Chinchawade, owners of the land admeasuring 00 Hectare 34 Ares of S. No.17/2B, AND (1) Prashant Pandurang Chinchwade, (2) Suman Pandurang Chinchawade, (3) Sonam Prashant Chinchwade, (4) Sai Prashant Chinchwade, (5) Savi Prashant Chinchwade, (6) Jayashri





Office: B/204, Mayureshwar Vihar Society, Opposite Katraj Post Office, Katraj, Pune: 411 046.

Rajesh Landge, (7) Manisha Ram Marathe, (8) Chaya Sandip Kavade, owners of the land admeasuring 00 Hectare 34 Ares of S. No.17/2C, AND (1) Baban alias Babanrao Bhiku alias Bhikoba Chinchawade, (2) Subhadrabai Baban alias Babanrao Chinchwade, (3) Sudhir Baban alias Babanrao Chinchawade, (4) Ashas Sudhir Chinchwade, (5) Pratik Sudhir Chinchawade, (6) Pratap Sudhir Chinchawade, (7) Shekhar Babanrao Chinchawade, (8) Karuna Shankar Chinchawade, (9) Prithviraj Shekhar Chinchawade, (10) Nirmala Kaluram Thigale, (11) Pramila Sham alias Shamrao Jadhav, (12) Tanaji Bhiku Chinchawade, (13) Suvarna Tanaji Chinchawade, (14) Sandip Tanaji Chinchawade, (15) Shradha Sandip Chinchawade, (16) Malhar Sandip Chinchawade, (17) Trupti Ganesh More, (18) Dipti Sambhaji Shedge, (19) Swati Gorakh Bodake, owners of the land admeasuring 00 Hectare 34 Ares of S. No.17/2D, of Village: Chinchwad, Taluka: Haveli, Distict: Pune has entrusted the development rights in respect of the land admeasuring 2000 sq.mtrs. (said 'Land No.2') on the northern side of their holding out of the said entire land to and in favour of Developer i.e. M/s. Ravima Associates LLP (Limited Liability Partnership) through its Partner, (1) Mr. Gaurav Ravindra Gadiya and (2) Mr. Sarvesh Ravindra Gadiya along with right to way, in lieu of the agreed consideration and in conformity with the terms specified in the Joint Development Agreement which was registered in the office of SRO Haveli No. 22, Pune vide document noted at Sr. No. 20387/2024 on 15/09/2024 (Said 'JDA No.2') and thereby entrusted necessary development rights in lieu of the area specified herein before. Further to do, complete` and facilitate necessary acts, deeds and things in view of the said JDA No.2 the above owners has also executed and registered Power of Attorney to delegate necessary powers unto the said Developer in view of Joint Development of said Land No.2. However, said Power of Attorney was registered in the office of SRO Haveli No. 22, Pune vide document noted at Sr. No. 20388/2024 on 15/09/2024 (Said 'POA No.2')

It appears that, there is no litigation as per the information gathered from the concerned Land owners in respect of the said land and the land owners also assured me regarding the same.

Legal Opinion:

In view of the above findings and devolution of title, I am of the opinion that the owners of the land specified in the starting page of Annexure 'A' are having clean, clear and marketable title, free from encumbrances and M/s. Ravima Associates LLP in view of rights entrusted by the land owners in lieu of above-mentioned Joint Development Agreement and its Power of Attorney is entitled to develop the said entire land being the Developer of the proposed project.

Note: This Search and Title Investigation Report (SATIR) has been prepared to the best of my ability and on the basis of documents provided and considering the same as genuine and limited information provided to me to deliver this SATIR and which is as per the provisions of presently prevailing laws and I understand the same. Any variable fact, information or details in document or law may cause change in my present SATIR. Further, this SATIR has been issued solely for the benefit of its recipient. Please do not hesitate to contact the undersigned on 9689893086 or by email on adv.todkar@gmail.com in case of any query related to this SATIR. In case of any query related to this SATIR by any of its recipient I pleased to discuss the same and provide you such clarificatory information when made available to me by its instructor.

Place: Pune

Date: 11/11/2024



Prabhakar D. Todkar

Advocate.





CHALLAN
MTR Form Number-6



GRN	MH004663764202425E	BARCODE			Date	03/07/2024-15:22:25		Form ID			
Department	Inspector General Of Registration			Payer Details							
Search Fee				TAX ID / TAN (If Any)							
Type of Payment	Other Items			PAN No.(If Applicable)	ACOPT1023C						
Office Name	HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name	Adv Prabhakar Todkar						
Location	PUNE			Flat/Block No.	B204 Mayureshwar Vihar Society						
Year	2024-2025 One Time			Premises/Building							
Account Head Details			Amount In Rs.	Road/Street	Katraj						
0030072201	SEARCH FEE		750.00	Area/Locality	Pune						
				Town/City/District							
				PIN		4	1	1	0	4	6
				Remarks (If Any)	Search Report 1995 to 2024 S No 17 Hissa No 2B 2C and 2D of Chinchwad Haveli District Pune						
				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.	00040572024070354211		IK0CUZGJM3			
Cheque/DD No.				Bank Date	RBI Date	03/07/2024-15:24:23		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 :

Mobile No. : 9689893086

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.

