

SHRI. VIVEK D. NANEKAR ADVOCATE

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Email :- vivek.nanekar@gmail.com

FORMAT-A
(Circular: 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
6th & 8th Floor, Housefin Bhavan
Plot No. C-21, E -Block,
Bandra Kurla Complex,
Bandra (E), MUMBAI- 400051.

LEGAL TITLE REPORT

Subject- Title Clearance certificate in respect of landed property, admeasuring, A) 00 Hectare, 20 Ares, B) 00 Hectare, 53 Ares, C) 00 Hectare, 87 Ares, aggregating to 01 Hectare, 60 Ares, from and out of the entire Landed Property, Survey No. 89/1 totally admeasuring 03 Hectares, 93 Ares, assessed at Rs.11.65 lying, being and situated at Revenue Village- Ravet, Taluka- Haveli, District- Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrars, Haveli (Pune). Together with all easementary right, title and interest attached thereto.

(hereinafter referred as the said Properties)

I have investigated the title of the said property on the request of M/S. DOLPHIN BUILDCON, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, having its registered office at - Plot No. 151, Sector No. 24, Near Gandhi Hospital, Pradhikaran, Nigadi, Pune 411 044, represented through its Partners 1) Mr. Dilip Satyanarayan Gupta, and 2) Mr. Dinesh Satyanarayan Gupta and following documents i.e.

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1. Description of the property is as follows:-

A) a separate area, admeasuring 00 Hectare, 20 Ares, B) a separate area, admeasuring 00 Hectare, 53 Ares, C) a separate area, admeasuring 00 Hectare, 87 Ares, aggregating to 01 Hectare, 60 Ares, from and out of the entire Landed Property, Survey No. 89/1 totally admeasuring 03 Hectares, 93 Ares, assessed at Rs.11.65 lying, being and situated at Revenue Village- Ravet, Taluka- Haveli, District- Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrars, Haveli (Pune) and the said properties are jointly bounded as follows :

On or towards the East : By remaining area of Survey no.
89/1, Ravet.

On or towards the South : By BRT Road,

On or towards the West : By Survey No. 88,

On or towards the North : By partly remaining area of
Survey No. 89/1 and partly
Survey no. 89/3,

Together with all easementary right, title and interest
attached thereto.

(hereinafter referred as the said Properties)

2. The documents of allotment of properties are as follows:-

- a. Sale Deed, dated - 31/01/1983, the Owners, 1) Smt. Bababai Dattu Bhondave and 2) Smt. Vatsalabai Eknath Bhondave, with the consent of 1) Mr. Dnyanu Dattu Bhondave, 2) Mr. Pandit

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Dattu Bhondave, 3) Mr. Macchindra Dattu Bhondave, 4) Mr. Eknath Maruti Bhondave, 5) Mr. Khandu Eknath Bhondave, and 6) Mr. Sayaji Eknath Bhondave, sold out an area admeasuring 00 Hectare, 81 Ares, from and out of Survey No. 89, in favour of Mr. Rameshkumar Chothmal Bansal.

b. Sale Deed, dated - 31/01/1983, the Owners, 1) Smt. Bababai Dattu Bhondave and 2) Smt. Vatsalabai Eknath Bhondave, 3) Mr. Dnyanu Dattu Bhondave, 4) Mr. Pandit Dattu Bhondave, 5) Mr. Khandu Eknath Bhondave, 6) Mr. Sayaji Eknath Bhondave, sold out an area, admeasuring 00 Hectare, 81 Ares, from and out of the said Land, Survey No. 89/1, on in favour of 1) Mr. Hari Mulchand Khubchandani and 2) Mr. Laxman Mulchand Khubchandani.

c. Power of Attorney, dated 26/04/2006, registered at serial no. 3576/2006, dated 27/04/2006, registered in the Office of Sub-Registrar, Haveli No.5, executed by 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, in favour of Smt. Sushila Nathu Ghule, in respect of an area admeasuring 00 Hectare, 65.5 Ares from and out Survey No. 89/1 totally admeasuring 03 Hectares, 93 Ares.

d. Development Agreement, dated 4/5/2006, registered in the office of Sub-Registrar, Haveli No. 18 at Sr. No. 03326/2006, on 05/05/2006, executed by 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, and 4) Smt. Shushila Nathu Ghule, have given development rights in respect of an area, admeasuring 00 Hectare, 60 Ares, from and out of the land, Survey No. 89/1, totally admeasuring 03 Hectares, 93

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Ares, in favour of 1) Mr. Rajendra Dagadu Bhondave and 2) Pravin Ramchandra Palekar.

- e. Irrevocable Power of Attorney, dated 4/5/2006, registered in the office of Sub-Registrar, Haveli No. 18 at Sr. No. 03327/2006, on 05-05-2006, executed by 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, and 4) Smt. Shushila Nathu Ghule, have given Power of Attorney in pursuance to development rights in respect of an area, admeasuring 00 Hectare, 60 Ares, from and out of the land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, in favour of 1) Mr. Rajendra Dagadu Bhondave and 2) Pravin Ramchandra Palekar.
- f. Power of Attorney, dated 17/10/2006, registered in the office of Sub-Registrar, Haveli No. 14 at Sr. No. 8570/2006, on 03/11/2006 executed by 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, in respect of their undivided shares in Survey No. 89/1, in favour of Mrs. Sushila Nathu Ghule.
- g. Sale Deed, dated - 11/06/2009, registered in the office of Sub-Registrar, Haveli No. 12 at Sr. No. 03372/2009 executed by the Owners, 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, consented by Smt. Shushila Nathu Ghule, through their her Power of Attorney holders, 1) Mr. Rajendra Dagadu Bhondave and 2) Mr. Pravin Ramchandra Palekar, have sold out an area, admeasuring 00 Hectare, 60 Ares, from and out of Survey No. 89/1, totally admeasuring 03

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Hectares, 93 Ares, in favour of 1) Mr. Rajendra Dagadu Bhondave and 2) Mr. Pravin Ramchandra Palekar.

- h. Development Agreement, dated - 23/08/2007, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. No. 8031/2007, executed by 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane and 5) Smt. Shushila Nathu Ghule, through their Power of Attorney holder, Mr. Rajendra Dagadu Bhondave, have given development rights in respect of an area, admeasuring 00 Hectare, 27 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares in favour of Mr. Dilip Panraj Sonigara,
- i. Power of Attorney, dated - 23/08/2007, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. No. 8032/2007, executed by 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane and 5) Smt. Shushila Nathu Ghule, through their Power of Attorney holder, Mr. Rajendra Dagadu Bhondave, have given Power of Attorney in pursuance to development rights in respect of an area, admeasuring 00 Hectare, 27 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, in favour of Mr. Dilip Panraj Sonigara.
- j. Sale Deed, dated - 30/09/2009, registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 7598/2009, on 15-10-2009, executed by 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, 5) Smt. Shushila Nathu Ghule, through their Power of Attorney holder, Mr. Dilip Panraj

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- Sonigara, have sold out an area, admeasuring 00 Hectare, 27 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, in favour of Mr. Dilip Panraj Sonigara.
- k. Release Deed, dated - 24/06/2009, registered in the office of Sub-Registrar, Haveli at Sr. No. 5330/2009, executed by 1) Smt. Sunanda Dattatray Valhekar and 2) Smt. Vijaya Balasaheb Pacharane, have relinquished their rights in the ancestral properties including the said property, in favour of Mr. Khandu Eknath Bhondave.
- l. Sale Deed, dated - 25/06/2009, registered in the office of Sub-Registrar, Haveli at Sr. No. 5329/2009, executed by 1) Mr. Khandu Eknath Bhondave, 2) Miss Mangal Khandu Bhondave, 3) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, 5) Miss Madhavi Khandu Bhondave, 6) Smt. Sunanda Dattatray Valhekar, 7) Smt. Vijaya Balasaheb Pacharane, have sold out an area, admeasuring 00 Hectare, 20 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, in favour of 1) Mr. Dnyaneshwar Dattoba Tambe, 2) Smt. Suvarna Dnyaneshwar Tambe, 3) Mr. Ramdas alias Rambhau Mahadeo Kokane, 4) Mr. Yuvraj Mahadeo Kokane.
- m. Sale Deed, dated - 06/03/2013, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. No. 2490/2013, executed by 1) Mr. Dnyaneshwar Dattoba Tambe, 2) Smt. Suvarna Dnyaneshwar Tambe, 3) Mr. Ramdas alias Rambhau Mahadeo Kokane, and 4) Mr. Yuvraj Mahadeo Kokane, have sold out the purchased piece of land admeasuring 00 Hectare, 20 Ares, from and out of the said land, Survey No. 89/1, totally admeasuring

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- 03 Hectares, 93 Ares, in favour of M/s. Dolphin Buildcon, a Partnership Firm, Pune, registered under the provisions of Indian Partnership Act, 1932.
- n. Power of Attorney, dated - 06/03/2013, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. No. 2491/2013, executed by 1) Mr. Dnyaneshwar Dattoba Tambe, 2) Smt. Suvarna Dnyaneshwar Tambe, 3) Mr. Ramdas alias Rambhau Mahadeo Kokane, and 4) Mr. Yuvraj Mahadeo Kokane, in favour of M/s. Dolphin Buildcon, a Partnership Firm, Pune, registered under the provisions of Indian Partnership Act, 1932.
- o. Sale Deed, dated 07/03/2013, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. No. 2527/2013, executed by 1) Mr. Khandu Eknath Bhondave, 2) Miss Mangal Khandu Bhondave, 3) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, 5) Smt. Rani Atish Bhondave, consented by Miss Madhavi Khandu Bhondave (after marriage Smt. Madhavi Sunil Jagtap), have sold out an area, admeasuring 00 Hectare, 53 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, in favour of M/s. Dolphin Buildcon, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932,
- p. Power of Attorney, dated 07/03/2013, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. No. 2528/2013, executed by 1) Mr. Khandu Eknath Bhondave, 2) Miss Mangal Khandu Bhondave, 3) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, 5) Smt. Rani Atish Bhondave, consented by Miss Madhavi Khandu Bhondave (after marriage Smt. Madhavi Sunil Jagtap), in favour of M/s. Dolphin Buildcon, a Partnership Firm, registered under the provisions of Indian Partnership Act,

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1932, in respect of an area, admeasuring 00 Hectare, 53 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares.

- q. Sale Deed, dated - 05/06/2014, registered in the office of Sub-Registrar, Haveli No. 24 at Sr. No. 4459/2014, executed by 1) Mr. Rajendra Dagadu Bhondave, 2) Mr. Pravin Ramchandra Palekar and 3) Mr. Dilip Panraj Sonigara, consented by 1) Mr. Khandu Eknath Bhondave, 2) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, have sold out the areas admeasuring A) 00 Hectare, 60 Ares purchased by Nos. 1 and 2 above and B) 00 Hectare, 27 Ares purchased by No. 3 above, aggregating to 00 Hectare, 87 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, in favour of M/s. Dolphin Buildcon, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932.
- r. Power of Attorney, dated - 05/06/2014, registered in the office of Sub-Registrar, Haveli No. 24 at Sr. No. 4460/2014, executed by 1) Mr. Rajendra Dagadu Bhondave, 2) Mr. Pravin Ramchandra Palekar and 3) Mr. Dilip Panraj Sonigara, consented by 1) Mr. Khandu Eknath Bhondave, 2) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, for the areas admeasuring A) 00 Hectare, 60 Ares purchased by Nos. 1 and 2 above and B) 00 Hectare, 27 Ares purchased by No. 3 above, aggregating to 00 Hectare, 87 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, in favour of M/s. Dolphin Buildcon, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932.
- s. The owner M/s. Dolphin Buildcon has got the building plan sanctioned and Commencement Certificate from the 'Pimpri

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Chinchwad Municipal Corporation, Pimpri vide ref number
BP/RAVET/80/2016 on 06/10/2016.

3. The 7/12 extract from the year 1930 to 2021, having mutation nos. 338, 900, 1037, 1100, 1167, 1235, 1333, 1375, 1235, 1502, 1512, 1846, 1935, 1940, 2233, 2505, 2507, 5252, 5290, 5841, 5761, 6757, 6881, 6882, 7158, 7719, 7720, 8165, 8230, 8536, 8430, 8660, 8942,
4. Search report for 30 years from the year 1930 to 2023, for the period referred to above, vide Search Receipt bearing No. MH016346070202223E, dated- 6/3/2023, duly issued by the Sub Registrar, (Pune).
5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the Owner/Developer, M/s. Dolphin Buildcon, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, Pune, is clear, marketable and without any encumbrances.

Owners of land

M/s. Dolphin Buildcon, owned and possessed the
subject land as:

A) a separate area, admeasuring 00 Hectare, 20 Ares, B) a separate area, admeasuring 00 Hectare, 53 Ares, C) a separate area, admeasuring 00 Hectare, 87 Ares, aggregating to 01 Hectare, 60 Ares, from and out of the entire Landed Property, Survey No. 89/1 totally admeasuring 03 Hectares, 93 Ares, assessed at Rs.11.65 lying, being and situated at Revenue Village- Ravet, Taluka- Haveli, District- Pune, within the local limits of

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Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrars, Haveli (Pune).

3. Qualifying remarks is as follows:-

The said M/s. Dolphin Buildcon, is entitled to the construct building/s and are entitled to sell the units to be constructed on the said properties.

The report reflecting the flow of the title of the Owner / Developer, M/s. Dolphin Buildcon, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, Pune, on the said land is enclosed herewith as annexure.

Encl: Annexure

Date - 24/05/2023,



Adv.V.D.Nanekar

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FLOW OF THE TITLE OF THE SAID LAND

1. That the 7/12 extract, prior to 1933, the Land, Survey No.89, was standing in the name of Mr. Dhondu Kondu Chavan, as Owner.
2. **Mutation Entries are as follows:-**
 - a. That Mutation Entry No. 338 indicates that the above said Mr. Dhondu Kondu Chavan, died intestate, on 01-10-1933, leaving behind him, his widow, Smt. Laxmi Dhondu Chavan, as his sole legal heir. Accordingly, the name of the said legal heir, was brought on record of rights of the properties left behind by the said deceased.
 - b) That Mutation Entry No. 900 indicates that one Mr. Maruti Bala Bhondave, was a an ordinary tenant of Smt. Laxmi Dhondu Chavan in respect of the said Land, Survey no. 89.
 - c) That Mutation Entry No. 1037 indicates that Smt. Laxmibai Dhondu Chavan, had raised a loan of Rs.650/- on 20-06-1959 from Kivale V.K.S. Society, by mortgaging the said Land, Survey No. 89. Hence an encumbrance of the said Society was recorded in the record of rights of the said Land.
 - d) That Mutation Entry No. 1100 indicates that the tenant, Mr. Maruti Bala Bhondave, died intestate, before some two years

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leaving behind him, his sons 1) Mr. Dattu Maruti Bhondave, 2) Mr. Eknath Maruti Bhondave, 3) Mr. Sonu Maruti Bhondave, 4) Mr. Ramchandra Maruti Bhondave, daughter 5) Smt. Valhubai Shripati Yelwande, as his legal heirs. Out of the above said Legal heirs, the name of Mr. Dattu Maruti Bhondave, was entered as Manager of HUF. Accordingly, the names of these legal heirs were brought on the record of rights of the properties left behind by the said deceased.

- e) That the Mutation Entry No. 1167 indicates that as per Order No. ALT/Ravet/43/61, dated 24-12-1962 of Tehsildar, Haveli, passed under sec. 32G proceedings, the right of the Tenant, Mr. Dattu Maruti Bhondave, postponed, the land Owner being a widow.
- f) That Mutation Entry No. 1235 indicates that the above said Mr. Dattu Maruti Bhondave, availed off Tagai loan of Rs.5,000/- on 26-02-1966 from Government against 2 landed properties including Survey No. 89. Hence an encumbrance of the Government was recorded on the record of rights of the said property.
- g) That Mutation Entry No. 1333 indicates that Smt. Laxmibai Dhondu Chavan, availed off a loan of Rs.800/- on 02-07-1968 from Kivale V.K.S. Society, by mortgaging the said Land, Survey No. 89. Therefore, an encumbrance of the said Society was recorded in the record of rights of the said property.
- h) That Mutation Entry No.1375 indicates that the provisions of Maharashtra Weights and Measurements Act, 1958 and Indian Coinage Act, 1955 have been made applicable to village Ravet and as such New Metric System was introduced.

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- i) That Mutation Entry No. 1235 indicates that Mr. Dattu Maruti Bhondave, availed off a loan of Rs.3,000/- on 25-06-1973 from Kivale V.K.S. Society, against 2 landed properties including Survey No. 89. Therefore, an encumbrance of the said Society, was recorded on the record of rights of the said property.
- j) That Mutation Entry No. 1502 indicates that Smt. Laxmibai Dhondhu Chavan, availed off a loan of Rs.5,000/- on 25-06-1973 from Kivale V.K.S. Society, by mortgaging Survey No. 89. Therefore, an encumbrance of the said Society, was recorded in the record of rights of the said property.
- k) That Mutation Entry No. 1512 indicates that Smt. Laxmibai Dhondhu Chavan, availed off a loan of Rs.3,000/- from Kivale V.K.S. Society, by mortgaging the said property, Survey No. 89. Therefore, an encumbrance of the said Society, was recorded in the record of rights of the said property.
- l) That Mutation Entry No. 1846 indicates that the above said Smt. Laxmibai Dhondhu Chavan, died intestate, on 11-03-1982, leaving behind her, by her married daughters 1) Smt. Bababai Dattu Bhondave and 2) Smt. Vatsalabai Eknath Bhondave, as her legal heirs. Accordingly, the names of these legal heirs were brought on record in the record of rights of the properties left behind by the said deceased.
- m) That Mutation Entry No.1935 indicates that as per Order No. Ravet/32P/82, dated 25-10-82 of Additional Tahsildar, Haveli; the name of the above said tenant, Mr. Dattu Maruti Bhondave, was deleted from the record of rights of the said property.

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n) That Mutation Entry No. 1940 indicates that 1) Smt. Bababai Dattu Bhondave and 2) Smt. Vatsalabai Eknath Bhondave, with the consent of 1) Mr. Dnyanu Dattu Bhondave, 2) Mr. Pandit Dattu Bhondave, 3) Mr. Macchindra Dattu Bhondave, 4) Mr. Eknath Maruti Bhondave, 5) Mr. Khandu Eknath Bhondave, and 6) Mr. Sayaji Eknath Bhondave, sold out an area admeasuring 00 Hectare, 81 Ares, from and out of Survey No. 89, on 31-01-1983, to and in favour of Mr. Rameshkumar Chothmal Bansal. Based on the said Sale Deed, following sub-divisions of Survey No. 89 were made and the effect was given to the record of rights of the said property :-

Survey Nos.	Area H.-Ares	Names of Kabjedars
89/1	04-73	Land owners
89/2	00-81	Mr. Rameshkumar Chothmal Bansal.

o) That Mutation Entry No. 2233 indicates that the above said 1) Smt. Bababai Dattu Bhondave and 2) Smt. Vatsalabai Eknath Bhondave, 3) Mr. Dnyanu Dattu Bhondave, 4) Mr. Pandit Dattu Bhondave, 5) Mr. Khandu Eknath Bhondave, 6) Mr. Sayaji Eknath Bhondave, sold out an area, admeasuring 00 Hectare, 81 Ares, from and out of the said Land, Survey No. 89/1, on 31-01-1983, to and in favour of 1) Mr. Hari Mulchand Khubchandani and 2) Mr. Laxman Mulchand Khubchandani. Based on the above said Sale Deed, following sub-divisions of Survey No. 89 were made and the effect was given to the record of rights of the said property :-

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Survey Nos.	Area H.-Ares	Names of Kabjedars
89/1	03-93	Land owners
89/3	00-80	1. Mr. Hari Mulchand Khubchandani. 2. Mr. Laxman Mulchand Khubchandani

- p) That Mutation Entry No. 2505 indicates that an encumbrance of Kivale V.K.S. Society was deleted from the record of rights of the said Land, Survey No. 89/1.
- q) That Mutation Entry No. 2507 indicates that Mr. Dnyanu Dattu Bhondave and 2) Smt. Vatsalabai Eknath Bhondave, availed off a loan of Rs.25,000/- from State Bank of India, Dehu Road Branch, against the mortgage of the said land. Hence an encumbrance of the said Bank, was recorded in the record of rights of the said property.
- r) That Mutation Entry No.5252 indicates that Mr. Dnyanu Dattu Bhondave, availed off a loan of Rs.25,000/- on 05-02-2001 from State Bank of India, Dehu Road Branch, against mortgage of the Land, Survey No. 89/1. Therefore, an encumbrance of the said Bank, was recorded in the record of rights of the said property.
- s) That Mutation Entry No.5290 indicates that Mr. Pandit Dattu Bhondave, availed off a loan of Rs.15,000/- on 07-02-2001 from State Bank of India, Dehu Road Branch, against mortgage of the said Land, Survey No. 89/1. Therefore, an encumbrance of the said Bank, was recorded in the record of rights of the said property.

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t) That Mutation Entry No. 5841 indicates that the above said Owner, Smt. Vatsalabai Eknath Bhondave, died intestate, on 08-01-2004, leaving by her son 1) Mr. Khandu Eknath Bhondave, grand-sons 2) Mr. Vikas Sayaji Bhondave, 3) Mr. Akash Sayaji Bhondave, daughter-in-law 4) Smt. Sheela Sayaji Bhondave, married daughters 5) Smt. Sarubai alias Saraswati Vitthal Gavhane, 6) Smt. Sunanda Dattatray Valhekar, 7) Smt. Vijaya Balasaheb Pacharane, and a husband, 8) Mr. Eknath Maruti Bhondave, as his legal heirs. Accordingly, the names of these legal heirs have been brought on the record of rights of the properties left behind by the said deceased, including the said property.

u) That Mutation Entry No. 5761 indicates that Smt. Bababai Dattu Bhondave, died intestate, on 25-11-1995, leaving behind her sons, 1) Mr. Dnyandeo Dattu Bhondave, grand-sons 2) Mr. Pandit Dattu Bhondave, 3) Mr. Macchindra Dattu Bhondave, daughters 4) Smt. Sushilabai Kisan Gayakwad, 5) Smt. Shakuntala Ramchandra Shinde, 6) Smt. Kalavati Prabhakar Junavane, 7) Smt. Phulabai Hiranman Padale and 8) Smt. Mangal Uttam Taras, as her legal heirs. Accordingly, the names of the said legal heirs have been brought on the record of rights of the properties left behind by the said deceased, including the said property.

v) That 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, have executed a Power of Attorney on 26-04-2006 in favour of Smt. Sushila Nathu Ghule, in respect of an area admeasuring 00 Hectare, 65.5 Ares from and out Survey No. 89/1 totally admeasuring 03 Hectares, 93 Ares,

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which document has been registered at Sr.no.3576/2006, in the office of Sub-Registrar, Haveli No. 5 on 27-04-2006.

w) That 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, and 4) Smt. Shushila Nathu Ghule, have given development rights in respect of an area, admeasuring 00 Hectare, 60 Ares, from and out of the land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, on 04-05-2006, to and in favour of 1) Mr. Rajendra Dagadu Bhondave and 2) Pravin Ramchandra Palekar, by virtue of a Development Agreement coupled with an Irrevocable General Power of Attorney, registered in the office of Sub-Registrar, Haveli No. 18 at Sr. Nos. 03326/2006 and 03327/2006 respectively, on 05-05-2006.

x) That the above said 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, have executed a Power of Attorney, on 17-10-2006, in respect of their undivided shares in Survey No. 89/1, to and in favour of Mrs. Sushila Nathu Ghule which document has been registered in the office of Sub-Registrar, Haveli No. 14 at Sr. No. 8570/2006, on 03-11-2006.

y) That Mutation Entry No. 6757 indicates that the above said 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane, consented by Smt. Shushila Nathu Ghule, through their her Power of Attorney holders, 1) Mr. Rajendra Dagadu Bhondave and 2) Mr. Pravin Ramchandra Palekar, have sold out an area, admeasuring 00 Hectare, 60 Ares, from and out of Survey No. 89/1, totally admeasuring 03 Hectares, 93

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Ares, on 11-06-2009, to and in favour of 1) Mr. Rajendra Dagadu Bhondave and 2) Mr. Pravin Ramchandra Palekar, by virtue of a Sale Deed, registered in the office of Sub-Registrar, Haveli No. 12 at Sr. No. 03372/2009, on 11-06-2009.

z) That Mutation Entry No. 6881 indicates that Mr. Mr. Eknath Maruti Bhondave, died intestate, on 12-30-2007 leaving behind him, his son 1) Mr. Khandu Eknath Bhondave, grand-sons 2) Mr. Vikas Sayaji Bhondave, 3) Mr. Akash Sayaji Bhondave, daughter-in-law 4) Smt. Sheela Sayaji Bhondave, daughters 5) Smt. Sarubai alias Saraswati Vitthal Gavhane, 6) Smt. Sunanda Dattatray Valhekar and 7) Smt. Vijaya Balasaheb Pacharane, as his legal heirs. Accordingly, the names of the said legal heirs have been brought on the record of rights of the properties left behind by the said deceased, including the said property.

aa) That the above said 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias Saraswati Vitthal Gavhane and 5) Smt. Shushila Nathu Ghule, through their Power of Attorney holder, Mr. Rajendra Dagadu Bhondave, have given development rights in respect of an area, admeasuring 00 Hectare, 27 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, on 23-08-2007, to and in favour of Mr. Dilip Panraj Sonigara, by virtue of a Development Agreement coupled with a Power of Attorney, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. Nos. 8031/2007 and 8032/2007 respectively, on 23-08-2007.

bb) That Mutation Entry No. 6882 indicates that the above said 1) Mr. Vikas Sayaji Bhondave, 2) Mr. Akash Sayaji Bhondave, 3) Smt. Sheela Sayaji Bhondave, 4) Smt. Sarubai alias

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Saraswati Vitthal Gavhane, 5) Smt. Shushila Nathu Ghule, through their Power of Attorney holder, Mr. Dilip Panraj Sonigara, have sold out an area, admeasuring 00 Hectare, 27 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, on 30-09-2009, to and in favour of Mr. Dilip Panraj Sonigara, by virtue of a Sale Deed registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 7598/2009, on 15-10-2009.

cc) That Mutation Entry No. 7158 indicates that 1) Smt. Sunanda Dattatray Valhekar and 2) Smt. Vijaya Balasaheb Pacharane, have relinquished their rights in the ancestral properties including the said property, on 24-06-2009, to and in favour of Mr. Khandu Eknath Bhondave, by virtue of a Release Deed, registered in the office of Sub-Registrar, Haveli at Sr. No. 5330/2009, on 24-06-2009.

dd) That Mutation Entry Nos. 7719 and 7720 indicate that the above said 1) Mr. Dnyandeo Dattu Bhondave, grand-sons 2) Mr. Pandit Dattu Bhondave, have repaid the entire loan taken from Bank of India. Hence an encumbrance of the said Bank, has been deleted from the record of rights of the said property.

ee) That Mutation Entry No. 8165 indicates that the above said 1) Mr. Khandu Eknath Bhondave, 2) Miss Mangal Khandu Bhondave, 3) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, 5) Miss Madhavi Khandu Bhondave, 6) Smt. Sunanda Dattatray Valhekar, 7) Smt. Vijaya Balasaheb Pacharane, have sold out an area, admeasuring 00 Hectare, 20 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, on 25-06-2009, to and in favour of 1) Mr. Dnyaneshwar Dattoba Tambe, 2) Smt. Suvarna

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Dnyaneshwar Tambe, 3) Mr. Ramdas alias Rambhau Mahadeo Kokane, 4) Mr. Yuvraj Mahadeo Kokane, by virtue of a Sale Deed, registered in the office of Sub-Registrar, Haveli at Sr. No. 5329/2009, on 25-06-2009.

ff) That Mutation Entry No. 8230 indicates that one of the above said Owners, Mr. Pandit Dattu Bhondave, died intestate, on 08-04-2012, leaving behind him, his sons 1) Mr. Yuvraj Pandit Bhondave, 2) Mr. Shivraj Pandit Bhondave, daughters 3) Smt. Usha Mohan Kolekar, 4) Smt. Vaishali Sanjay Gavade, 5) Smt. Pournima Dilip Lene, and a widow, 6) Krishnabai Pandit Bhondave, as his legal heirs. Accordingly, the names of the above said legal heirs have been brought on the record of rights of the properties left behind by the said deceased including the said property.

gg) That the Mutation Entry no. 8536, indicates that the Tahsildar, Taluka Haveli, vide its Order Ref. no. Tenancy / SR/49/2012, dated - 12/11/2012, ordered for removal of hollow remark from the other rights column of the record of right said property and accordingly an effect has been given to the record of rights of the said property.

hh) That the above said 1) Mr. Dnyaneshwar Dattoba Tambe, 2) Smt. Suvarna Dnyaneshwar Tambe, 3) Mr. Ramdas alias Rambhau Mahadeo Kokane, and 4) Mr. Yuvraj Mahadeo Kokane, have sold out the purchased piece of land admeasuring 00 Hectare, 20 Ares, from and out of the said land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, on 05-03-2013, to and in favour of M/s. Dolphin Buildcon, a Partnership Firm, Pune, registered under the provisions of Indian Partnership Act, 1932, by virtue of a Sale Deed, coupled with a Power of

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Attorney, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. Nos. 2490/2013 and 2491/2013 respectively, on 06-03-2013. Based on the above said registered Sale Deed, an effect has been given to the record of rights of the said land purchased vide Mutation Entry no. 8430.

ii) That the above said 1) Mr. Khandu Eknath Bhondave, 2) Miss Mangal Khandu Bhondave, 3) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, 5) Smt. Rani Atish Bhondave, consented by Miss Madhavi Khandu Bhondave (after marriage Smt. Madhavi Sunil Jagtap), have sold out an area, admeasuring 00 Hectare, 53 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, on 05-03-2013, to and in favour of M/s. Dolphin Buildcon, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, by virtue of a Sale Deed coupled with a Power of Attorney, both registered in the office of Sub-Registrar, Haveli No. 17 at Sr. Nos. 2527/2013 and 2528/2013 respectively, on 07-03-2013. Based on the above said registered Sale Deed, an effect has been given to the record of rights of the said land purchased vide Mutation Entry no. 8660.

jj) That the above said 1) Mr. Rajendra Dagadu Bhondave, 2) Mr. Pravin Ramchandra Palekar and 3) Mr. Dilip Panraj Sonigara, consented by 1) Mr. Khandu Eknath Bhondave, 2) Mr. Atish Khandu Bhondave, 4) Mr. Ashirwad Khandu Bhondave, have sold out the areas admeasuring A) 00 Hectare, 60 Ares purchased by Nos. 1 and 2 above and B) 00 Hectare, 27 Ares purchased by No. 3 above, aggregating to 00 Hectare, 87 Ares, from and out of the said Land, Survey No. 89/1, totally admeasuring 03 Hectares, 93 Ares, on 05-06-2014, to and in favour of M/s. Dolphin Buildcon, a Partnership Firm registered

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under the provisions of Indian Partnership Act, 1932, by virtue of a Sale Deed, coupled with a Power of Attorney, both registered in the office of Sub-Registrar, Haveli No. 24 at Sr. Nos. 4459/2014 and 4460/2014 respectively, on 05-06-2014. Based on the above said registered Sale Deed, an effect has been given to the record of rights of the said land purchased vide Mutation Entry no. 8942.

kk) That by virtue of above said A) Sale Deed coupled with a Power of Attorney, registered in the office of Sub-Registrar, Haveli No. 17 at Sr. Nos. 2490/2013 and 2491/2013 respectively, on 06-03-2013, B) Sale Deed coupled with a Power of Attorney, registered in the office of Sub-Registrar, Haveli No. 17, at Sr. Nos. 2527/2013 and 2528/2013 respectively, on 07-03-2013 and C) Sale Deed coupled with a Power of Attorney, both registered in the office of Sub-Registrar, Haveli No. 24 at Sr. Nos. 4459/2014 and 4460/2014 respectively, on 05-06-2014; M/s. Dolphin Buildcon, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, has become an absolute owner of the areas admeasuring A) 00 Hectare, 20 Ares B) 00 Hectare, 53 Ares and C) 00 Hectare, 87 Ares respectively, aggregating to 01 Hectare, 60 Ares.

ll) That considering the above, it is seen that the said property is free from all encumbrances and reasonable doubt and I am of the opinion that the said Owner, M/s. Dolphin Buildcon, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, Pune, has clean and clear marketable title to the said property, described in the Schedule written hereunder. Accordingly, as per the sanctioned plan, the above said owner, M/s. Dolphin Buildcon, has commenced the construction on the said properties and the project named and

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styled as "CASA GRANDE".

GENERAL :

- a) It is represented to us by our clients that there is no pending litigation (except mentioned in this flow of the title), proceedings, enquiry, etc, before any court of law, tribunal, etc, in respect of the said land and I have relied on the same and no separate search in the courts is not carried out.
- b) The boundaries which are mentioned herein above are provided by the client to me.
- c) The client has represented to me that presently there is no mortgage, charge, lien, attachments, claims, demands or other encumbrances on or against the above mentioned land as on the date of issuance of this Report.
- d) This report is based on the review of the documents and Record of Rights as mentioned above made available for my perusal and also on the information furnished and representations made by the client.
- e) For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as photocopies.

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3. Accordingly, a search report has been carried out and completed in the concerned offices of the Sub Registrars, Haveli (Pune), for the period referred to above, vide Search Receipt bearing No. MH016346070202223E, dated- 6/3/2023, duly issued by the Sub Registrar,(Pune). The original Search Receipt is attached to this Report forming part of it. From the record that was made available for my inspection, except the following, no transaction of any sort was found to be recorded in respect of the said properties. This Report is solely based on the record that was made available to me for my inspection. Most of the record was found to be torn.

4. Any other relevant title :- As mentioned above.

5. LITIGATION ARE AS FOLLOWS:-

a. PRESENT LEGAL STATUS IN RESPECT OF THE FOLLOWING CASES IN RESPECT OF THE LANDED PROEPRTY, SURVEY NO. 89/1, RAVET, TAL-HAVELI, DIST-PUNE, WITHIN THE LOCAL LIMITS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION :-

Regular Civil Suit No. 89/2010, instituted by Mrs. Vijaya Balasaheb Pacharane against Mr. Khandu Eknath Bhondave, for Declaration and Injunction.

(a) The above said Plaintiff, Vijaya Balasaheb Pacharane and Sunanda Dattatray Valhekar, both, jointly, by virtue of a Release Deed, dated- 24/06/2009, registered at Sr. No. 5330/2009, in the Office of the Sub Registrar, Haveli no. 17 (Pune), relinquished all their right, title and or interest in

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the suit property, to and in favour of their brother, Mr. Khandu Eknath Bhondave. Despite the above said registered Release Deed, the above said suit is filed.

- (b) The above said matter is pending in the Court of Honourable Civil Judge Jr. Division and JMFC, Pimpri. The matter is pending.
- (c) Injunction application (exh.5) of the Plaintiff, Mrs. Pacharane, is rejected on 02/03/2012.
- (d) Misc. Civil Appeal was preferred against the said order, in the Court of District Judge 10th, Pune, on 16/4/2012. It was numbered as 181/2012. It was rejected on 11/01/2013.
- (e) Application preferred by the Plaintiff, (under exh.45), under Or.39,R1 and 2, of CPC, 1908, against Defdt. Nos.1 to 11, for interim relief of injunction restraining the defdts., from creating third party interest, from making construction, from creating any charge over the suit property, in any manner till the decision of the suit, has been rejected on 18/03/2015.
- (f) Against the above said Order, Misc.Civil Appeal numbered as 164/2015, is preferred by the Plaintiff in the Court of Honourable District Judge 10th, Pune at Pune. The case status is for Dismissal Order.

Spl.Civil Suit No. 474/2016.

The above said case is instituted by Mr. Pravin Ramchandra Palekar against Mr. Lachman Mulchand Khubchandani and others, for declaration, injunction and compensation.

- (a) The above said case is pending in the Court of Honourable Civil Judge Sr.Division, Pune at Pune.

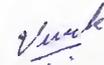
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- (b) Injunction Application (under Exh. 5) preferred by the Plaintiff, on 31st march 2016, has been partly allowed on 20th June 2017, against the Defdt. No.13. There is no Injunction against Dolphin Buildcon.
- (c) The Stage in the matter is for Evidence.
- (d) As per Clause No. 21, of the Sale Deed, dated- 05/06/2014, regd. at Sr. No. 4459/2014, in the Office of the Sub Registrar, Haveli no. 24 (Pune), the Purchaser therein, Dolphin Buildcon, has already provided 9 Mtr.wide road to Mr. Rajendra Dagdu Bhondve, Pravin Ramchandra Palekar and Dilip Panraj Sonigara, from the Land, adm. 01 Hectare, 60 Ares, from and out of the entire Land, Survey No. 89/1, upto their properties, bearing Survey nos. 89/2 and 3.
- (e) The basic prayer is against Defendant no. 13, i.e. decree of declaration that the building plan no. B.P./Ravet/Layout/70/2016 sanctioned by Pimpri Chinchwad Municipal Corporation on property bearing survey no. 89/1, totally adm. 3 Hectares, 93 Ares, Village - Ravet, Tal. Haveli, Dist. Pune is illegal, null and void. It is pertinent to note that the Defendant no. 14 is not concerned with the above said Building Plan. The land and building constructed by the Defendant no. 14 is having building plan no. B.P./Ravet/Layout/80/2016 sanctioned by Pimpri Chinchwad Municipal Corporation on property bearing survey no. 89/1. There are two different properties. Therefore, the question of title and building constructed on the property by the Defendant no.14 does not arise.

Date:- 24/05/2023,



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