

Advocate Vishal Mokate

Office Add: Flat No.7, Mathura Apartment , Opp. Yatri Hotel , Behind Ajit Eclectics ,
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Date- 23/01/2025

FORMAT- A
(Circular No.28/2021)

To,
MahaRERA
Pune

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect to land bearing Survey No. 10/1A admeasuring about 00 Hector 30 Ares and assessed at Rs.01-04 paisa situated at Village Bavdhan Budruk, Taluka Mulshi, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune (Hereinafter referred as the said Plot)

I have investigated the title of said plot on the request of **M/s Shree Dagade Patil Ventures**

Description of property

All that piece and parcel of the land bearing Survey No. 10/1A admeasuring about 00 Hector 30 Ares and assessed at Rs.01-04 paisa situated at Village Bavdhan Budruk, Taluka Mulshi, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune bounded as under

ON OR TOWARDS EAST : By S.No.11/A1
ON OR TOWARDS SOUTH : By S.No. 10/2 and S.No.7/1
ON OR TOWARDS WEST : By Road
ON OR TOWARDS NORTH : By S.No.11/4



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Documents of allotment of plot

1. Partnership Deed
2. 7/12 extract
3. Mutation Entry
4. Search Report for 30 years from 1995 to 2024

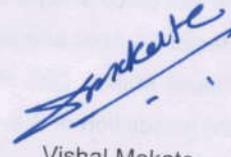
On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s Shree Dagade Patil Ventures** is having clear, marketable and without any encumbrances and there is no litigation.

Owner of the land is **M/s Shree Dagade Patil Ventures**

Survey No. 10/1A admeasuring about 00 Hector 30 Ares and assessed at Rs.01-04 paisa situated at Village Bavdhan Budruk, Taluka Mulshi, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune

The report reflecting the flow of the title of the **M/s Shree Dagade Patil Ventures** on the said land is enclosed herewith as annexure.

Encl : Annexure.



Vishal Mokate
Advocate.



Place : Pune

Date: 23/01/2025

Adv. Vishal Vinayak Mokate

Reg. No. MAH/3887/2007

Mob. No - 9325901999



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ANNEXTURE .1

FLOW OF THE TITLE OF THE SAID LAND.

Mutation Entries:

1. **That the** mutation entry no 869 states that Krushnabi Hari Shedge executed a sale deed in favour of Raghu Govind Dudhale and Sonba Govind Dudhale on 17/12/1954 in respect of the land bearing S.no. 10/1A and accordingly, names of the aforesaid buyers are mutated to revenue records of the said property.
2. **That the** mutation entry no. 2415 states that Raghu Govinda Dudhale and Sonba Govinda Dudhale and others executed a Sale Deed in favour Ashok Pandharinath Dighe on 20/03/1997, in respect of the said land admeasuring 9 Ares out of the said S. No. 10/1A, registered with the office of the Sub-Registrar, Mulshi at Sr. No. 1455/1997 and accordingly, the name of the aforesaid buyer mutated in revenue records of the said property.
3. **That the** mutation entry no. 2416 states that Raghu Govinda Dudhale and Sonba Govinda Dudhale and others executed a Sale Deed in favour Anant Madhav Limaye on 20/03/1997, in respect of the said land admeasuring 6 Ares out of the said S. No. 10/1A, registered with the office of the Sub-Registrar, Mulshi at Sr. No. 1456/1997 and accordingly, the name of the aforesaid buyer mutated in revenue records of the said property.
4. **That the** mutation entry no. 2418 states that Raghu Govinda Dudhale and Sonba Govinda Dudhale and others executed a Sale Deed in favour Girdhar Ganpat Dighe on 20/03/1997, in respect of the said land admeasuring 6 Ares out of the said S. No. 10/1A, registered with the office of the Sub-Registrar, Mulshi at Sr. No. 1458/1997 and accordingly, the name of the aforesaid buyer mutated in revenue records of the said property.



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5. **That the** mutation entry no. 2419 states that Raghu Govinda Dudhale and Sonba Govinda Dudhale and others executed a Sale Deed in favour Nitin Shashikant Ranade in respect of the said land admeasuring 9 Ares out of the said S. No. 10/1A, and accordingly, the name of the aforesaid buyer mutated in revenue records of the said property.
6. **That the** mutation entry no. 2812 states that Ashok Pandharinath Dighe, Nitin Shashikant Ranade, Giridhar Ganapt Dighe and Anant Madhav Limaye have executed a Deed of Mortgage in favour of Shree Ganesh Bank of Kurundwad, Kothrud Branch on 23/6/1998, in respect of the land admeasuring 30 Ares out of the said S. No. 10/1A, registered with the office of the Sub-Registrar, Mulshi at Sr. No. 2583/1998 and thereby mortgage the said property with the said Bank and availed loan of Rs. 5,00,000/-
7. **That the** mutation entry no. 3773 states that Debt Recovery Tribunal, Recovery Officer, DRT, Pune through its authorized officer R.S. Doiphode executed a Sale Certificate in favour Azam Iqbal Khan on 05/10/2006 for consideration of Rs. 28,75,000/- in respect of the said land admeasuring 30 Ares out of the said S. No. 10/1A, which is registered with the office of the Sub-Registrar, Haveli No. 4 at Sr. No. 6746/2006.

As per the Order bearing No. 375/2004 of DRT, Pune, name of Ashok Pandharinath Dighe, Nitin Shashikant Ranade, Anant Mahdav Limaye, Giridhar Ganpatrao Dighe were deleted from the 7/12 extract of the said property and as per the said Sale Certificate name of the said Azam Iqbal Khan was recorded to the said property admeasuring 30 Ares out of the said S. No. 10/1A. The name of Shree Ganesh Kurundwad, Kothrud branch, Pune which was recorded to the other rights column of the said property was also deleted. All above effects were given by the Order of Hon'ble Tahsildar No. Hano/Kavi/3525/6 dated 20/10/2006.



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8. **That the** mutation entry no. 4105 states that Azam Iqbal Khan executed a Sale Deed in favour Dilip Uttamrao Dagade, Nandkumar Sonba Dagade, Gorakh Maruti Dagade in respect of the said land admeasuring 30 Ares out of the said S. No. 10/1A, registered with the office of the Sub-Registrar, Haveli No. 8 at Sr. No. 4365/2008 and accordingly, the name of the aforesaid buyer mutated in revenue records of the said property.
9. **That the** Rajendra Balnath Bhunde and others through their POA Holder ASR Promoters and Developers (LLP) through their partners Shri. Shamkant Jagannath Shende and others as party No. 1 and ASR Promoters and Developers (LLP) through their Partners Shri. Shamkant Jagannath Shende and others as party No. 2 executed a Road Agreement dated 23/12/2016, in favour of Mr. Dilip Uttamrao Dagade and others, registered with the office of the Sub-Registrar, Haveli No. 18 at Sr. No. 17326/2016.
10. **That the** mutation entry no. 6405 states that vide Order dated 11/09/2018 bearing No. kajap/Bavdhan B.k 23/2018, passed by Tahsildar, Mulshi, Name of the other owner removed from this 7/12 and from the new 7/12 and name of the title holder i.e.**Mr. Dilip Uttamrao Dagade, Mr. Nandkumar Sonba Dagade and Mr. Gorakh Maruti Dagade** continue as owner for 30 ares.
11. That the, **Mr. Dilip Uttamrao Dagade, Mr. Nandkumar Sonba Dagade, Mr. Gorakh Maruti Dagade** have been jointly prepared building Plan for Survey No.10/1A, admeasuring about 00 Hector 30 Ares and assessed at Rs.01-04 paisa situated at Village Bavdhan Bk, Taluka Mulshi, Dist. Pune & submitted the same to the Pune Metropolitan Region Development Authority . Pune Metropolitan Region Development Authority approved and sanctioned the said building plan & issued the Commencement Certificate No. DP/BMU/Mau. Bavdhan Bk / Taluka Mulshi / Ga.No.10/1A/Pr.Kr.1490/22-23 dated 15.03.2024.
12. Thereafter, **Mr. Dilip Uttamrao Dagade, Mr. Nandkumar Sonba Dagade, Mr.**



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Gorakh Maruti Dagade i.e. the owners of above land , along with their ownership rights of on land bearing Survey No. 10/1A admeasuring about 00 Hector 30 Ares and assessed at Rs.01-04 paisa situated at Village Bavdhan Budruk, Taluka Mulshi, Dist. Pune within the limits of Pune Municipal Corporation, have entered into Partnership deed on 7th Jan 2025 and partnership firm known as **M/s Shree Dagade Patil Ventures** for jointly development of the above said land

I was deputed by **M/s Shree Dagade Patil Ventures** office address: S.No. 10/1A , Bavdhan Bk , Near Pebbles Urbania , Pune -411021; to take the search & investigate the title of the property, having their respective undivided share in the Survey No. 10/1A admeasuring about 00 Hector 30 Ares and assessed at Rs.01-04 paisa situated at Village Bavdhan Budruk, Taluka Mulshi, Dist. Pune within the limits of Pune Municipal Corporation, and within the jurisdiction of Sub-Registrar Haveli, Pune having Boundaries as follows;

ON OR TOWARDS EAST : By S.No.11/A/1
ON OR TOWARDS SOUTH : By S.No. 10/2 and S.No.7/1
ON OR TOWARDS WEST : By Road
ON OR TOWARDS NORTH : By S.No.11/4

I have taken online search maintained by the office and physical search for 30 years i.e. 1996 to 2025 year at Sub-Registrar Office Haveli Pune; I have paid fees for the Title search work having GRN No. MH014191561202425E dated 12/01/2025 the said receipt is enclosed herewith.

SEARCH OBSERVATIONS:

That based on the above observations it can be understood that the property as mentioned under:

All that piece and parcel of Survey No. 10/1A admeasuring about 00 Hector 30 Ares and assessed at Rs.01-04 paisa situated at Village Bavdhan Budruk, Taluka Mulshi,



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Dist. Pune within the limits of Pune Municipal Corporation, having Boundaries as follows;

ON OR TOWARDS EAST : By S.No.11/A/1
ON OR TOWARDS SOUTH : By S.No. 10/2 and S.No.7/1
ON OR TOWARDS WEST : By Road
ON OR TOWARDS NORTH : By S.No.11/4

Has been belong to / owned / possess by **M/s Shree Dagade Patil Ventures** by Partnership Deed and that **M/s Shree Dagade Patil Ventures** has absolute rights and title of the said plot and there is no litigation

Conclusion:

As per the 7/12 extracts, Mutation entries , Sale Deed , Partnership Deed and online search (The online search of the property has been done on: Website: <https://researchigr.maharashtra.gov.in/portal/esearchlogin.aspx>) and Physical search of the property I am of the opinion that **M/s Shree Dagade Patil Ventures** has Clear and marketable Title and is owner and possessor and there is no litigation on the said land



Vishal Mokate

Advocate



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