



# SANJAY MANOHAR SAGAVEKAR

B.A. LL.B.  
ADVOCATE & NOTARY  
(GOVT. OF INDIA)  
539/3084, Akshay Society,  
Sant Tukaram Nagar,  
Pimpri - Pune - 411 018.  
☎. 9881376060  
Sanjay6504@yahoo.co.in

Ref. No.

Date: 13/02/2023

## FORNATE - A (Circular No 28/2021)

To,  
Maha RERA  
BKC Housefin Bhavan  
Plot No C-21, Near RBI, E Block  
Bandra Kurla Complex, Bandra (E)  
Mumbai 400051



### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Survey No 148 to the extent of area admeasuring 3900.00 sq.mtrs., out of which M/s Croissance Buildcon proposed to construct project 'RA URBANIA' on the plot of land admeasuring 2998.97 sq.mtrs (Project Land) situated at revenue village Ravet, Taluka - Haveli, District - Pune 412101, (hereinafter referred as the said Project Land).

I have investigated the title of the said plot on the request of M/s Croissance Buildcon a partnership firm represented by its partner Mr. Tejas Suresh Dhotre and following documents i.e. :-

- 1) **Description of the property:** - All the piece and the parcel of the land to the extent of area admeasuring 2998.97 sq.mtrs (Project Land) out of Survey No 148 totally admeasuring 02 H 79 R + Potkharaba admeasuring 00 H 03 R and assessed at 16 Rs. 25 Paisa, lying, being and situated at the revenue village Ravet, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the jurisdiction of Sub-registrar Haveli, Pune and bounded as under:

On or towards the East	:	By property of Tulsi Properties
On or towards the South	:	By 24 mtrs D.P.Road
On or towards the West	:	By property of Mr. Prakash Gadiya
On or towards the North	:	By property of Mr. Shrichand Aswani
- 2) The documents of allotment of plot as under:-
  - a. Photocopy of development agreement + Index II + Registration Receipt dated 25/11/22 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 22043/22 dated 25/11/2022.
  - b. Photocopy of Power of attorney + Registration Receipt dated 25/11/2022 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 22044/22 dated 25/11/2022.
  - c. Photocopies of Village Form 7,7A and 12 of in respect of Survey No 148 of the revenue village Ravet, Taluka Haveli, District Pune
  - d. Photocopies of mutation entries in respect of Survey No 148 of the revenue village Ravet, Taluka Haveli, District Pune.
  - e. Photocopy of the Zone Certificate issued by Town Planning & Development department from P.C.M.C.
  - f. Photocopy of demarcation dated 15/06/2021
- 3) 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 Mr. Baban Namdeo Bhondve, to the said land is clear, marketable and without any encumbrances who entrusted the development rights of said plot in favour of M/s Croissance Buildcon represented by its partner Mr. Tejas Suresh Dhotre.



Owners of the land :- the subject caption land bearing Survey No 148 to the extent of area admeasuring 2998.97 sq.mtrs out of total land, situated at Ravet, Taluka-Haveli, District - Pune 412101 is owned by and belonged to Mr. Baban Namdeo Bhondve.

Qualifying comments/remarks if any ..... NA

- 4) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.
- 5) Since our scope of work does not include considering aspects within the domain of architect and surveyor, we have not carried out any physical inspection of the property nor have commented on the zoning and development aspects etc. thereof.
- 6) Since verifying pending litigations in respect of the properties becomes difficult due to various reasons including (i) litigations can be filed / instituted in various fora depending upon the relief claim; and /or (ii) records of litigation maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and /or (iii) there are no register maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

Encl : Annexure.  
Date:- 13/02/2023

  
Advocate.

**SANJAY M. SAGAVEKAR**  
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Ref. No.

FORMAT - A  
(Circular No. :- 28 / 2021)

Date: 13/02/2023

## FLOW OF THE TITLE OF THE SAID LAND.

Ref. – Survey No 148 to the extent of area admeasuring 2998.97 sq.mtrs., of the revenue village Ravet, Taluka - Haveli, District – Pune 412101.

- 1) Photocopy of 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Photocopy of Mutation Entry No 8131 in respect of Survey No 148 of the revenue village Ravet, Taluka - Haveli, District – Pune
- 3) Photocopy of Development Agreement + Index II Sr no. 22043/22 SRO HVL NO 18 dated 25/11/2022.
- 4) Photocopy of Power of Attorney Sr no. 22044/22 SRO HVL NO 18 dated 25/11/2022.
- 5) Photocopy of Search report for 30 years from 1993 to 2022 issued by Advocate Sanjay M. Sagavekar dated 05/12/2022
- 6) Any other relevant title – N.A.
- 7) Litigations if any – N.A.

Date: 13/02/2023

Advocate.

SANJAY M. SAGAVEKAR  
B.A. LL.B.

ADVOCATE & NOTARY  
GOVT. OF INDIA  
539/3084, Akshay Society, Pimpri - Pune - 411 018.  
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CHALLAN  
MTR Form Number-6



GRN	MH011697810202223E	BARCODE			Date	05/12/2022-20:44:17	Form ID		
Department	Inspector General Of Registration			Payer-Details					
Type of Payment	Search Fee	TAX ID / TAN (If Any)							
	Other Items	PAN No.(If Applicable)							
Office Name	HVL18_HAVELI 18 JOINT SUB REGISTRAR			Full Name	Adv Sanjay Manohar Sagavekar				
Location	PUNE			Flat/Block No.	539/3084 Akshay Society				
Year	2022-2023 One Time			Premises/Building	S T Nagar Pimpri				
Account Head Details	Amount In Rs.		Road/Street	S T Nagar Pimpri					
0030072201 SEARCH FEE	750.00		Area/Locality	Pune					
			Town/City/District						
			PIN	4	1	1	0	1	8
			Remarks (If Any)	Search 30 years 1993 to 2022 for Survey No 148 Ravet Haveli Pune					
			Amount In	Seven Hundred Fifty Rupees Only					
Total	750.00		Words						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	02300042022120588606	017639315					
Cheque/DD No.	Bank Date	RBI Date	05/12/2022-20:45:04	Not Verified with RBI					
Name of Bank	Bank-Branch			BANK OF MAHARASHTRA					
Name of Branch	Scroll No. : Date:			Not Verified with Scroll					

Department ID : Mobile No. : 9881376060  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 सादर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व करव्याख्या दस्तऐवजांनी लागू नाही.

MH011697810202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Dec 2022	Receipt	Receipt no.: 1112666340
	Name of the Applicant :	Adv Sanjay Manohar Sagavekar
	Details of property of which document has to be searched :	Dist :Pune Village :Ravet S.No/CTS No/G.No. : 148
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH011697810202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php</a> '.		



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Ref. No.

Date: 05/12/2022

## SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the property bearing survey No 148, area admeasuring 00 H 39 Aar out of the total land situated at the revenue village Ravet, Taluka - Haveli, District - Pune, Most Particularly Described in the schedule hereinafter (hereinafter Referred to as 'The Subject Captioned Land')

### TO WHOMSOEVER IT MAY CONCERN

M/s Croissance Buildcon through its partner Mr. Suchit S. Daga have instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

### SCHEDULE OF THE PROPERTY:

All the piece and the parcel of the land to the extent of area admeasuring 00 H 39 Aar i.e. 3900.00 sq.mtrs out of Survey No 148 totally admeasuring 02 H 79 R + Potkharaba admeasuring 00 H 03 R and assessed at 16 Rs. 25 Paisa, lying, being and situated at the revenue village Ravet, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the jurisdiction of Sub- registrar Haveli, Pune and bounded as under:

On or towards the East : By property of Tulsi Properties  
On or towards the South : By 24 mtrs D.P.Road  
On or towards the West : By property of Mr. Prakash Gadiya  
On or towards the North : By property of Mr. Shrichand Aswani

### 1. THE APPLICANT HAS SUPPLIED ME THE FOLLOWING COPIES OF DOCUMENTS:

- 1) Copy development agreement + Index II + Registration Receipt in respect of the subject captioned property i.e. S. No. 148 area admeasuring 3900.00 sq.mtrs of the village Ravet, Taluka Haveli, Dist Pune executed by and between Mr. Baban Namdeo Bhondve & Others in favour of M/s Croissance Buildcon through its partner Mr. Suchit S. Daga and others on dated 25/11/2022.
- 2) Copy Power of attorney + Registration Receipt in respect of the subject captioned property i.e. S. No. 148 area admeasuring 3900.00 sq.mtrs of the village Ravet, Taluka Haveli, Dist Pune executed by and between Mr. Baban Namdeo Bhondve & Others in favour of M/s Croissance Buildcon through its partner Mr. Suchit S. Daga and others on dated 25/11/2022.
- 3) Copies of Village Form 7,7A and 12 of in respect of Survey No 148 of the revenue village Ravet, Taluka Haveli, District Pune
- 4) Copies of mutation entries in respect of Survey No 148 of the revenue village Ravet, Taluka Haveli, District Pune.
- 5) Copy of the Zone Certificate issued by Town Planning & Development department from P.C.M.C.
- 6) Copy of demarcation dated 15/06/2021

### 2. OWNERS OF THE SUBJECT CAPTIONED PROPERTY:

Mr. Baban Namdeo Bhondve is present owner of the land to the extent of area admeasuring 3900.00 sq.mtrs. out of Survey No 148 situated at revenue village Ravet, Taluka Haveli, District Pune.



3. **BRIEF HISTORY OF DEVALUATION OF TITLE:**

History of the land bearing Survey No 148 of the revenue village Ravet, Taluka Haveli, District Pune

- a. That land bearing Survey No 148 of the village Ravet, Taluka Haveli, District Pune was owned and belonged to Balwant Ganapati Bhondve as his ancestral property and his names had been seen upto 1934 or thereabout in records of the said land.
- b. **On perusal of Mutation Entry No. 237**, dated 24/06/1927 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Balwant Ganapati Bhondve & Daulata Khandu Bhondve had partitioned their properties between themselves and accordingly the property bearing Survey No 148 came to the share of Balwant Ganapati Bhondve and the same entry were recorded into the revenue records and 7/12 extract of the said land vide mutation entry no 237.
- c. **On perusal of Mutation Entry No. 591**, dated 24/03/1941 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Balwant Ganapati Bhondve expired intestate in the year 1941 or thereabout leaving behind him legal heirs i.e. Jaywant Balwant Bhondve, Narayan Balwant Bhondve, Namdeo Balwant Bhondve, Damodar Balwant Bhondve. Accordingly, the name of Jaywant Balwant as manager (Karta) had been recorded into the revenue records and 7/12 extract of the said land vide mutation entry no 591.
- d. **On perusal of Mutation Entry No. 1292**, dated 10/04/1967 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Jaywant Balwant Bhondve had obtained Tagai Loan and the same charge had been kept on the others side column of the 7/12 extract of the said land vide mutation entry no 1292.
- e. The scheme of the Land Survey implemented in the revenue village Ravet, Tal. Haveli, Dist. Pune as per the Indian Weight and Measurement Act 1956, which is implemented in the state of Maharashtra from 1958. As per the said scheme the Aakar and area is converted into Rupees and Hectors in the village Ravet, **by Mutation Entry No. 1375**.
- f. **On perusal of Mutation Entry No. 1481**, dated 26/02/1973 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Jaywant Balwant Bhondve expired intestate on dated 10/11/1972 leaving behind him legal heirs i.e. Devram Jaywant Bhondve, Nivrutti Jaywant Bhondve, Maruti Jaywant Bhondve, Nanubai Govind Nawale, Muktabai Damu Raut, Sonabai Jaywant Bhondve. Accordingly, the name of Devram Jaywant Bhondve as manager (Karta) Khad been recorded into the revenue records and 7/12 extract of the said land vide mutation entry no 1481.
- g. **On perusal of Mutation Entry No. 1491**, dated 26/06/1973 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Deoram Jaywant Bhondve had obtained Loan from Kiwale Society and the same charge had been kept on the others side column of the 7/12 extract of the said land vide mutation entry no 1491.
- h. **On perusal of Mutation Entry No. 1542**, dated 01/03/1974 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, a charge of Japti Warrant (confiscation Warrant) against Tagai Loan in respect of the share of Deoram Jaywant Bhondve in the land bearing Survey No 148 has been kept on the others side column of the 7/12 extract of the said land vide mutation entry no 1542.
- i. **On perusal of Mutation Entry No. 1776**, dated 14/11/1980 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, a charge of Japti Warrant (confiscation Warrant) against Tagai Loan in respect of the share of Deoram Jaywant Bhondve in the land bearing Survey No 148, had been removed by the orders of Tahasildar Haveli Pune from the others side column of the 7/12 extract of the said land vide mutation entry no 1776.
- j. **On perusal of Mutation Entry No. 2108**, dated 31/03/1986 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Damu Balwant Bhondve expired intestate on dated 11/12/1984 leaving



behind him legal heirs i.e. Balu Damu Bhondve, Vishwas Damu Bhondve, Baidabai Baban Pokale, Shaku Prabhu Pawar, Jijabai Damu Bhondve. Accordingly, the name of Balu Damu Bhondve, Vishwas Damu Bhondve, & Jijabai Damu Bhondve had been kept into owners/possessors column and the names of Baidabai Baban Pokale & Shaku Prabhu Pawar had been kept on others side column of the revenue records and 7/12 extract of the said land vide mutation entry no 2108.

- k. **On perusal of Mutation Entry No. 2473**, dated 19/12/1990 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Devram Jaywant Bhondve expired intestate on dated 23/02/1988 leaving behind him legal heirs i.e. Babasaheb Devram Bhondve, Dhondiba Devram Bhondve, Tarabai Devram Bhondve, his brothers Nivrutti Jaywant Bhondve, Maruti Jaywant Bhondve, and sisters Nanubai Govind Nawale, Muktabai Damu Raut. Accordingly, the names of bove legal heirs of the deceased Devram Jaywant Bhondve had been kept into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 2473.
- l. **On perusal of Mutation Entry No. 6523**, dated 15/10/2008 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Nanasaheb Devram Bhondve and others had sold their share in the said land i.e. area admeasuring 00 H 69 Aar out of Survey No 148 Ravet Pune to M/s United Infra Developers through Pramod Gorakhnath Yenge, Kalpak Shivram Gojamgunde, Vikrant Vikram Gojamgunde, on dated 05/09/2008 by way of registered sale deed which is registered in the office of the Sub-Registrar Haveli No 14 Pune at serial no 4626. Accordingly the name of M/s United Infra Developers through Pramod Gorakhnath Yenge, Kalpak Shivram Gojamgunde, Vikrant Vikram Gojamgunde had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 6523.
- m. **On perusal of Mutation Entry No. 6574**, dated 08/12/2008 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Baban Namdev Bhondve and others had sold portion their share in the said land i.e. area admeasuring 00 H 40 Aar out of Survey No 148 Ravet Pune to Prakash Hastimal Gadiya, Rajan Nathu Sabale, Prashant Nandlal Kankriya, Sudam Maruti Lokhande, on dated 05/11/2008 by way of registered sale deed which is registered in the office of the Sub-Registrar Haveli No 17 Pune at serial no 11402. Accordingly the name of Prakash Hastimal Gadiya, Rajan Nathu Sabale, Prashant Nandlal Kankriya, Sudam Maruti Lokhande had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 6574.
- n. **On perusal of Mutation Entry No. 6782**, dated 27/09/2009 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Dattatray Narayan Bhondve and others had sold portion their share in the said land i.e. area admeasuring 00 H 40 Aar out of Survey No 148 Ravet Pune to M/s Tulsi Properties through its partner Jitendra Panraj Sonigra, on dated 24/07/2009 by way of registered sale deed which is registered in the office of the Sub-Registrar Haveli No 14 Pune at serial no 3329. Accordingly the name of M/s Tulsi Properties through its partner Jitendra Panraj Sonigra had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 6782.
- o. **On perusal of Mutation Entry No. 6783**, dated 27/09/2009 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Jijabai Damu Bhondve and others had sold portion their share in the said land i.e. area admeasuring 00 H 24.25 Aar out of Survey No 148 Ravet Pune to M/s Ameya Developers through its partner Jitendra Panraj Sonigra, on dated 29/07/2009 by way of registered sale deed which is registered in the office of the Sub-Registrar Haveli No 14 Pune at serial no 3451. Accordingly the name of M/s Ameya Developers through its partner Jitendra Panraj Sonigra had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 6783.

- p. **On perusal of Mutation Entry No. 7235**, dated 14/06/2010 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, this entry is not concerned with the subject captioned property.
- q. **On perusal of Mutation Entry No. 7449**, dated 13/10/2010 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, M/s United Infra Developers through Pramod Gorakhnath Yenge, Kalpak Shivram Gojamgunde, Vikrant Vikram Gojamgunde had sold portion their share in the said land i.e. area admeasuring 00 H 69 Aar out of Survey No 148 Ravet Pune to Tayra Housing through its partner Vasant Khandu Kate & Bajirav Dadaji Suryavanshi, on dated 23/04/2010 by way of registered sale deed which is registered in the office of the Sub-Registrar Haveli No 17 Pune at serial no 4919. Accordingly the name of Tayra Housing through its partner Vasant Khandu Kate & Bajirav Dadaji Suryavanshi had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 7449.
- r. **On perusal of Mutation Entry No. 7865**, dated 02/07/2011 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Muktabai Damu Raut expired intestate on dated 24/06/2004 leaving behind her legal heirs i.e. Damu Shankar Raut, Vinayak Damu Raut, Shivaji Damu Raut, Alka Ambadas Khandebharad, Asha Kisan Jadhav. Accordingly, the names of above legal heirs of the deceased Muktabai Damu Raut had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 7865.
- s. **On perusal of Mutation Entry No. 8131**, dated 06/02/2012 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Baban Namdev Bhondve, Balu Damu Bhondve & Vishwas Damu Bhondve had filed a civil suit 257/2006 against Dattatray Narayan Bhondve & Others for declaration and partition. The said suit were disposed off by compromise in Lok Adalat. Accordingly the land to the extent of area admeasuring 0 H 99.50 Aar out of Survey No 148 came to the share of Mr. Baban Namdev Bhondve. Thereafter the Baban Namdev Bhondve had filed application for darkhast partition which is allowed by the Tahasildar Haveli Pune by their order No 52/2010 dated 25/10/2010. Accordingly the possession of the said land had been given to the respective land holders.
- t. **On perusal of Mutation Entry No. 8615**, dated 08/08/2013 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Rajan Nathu Sabale expired intestate on dated 12/06/2013 leaving behind him legal heirs i.e. Mandakini Rajan Sabale, Rohan Rajan Sabale & Prasad Rajan Sabale. Accordingly, the names of above legal heirs of the deceased Rajan Nathu Sabale had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 8615.
- u. **On perusal of Mutation Entry No. 8740**, dated 7/12/2013 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Shivaji Damu Raut had registered Lis pendency in the office of the Sub Registrar Haveli No 18 at serial No 9661/2012 in respect of Civil Suit No 712/2012 and the same entry was recorded into the others side column of the revenue records and 7/12 extract of the said land vide mutation entry no 8740.
- v. **On perusal of Mutation Entry No. 9520**, dated 02/06/2016 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Mrunali Vishwas Bhondve, Sarika Bajirav Shinde, Savita Navnath Karke, Kavita Santosh Sanas, Baydabai Baban Pokale, Shaku Prabhakar Pawar, Jijabai Damu Bhondve had released their share in the subject captioned property i.e. S.No. 148 along with other properties in favour of Vishwas Damu Bhondve, Balu Damu Bhondve by registered released deed which is registered in the office of the Sub-Registrar Haveli No 18 pune at serial No 645/16 dated 20/01/2016 and the same entry was recorded into the revenue records and 7/12 extract of the said land vide mutation entry no 9520.
- w. **On perusal of Mutation Entry No. 9715**, dated 05/04/2017 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, Jijabai Damu Bhondve, Balu Damu Bhondve & Vishwas Damu Bhondve have partition their ancestral share in the land bearing 148 amongst themselves vide



registered partition deed which is registered in the office of the Sub-Registrar Haveli No 18 Pune at serial No 12290/16 dated 13/10/2016 and Correction deed which is registered in the office of the Sub-Registrar Haveli No 18 Pune at serial No 5623/17 dated 30/03/2017 and the same entry was recorded into the revenue records and 7/12 extract of the said land vide mutation entry no 9715.

- x. **On perusal of Mutation Entry No. 9781**, dated 25/06/2017 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, by circular issued by state Government of Maharashtra dated 7/05/2016 and by orders of Tahasildar Haveli Pune dated 24/06/2017 and by using Edit Module under the scheme E-Farfars some corrections have been made to correct areas / name etc in the 7/12 extract of the land at village Ravet.
- y. **On perusal of Mutation Entry No. 10054**, dated 30/05/2018 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, by circular issued by state Government of Maharashtra dated 7/05/2016 and by orders of Tahasildar Haveli Pune dated 30/05/2018 and by using Edit Module under the scheme E-Farfars some corrections have been made to correct areas / name etc in the 7/12 extract of the land at village Ravet.
- z. **On perusal of Mutation Entry No. 10297**, dated 22/02/2019 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, by judgment issued by Hon'ble Civil Judge Senior Division dated 01/01/2019 under Regular Civil Suit No 712/12, the Lis pendency has been cancelled by cancelation deed registered in the office of the Sub Registrar Haveli No 26 at serial No 2148/2019 and thereby the remark of Lis pendency mentioned vide mutation entry no 8740 has been deleted from the others side column of the revenue records and 7/12 extract of the said land vide mutation entry no 10297.
- aa. **On perusal of Mutation Entry No. 10301**, dated 13/03/2019 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, by circular issued by state Government of Maharashtra and by orders of Tahasildar Haveli Pune under Section 155 of Maharashtra Land Revenue code 1966 dated 13/03/2019 and by using Edit Module under the scheme E-Farfars some corrections have been made and thereby some irrelevant mutation entries were delete from the 7/12 extract of the land at village Ravet.
- bb. **On perusal of Mutation Entry No. 10340**, dated 06/06/2019 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, M/s B.V.G. Developers through its partners 1. Bibhishan Vyankatrao Gaikwad & 2. Balasaheb Vyankatrao Gaikwad have purchased portion land i.e. area admeasuring 00 H 54 Aar out of Survey No 148 Ravet Pune from Tayra Housing through its partner Vasant Khandu Kate & Bajirav Dadaji Suryavanshi, on dated 27/04/2019 by way of registered sale deed which is registered in the office of the Sub-Registrar Haveli No 25 Pune at serial no 4912/19. Accordingly the name of M/s B.V.G. Developers through its partners 1. Bibhishan Vyankatrao Gaikwad & 2. Balasaheb Vyankatrao Gaikwad had been recorded into owners/possessors column of the revenue records and 7/12 extract of the said land vide mutation entry no 10340.
- cc. **On perusal of Mutation Entry No. 10930**, dated 05/04/2021 of Ravet, Tal. Haveli, Dist. Pune it is reveals that, M/s B.V.G. Developers through its partners 1. Bibhishan Vyankatrao Gaikwad & 2. Balasaheb Vyankatrao Gaikwad have obtained loan against land i.e. area admeasuring 00 H 54 Aar out of Survey No 148 Ravet Pune from State Bank Of India by way of registered Mortgaged deed which is registered in the office of the Sub-Registrar Haveli No 22 Pune at serial no 15752/19 dated 26/10/2019. The same entry was recorded into otherside column of the revenue records and 7/12 extract of the said land vide mutation entry no 10930.

#### 4. FINDINGS FROM INDEX II REGISTERS



- a. **Development agreement** : (in respect of the portion of land admeasuring 00 H 39 R i.e. 3900.00 sq.mtrs.)

That Mr. Baban Namdev Bhondve with the consent of his family members i.e. Mrs. Suman Baban Bhondve, Mr. Machindra Baban Bhondve, Mrs. Urmila Machindra Bhondve, Master Ameya & Arnav Machindra Bhondve, Mr. Ganesh Baban Bhondve, Mrs. Varsha Ganesh Bhondve, Master Rudra & Shravani Ganesh Bhondve, Anjana Baban Bhondve & Usha Alias Dipali Sanjay Kanse have entrusted the development rights in respect of subject captioned land i.e. land portion of land admeasuring 00 H 39 R i.e. 3900.00 sq.mtrs. out of Survey No 148, Ravet Pune to and in favour of M/s. CROISSANCE BUILDCON A partnership firm Registered under the Indian Partnership Act 1932 having its Registered Office at- Shop No 2, Hari Om Plaza, Kalewadi Pimpri Road, Nadhe Nagar, Rahatani Pune – 411017, Through its designated Partners Mr. Suchit S. Daga & Mr. Tejas Suresh Dhotre by executing Development agreement on dated 25/11/2022. The said Development Agreement is registered in the office of the Sub-Registrar Haveli No 18 Pune listed at serial No 22043/22.

- b. **Power of attorney**: (in respect of the portion of land admeasuring 00 H 39 R i.e. 3900.00 sq.mtrs.)

That Mr. Baban Namdev Bhondve with the consent of his family members i.e. Mrs. Suman Baban Bhondve, Mr. Machindra Baban Bhondve, Mrs. Urmila Machindra Bhondve, Master Ameya & Arnav Machindra Bhondve, Mr. Ganesh Baban Bhondve, Mrs. Varsha Ganesh Bhondve, Master Rudra & Shravani Ganesh Bhondve, Anjana Baban Bhondve & Usha Alias Dipali Sanjay Kanse have also executed Power of attorney in respect of subject captioned land i.e. land portion of land admeasuring 00 H 39 R i.e. 3900.00 sq.mtrs. out of Survey No 148, Ravet Pune to and in favour of M/s. CROISSANCE BUILDCON A partnership firm Registered under the Indian Partnership Act 1932 having its Registered Office at- Shop No 2, Hari Om Plaza, Kalewadi Pimpri Road, Nadhe Nagar, Rahatani Pune – 411017, Through its designated Partners Mr. Suchit S. Daga & Mr. Tejas Suresh Dhotre which is also registered in the office of the Sub-Registrar Haveli No 18 Pune listed at serial No 22044/22.

**Conclusion:-** after perusal of documents and index register available to me it is revealed that Mr. Baban Namdev Bhondve is the owner of land admeasuring 0 H 39 Aar i.e. 3900.00 sq. mtrs. out of Survey No 148 of the village Ravet, Taluka Haveli, District Pune who entrusted the development rights in respect of the said land in favour of M/s. CROISSANCE BUILDCON as discussed herein before.

5. **COURT CASES**

Since verifying pending litigations in respect of the properties becomes difficult due to various reasons including (i) litigations can be filed / instituted in various fora depending upon the relief claim; and /or (ii) records of litigation maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and /or (iii) there are no register maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

6. **LOAN AGAINST PROPERTY:**

No loans are traced in respect of the said property.

7. **DEMARICATION:-**

as per demarcation No 3521/2021 dated 15/06/2021 in respect of subject captioned property.

8. **ZONE CERTIFICATE:**



The Perusal of letter No. NRV / Kavi / zoda / 06 dated 07/10/2022 issued by Pimpri-Chinchwad Municipal Corporation which indicates that as per the sanctioned Development Plan, Survey No. 148, Ravet, Tal-Haveli, Dist- Pune is affected by 12.00 mtrs & 24.00 mtrs. wide road, and the remaining portion of land falls under residential zone.

9. **D.P. OPINION:**  
Not obtained or not produced before me for my perusal
10. **BUILDING PERMISSION:**  
Not obtained or not produced before me for my perusal
11. **NAME OF TENURE:**  
As per the zone certificate and D.P. Opinion issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under Residential zone.
12. **N.A. PERMISSION:**  
Not obtained or not produced before me for my perusal
13. **REGISTRATION UNDER REAL ESTATE (REGULATION AND DEVELOPMENT) ACT 2016**  
-N.A.-
14. **IS THE SAID PROPERTY TENANTED?**  
- N.A. -
15. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**  
-N.A.-
16. **WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION**  
- N.A. -
17. **IS DOCUMENT PENDING FOR REGISTRATION**  
- N. A. -
18. **WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY**  
- N.A. -
19. **WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.**  
- N.A. -
20. **MINORS DELINQUENT, UNTRACED PERSONS INTEREST**  
- Not Involved -
21. **HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT**  
- YES -
22. **ENCUMBRANCES, ATTACHMENTS AND/OR CLAIMS WHETHER OF GOVERNMENT, CENTRAL OR STATE OR OTHER LOCAL AUTHORITIES OR THIRD-PARTY CLAIMS, LIENS ETC. AND DETAILS THEREOF.**



NO

23. **PUBLIC NOTICE** :- That, I have issued Public Notice in respect of the subject captioned land in daily newspaper called as 'Prabhat' which published on 02/06/2022, to verify the title of Mr. Baban Namdev Bhondve to the said land further I have again published Public Notice in respect of the demarcation No 3521/21 in respect of the subject land in daily newspaper called as 'Prabhat' which published on 22/11/2022 and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said property.

24. **SEARCH AND ENCUMBRANCES:**

That I have taken a search for last 30 years in respect of the subject captioned property which is more particularly described in the schedule written hereinbefore from the year 1993 up to dated 05/12/2022 by online receipt bearing GRN no. MH011697810202223E and receipt No 1112666340 dated 05/12/2022

The Search was carried out in the offices of sub- registrar Haveli No. 5, 17, 14, 18, 24, 25 & 26 Pune. I have also carried out online search on igr.maharashtra.gov website. However, most of the index II registers in the offices of the Sub- Registrar Haveli no's 5, 17, 14, 18, 24, 25 & 26 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available index II registers and records no adverse entry or encumbrances of any kind was noticed other than those entries specifically mentioned in this report. I have gone through the revenue records, I have received all mutation entries and 7 x 12 extracts in respect of the said property which are made available to me. And all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

25. **DISCLAIMER**

The registration of the properties is made centralized for all the properties after 31<sup>st</sup> October 2005 however the search is not centrally available hence, I could not conduct search in that regards.

This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub-Registrar's office Haveli Nos 5, 14, 17, 18, 24, 25 & 26 Pune.

Also this search and title report is issued on request of the client and the report and it's contents are based on the documents provided by the client to me and I am not responsible for genuineness of the documents supplied of information furnished to me.

Further Since our scope of work does not include considering aspects within the domain of architect and surveyor, I have not carried out ant physical inspection of the property nor have commented on the zoning and development aspects etc. thereof.

26. **CONCLUSION AND CERTIFICATE OF TITLE:**

On relying upon the aforesaid documents made available by M/s Croissance Buildcon through its partner Mr. Suchit S. Daga to me for scrutiny and examination, non-receipt of any objection to the public notice issued by me and registers available with the concern Sub Registrar Offices for my perusal, I am in the opinion that Mr. Baban Namdeo Bhondve is the owner of the subject captioned property and have good, clear and marketable title in respect of subject captioned property which is under non-agricultural use for residential purpose and



further the scheduled property is free from all encumbrances, charges or claims of whatsoever nature.

Further Mr. Baban Namdeo Bhondve has entrusted the development rights in respect of the subject captioned property to M/s Croissance Buildcon by registered documents.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause / clauses which will be obstructing M/s Croissance Buildcon for development of the said property and to sale / transfer the flats / shops / offices / units to be constructed on the said land to any prospective purchasers / buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature subject to the consideration agreed to be given the land owners and others as mentioned in the development agreement dated 25/11/2022.

Hence, this Search and Title reports.

The documents supplied to me are returned herewith.

Place: Pune

Date: 05/12/2022

  
(Mr. Sanjay M. Sagavekar)  
Advocate & Notary  
Govt. Of India

**SANJAY M. SAGAVEKAR**  
B.A. LL. B.

**ADVOCATE & NOTARY**  
**GOVT. OF INDIA**

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