

Purushottam B. Kamthe

**B.S.L.,LL.B
(ADVOCATE)**

(O) Table No 54, New Lawyers Chambers, B Building, Shivajinagar, Pune 411005
(O) First Floor, Sathesai Commercial Complex, Nest to PCMC School, Keshavnagar, Chinchwad, Pune
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FORMAT - A

(Circular NO 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

AS TO THE HISTORY/FLOW OF THE CAPTIONED PROPERTY:-

1. As the property admeasuring 00 Hector 78 R i.e 7800 sq.mtrs out of Survey No 145/3P of village Ravet is as on date in the name of Sudam Dagadu Kenjale and Baban Dagadu Kenjale.

2. As the property bearing S. No. 145/3 Ravet was previously own by Dhondu Raghu Ghardale

As per Mutation Entry No. 446 it appears that As per deviation no 12 survey no 145 divided in 3 part and Survey no 145/3 admeasuring 00 Hector 77 R was allotted to Dhondu Raghu Ghardale.

As per Mutation Entry No 999 it appears that as per sale deed dt 14/8/1957 Shri Dhondu Raghu Ghardale purchase total land of Survey No 145/3 from Shri Nivrutti Kondiba Ghardale and Dhyandev Kondiba Ghardale and as per said sale deed name of Shri Dhondu Raghu Ghardale was recorded as absolute owner of Survey No 145/3.



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The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Ravet vide Mutation Entry No.1375 dated 12/04/69.

As per Mutation Entry No 1407 it appears that Shri Dhondu Raghu Ghardale obtained loan from Bank Of Maharashtra, hence charge was recorded on other column in Survey No 145/3.

As per Mutation Entry No. 1607 it appears that Dhondu Raghu Chardale expired leaving behind him the following heirs

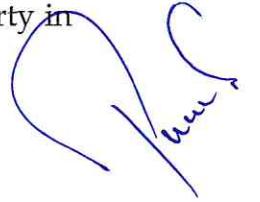
1) Parvatibai Dagdu Kenjale (daughter)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

As per Mutation Entry No 8413 it appears that Parvatibai Dagdu Kenjale expired leaving behind him the following heirs

- 1) Baban Dagdu Kenjale (son)
- 2) Sudam Dagdu Kenjale (son)
- 3) Sarswati Tukaram Taras (daughter)
- 4) Shantabai Arjun Raut (daughter)
- 5) Koushalya Shivaji Hule (daughter)
- 6) Housabai Pandurang Koyate (daughter)
- 7) Sulbha Rohidas Thakur (daughter)

However she made a will on 25/8/2006 which was registered in Sub Registrar Haveli no 5 at serial No 6738/2006, hence as per the will, the all property in



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the name of Parvatibai Dagdu Kenjale vested in Baban Dagdu Kenjale and Sudam Dagdu Kenjale. Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

3. In the course of investigation of the title of the captioned property, search of Index II registers for the 30 years i.e. 1987 to 2016 has been caused by me at the concerned Sub-Registrar Offices by depositing the necessary fees for the same vide Receipt No 186/2017 at the Office of Sub-Registrar Haveli No 17 on 30/3/2017 and Challan no MH004840248202223P dt 12/7/2022 at the Office of Sub Registrar Haveli No 5 and Challan no MH011191605202324P dt 21/11/2023 at the Office of Sub Registrar Haveli NO 5 I found most of the record in torn, scattered and misplaced condition. From the available record for search I was not able to locate any cross entry/charge/encumbrances in respect of the said land.

4. That the said owners Vide an Agreement for Development dated 20.9.2013 (duly registered under Serial No. 7243/2013 with the Sub-Registrar, Haveli XIV, Pune), and the said Shri Sudam Dagdu Kenjale, Shri Baban Dagdu Kenjale and members of their family member granted rights of development of the said land bearing Survey No.145/3 admeasuring 00 Hector 72 R of village Ravet to/in favour of the said M/s Shruti Enterprises at or for the consideration and on the terms and conditions therein contained. Subsequently, Shri Sudam Dagdu Kenjale, Shri Baban Dagdu Kenjale and members of their family member have also executed Irrevocable Power of Attorney dated 20.9.2013 and have appointed the said M/s Shruti Enterprises through its partner namely Mr Nilesh Pandharinath Patil as their Constituted



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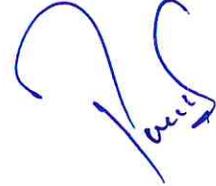
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Attorney for doing various acts, deeds, matters and things regarding the development of the said property. The said Irrevocable Power of Attorney is registered at the Office of Sub-Registrar Haveli No.14 at Serial No.7246/1203 on 20/09/2013.

However the M/s Shruti Enterprises through its partner namely Mr Nilesh Pandharinath Patil unable to develop the said plot hence with consent of the owner Shri Sudam Dagdu Kenjale, Shri Baban Dagdu Kenjale and members of their family ie. Swapnil Sudam Kenjale, Priti Pravin Bodke , Tushar Baban Kenjale, Sushant Baban Kenjale, & Vidhya Ganesh Bhoir granted rights of development of the said land bearing Survey No.145/3 admeasuring 00 Hector 72 R of village Ravet on 2/11/2015 vide Registration no 8608/2015 which is duly register at Haveli No 18 to/in favour of the said M/s Giritirtha Associates through its partner Shri Somnath Moreshwar Bhondve, Amol Kashinath Bhondve, Shri Kunal Kailas Bhondve, Santosh Madhukar Bhondve, Kiran Subhash Bhondve, Pradanesh Popat Bhondve and Mahendra Suresh Thakur at or for the consideration and on the terms and conditions therein contained. Subsequently, Shri Sudam Dagdu Kenjale, Shri Baban Dagdu Kenjale and members of their family ie. Swapnil Sudam Kenjale, Priti Pravin Bodke Tushar Baban Kenjale, Sushant Baban Kenjale, & Vidhya Ganesh Bhoir have also executed Irrevocable Power of Attorney dated 2.11.2015 and have appointed the said M/s Giritirtha Associates through its partner Shri Somnath Moreshwar Bhondve, Amol Kashinath Bhondve, Shri Kunal Kailas Bhondve, Santosh Madhukar Bhondve, Kiran Subhash Bhondve, Pradanesh Popat Bhondve and Mahendra Suresh Thakur as their Constituted Attorney for doing various acts, deeds, matters and things



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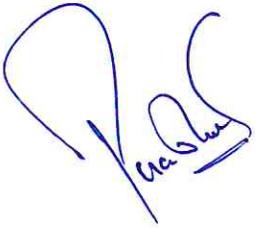
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regarding the development of the said property. The said Irrevocable Power of Attorney is registered at the Office of Sub-Registrar Haveli No.18 at Serial No.8609/2015 on 2/11/2015.

Vide an Agreement for Development dated 23.12.2016 (duly registered under Serial No. 7637 of 2016 with the Sub-Registrar, Haveli XVII, Pune), and the said Shri Sudam Dagdu Kenjale, Shri Baban Dagdu Kenjale and members of their family member granted rights of development of the said land bearing Survey No.145/3 admeasuring 00 Hector 06 R of village Ravet to/in favour of the said M/s Giritirtha Associates through its partner Shri Somnath Moreshwar Bhondve, Amol Kashinath Bhondve, Shri Kunal Kailas Bhondve, Santosh Madhukar Bhondve, Kiran Subhash Bhondve, Pradanesh Popat Bhondve and Mahendra Suresh Thakur at or for the consideration and on the terms and conditions therein contained. Subsequently, Shri Sudam Dagdu Kenjale , Shri Baban Dagdu Kenjale and members of their family member have also executed Irrevocable Power of Attorney dated 23.12.2016 and have appointed the said M/s Giritirtha Associates through its partner Shri Somnath Moreshwar Bhondve, Amol Kashinath Bhondve, Shri Kunal Kailas Bhondve, Santosh Madhukar Bhondve, Kiran Subhash Bhondve, Pradanesh Popat Bhondve and Mahendra Suresh Thakur as their Constituted Attorney for doing various acts, deeds, matters and things regarding the development of the said property. The said Irrevocable Power of Attorney is registered at the Office of Sub-Registrar Haveli No.17 at Serial No.7638/2016 on 23/12/2016.

AND WHEREAS the one of the owner Late Baban Dagadu Kenjale expired on 15.5.2023 therefore the legal heirs namely Smt Seema Baban Kenjale, Tushar Baban Kenjale, Sushant Baban Kenjale and Vidhya



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Ganesh Bhoir of Late Baban Dagadu Kenjale executed confirmation deed regarding the Development rights and consideration part in favor of the Builder party of the first part on 3/7/2023 which is duly registered with sub registrar Haveli no 24 vide registration no 14035/2023. Alongwith the said confirmation deed legal heirs of Late Baban Dagadu Kenjale have also executed Irrevocable Power of Attorney dated 3.7.2023 and have appointed the said Giritirtha Associates through its partner Shri Somnath Moreshwar Bhondve, Amol Kashinath Bhondve, Shri Kunal Kailas Bhondve, Santosh Madhukar Bhondve, Kiran Subhash Bhondve, Pradanesh Popat Bhondve and Mahendra Suresh Thakur as their Constituted Attorney for doing various acts, deeds, matters and things regarding the development of the said property. The said Irrevocable Power of Attorney is registered at the Office of Sub-Registrar Haveli No.24 at Serial No.14036/2023.

Pune

Dt 11/1/2024

ADVOCATE

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