

ATUL CHANDRAKANT LANDGE
Advocate

"KESARI", Shiv-Shakti
Chowk, Dhawde Ali,
Bhosari, Pune 411039

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(CIRCULAR - 28/2021)

To,
MAHA RERA Authority
6 & 7th Floor, Housefin Bhava,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

FORMAT - A
LEGAL TITLE REPORT

Subject:- Title Clearance certificate with respect of the land property admeasuring 01 Hecter 24.16 Aar i.e. 12416.00 square meters out of total land admeasuring 01 Hecter 98 Aar bearing Survey No. 206/2A(P), C.T.S No. 271(P), 267(P), 269(P), 270(P), 339(P) at revenue village Ravet, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation
(.....hereinafter referred as Said Plot / Said Property)

I have investigated the title of the said plot on the request of

- 1) Mr. Nandakumar Bhalchandra Bhondave ,**
- 2) M/s. Samarth Chintamani Properties through its
partner Mr. Nandakumar Bhalchandra Bhondave And**
- 3) Mr. Vilas Baburao Bhondave**

1) Description of Property:

SCHEDULE A

All that piece and parcel of land admeasuring area about **00H 81.66 R i.e. 8166.00 Square meters** out of **Survey No.206/2A** totally admeasuring about 01 H. 49 R situated at village Ravet, within the limits of Sub - registrar office Haveli and within the Jurisdiction of Pimpri Chinchwad Municipal Corporation, Ta. Haveli, Dist. Pune.



SCHEDULE B

All that piece and parcel of land admeasuring area about 00 **H. 17.66R i.e. 1766.00 Square meters** out of **Survey No.206/2A** totally admeasuring about 01 H. 49 R situated at village Ravet, within the limits of Sub – registrar office Haveli and within the Jurisdiction of Pimpri Chinchwad Municipal Corporation, Ta. Haveli, Dist. Pune.

SCHEDULE C

All that piece and parcel of land admeasuring area about 00 **H 24.84 R i.e. 1766.00 Square meters** out of **Survey No.206/2A** totally admeasuring about 01 H. 49 R situated at village Ravet, within the limits of Sub – registrar office Haveli and within the Jurisdiction of Pimpri Chinchwad Municipal Corporation, Ta. Haveli, Dist. Pune.

Final boundaries for piece and parcel of land admeasuring area about 01 **H 24.16 R i.e. 12416.00 Square meters**

On or Towards the East : Part of Land bearing Sr. No. 206/2A of Govind Bhondve

On or Towards the South : 45 Meters Wide DP Road

On or Towards the West : Part of Land bearing Sr No 206/2B of N B Bhondave

On or Towards the North : Part of Land bearing Sr. No 207 of PCNTDA

...Hereinafter referred as Said Land

2) The Documents provided and perused:

1. 7/12 extract of land S. No. 206/2A
2. M.E. No. 524, M.E.No.671, M.E. No. 700, M.E. No.1048, M.E. No. 1375, M.E. No.1580, M.E. No. 1743, M.E. No.4371, M.E. No.4930, M.E. No. 5036, M.E. No. 7188, M.E. No. 7189, M.E. No.8405, M.E. No.8521, M.E. No.7250, M.E. No.9771, M.E. No.11384, M.E. No.11752, M.E. No.11814, M.E. No.11635
3. Copy of sale deed bearing Reg. No. 6464/ 2009 registered in the office of Sub-Reg. Haveli No.
4. Copy of sale deed bearing Reg. No. 7932/ 2009 registered in the office of Sub-Reg. Haveli No. 15.
5. Copy of sale deed bearing Reg. No. 2419/2023 registered in the office of Sub-Reg. Haveli No. 14.

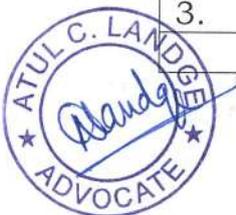


6. Copy of Deed of Exchange bearing Reg. No. 2420/2023 registered in the office of Sub-Reg. Haveli No. 14.
7. Copy of Development Agreement bearing Reg. No. 25550/2023 registered in the office of Sub-Reg. Haveli No. 14.
8. Copy of POA registered in the said office of Sub-Reg. Haveli No. 14 at Sr. No. 25551/2023.
9. Copy of Demarcation map from City Survey Office Pimpri by Ati Tatdi Haddakayam Mo.R.No. 6416/2023.
10. Copy of D.P. Opinion bearing outward no. Nrvi/Kavi/Ravet/139/2023 dtd.12/06/2023
11. Copy of Commencement certificate issued by Pimpri Chinchwad Municipal Corporation dated 28/06/2024 bearing No. BP/Ravet/152/2024 and plan sanctioned by Pimpri Chinchwad Municipal Corporation even dated under sanction no. BP/Ravet/152/2024
12. Copy of NA assessment order bearing no. Jamin/NA/SR/301/2024 date 08/07/2024

4) **Search Report for 30 years from**

Search Report for 30 years from 1994 till 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 **Nandakumar Bhalchandra Bhondave is owner of part of land adms about 00 H 81.66 R, and also the partner of the firm M/s. Samarth Chintamani Properties which owns area adms about 00 H 17.66 R, the said firm also holds and possess the development rights of land owned by Vilas Baburao Bhondve Adms about 24.84 R of by virtue of registered instruments there rights are** clear, marketable and without any encumbrances, they are having all the rights and authority to develop the Said Property and further to sell units out of the proposed project.

Sr No	Name Of Owner As per 7/12	Area
1.	Nandakumar Bhalchandra Bhondave	8166.00 Sq-m
2.	M/s. Samarth Chintamani Properties	1766.00 Sq-m
3.	Vilas Baburao Bhondave	2484.00 Sq-m
	Total Land Area	12416.00 Sq-m



Sr No	Name Of Legal Hair Present in Development Agreement (As a Consenting Party)	Document No
1	Vishal Vilas Bhondave	Sub-Reg. Haveli No. 14 at Sr. No. 25551/2023
2	Bhushan Vilas Bhondave	
3	Pushpa Vilas Bhondave	
4	Pooja Vilas Bhondave	
5	Supriya Bhushan Bhondave	
6	Varsha Vilas bhondave	
7	Pruthviraj Vishal Bhondave	
8	Malhar Vishal Bhondave	
9	Bhavishya Bhusha Bhondave	
10	Raya Bhusha Bhondave	

5) Owner of Land

1. Nandakumar Bhalchandra Bhondave adms about 00 H 81.66 R,
2. M/s. Samarth Chintamani Properties adms about 00 H 17.66 R,
3. Vilas Baburao Bhondave adms about 24.84 R of which development Agreement is executed infavour of M/s. Samarth Chintamani Properties
(The said land is collectively adms. 01 H 24.16R i.e. 12416.00 square meters bounded as above)

6) Qualifying comments/remarks if any – (promoter/ developer)

- a) Nandakumar Bhalchandra Bhondave is owner of part of land adms about 00 H 81.66 R, (Schedule A) and
- b) M/s. Samarth Chintamani Properties a partnership firm is the owner of area adms about 00 H 17.66 R, (Schedule B) and
- c) Vilas Baburao Bhondave is the owner of area adms about 00 H 24.84R (Schedule C) of which development rights are granted to M/s. Samarth Chintamani Properties by virtue of registered instruments.

7)The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure

Date: 10.07.2024



Atul C. Landge
(Atul C. Landge)
Advocate

ATUL CHANDRAKANT LANDGE
Advocate

"KESARI", Shiv-Shakti
Chowk, Dhawde Ali,
Bhosari, Pune 411039

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

FLOW OF THE TITLE OF THE SAID LAND

SCHEDULE A

All that piece and parcel of land admeasuring area about **00H 81.66 R i.e. 8166.00 Square meters** out of **Survey No.206/2A** totally admeasuring about 01 H. 49 R situated at village Ravet, within the limits of Sub - registrar office Haveli and within the Jurisdiction of Pimpri Chinchwad Municipal Corporation, Ta. Haveli, Dist. Pune.

SCHEDULE B

All that piece and parcel of land admeasuring area about **00 H. 17.66R i.e. 1766.00 Square meters** out of **Survey No.206/2A** totally admeasuring about 01 H. 49 R situated at village Ravet, within the limits of Sub - registrar office Haveli and within the Jurisdiction of Pimpri Chinchwad Municipal Corporation, Ta. Haveli, Dist. Pune.

SCHEDULE C

All that piece and parcel of land admeasuring area about **00 H 24.84 R** out of **Survey No.206/2A i.e. 2484.00 Square meter** totally admeasuring about 01 H. 49 R situated at village Ravet, within the limits of Sub - registrar office Haveli and within the Jurisdiction of Pimpri Chinchwad Municipal Corporation, Ta. Haveli, Dist. Pune.

1. On perusal of the M.E. No. 524, it shows that the Land S.no. 206/2A of village Ravet was recorded in the name of Vithu Narayan Bhondve showing that it was purchased from Maruti Govinda Bhondve. Accordingly, name of Vithu Narayan Bhondve was recorded on the 7/12 extract of the said land by said M.E.

On perusal of the M.E. No. 671, it shows that, Maruti Govinda Bhondve filed suit against Maruti Govinda Bhondve challenging the said transaction as a mortgage, in that proceeding in appeal No. 325/1943 a



decree was passed declaring the transaction between Vithu Narayan Bhondve & Maruti Govinda Bhondve as Mortgage. Accordingly, name of Vithu Narayan Bhondve was removed from the Kabjedar column and his name was kept in other right column. Name of Maruti Govinda Bhondve entered in the kabjedar column of the land S. No. 206/2A.

3. On perusal of Mutation Entry Number 700 it shows, Maruti Govinda Bhondve expired on 06/06/1947 and on his demise the properties owned by him were inherited by his son Babu @ Baburao Maruti Bhondve from Village Ravet including land from survey number 206/2A.
4. On perusal of M.E.No. 1048 Baburao Maruti Bhondve executed ekarar infavour of Kiwale Vivid Karyakari Society for Rs. 2000 in year 1969 so the name of the said society was recorded in the other right column of the various lands including S.No. 206/2A.
5. On perusal of Mutation Entry Number 1375 it shows that effect of Decimal system was effected on the revenue record of lands from Village Ravet
6. On perusal of M.E.No. 1580 Baburao Maruti Bhondve executed ekarar infavour of Kiwale Vivid Karyakari Society for Rs. 2000 so the name of the said society was recorded in the other right column of S.No. 206/2A.
7. On perusal of M.E.No. 1743 Baburao Maruti Bhondve executed ekarar infavour of Kiwale Vivid Karyakari Society for Rs. 5000, so the name of the said society was recorded in the other right column of the various lands including S.No. 206/2A.
8. On perusal of Mutation Entry Number 4371 it shows that Baburao Maruti Bhondve expired on 25/4/1998 living behind him his legal heirs as 1) Bhagirathibai Babura Bhondve, 2) Geetabai Baburao Bhondve, 3) Sayaji Baburao Bhondve, 4) Govind Baburao Bhondve, 5) Vilas Baburao Bhondve, 6) Kalavathi Raghuji Kude and 7) Alka Vasant Shinde accordingly their names were recorded upon the 7/12 extra of land Survey Number 206/2A and other properties from village Ravet by said M.E.

On perusal of M.E.No. 4930 it shows that Babu Maruti Bhondve had obtained loan of Rs. 50000 from Bank of India Dehuroad Branch for electrical motor, pipeline so the name of said bank was recorded in other



right column by the same M.E. on the lands shown therein on issuance of letter by the said bank.

10. On perusal of M.E.No. 5036 it shows that Babu Maruti Bhondve & Eknath Baburao Bhondve obtained loan of Rs. 50000 from Bank of India Dehuroad Branch for pipeline so the name of said bank was recorded in other right column by the same M.E. on the lands shown therein on the issuance of letter by the said bank.
11. On perusal of Mutation Entry Number 7188 along with the copy of sale deed bearing Reg. No. 6464/ 2009 registered in the office of Sub-Reg. Haveli No. 15. It shows that Sayaji Baburao Bhondve himself and as joint family manager of his family along with his sons and their family members and Alka Vasant Shinde sold their share of land from S. No. 206/2A of village Ravet to Nandakumar Bhalchandra Bhondve and Rajendra Dagadu Bhondve. Accordingly, name of the Purchasers Nandakumar Bhalchandra Bhondve and Rajendra Dagdu Bhondve were recorded on the 7/12 extract of land S.No. 206/2A by deleting the name of vendors for for 00 H. 49.66R Area. (Sayaji Baburao Bhondve and Alka Vasant Shinde for 00 H. 49.66R)
12. On perusal of Mutation Entry Number 7189 along with the copy of sale deed bearing Reg. No. 7932/ 2009 registered in the office of Sub-Reg. Haveli No. 15. It shows that Geetabai Baburao Bhondve and Kalabai Raghuji Kude sold their share of land from S. No. 206/2A of village Ravet to Nandakumar Bhalchandra Bhondave and Rajendra Dagadu Bhondve. Accordingly, name of the Purchasers Nandakumar Bhalchandra Bhondave and Rajendra Dagdu Bhondve were recorded on the 7/12 extract of land S.No. 206/2A by deleting the name of vendors for 00 H. 49.66R area. (Geetabai Baburao Bhondve and Kalabai Raghuji Kude for 00 H 49.66R)
13. On perusal of Mutation Entry Number 8405 it shows that Bagirathibai Baburao Bhaonve has repaid entire loan obtained from Kiwale Vivid Karyakari Society so the name and charge of the said society was deleted by the said M.E. from the other right column of land S. No. 206/2A on the letter issued by the society.
14. On perusal of Mutation Entry Number 8521 it shows that Bagirathibai Baurao Bhondve has repaid entire loan obtained from Bank of India Dehuraod Branch so the name and charge of the said Bank was deleted



by the said M.E. from the other right column of land S. No. 206/2A on the letter issued by the Bank.

15. On perusal of M.E.. No. 7250 it shows that Bhagirathibai Baburao Bhondve expired on 24/6/2005 living behind her legal heirs as 1) Vilas Baburao Bhondve 2) Sayaji Baburao Bhondve, 3) Kalavathi Raghujji Kude accordingly their names were recorded upon the 7/12 extra of land Survey Number 206/2A and other properties from village Ravet by said M.E.
16. On perusal of Mutation Entry Number 9771 it shows that it was effected to rectify the errors occurred in recoding and converting the revenue record in computerised data.
17. On perusal of M.E. No. 11384, it shows that charge of Rs. 300 which was recorded earlier on in the other right column of 7/12 extract of land Survey Number 206/2A which was remained to be recorded in the computerized record was given effect by the said M.E. on the computerized record.
18. On perusal of M.E. No. 11752, it shows that charge of Rs. 300 of Vithu Narayan Bhondve which was recorded in the other right column of 7/12 extract was removed as Nandakumar Bhalchandra Bhondve and Vilas Baburao Bhondve deposited amount in treasury.
19. On perusal of Mutation Entry Number 11814 along with the copy of sale deed bearing Reg. No. 2419/2023 registered in the office of Sub-Reg. Haveli No. 14. It shows that Rajendra Dagadu Bhondve sold 00 H 17.66R from out of 00 H. 49.66R (his share of land) from S. No. 206/2A of village Ravet to **M/s. Samarth Chintamani Properties through its partners Nandakumar Bhalchandra Bhondve and Somnath Bhlachandra Bhondve**. Accordingly, name of the Purchaser **M/s. Samarth Chintamani Properties through its partners Nandakumar Bhalchandra Bhondve and Somnath Bhlachandra Bhondve** is recorded on the 7/12 extract of land S. No. 206/2A by deleting the name of vendor for **00 H. 17.66R area out of Survey No.206/2A** (Schedule B land).
20. On perusal of Mutation Entry Number 11635 along with the copy of Deed of Exchange bearing Reg. No. 2420/2023 registered in the office of Sub-Reg. Haveli No. 14. It shows that Rajendra Dagadu Bhondve



exchanged 00 H 32 R land from out of 00 H. 49.66R (his share of land) from S. No. 206/2A of village Ravet to **Nandakumar Bhalchandra Bhondave for his land from S. No. 26/1/1 area 22 R and S.No. 24/2 area 10R from village Ravet.** Accordingly, name of the **Nandakumar Bhalchandra Bhondave** is recorded on the 7/12 extract of land S.No. 206/2A by deleting the name of Rajendra Dagadu Bhondve for 00 H. 32 R area. Thus Nandakumar Bhalchandra Bhondve became the owner of **00H 81.66 R** out of **Survey No.206/2A** (Schedule A Land)

21. On perusal of copy of Development Agreement bearing Reg. No. 25550/2023 registered in the office of Sub-Reg. Haveli No. 14. It shows that Vilas Baburao Bhondve with the consent of his family has granted the Development rights of his entire share adms. about 00 H- 24.83 R from S. No. 206/2A of village Ravet to **M/s. Samarth Chintamani Properties through its partners Nandakumar Bhalchandra Bhondve and Somnath Bhlachandra Bhondve.** They also executed and registered a POA for effective development of the said land infavour of the said firm. The said POA is also registered in the said office at Sr. No. 25551/2023. Accordingly, the developer **M/s. Samarth Chintamani Properties through its partners Nandakumar Bhalchandra Bhondve and Somnath Bhlachandra Bhondve** has acquired rights to develop said **00H 24.84 R** land owned by Vilas Baburao Bhondve from the said S.No. 206/2A (Schedule C Land½).

22. Nandakumar Bhalchandra Bhondave and Vilas Baburao Bhondve also obtained the demarcation map from City Survey Office Pimpri by Ati Tatdi Haddakayam Mo.R.No. 6416/2023.

23. On perusal of the D.P. Opinion bearing outward No. Nrvi/Kavi/Ravet/139/2023 dtd.12/06/2023 obtained from PCMC about the said land it shows that the subject land from S.no.206 fall in residential zone.

24. On perusal of the copy of sanction plan and the commencement certificate bearing No. BP/Ravet/152/2024 dated 28/06/2024 issued by Pimpri Chinchwad Municipal Corporation its shows that the said owners obtained sanction from the Pimpri Chinchwad Municipal Corporation to carry out construction on the said landed property.

25. On perusal of the Copy of Non-Agricultural assessment order bearing no. Jamin/NA/SR/301/2024 date 08/07/2024 issued by Apar Tahasildar Pimpri Chinchwad it shows that the said land is assessed to



NA use as per the sanctions of plans. It further shows that the said charges are also plaid by the land owners to the Government by challan.

26. As instructed by Mr. Nandakumar Bhalchandra Bhondave, I have conducted online search for the subject property for last 30 years. I have paid search fees vide online challan No.MH0003310992024E & MH004999187202425E conducted search vide receipt No.1113415820 & 111353102 resp. I have gone through the available record I have not found out any entry other than the above mentioned with respect to properties described above in Schedule A, Schedule B and Schedule C from village Ravet, Tahasil Haveli Dist. Pune.

Subject to whatever stated hereinabove by me, **IN MY OPINION**

1. **Nandakumar Bhalchandra Bhondave** adms about **00 H 81.66** out of **Survey No.206/2A** (Schedule A Land) has acquired valid right title to the same,
2. **M/s. Samarth Chintamani Properties** adms about **00 H 17.66 R** **Survey No.206/2A** (Schedule B Land) has acquired valid right title to the same,
3. **Vilas Baburao Bhondave** adms about **24.84 R** of which **development Agreement is executed infavour of M/s. Samarth Chintamani Properties Survey No.206/2A** (Schedule C Land) has acquired valid right title to the same.

The said land is collectively adms. 01 H 24.16R i.e. 12416.00 square meters the respective owners have acquired valid right title in respective portion of the land which is collectively 01H24.84R from S.No. 206/2A of village Ravet. And M/s. Samarth Chintamani Properties have acquired valid rights to develop the Land owned by Vilas Baburao Bhandve by virtue of registered Development Agreement.

The rights of the above land owners and developers to develop the said land are appearing clean, clear and marketable free from reasonable doubts.



13. Litigations if any. – There are four civil suits filed and pending in the Civil Court Pune as follows

- a. Spl. C.S. No. 253/2012 filed by Govind Baburao Bhondve
- b. Spl. C.S. No. 981/2015 filed by Aruna Bhondve
- c. Spl. C.S. No. 1184/2020 filed by Govind Baburao Bhondve
- d. Spl. C.S.No. 1640/2023 filed by Khandu Namdeo Bhondve

No any adverse order is passed in the said suits against the above said owners till today.

Date: 10.07.2024



Landge

Atul Chandrakant Landge
Advocate

Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH000331099202425E	BARCODE			Date	07/04/2024-11:40:41	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	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Atul Chandrakant Landge		
Location	PUNE						
Year	2024-2025 One Time			Flat/Block No.			
Account Head Details	Amount In Rs.		Premises/Building				
0030072201	SEARCH FEE	750.00	Road/Street				
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Seven Hundred Fifty Rupees Only		
Total	750.00		Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572024040785089	IK0CSCWUJ6
Cheque/DD No.			Bank Date	RBI Date	07/04/2024-11:41:46	08/04/2024	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		99 , 08/04/2024		

Department ID : 246203994

Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाह्य ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवण्याच्या दस्त्यासाठी लागू नाही.



eSearch

MH000331099202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Apr 2024	Receipt	Receipt no.: 1113415820
	Name of the Applicant :	Atul Chandrakant Landge
	Details of property of which document has to be searched :	Dist :Pune Village :Ravet S.No/CTS No/G.No. : 206
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH000331099202425E		
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 ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



MH004999187202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Jul 2024	Receipt	Receipt no.: 1113531802
	Name of the Applicant :	Atul Chandrakant Landge
	Details of property of which document has to be searched :	Dist :Pune Village :Ravet S.No/CTS No/G.No. : 206
	Period of search :	From :2024 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH004999187202425E		
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 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



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