



Ref.:

Date:

FORMAT A  
( Circular No.28/2021)

To,  
MahaRERA  
Housefin Bhavan,  
Plot No. C-21,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400051

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Report with respect to all that piece and parcel of land or ground admeasuring Hectares 00 = 73 Ares bearing Survey No. 267 Hissa No. 4, situate, lying and being at Village Bavdhan Budruk within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Municipal Corporation of Pune and falling in "residential" zone under Pune Metropolitan Regional Development Authority Pune, hereinafter referred to as "the said Property"

We have investigated the title of the said Property on the request of our Client GREEN LADDER ESTATES LLP, a limited liability partnership firm duly incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its Office at 412, City Square, Shivaji Nagar, Plot No. 29/2, Survey No. 1723, Pune-411005 (hereinafter referred to as "the said Owner") and following documents i.e :-

1) **Description of the said Property:**

All that piece and parcel of land or ground admeasuring Hectares 00 = 73 Ares bearing Survey No. 267 Hissa No. 4, situate, lying and being at Village Bavdhan Budruk within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Municipal Corporation of Pune and falling in "residential" zone under Pune Metropolitan Regional Development Authority Pune and the same is bounded as follows, that is to say :



On or towards the East : By land bearing Survey No. 23, Village  
Bavdhan Budruk

On or towards the South: By land bearing Survey No.267 (part)  
Village Bavdhan Budruk

On or towards the West : By land bearing Survey No. 267 (part) Village  
Bavdhan Budruk

On or towards the North : By School

**2) The Documents pertaining to acquisition of the said Property are as following :**

- a) Photocopies of Mutation Entry Nos. 2188, 4251 and 7325
  - b) Photocopy of Deed of Release dated 21.08.2008, having Serial No. 6569 of 2008 with the Sub-Registrar Haveli No. IX, Pune.
  - c) Photocopy of Declaration Cum Confirmation dated 10.01.2025 (duly Registered under Serial No. 920 of 2025 with the Sub-Registrar Haveli No. XIV, Pune.
  - d) Photocopy of Deed of Conveyance dated 11.03.2025 having Serial No. 2297 of 2025 with the Sub-Registrar Haveli No. IV, Pune.
  - e) Photocopy of Deed of Supplement Cum Confirmation Cum Settlement dated 10.09.2025 (duly Registered under Serial No. 22730 of 2025 with the Sub-Registrar Haveli No. XXIII, Pune)
  - f) Photocopy of Regular Civil Suit No. 470 of 2019
  - g) Title Report dated 10.06.2025
- 3) 7/12 Extract issued by Talathi dated 4.06.2025, Mutation Entry Nos. 2188, 4251 and 7325
  - 4) Search Reports dated 28.03.2025 and 17.10.2025 of Shri. Rajesh Palse Advocate for past 30 years.

On perusal of the above mentioned documents and all other relevant documents/information, as mentioned in our Title Flow annexed hereto, pertaining to title of the said Property, we are of the opinion that, subject



to what is mentioned in Title Certificate dated 28.03.2025, the title of the said Owner i.e GREEN LADDER LLP to the said Property is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

**Owner of the Land**

**Green Ladder Estates LLP Survey Nos. 267 Hissa No. 4, Bavdhan Budruk**

The report reflecting the flow of the title of the aforesaid Owner to the said Property is enclosed herewith as annexure.

Dated this 18th Day of October, 2025.

For BENCHMARK LEGAL SERVICES LLP

*Nieelam*

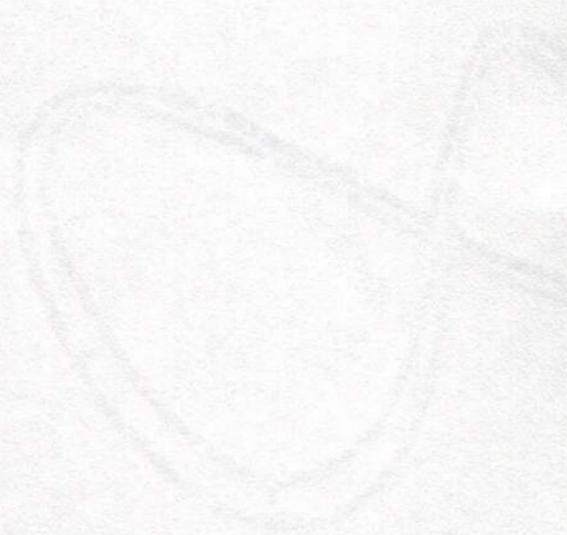
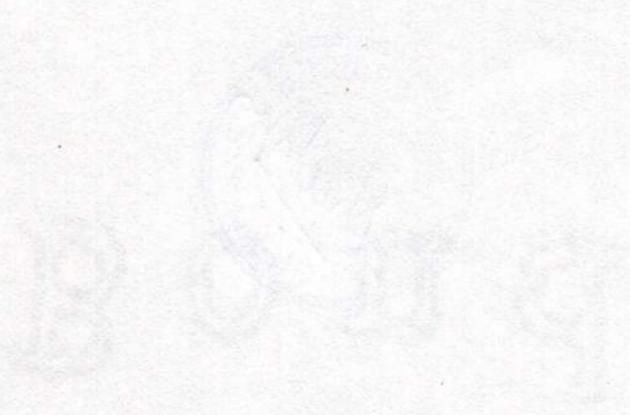
NIEELAM VERMA, ADVOCATE

Enclosed : Annexure





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Ref.:

FORMAT-A

Date:

(Circular No. 28/2021)

ANNEXURE

FLOW OF TITLE OF THE SAID LAND

Re: All that piece and parcel of land or ground admeasuring Hectares 00 = 73 Ares bearing Survey No. 267 Hissa No. 4, situate, lying and being at Village Bavdhan Budruk within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Municipal Corporation of Pune and falling in "residential" zone under Pune Metropolitan Regional Development Authority Pune and the same is bounded as follows, that is to say :

On or towards the East : By land bearing Survey No. 23, Village  
Bavdhan Budruk

On or towards the South: By land bearing Survey No.267 (part)  
Village Bavdhan Budruk

On or towards the West : By land bearing Survey No. 267 (part) Village  
Bavdhan Budruk

On or towards the North : By School

**I. LATESH VII/XII EXTRACT**

The Latest 7/12 Extract of the aforesaid land as on date of application for registration, is reflecting name of **GREEN LADDER ESTATES LLP**, a limited liability partnership firm duly incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its Office at 412, City Square, Shivaji Nagar, Plot No. 29/2, Survey No. 1723, Pune-411005 (hereinafter referred to as "**the said Owner**").



## II. MUTATION ENTRIES

Mutation Entries referred in the title devolution/flow mentioned below are :  
2188,4251 and 7325

## III. SEARCH

We have caused search to be taken through Shri. Rajesh Palse, Advocate who has taken search of the available, unmutilated and relevant Index II Record in the Office of the Sub-Registrar Mulshi Paud and on the website of Department of Registration and Stamps Government of Maharashtra from the year 1995 to 25.03.2025 in respect of the above captioned Land, who has given his Search Reports dated 28.03.2025 and 17.10.2025 for the same.

The Title devolution/flow is as following:

## IV. TITLE DEVOLUTION

- 1) One Shri. Dinkar Genu Dagade was the owner of all that piece and parcel of land or ground admeasuring Hectares 00 = 73 Ares bearing Survey No. 267 Hissa No. 4, situate, lying and being at Village Bavdhan Budruk within the Registration Sub-District of Taluka Mulshi, District Pune.
- 2) The said Shri. Dinkar Genu Dagade died intestate on 5.04.1996, leaving behind him as his only heirs and next of kin, his widow Smt. Jaibai Dinkar Dagade, his son Shri. Bapusaheb Dinkar Dagade and one married daughter, namely, Smt. Baby Bhausahab Mankar and accordingly, names of the said heirs of Late Dinkar Genu Dagade were entered on the Record of Rights pertaining to the above captioned Land as the holders thereof vide Mutation Entry No. 2188 dated 26.06.1996.
- 3) Vide a Deed of Release dated 21.08.2008 (Registered under Serial No 6569 of 2008 with the Sub-Registrar Haveli No. IX. Pune) executed by, inter-alia, the said Smt. Jaibai Dinkar Dagade, Smt. Baby Bhausahab Mankar in favour of the said Shri. Bapusaheb Dinkar Dagade, the said Smt. Jaibai Dinkar Dagade and Others relinquished/surrendered all and whatsoever their, right, title and



interest in, inter-alia, the said Land to/in favour of the said Shri. Bapusaheb Dinkar Dagade and accordingly, effect to the same was given on the Record of Rights pertaining to the above captioned Land vide Mutation Entry No. 4251 dated 17.09.2008.

- 4) Vide a Deed of Conveyance dated 11.03.2025 (Registered under Serial No. 2297 of 2025 with the Sub-Registrar Haveli No. IV, Pune) executed by the said Shri. Bapusaheb Dinkar Dagade and members of his family in favour of the said Owner, M/s. Green Ladder Estates LLP, the said Shri. Bausaheb Dinkar Dagade and members of his family, assigned, transferred and conveyed the above captioned Land to/in favour of the said Owner at or for the monetary and built up consideration on the terms and conditions therein contained. Accordingly, name of the Owner has been entered on the Record of Rights pertaining to the above captioned Land vide Mutation Entry No. 7325 dated 18.03.2025.

#### V. PUBLIC NOTICE

As part of investigation of the title of the said Shri. Bapusaheb Dinkar Dagade to the above captioned Land, we had published public notice in the daily newspapers, "Indian Express" and "Prabhat" which notices appeared on 18.11.2024. We have not received any bonafide claim from any person or party in response to our said Public Notices.

#### VI. LITIGATION

- 1) Shri. Ankush Dattu Pavle, (2) Sou. Sharda Vitthal Salunke, (3) Sou. Ratnamala Dilip Balwadkar, (4) Shri. Janardan Dattu Pavle and (5) Sou. Kavita Vilas Vedepatil allegedly filed a Regular Civil Suit No.470 of 2019 (Old No. 287 of 2013) against the said Shri. Bapusaheb Dinkar Dagde for partition of, inter-alia, the above captioned Land. Subsequently, vide a Deed of Declaration Cum Confirmation dated 10.01.2025 (duly Registered under Serial No. 920 of 2025 with the Sub-Registrar Haveli No. XIV, Pune) executed by the said Shri. Ankush Dattu Pavle, Sou. Sharda Vitthal Salunkhe and Sou. Ratnamala Dilip Balwadkar in favour of the said Shri. Bapu Dinkar Dagde, whereby they confirmed that the said Lilabai Dattu Pavle was not daughter of the said Late Dinkar Genu Dagade



and accordingly, they have filed withdrawal purshis on 28.03.2025 before the Hon'ble Court.

- 2) Vide a Deed of Supplement Cum Confirmation Cum Settlement dated 10.09.2025 (duly Registered under Serial No. 22730 of 2025 with the Sub-Registrar Haveli No. XXIII, Pune) executed by, inter-alia, the said Shri. Janardan Dattu Pavle and Sou. Kavita Vilas Vedepatil in favour of the said Owner, the said Shri. Janardan Dattu Pavle and Others confirmed the ownership of the said Owner to the said Land and made an Applicable bearing No. 10649 of 2025 before Hon'ble to delete the above captioned Land from the said Suit and accordingly, the Hon'ble Court allowed the said Application to delete the above captioned Land on 8.10.2025.

In the circumstances, the aforesaid Suit is no longer pertaining to the above captioned Land.

## **VII. GENERAL**

- a) It is represented to us by our Client that there is no pending litigation, proceedings, enquiry, etc before any court of law, Tribunal, etc in respect of the above captioned Land and we have relied on the same and no separate search in the courts is carried out by us.
- b) The boundaries details as mentioned hereinabove are provided by the Clients to us as we are not qualified to express our opinion on physical identification of the above captioned Land.
- c) The Client has represented to us that presently there is no mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Land and we have relied on the same.
- d) This report is based on the review of the documents and Record of Rights as mentioned above made available for our perusal and also on the information furnished and representations made by the said Client to us.
- e) For the purpose of this Report, we have relied upon the information relating to lineage of holders of the above captioned Land, available on the basis of the Revenue Records and the documents of title mentioned above, as no



separate documents/declaration/Affidavit/Records provided to us to verify the same.

- f) For the purpose of this report, we have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as photocopies.
- g) We express no view relating to reservation, FSI, plan, permission, approval or development of the above captioned Land.

### VIII. CONCLUSION

On the basis of above, we are of the opinion that, subject to what is mentioned above including our remarks and observation mentioned at the relevant places, the title of the said M/s. Green Ladders Estates LLP to the above captioned Land is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions/opinion.

Date: 18.10.2025

For Benchmark Legal Services LLP

*Nieelam*

(NIEELAM VERMA, ADVOCATE)



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