

P. M. KHIRE
B. Sc. (Hons.) LL. B.
Advocate

"SAKET"
44/54, Navsahyadri Society,
Parijat Lane, Karvenagar,
Pune - 411 052
Tel. : 25462224 / 67685669
Email : pmkhire@gmail.com

Date : 08.10.2025

FORMAT – A

(Circular No. : 28/2021 dated 08.03.2021)

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

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to S.No.33/1 to 3/4, 33/1 to 3/5, 33/1 to 3/6, 33/1 to 3/8 (Old S.No.33/2A) situated at Mouje Mundhwa, Taluka Haveli, District Pune area admeasuring about 01 Hector 80 Are (hereinafter referred as the "said Property")

I have investigated the title of the said Property on the request of M/s Suyog Star Developers LLP and following documents i.e.:-

1. DESCRIPTION OF THE PROPERTY -

All that piece and parcel of land and ground situated within the Registration Sub Dist. Taluka Haveli Dist. Pune and within the limits of the Pune Municipal Corporation bearing old S. No. 33, Hissa No. 2A, now bearing S. No. 33/1 to 3/4 admeasuring 0 Hector 56.62 Are, S. No. 33/1 to 3/5 admeasuring 0 Hector 41.12 Are, S. No.33/1 to 3/6 admeasuring 0 Hector 41.13 Are, S. No.33/1 to 3/8 admeasuring 0 Hector 41.13 Are, together admeasuring an area of 01 Hector 80 Are Mouje Mundhwa, Pune and bounded as per Public Notice dated



24.09.2023 and as per Development Agreement dated 21.12.2023
as follows :-

- On or towards the East : By land of S. No. 33 & Bungalow of
Shri. Motidhar
- On or toward the South : By land of S.No.33 & land of Mr.
Bhosle
- On or toward the West : By land out of S. No. 34 & Orange
Society
- On or towards the North : By S.No.33 & Road

2. THE DOCUMENTS OF ALLOTMENT OF PROPERTY -

- a] Copies of 7/12 extracts of (i) S. No. 33/2 for the period 1943-44 to 1963-64, (ii) S. No. 33/2/1 for the period 1964-65 to 2003-04; and (iii) S. No. 33/2 A for the period 2004-05 to 2016-17, (iv) S. No. 33/2A for the period 2014-17, (v) S. No. 33/1 to 3/4, S. No.33/1 to 3/5, S. No.33/1 to 3/6, S. No.33/1 to 3/8 for the years 2017 to 2022.
- b] Copies of relevant mutation entries.
- c] Copy of Gift Deed dated 30.11.1953 by Dr. Sunderabai Kashinath Kirtane in favour of Shri. Shankar Ramachandra Talawalakar, registered at the Office of the Joint Sub Registrar Haveli No. 2 at Sr. No. 1454/1953.
- d] Copy of Sale Deed dated 08.11.1954 by Shri. Shankar Ramachandra Talawalkar in favour of Shri. Kondiba Sawalaram Lonakar, registered at the Office of the Joint Sub Registrar Haveli No. 1 at Sr. No. 1556/1954.
- e] Copy of Release Deed dated 20.01.1993 by Sou. Kavita Vasantrya Paigude in favour of Shri. Bharat Patilbuva Dhamdhere and others, registered at the Office of the Sub Registrar Haveli-3 at Sr. No. 326/1993 on 30.01.1993.
- f] Copy of Gift Deed dated 23.12.2014 by Smt. Indubai Patilbuva Dhamdhere in favour of Sou. Savita alias Kavita Vasantrya Paigude, registered at the Office of the Joint Sub Registrar Haveli-2 at Sr. No. 9493/2014.

- g] Copy of Gift Deed dated 23.12.2014 by Smt. Indubai Patilbuva Dhamdhere in favour of Shri. Bharat Patilbuva Dhamdhere and others, registered at the Office of the Joint Sub Registrar Haveli-2 at Sr. No. 9492/2014.
- h] Copies of Zone Certificates dated 29.03.2023.
- i] Copy of letter dated 13.08.2014 by Tahasildar, Pune City.
- j] Copy of Public Notice dated 24.09.2023 in Daily Prabhat.
- k] Copy of Order passed by Joint District Registrar, Pune, dated 03.10.2023.
- l] Copy of Development Agreement dated 21.12.2023 by Shri. Bharat Patilbuva Dhamdhere and others in favour of M/s Suyog Star Developers LLP, registered at the Office of Sub Registrar Haveli 19 at Serial No. 27192/2023.
- m] Copy of Power of Attorney dated 21.12.2023 by Shri. Bharat Patilbuva Dhamdhere and others in favour of M/s Suyog Star Developers LLP, registered at the Office of Sub Registrar Haveli 19 at Serial No. 27194/2023.
- n] Search Report of Adv. Arif Nadaf dated 07.08.2015, 27.02.2024 and 06.05.2025.
- o] Copy of Title Opinion dated 01.03.2024 and 07.05.2025
- p] Copy of Environment Clearance Certificate dated 11.09.2025
- q] Letter of Suyog Star Developers LLP dated 04.10.2025

3. Various 7/12 extracts and mutation entries as mentioned in para 2(a) and 2(b) above.

4. Search report for 32 years from 1994 till 2025

2/- 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 Owners – (1) Shri Ashok Patilbuva Dhamdhere, (2) Shri Eaknath Patilbuva Dhamdhere, (3) Shri Uday Patilbuva Dhamdhere, (4) Shri Bharat Patilbuva Dhamdhere and (5) Sou. Kavita alias Savita Vasantrya Paigude and development rights of – M/s



Suyog Star Developers LLP is clear, marketable and without any encumbrances.

Owner / Developer of the said Property –

A) Shri Ashok Patilbua Dhamdhere, Shri Eaknath Patilbua Dhamdhere, Shri Uday Patilbua Dhamdhere, Shri Bharat Patilbua Dhamdhere and Sou. Kavita alias Savita Vasantao Paigude (Owners) and M/s Suyog Star Developers LLP (Developer) – All that piece or parcel of land bearing S.No.33/1 to 3/4 area admeasuring 56.62 Are, S.No.33/1 to 3/5 area admeasuring 41.12 Are, S.No.33/1 to 3/6 area admeasuring 41.13 Are, S.No.33/1 to 3/8 area admeasuring 41.13 Are, Mouje Mundhwa, Taluka Haveli, District Pune totally admeasuring about 01 Hecter 80 Are.

5. **Qualifying comments / remarks if any** : This title certificate is issued subject to what is stated in detail in my Title Opinion dated 08.10.2025 which is enclosed herewith as annexure.

3/- The report reflecting the flow of the title of the Owners – (1) Shri Ashok Patilbua Dhamdhere, (2) Shri Eaknath Patilbua Dhamdhere, (3) Shri Uday Patilbua Dhamdhere, (4) Shri Bharat Patilbua Dhamdhere and (5) Sou. Kavita alias Savita Vasantao Paigude and development rights of M/s Suyog Star Developers LLP on the said land is enclosed herewith as annexure.

Encl : Annexure (Title Report dated 08.10.2025)


[P. M. KHIRE]

Advocate



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(Circular No.:- 28 / 2021 dated 08.03.2021)

FLOW OF THE TITLE OF THIS SAID LAND

1. 7/12 extract as on date of application for registration

The names of (1) Shri Ashok Patilbua Dhamdhere, (2) Shri Eaknath Patilbua Dhamdhere, (3) Shri Uday Patilbua Dhamdhere, (4) Shri Bharat Patilbua Dhamdhere and (5) Sou. Kavita alias Savita Vasantao Paigude are recorded in the 7/12 extract vide Mutation Entry No.15108 dated 14.07.2022 in respect of the property comprising ALL THAT piece and parcel of land and ground admeasuring an area of 01 Hector 80 Are situate within the Registration Sub-District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation bearing S.Nos.33/1 to 3/4, 33/1 to 3/5, 33/1 to 3/6, 33/1 to 3/8, Mouje Mundhwa, Pune.

2. Mutation Entry –

The mutation entry of S.Nos.33/1 to 3/4, 33/1 to 3/5, 33/1 to 3/6, 33/1 to 3/8 Mouje Mundhwa, Pune reveals that vide Mutation Entry No.15108 dated 14.07.2022 the names of (1) Shri Ashok Patilbua Dhamdhere, (2) Shri Eaknath Patilbua Dhamdhere, (3) Shri Uday Patilbua Dhamdhere, (4) Shri Bharat Patilbua Dhamdhere and (5) Sou. Kavita alias Savita Vasantao Paigude are recorded as Owners of the total area admeasuring 01 Hector 80 Are out of entire land bearing S.No.33/1 to 3/4 (admeasuring 56.62 Are), S.No.33/1 to 3/5 (admeasuring 41.12 Are),



S.No.33/1 to 3/6 (admeasuring 41.13 Are), S.No.33/1 to 3/8 (admeasuring 41.13 Are), Mouje Mundhwa, Pune.

3. Flow of title in Brief as per Title Opinion dated 08.10.2025 –

- a] The land bearing S.No.33 Hissa No.2 admeasuring 8 Acre 4 Gunthe belonged to Dr. Sunderabai Kashinath Kirtane since prior to 1953-54. The said 7/12 extract shows name of Shri. Kondiba Sawalaram Lonakar as person in possession tilling the land.
- b] By Gift Deed dated 30.11.1953 which is registered at the Office of the Joint Sub Registrar Haveli No. 2 at Sr. No. 1454/1953, Dr. Sunderabai Kashinath Kirtane gifted land bearing S. No. 33 Hissa No. 2 admeasuring 8 Acre 4 Gunthe, along with other lands, to Shri. Shankar Ramachandra Talawalakar.
- (i) The said land belonged to Kirtane family and was given to the share of Shri. Vinayak Narahar Kirtane and that he had borrowed the sum of Rs. 10000/- from Dr. Sunderabai Kashinath Kirtane and for repayment thereof he executed an Usufrutuary Mortgage in her favour on 04.02.1928, which was registered at the Office of the Joint Sub Registrar Haveli No. 3 at Sr. No. 248/1928.
- (ii) By Sale Deed dated 27.09.1934 which is registered at the Office of the Joint Sub Registrar Haveli No. 1 at Sr. No. 2584/1934, Shri. Vinayak Narahar Kirtane and his minor son (through his natural guardian father Shri. Vinayak Narahar Kirtane) sold the said land to Dr. Sunderabai Kashinath Kirtane.
- (iii) The said property namely S.No.33 Hissa No.2 and other properties were purchased by Dr. Sunderabai Kashinath Kirtane out of her own funds acquired out of service and in medical profession and therefore the same is her absolute Stridhan property and that none else has any manner of right, title or interest therein.



- (iv) The donee is the husband of donor's only daughter Sou. Tarabai alias Manutai Shankar Talawalkar.
- (v) The erstwhile owner Shri. Vinayak Narahar Kirtane and his son Shri. Muralidhar Vinayak Kirtane had filed Civil Suit No. 36/1950 in the Court of Civil Judge, Pune and that the same was dismissed in favour of Dr. Sunderabai Kashinath Kirtane. Shri. Muralidhar Vinayak Kirtane also filed Civil Suit No. 147/1950 also in the Court of Civil Judge, Pune in respect of the said property and that the same was also dismissed in her favour on 27.06.1951. It is mentioned that she came to know that no appeals were preferred against the said judgments and they have become final.
- c] By Sale Deed dated 08.11.1954 which is registered at the Office of the Joint Sub Registrar Haveli No. 1 at Sr. No. 1556/1954 Shri. Shankar Ramachandra Talawalkar sold the Southern portion admeasuring 3 Acre 20 Gunthe out of S. No. 33 Hissa No.2 to Shri. Kondiba Sawalaram Lonakar. The portion admeasuring 3 Acre 20 Gunthe sold was given S. No.33 Hissa No.2/2 and the portion admeasuring 4 Acre 24 Gunthe retained by Shri. Shankar Ramachandra Talawalkar was given S. No.33 Hissa No.2/1. New and separate 7/12 records were prepared and name of Shri. Shankar Ramachandra Talwalkar was mutated as a holder in 7/12 record of S. No.33 Hissa No.2/1.
- d] Shri. Patilbuva Balaji Dhamdhere was a tenant in the said land admeasuring 4 Acre 24 Gunthe since 1955-1956 onwards.
- e] In an inquiry held by Mamalatdar, Pune City u/s 32 G of the Bombay Tenancy and Agricultural Lands Act it was certified that the tenant Shri. Patilbuva Balaji Dhamdhere became entitled to purchase land for Rs.2362.50 and the name of holder was deleted and that of Shri. Patilbuva Balaji Dhamdhere was mutated as a holder in the 7/12 record by the mutation entry no.2369 dated 09.10.1962. It is mentioned in the said mutation entry that earlier an entry was made which was cancelled and at



the same time order was passed for making new entry and therefore this mutation entry is made. The said land is given to the tenant on New Tenure Terms. Accordingly a remark to that effect is also mutated in other rights of the 7/12 record.

f] The remark mentioned in other rights of 7/12 record by Mutation Entry No. 2369 was deleted and a remark that the said land was subject to the provisions of Section 43 of the Bombay Tenancy and Agricultural Lands Act was mentioned by the mutation entry no.3215 dated 30.08.1972. Shri. Bharat Patilbuva Dhamdhare and others having paid Nazarana amount the remark in other rights about the land being subject to section 43 of the Bombay Tenancy and Agricultural Lands Act was deleted in accordance with the letter dated 13.08.2014 (seen) of the Tahasildar, Pune City r/w Govt. Circular No. TNC/04/2013 Case No. 196 J-1 dated 16.07.2014, by the mutation entry no.12719 dated 14.08.2014.

g] Shri. Patilbuva Balaji Dhamdhare expired on 13.04.1992 leaving behind him his wife - Indubai, sons - Bharat, Ashok, Ekanath and Uday and a daughter - Sou. Kavita Vasantrya Paigude as his only legal heirs. The said daughter has relinquished her interest in favour of her brothers by registered Release Deed and therefore the names of heirs except the said daughter were mutated in 7/12 record by the said mutation entry.

By Release Deed dated 20.01.1993 which is registered at the Office of the Sub Registrar Haveli-3 at Sr. No. 326/1993 on 30.01.1993, Sou. Kavita Vasantrya Paigude released and relinquished her share, right, title and interest in favour of her brothers Shri. Bharat Patilbuva Dhamdhare, Shri. Ashok Patilbuva Dhamdhare, Shri. Ekanath Patilbuva Dhamdhare and Shri. Uday Patilbuva Dhamdhare.

h] In accordance with order of Tahasildar, Pune City dated 21.10.2004 the survey numbers of lands in village Mundhwa were renumbered, whereby S.No.33, Hissa No.2/1 was renumbered as S. No. 33/2 A and accordingly new 7/12 record



thereof was prepared by the mutation entry no.8220 dated 25.10.2004.

- i] By Gift Deed dated 23.12.2014 which is registered at the Office of the Joint Sub Registrar Haveli-2 at Sr. No. 9493/2014, Smt. Indubai Patilbuva Dhamdhere gifted an area of 15.5 Are being one half share out of her share in S. No. 33, Hissa No. 2A in favour of Sou. Savita alias Kavita Vasantrya Paigude. Accordingly name of Sou. Savita alias Kavita Vasantrya Paigude was mutated in 7/12 record by the mutation entry no.12969 dated 02.03.2015.
- jj] By Gift Deed dated 23.12.2014 which is registered at the Office of the Joint Sub Registrar Haveli-2 at Sr. No. 9492/2014, Smt. Indubai Patilbuva Dhamdhere gifted an area of 15.5 Are being one half share out of her share in S. No. 33, Hissa No. 2A in favour of Shri. Bharat Patilbuva Dhamdhere, Shri. Ashok Patilbuva Dhamdhere, Shri. Ekanath Patilbuva Dhamdhere and Shri. Uday Patilbuva Dhamdhere. Name of Smt. Indumati Patilbuva Dhamdhere was deleted there from by the mutation entry no.12970 dated 02.03.2015.
- k] In accordance with order of Sub Divisional Officer, Pune vide no.RTS/SR/164/2021/2022 dated 11.05.2022 the survey numbers of lands in village Mundhwa were renumbered, whereby S. No. 33/2 A was renumbered as S. No.33/1 to 3/4, S. No.33/1 to 3/5, S. No.33/1 to 3/6, S. No.33/1 to 3/8. Accordingly 7/12 extract of old survey number were closed and separate hissa numbers were formed. New 7/12 extract were prepared thereof by the mutation entry no.15108 dated 14.07.2022.
- l] By Development Agreement dated 21.12.2023 which is registered at the Office of Sub Registrar Haveli 19 at Serial No. 27192/2023, Shri Bharat Patilbuva Dhamdhere (for himself and as Karta and Manager for his family), Shri. Ashok Patilbuva Dhamdhere (for himself and as Karta and Manager for his



family), Shri. Eaknath Patilbua Dhamdhere (for himself and as Karta and Manager for his family), Shri. Uday Patilbua Dhamdhere (for himself and as Karta and Manager for his family) and Sou. Kavita alias Savita Vasant Rao Paigude with consent of Sou. Sindhutai Bharat Dhamdhere, Shri. Krishnakant Bharat Dhamdhere, Sou. Swati Krishnakant Dhamdhere, Shri. Yuvraj Krishnakant Dhamdhere, Miss. Jagruti Krishnakant Dhamdhere, Shri. Hanumant Bharat Dhamdhere, Sou. Trusha Hanumant Dhamdhere, Shri. Harish Hanumant Dhamdhere, Miss Vishnavi Hanumant Dhamdhere, Sou. Urmila Sambhaji Hande, Sou. Sheetal Ganesh Deshmukh, Sou. Shalan Ashok Dhamdhere, Shri. Rahul Ashok Dhamdhere, Shri. Atul Ashok Dhamdhere (for himself and as guardian of minor children Swarajya and Adhiraj), Sou. Kirti Atul Dhamdhere, Shri. Sachin Ashok Dhamdhere (for himself and as guardian of minor children Pruthviraj), Sou. Vasanti Sachin Dhamdhere, Sou. Nanda Eknath Dhamdhere, Shri. Sangram Eaknath Dhamdhere (for himself and as guardian of minor children Aninesha), Sou. Kalyani Sangram Dhamdhere, Sou. Asha Uday Dhamdhere, Shri. Pratik Uday Dhamdhere, Shri. Shrinivas Uday Dhamdhere (for himself and as Power of Attorney holder of Shri. Pratik Dhamdhere) Shri Vasant Rao Ankush Rao Paigude, Sou. Nilima Manoj Vispute and Shri. Swapnil Vasant Rao Paigude granted development rights of S.No.33/1 to 3/4 admeasuring 0 Hectar 56.62 Are, S.No.33/1 to 3/5 admeasuring 0 Hectar 41.12 Are, S.No.33/1 to 3/6 admeasuring 0 Hectar 41.13 Are, S.No.33/1 to 3/8 admeasuring 0 Hectar 41.13 Are, totally admeasuring 01 Hectar 80 Are in favour of M/s Star Developers LLP through its partners - Mr. Tejas Rajendra Shah and Mr. Rajendra Keshavlal Shah. In furtherance to the Development Agreement the said owners also executed a Power of Attorney on the same day in favour of M/s Star Developers LLP through its Partners - Mr. Tejas Rajendra Shah and Mr. Rajendra Keshavlal Shah, Mr. Ashish Rajendra Shah and Mr. Pranay Vijay Oswal. The said



P. M. KHIRE
Advocate

Power of Attorney is registered at the Office of Sub Registrar Haveli- 19 at Serial No. 4/27194/2023.

- m] The land bearing S.No.33 is designated in Residential zone and affected by 18 M road and R. P. Road.
- n] Environment Clearance Certificate for the proposed residential and commercial development at (Old S.No.33/2A) New S.No.33/1 to 3/4 +33/1 to 3/5 + 33/1 to 3/6 + 33/1 to 3/8 at Mundhwa, Tal. Haveli, Dist. Pune was granted by the Ministry of Environment, Forest and Climate Change Department vide its letter dated 11.09.2025 subject to the conditions mentioned therein.
4. Search Report for 32 years from 1994 to 2025 taken from the official website www.igrmaharashtra.com
5. Any other relevant Title – NIL
6. Litigations if any – NIL

Date : 08.10.2025


[P.M.KHIRE]

Advocate



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