



**Abhijit S. Nikam**

BSL, LL.B., D.L.L. & L.W., LL.M.

**ADVOCATE**

Office : FLAT NO 9 RENUKA AVISHKAR CO-OP HSG SOC LTD, PREMLOK PARK, CHINCHWAD, PUNE - 411 033  
Cell No. 9028366746, e-mail id : [adv.abhnikam@gmail.com](mailto:adv.abhnikam@gmail.com)

Ref: E:\old documents\Other Search Report\2024 files\RERA - Maheshwaram Associates - Ravet 189.docx

**FORMAT - A**

**(Circular No. 28/2021)**

To,

**MahaRERA  
Pune, Maharashtra**

**LEGAL TITLE REPORT**

**Subject -:** Title Clearance Certificate with respect to land bearing Survey No. 189/2, admeasuring area 00 H 69 R, i.e. 6900 Sq. Mtrs. assessed of Rs. 02=75 Ps. and having corresponding CTS Nos. 112 (P) & 113 (P), lying and situated at Village : Ravet, Taluka : Haveli, Dist : Pune.

I have investigated the title of the said property on the request of M/s. Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve, and the following documents i.e.

**1) DESCRIPTION OF THE PROPERTY :**

All that piece and parcel of land bearing Survey No. 189/2, admeasuring area 00 H 69 R, i.e. 6900 Sq. Mtrs. assessed of Rs. 02=75 Ps. and having corresponding CTS Nos. 112 (P) & 113 (P), lying and situated at Village : Ravet, Taluka : Haveli, Dist : Pune, within the limits of Pimpri Chinchwad Municipal Corporation and registration District Pune, Sub-District Taluka Haveli and the said land is bounded as under -

- |                     |   |                  |
|---------------------|---|------------------|
| On or towards East  | - | By S. No. 190/2; |
| On or towards West  | - | By S. No. 188;   |
| On or towards South | - | By S. No. 189/1; |
| On or towards North | - | By S. No. 189/3; |

**2) The Documents of Allotment of Plot :**

**3) 7/12 Extract for S. No. 189/2, of Village Ravet, Tal - Haveli, Dist - Pune;  
Mutation Entry Nos. - 770, 1073, 1375, 1717, 1770, 1873, 8207, 9114, 10199, 11477;**

**4) Search Report for 30 years from 1994 to 17/09/2024 ;**

2/- On Perusal of the aforesaid documents and all other relevant documents relating to title of the said property I am of the opinion that, the title of the title of Smt. Janabai Balu Bhondave and Mr. Sakharam Vitthal Bhondave to and in





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respect of land bearing Survey No. 189/2, admeasuring area 00 H 69 R, i.e. 6900 Sq. Mtrs. assessed of Rs. 02=75 Ps. and having corresponding CTS Nos. 112 (P) & 113 (P), lying and situated at Village : Ravet, Taluka : Haveli, Dist : Pune, is clear and marketable and the same is free from encumbrances and on the basis of aforesaid Joint Development Agreements and Power of Attorneys, M/s. Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve have exclusive right and authority to develop the same .

**Owners of Land :** 1) Smt. Janabai Balu Bhondave 2) Mr. Sakharam Vitthal Bhondave 3) Mr. Pravin Shivaji Bhondve 4) Mrs. Bayadabai Sakharam Bhondave, 5) Mr. Hrshikesh Sakharam Bhondve, 6) Mrs. Shreya Hrshikesh Bhondve, 7) Ms. Vanshika Hrshikesh Bhondve (Since minor through her Natural Guardian Father - Mr. Hrshikesh Sakharam Bhondve), 8) Mr. Chandrakant Sakharam Bhondve, 9) Mrs. Priya Chandrakant Bhondave, 10) Mast. Shlok Chandrakant Bhondve (Since minor through his Natural Guardian Father - Mr. Chandrakant Sakharam Bhondve), 11) Ms. Shravya Chandrakant Bhondve (Since minor through her Natural Guardian Father - Mr. Chandrakant Sakharam Bhondve) & 12) Mrs. Ujwala Pankaj Gaware.

**4) Qualifying Comments / Remarks if Any : N. A.**

3/- The Report reflecting the flow of the title of the (Owner/Promoter/ Developer/Company) on the said land is enclosed herewith as Annexure.

**Encl. Annexure.**

**Date : 17/09/2024**



Adv. ABHIJIT S. NIKAM

BSL LL B, LL M

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

**FLOW OF TITLE OF THE SAID LAND**

**Sr. No. LIST OF DOCUMENTS PERUSED :**

Photocopies of -

- 1) Development Agreement dtd. 03/07/2023, executed by Smt. Janabai Balu Bhondave and Mr. Sakharam Vitthal Bhondave with the consent of Mr. Pravin Shivaji Bhondve and family members of Mr. Sakharam Vitthal Bhondave unto and in favour of **M/s. Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve**, which was registered in the office of Sub-Registrar Haveli No. 5 at serial No. 13392/2023, along with its Document Registration Receipt and Index II;
- 2) Irrevocable Power of Attorney dtd. 03/07/2023, executed by Smt. Janabai Balu Bhondave, Mr. Sakharam Vitthal Bhondave and others unto and in favour of **M/s. Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve**, which were registered in the office of Sub-Registrar Haveli No. 5 at serial No. 13393/2023, along with its Document Registration Receipt;
- 3) Release Deed dtd. 05/04/2018, executed by Mr. Shivaji Vitthal Bhondve, Mrs. Vijaya Shivaji Bhondve and Mrs. Poonam Amey Vakhare (Alias Poonam Shivaji Bhondve) unto and in favour of Mr. Pravin Shivaji Bhondve, which was registered with Sub-Registrar Haveli No. 17 at Serial No. 4746/2018 dated 05.04.2018, along with its Document Registration Receipt and Index II;
- 4) Confirmation Deed dtd. 30/08/2021, executed by Mrs. Sangita Ashok Marathe unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondave, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 10105/2021, along with its Document Registration Receipt and Index II;
- 5) Power of Attorney dtd. 30/08/2021, executed by Mrs. Sangita Ashok Marathe unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondave, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 10106/2021, along with its Document Registration Receipt;





- 6) Confirmation Deed dtd. 16/10/2020, executed by Mrs. Uma Baban Bodhe unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondave, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 4891/2020, along with its Document Registration Receipt and Index II;
- 7) Irrevocable Power of Attorney dtd. 16/10/2020, executed by Mrs. Uma Baban Bodhe unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondave, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 4892/2020, along with its Document Registration Receipt;
- 8) Confirmation Deed dtd. 20/02/2020, executed by Mr. Bhagwan Nathu Kad and others unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondave, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 1366/2020, along with its Document Registration Receipt and Index II;
- 9) Irrevocable Power of Attorney dtd. 24/02/2020, executed by Mr. Bhagwan Nathu Kad and others unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondave, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 1435/2020, along with its Document Registration Receipt;
- 10) Order dtd. 24/12/2021, passed by the Hon'ble Civil Judge Jr. Div. Pimpri, passed in Misc. Civil Application No. 45/2016;
- 11) Release Deed dtd. 02/04/2012, executed by Mrs. Savitrabai @ Savitra Maruti Gaikwad unto and in joint favour of Smt. Parvatibai Vitthal Bhondve and others, which was registered with Sub-Registrar Haveli No. 17, at Serial No. 3477/2012, along with its Document Registration Receipt and Index II;
- 12) Sale Deed dtd. 06/04/1979, executed by Mr. Shankar Baburao Bhondve unto and in favour of Mr. Vitthal Savaleram Bhondve, which was registered in the office of Sub-Registrar Haveli No. 1, at Serial No. 1042/1979;
- 13) 7/12 Extract in respect of S. No. 189/2, of Village Ravet, Tal - Haveli, Dist - Pune for the years 1975-76 to 1999-2000;
- 14) 7/12 Extract in respect of S. No. 189/2, of Village Ravet, Tal - Haveli, Dist - Pune for the years 2000-01 to 2009-10;



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15) 7/12 Extract in respect of S. No. 189/2, of Village Ravet, Tal - Haveli, Dist - Pune for the years 2010-11 to 2014-15;

16) 7/12 Extract in respect of S. No. 189/2, of Village Ravet, Tal - Haveli, Dist - Pune for the years 2019-20;

17) M. E. Nos. 770, 1073, 1375, 1717, 1770, 1873, 8207, 9114, 10199, 11477.

18) Building Commencement Certificate No. B.P./Ravet/108/2024 dated 19/04/2024;

19) Order bearing No. Jamin/NA/SR/197/2024 dated 31/05/2024 passed by Upper Tahasildar, Pimpri Chinchwad;

**FLOW OF THE TITLE OF THE SAID LAND**

- a) That, from the perusal of documents produced by you, it is observed that, land bearing Survey No. 189/2, totally admeasuring area 01 Acres 28 Gunthe being and lying at Village : Ravet, Taluka : Haveli, Dist : Pune was originally owned and possessed by one Mr. Hari Bapuji Bhondve and his name was mutated in the Record of Rights thereof prior to 1950.
- b) Thereafter, from the perusal of M. E. No. 770, dtd. 10/08/1951, it is observed that Mr. Hari Bapuji Bhondve died on 23/07/1951, leaving behind them - 1. Mr. Babu Hariba Bhondve (Son), 2. Mr. Govinda Hariba Bhondve (Son) and 3. Mr. Sahadu Hariba Bhondve (Son) as their only legal heirs. Accordingly, vide M. E. No. 770, names of aforesaid legal heirs came to be mutated in the Record of Rights thereof each are having 5 Anne 4 Paise share in the said property.
- c) Thereafter, from the perusal of M. E. No. 1073, dtd. 14/11/1959, it is observed that, 1. Mr. Babu Hariba Bhondve, 2. Mr. Govinda Hariba Bhondve and 3. Mr. Sahadu Hariba Bhondve got their ancestral / joint properties partitioned amongst themselves by executing Partition Deed and as per the said Partition, property bearing Survey No. 189/2, admeasuring area 01 Acres 28 Gunthe, lying and situated at Village : Ravet, Tal : Haveli, Dist - Pune, came to the exclusive share of Mr. Babu Hariba Bhondve and accordingly, vide M. E. No. 1073, his name came to be mutated in the Record of Rights thereof.
- d) Thereafter, from the perusal of M. E. No. 1375, dtd. 12/04/1969, it is observed that, as per the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 area of the said Survey Number was converted from Acres/Gunthe to Hectors/Aars, and accordingly area of Survey No. 189/2 was converted and recorded as Hector / Ares and as per this Act the land admeasuring 01 Acres 28 Gunthe converted as 00 Hector 69 R of Survey No. 189/2.





e) Thereafter, from the perusal of M. E. No. 1717, dtd. 18/01/1979, it is observed that, Mr. Babu Hariba Bhondve died on 26/10/1978, leaving behind him –

1. Mr. Shankar Baburao Bhondve (Son),
2. Mrs. Ulhasabai Nivrutti Bhave (Daughter),
3. Mrs. Yamuna Nathuba Kad (Daughter)
4. Mrs. Subhadra Sakharam Waghole (Daughter)

- as his only legal heirs. Accordingly, vide M. E. No. 1717, the name of Mr. Shankar Baburao Bhondve came to be mutated in the Record of Rights as owner thereof and names of aforesaid daughters came to be mutated in Other Rights Column of the Record of Rights thereof.

f) Thereafter, from the perusal of M. E. No. 1770, dtd. 01/11/1983, it is observed that, Mr. Shankar Baburao Bhondve sold, transferred and assigned the land bearing Survey No. 189/2, admeasuring area 00 Hector 69 R, assessed of Rs. 02=75 Ps., being, lying and situated at Village : Ravet, Taluka : Haveli District : Pune unto and in favour of **Mr. Vitthal Savaleram Bhondve** by executed a Sale Deed dtd. 06/04/1979, which was registered in the office of Sub-Registrar Haveli No. 1, at Serial No. 1042/1979 for the consideration mentioned therein. Accordingly, vide M. E. No. 1770, name of Mr. Vitthal Savaleram Bhondve came to be mutated in the Record of Rights thereof.

g) Thereafter, from the perusal of M. E. No. 1873, it is observed that, Mr. Vitthal Savaleram Bhondve died on 28/04/1982, leaving behind him –

1. Smt. Parvatibai Vitthal Bhondve – Wife,
2. Mr. Balu Vitthal Bhondve – Son,
3. Mr. Shivaji Vitthal Bhondve – Son,
4. Mr. Sakharam Vitthal Bhondave - Son
5. Mrs. Savitra Maruti Gaikwad – Daughter;

- as his only legal heirs. Accordingly, vide M. E. No. 1873, names of Smt. Parvatibai Vitthal Bhondve, Mr. Balu Vitthal Bhondve, Mr. Shivaji Vitthal Bhondve, Mr. Sakharam Vitthal Bhondave came to be mutated in the Record of Rights thereof as owners thereof and name of Mrs. Savitra Maruti Gaikwad came to be mutated in the Other Rights Column of the Record of Rights thereof.

h) Thereafter, from the perusal of M. E. No. 8207, dtd. 11/04/2022, it is observed that, Mrs. Savitrabai @ Savitra Maruti Gaikwad released and relinquished her undivided right, title, interest, share and claim in land bearing Survey No. 189/2, admeasuring area 00 Hector 69 R, assessed of Rs. 02=75 Ps., being, lying and situated at Village : Ravet, Taluka : Haveli District : Pune unto and in joint favour of her mother Smt. Parvatibai



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Vitthal Bhondve and brothers Mr. Balu Vitthal Bhondve, Mr. Shivaji Vitthal Bhondve and Mr. Sakharam Vitthal Bhondve by executing a Release Deed dtd. 02/04/2012, which was registered with Sub-Registrar Haveli No. 17, at Serial No. 3477/2012.

i) Thereafter, it is observed that, Mrs. Ulhasabai Nivrutti Bhase (Sister of Shankar Baburao Bhondve) expired on 13/04/2002, leaving behind her

1. Mr. Shyamrao Nivrutti Bhase - Son,
2. Mr. Shridhar Nivrutti Bhase - Son,
3. Mr. Manik Nivrutti Bhase - Son,
4. Mrs. Sindhubai Ganpat @ Bhausaheb Nanekar - Daughter
5. Mrs. Ranjana Suresh Zende - Daughter;

- as her only legal heirs.

j) Thereafter, it is observed that, Mrs. Yamuna Nathuba Kad (sister of Mr. Shankar Baburao Bhondve) filed a Regular Civil Suit bearing No. 135/2010 before the Hon'ble Civil Judge Junior Division Pimpri, at Pimpri against Mr. Shankar Bhondve and others for Declaration, Partition, and Permanent Injunction etc. However, said Suit came to be Dismissed in Default of Plaintiff on 13/10/2016 and thereafter, Plaintiff therein i.e. Mrs. Yamuna Nathuba Kad has filed a Civil Misc. Application bearing No. 45/2016 for restoration of said dismissed suit before the Hon'ble Civil Judge Jr. Div. Pimpri, at Pimpri.

k) However, in the meantime, Plaintiff i.e. Mrs. Yamuna Nathuba Kad (Sister of Shankar Baburao Bhondve) died on 05/06/2016, leaving behind her

1. Mr. Bhagwan Nathu Kad - Son,
2. Mr. Ananda Nathu Kad - Son,
3. Mrs. Uma Baban Bodhe - Daughter,
4. Mrs. Suman Vitthal Gorde - Daughter
5. Mrs. Sangita Ashok Marathe - Daughter.

- as her only legal heirs / Legal Representatives and all of them were taken on record of the said pending proceedings.

However, during the pendency of said proceedings, parties to the said Suit got an amicable settlement of the dispute out of the Court and accordingly, Yamunabai Nathuba Kad through her LRs, withdrawn the said Proceedings vide Pursish at Exh. No. 47 and accordingly, vide Order dtd. 24/12/2021, passed by the Hon'ble Civil Judge Jr. Div. Pimpri, said proceedings came to be withdrawn.

l) Thereafter, it is observed that, Mrs. Subhadra Sakharam Waghole (Sister Shankar Baburao Bhondve) died on 16/10/2018 leaving behind her





1. Mr. Digambar Sakharam Waghole - Son,
2. Mr. Balasaheb Sakharam Waghole - Son,
3. Mr. Yadav Sakharam Waghole - Son
4. Mrs. Vijaya Sahebrao Bhondve - Daughter.

- as her only legal heirs.

- m) Thereafter, it is observed that, legal heirs of 1) Mrs. Yamuna Nathuba Kad, i.e. Mr. Bhagwan Nathu Kad, Mr. Ananda Nathu Kad, Mrs. Suman Vitthal Gorde, 2) Mrs. Subhadra Sakharam Waghole i.e. Mr. Digambar Sakharam Waghole, Mr. Balasaheb Sakharam Waghole, Mr. Yadav Sakharam Waghole, Mrs. Vijaya Sahebrao Bhondve, 3) Mrs. Ulhasabai Nivrutti Bhase i.e. Mr. Shyamrao Nivrutti Bhase, Mr. Shridhar Nivrutti Bhase, Mr. Manik Nivrutti Bhase, Mrs. Sindhubai Ganpat @ Bhausahab Nanekar and Mrs. Ranjana Suresh Zende have executed a Confirmation Deed dtd. 20/02/2020, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 1366/2020 in favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondve and thereby confirmed the Sale Deed dated 06/04/1979 at Serial No. 1042/1979.
- n) Thereafter, it is observed that, legal heirs of 1) Mrs. Yamuna Nathuba Kad, i.e. Mr. Bhagwan Nathu Kad, Mr. Ananda Nathu Kad, Mrs. Suman Vitthal Gorde, 2) Mrs. Subhadra Sakharam Waghole i.e. Mr. Digambar Sakharam Waghole, Mr. Balasaheb Sakharam Waghole, Mr. Yadav Sakharam Waghole, Mrs. Vijaya Sahebrao Bhondve, 3) Mrs. Ulhasabai Nivrutti Bhase i.e. Mr. Shyamrao Nivrutti Bhase, Mr. Shridhar Nivrutti Bhase, Mr. Manik Nivrutti Bhase, Mrs. Sindhubai Ganpat @ Bhausahab Nanekar and Mrs. Ranjana Suresh Zende have executed an Irrevocable Power of Attorney dtd. 24/02/2020, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 1435/2020 in favour of Mr. Pravin Shivaji Bhondve in respect of said property.
- o) Thereafter, it is observed that, legal heirs of 1) Mrs. Yamuna Nathuba Kad, i.e. Mrs. Uma Baban Bodhe have executed a Confirmation Deed dtd. 16/10/2020, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 4891/2020 unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondve and thereby confirmed the Sale Deed dated 06/04/1979 at Serial No. 1042/1979.
- p) Thereafter, it is observed that, Mrs. Uma Baban Bodhe has also executed Power of Attorney in respect of said property in favour of Mr. Pravin Shivaji Bhondve on 16/10/2020, which is registered in the office of Sub-Registrar Haveli No. 5 at serial No. 4892/2020.
- q) Thereafter, it is observed that, legal heirs of Mrs. Yamuna Nathuba Kad, i.e. Mrs. Sangita Ashok Marathe have executed a Confirmation Deed dtd. 30/08/2021, which was registered in the office of Sub-Registrar Haveli No.



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5, at Sr. No. 10105/2021 unto and in joint favour of 1) Mr. Balu Vitthal Bhondve, 2) Mr. Pravin Shivaji Bhondve and 3) Mr. Sakharam Vitthal Bhondave and thereby confirmed the Sale Deed dated 06/04/1979 at Serial No. 1042/1979.

r) Thereafter, it is observed that, Mrs. Uma Baban Bodhe has also executed Power of Attorney in respect of said property in favour of Mr. Pravin Shivaji Bhondve on 30/08/2021, which is registered in the office of Sub-Registrar Haveli No. 5 at serial No. 10106/2021.

s) Thereafter, it is observed that, Smt. Parvatibai Vitthal Bhondve died on 26/10/2014, leaving behind her –

- 1) Mr. Balu Vitthal Bhondve,
- 2) Mr. Shivaji Vitthal Bhondve,
- 3) Mr. Sakharam Vitthal Bhondave
- 4) Mrs. Savitra Maruti Gaikwad;

- as her only legal heirs. However, since Mrs. Savitra Maruti Gaikwad has already released her right, title, claim and share in the said property by registered Release Deed and said effect given on 7/12 extract vide Mutation entry No. 8207, the name of deceased Smt. Parvatibai came to be deleted and names of other legal heirs i.e. Mr. Balu Vitthal Bhondve, Mr. Shivaji Vitthal Bhondve and Mr. Sakharam Vitthal Bhondave were kept at it is vide Mutation entry No. 9114.

t) Thereafter, from the perusal of M. E. No. 10199, dtd. 26/09/2018, it is observed that, Mr. Shivaji Vitthal Bhondve, Mrs. Vijaya Shivaji Bhondve and Mrs. Poonam Amey Vakhare (Alias Poonam Shivaji Bhondve) have released and relinquished their undivided right, title, interest, share and claim in the said property unto and joint favour of Mr. Pravin Shivaji Bhondve (son of Mr. Shivaji and Vijaya Bhondve and brother of Mrs. Poonam Amey Vakhare) by executing a Release Deed dtd. 05/04/2018, which was registered with Sub-Registrar Haveli No. 17 at Serial No. 4746/2018 dated 05.04.2018. Accordingly, vide M. E. No. 10199, name of Mr. Pravin Shivaji Bhondve came to be mutated in the Record of Rights thereof as owner an thereof.

u) That as per the demand of Mr. Balu Vitthal Bhondve and Mr. Sakharam Vitthal Bhondave, the Mr. Balu Vitthal Bhondve, Mr. Sakharam Vitthal Bhondave and Mr. Pravin Shivaji Bhondve have made oral partition between them of the property bearing Survey No. 189/2 admeasuring area 00 Hector 69 R, as per the Partition property bearing Survey No. 189/2 admeasuring area 00 Hector 69 R at village Ravet came to the share and occupation of Mr. Balu Vitthal Bhondve and Mr. Sakharam Vitthal Bhondave. However, effect of Partition is not yet mutated in the Record of Rights thereof.





- v) Thereafter, from the perusal of M. E. No. 11477, it is observed that, Mr. Balu Vitthal Bhondve died on 06/05/2022, leaving behind him his widow i.e. Smt. Janabai Balu Bhondave as his only legal heirs and accordingly, vide M. E. No. 11477, her name came to be mutated in the Record of Rights thereof.
- w) Thereafter, it is observed that, 1) Smt. Janabai Balu Bhondave and 2) Mr. Sakharam Vitthal Bhondave with the consent of Mr. Pravin Shivaji Bhondve and also with the consent of 1) Mrs. Bayadabai Sakharam Bhondave, 2) Mr. Hrshikesh Sakharam Bhondve, 3) Mrs. Shreya Hrshikesh Bhondve, 4) Ms. Vanshika Hrshikesh Bhondve (Since minor through her Natural Guardian Father – Mr. Hrshikesh Sakharam Bhondve), 5) Mr. Chandrakant Sakharam Bhondve, 6) Mrs. Priya Chandrakant Bhondave, 7) Mast. Shlok Chandrakant Bhondve (Since minor through his Natural Guardian Father – Mr. Chandrakant Sakharam Bhondve), 8) Ms. Shravya Chandrakant Bhondve (Since minor through her Natural Guardian Father – Mr. Chandrakant Sakharam Bhondve) & 9) Mrs. Ujwala Pankaj Gaware, granted, transferred and assigned the development rights of aforesaid property bearing Survey No. 189/2, admeasuring 00 H 69 R, lying and situated at Village : Ravet, Taluka : Haveli, Dist : Pune unto and in favour of **M/s. Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve**, by executing a Development Agreement and Irrevocable Power of Attorney both dtd. 03/07/2023, which were registered in the office of Sub-Registrar Haveli No. 5 at serial Nos. 13392/2023 & 13393/2023 respectively for the consideration and on the terms and conditions mentioned therein.

**SANCTION OF BUILDING PLANS :**

- x) Thereafter, it is observed that, Builder-Promoter i.e. **M/s. Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve** prepared the Lay-out Plans and Building Plans and got it sanctioned from Pimpri Chinchwad Municipal Corporation vide Building Commencement Certificate No. B.P./Ravet/108/2024 dated 19/04/2024.

**N. A. Order :**

- y) Thereafter, it is observed that, Builder-Promoter i.e. **M/s. Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve** got the use of said land converted for Non-Agricultural use vide Order bearing No. Jamin/NA/SR/197/2024 dated 31/05/2024 passed by Upper Tahasildar, Pimpri Chinchwad.

**ONLINE SEARCH (E-SEARCH) :**

- z) As per your instructions, I caused online search of Index II entries on IGR Govt. Website i.e. on <http://www.igrmaharashtra.gov.in> for last 30 years i.e. from 1994 to 17/09/2024 and from online search which was made





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BSL, LL.B., D.L.L. & L.W., LL.M.

**ADVOCATE**

Office : FLAT NO 9, RENUKA AVISHKAR CO-OP HSG SOC LTD, PREMLOK PARK, CHINCHWAD, PUNE - 411 033  
Cell No. 9028366746, e-mail id : adv.abhinitkam@gmail.com

available for search, I did not come across any entry adversely affecting the title of aforesaid Land Owners and Developer.

Based on the aforesaid documents, I am of the opinion that, subject to whatever stated herein above, the title of Smt. Janabai Balu Bhondave and Mr. Sakharam Vitthal Bhondave to and in respect of land bearing Survey No. 189/2, admeasuring area 00 H 69 R, assessed of Rs. 02=75 Ps. at Village : Ravet, Taluka : Haveli, Dist : Pune, is clear and marketable and the same is free from encumbrances and on the basis of aforesaid Joint Development Agreements and Power of Attorneys, M/s. **Maheshwaram Associates Through its Partner Mr. Pravin Shivaji Bhondve** have exclusive right and authority to develop the same.

1) 7/12 Extract as on date of Application of Registration :

2) Mutation Entry No. 770, 1073, 1375, 1717, 1770, 1873, 8207, 9114, 10199, 11477.

3) Search Report from 30 years from 1994 taken from [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) ;

4) Any Other Relevant Title

5) Litigations if any: No Litigations found or disclosed by Owner.

Place : Chinchwad, Pune

Date : 17/09/2024

GRN NO : MH008360772202425P



Adv. ABHIJIT S. NIKAM  
BSL LL B, LL M,  
Flat No. 09, Renuka Avishkar,  
Premlok Park, Chinchwad,  
Pune - 411033. (M) : 9028366746



**CHALLAN**  
**MTR Form Number-6**



GRN	MH008360772202425P	BARCODE	[Barcode]		Date	17/09/2024-17:58:38	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				HVL24_HAVELI 24 JOINT SUB REGISTRAR		Full Name			ADV ABHIJIT NIKAM
Location				PUNE		Flat/Block No.			
Year				2024-2025 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				750.00		Area/Locality			PUNE
						Town/City/District			
						PIN			
						Remarks (If Any)			
						ONLINE SAERCH FROM 1994 TO 2024 FOR SURVEY NO 189 RAVET			
						TAL HAVELI DIST PUNE			
						Amount In			Seven Hundred Fifty Rupees Only
Total				750.00		Words			
Payment Details				SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN		Ref. No.		10000502024091703991	5254192100025
Cheque/DD No.				Bank Date		RBI Date		17/09/2024-17:59:21	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9028366746  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

