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FORMAT-A

(Circular No. 28/2021)

To,

Maha RERA

Bandra Kurla Complex,

Bandra (East),

Mumbai 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all those pieces and parcels of well defined and demarcated land total admeasuring 15700 square metres being (i) a portion admeasuring 34.50 Ares 3450 square metres carved Survey No. 35 Hissa No. 1 total admeasuring 73 Ares assessed at Rs. 01=31paise, (ii) a portion admeasuring 31.50 Ares 3150 square metres carved Survey No. 35 Hissa No. 2 total admeasuring 66 Ares assessed at Rs. 01=19paise, (iii) Survey No. 39 Hissa No. 1 total admeasuring 46 Ares i.e. 4600 square metres assessed at Rs. 00=63paise and (i) Survey No. 39 Hissa No. 2 total admeasuring 45 Ares i.e. 4500 square metres assessed at Rs. 00=62paise lying, being and situate at village Ravet, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune (Hereinafter referred to as "the said Land").

(1) I have investigated the title of the said Land based on the request of **M/s. Ceratec Construction**, a partnership firm duly registered under the provisions of The Indian Partnership Act, 1932 having its principal place of business at: Survey No. 36/7/5, Off Mumbai Bangalore Highway Bypass, Ambegaon Budruk, Katraj, Pune 411046, through one of its Partner Mr. Anand Dayanand Agarwal and based on the following documents and information viz.

(I) Description of the said Land

All those pieces and parcels of well defined and demarcated land total admeasuring 157 Ares i.e. 15700 square metres being (i) a portion admeasuring 34.50 Ares 3450 square metres carved Survey No. 35 Hissa No. 1 total admeasuring 73 Ares assessed at Rs. 01=31paise, (ii) a portion admeasuring 31.50 Ares 3150 square metres carved Survey No. 35 Hissa No. 2 total admeasuring 66 Ares assessed at Rs. 01=19paise, (iii) Survey No. 39 Hissa No. 1 total admeasuring 46 Ares i.e. 4600 square metres assessed at Rs. 00=63paise and (i) Survey No. 39 Hissa No. 2 total admeasuring 45 Ares i.e. 4500 square metres assessed at Rs. 00=62paise lying, being and situate at village Ravet, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and the said Land is collectively is bounded as under:-

On or towards the East : By part of Survey No. 37.

Ravet

On or towards the West : By part of Survey No. 40.
On or towards the North : By part of Survey No. 38.
On or towards the South : By 18 metre wide D.P. Road.

12/000

(II) Documents on which the title is based and photocopies perused

- 7/12 extracts for the year 1940 till date.
- All mutation entries referred to in the flow of title save and except as otherwise stated.
- All documents referred to in the flow of title save and except as otherwise stated.
- All permissions and sanctions referred to in the flow of title save and except as otherwise stated.

(III) Name of the Owners and Developers

M/s. Ceratec Construction, a partnership firm duly registered under the provisions of The Indian Partnership Act, 1932 having its principal place of business at: Survey No. 36/7/5, Off Mumbai Bangalore Highway Bypass, Ambegaon Budruk, Katraj, Pune 411046, through one of its Partner Mr. Anand Dayanand Agarwal.

(2) On perusal of the above mentioned documents and other documents pertaining to the title of the said Land, I am of the opinion that title of **M/s. Ceratec Construction**, a partnership firm duly registered under the provisions of The Indian Partnership Act, 1932 having its principal place of business at: Survey No. 36/7/5, Off Mumbai Bangalore Highway Bypass, Ambegaon Budruk, Katraj, Pune 411046, through one of its Partner Mr. Anand Dayanand Agarwal to the said Land is clear and marketable, subject to the outcome of any pending litigation and outstanding encumbrance as mentioned herein and they have an exclusive right and authority to develop the said Land described in para 1 (I) subject to obtaining the necessary permissions and sanction and registering the project of construction under the provisions of The Real Estate (Regulation and Development) Act, 2016.

(3) Qualifying Comments/Remarks

The Qualifying comments and remarks are set out in para (3) of the Flow of Title annexed hereto and marked as Annexure "1".

(4) This Report reflecting the flow of title in respect of the said Land is annexed hereto and marked as Annexure "1".

Dated this 12th day of July, 2022.


Prasanna S Darade
Advocate

Encl.: Annexure "1"

ANNEXURE "1"

(1) Flow of Title and History

(A) For the sake of clarify the flow of title of Survey Nos. 35/1, 35/2, 39/1 and 39/2 are separately dealt with in this report.

(B) Survey No. 35/1

(a) It appears that one Mr. Rama Rakhma Bhondave was the owner of and otherwise well and sufficiently entitled to Survey No. 35/1 prior to the year 1933. It appears that the said Mr. Rama Rakhma Bhondave expired intestate on 11/8/1933 leaving behind his legal heir and son Mr. Shripati Rama Bhondave. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 337.

(b) It appears that pursuant to the Phalini in the year 1934, the said Survey No. 35/1 came to the exclusive share of (i) Mr. Shripati Rama Bhondave, (ii) Mr. Laxman Rakhma Bhondave and (iii) Mr. Maruti Rakhma Bhondave each having 5anna 4pai share therein . Pursuant thereto the names of the said persons were mutated in the revenue records. The same is reflected vide mutation entry no. 409.

(c) It appears that the said Mr. Laxman Rakhma Bhondave expired intestate leaving behind his legal heir and daughter in law Smt. Anusaya Ganpat Bhondave. Pursuant thereto the name of the said legal heir was mutated to the revenue records. The same is reflected vide mutation entry no. 693.

(d) It appears that that the said Mr. Maruti Rakhma Bhondave preferred an application inter alia for deletion of his name from the revenue records and to mutate the name of Mr. Shripati Rama Bhondave and also gave the necessary statements thereto. Pursuant thereto the name of Mr. Maruti Rakhma Bhondave was deleted from the revenue records and the name of Mr. Shripati Rama Bhondave was mutated in the revenue record. The same is reflected vide mutation entry no. 871.

(e) It appears that by a Sale Deed dated 2/2/1954, the said Mr. Shripati Rama Bhondave has sold and conveyed his share in Survey No. 35/1 unto and in favour of Mr. Sonu Mahadu Gurav Shinde for consideration and on the terms and conditions mentioned therein. Pursuant thereto the name of the said purchaser was mutated to the revenue records. The same is reflected vide mutation entry no. 872. It is clarified that the said Sale Deed dated 2/2/1954 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the noting in mutation entry no. 872.

(f) It appears that Smt. Anusaya Ganpat Bhondave expired on or about the year 1949 leaving behind her legal heirs namely (i) Ms. Sitabai Ganpat Bhondave - daughter, (ii) Ms. Tarubai Ganpat Bhondave - daughter and (iii) Ms. Sarubai Ganpat Bhondave - daughter. Pursuant thereto the names of the said legal heirs were mutated to the revenue records. The same is reflected vide mutation entry no. 1061.

(g) Mutation entry No. 1375 of village Ravet pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(h) It appears that by a Sale Deed on or about the year 1970 the said Mr. Sonu Mahadu Shinde (Gurav) has sold and conveyed his share in the said Survey No. 35/1 unto and in favour of Mr. Tukaram Shripati Bhondave for consideration and on certain terms and conditions. Pursuant thereto the name of said purchaser was mutated to the revenue records of the said land. The same is reflected vide mutation entry no. 1467. It is clarified that the said Sale Deed has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the noting in mutation entry no. 1467.

(i) It appears that by a Sale Deed dated 10/1/1972 registered with the office of Sub Registrar Haveli No. 1 at serial no. 60/1972, the said Mr. Tukaram Shripati Bhondave has sold and conveyed his share in the said Survey No. 35/1 unto and in favour of Mr. Khandu Kesu Bhondave for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated to the revenue records. The same is reflected vide mutation entry no. 1475.

(j) It appears that by a Sale Deed dated 4/10/1990 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 14705/1990, the said Mrs. Sitabai Narayan Bhondave nee Ms. Sitabai Ganpat Bhondave, Mrs. Sarubai Dashrath Walhekar alias Ms. Sarubai Ganpat Bhondave and Mrs. Tarabai Narayan Kalaje alias Ms. Tarabai Ganpat Bhondave have sold and conveyed

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their share in the said Survey No. 35/1 unto and in favour of Mr. Dattatraya Malhari Taras for consideration and on the terms and conditions. Pursuant thereto the name of the said purchaser was mutated to the revenue records. The same is reflected vide mutation entry no. 2454.

(k) It appears that the said Mr. Khandu Kesu Bhondave expired intestate on 18/7/2003 leaving behind his legal heirs namely (i) Mr. Somnath Khandu Bhondave - son, (ii) Mr. Hemant Khandu Bhondave - son, (iii) Mrs. Sunita Santosh Bahirat - daughter, (iv) Mrs. Savita Tanaji Kemse - daughter, (v) Mrs. Kavita Namdev Shedge - daughter and (vi) Smt. Ashabai Khandu Bhondave - widow. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 5707.

(l) It appears that pursuant to an Order passed by Hon'ble Sub Divisional Officer, Pune in RTS/APPEAL/191/2004 dated 21/11/2006 filed by Smt. Hausabai Khandu Bhondave against Smt. Ashabai Khandu Bhondave and others, it was held that the said Smt. Ashabai Khandu Bhondave was not the legally married wife of Mr. Khandu Kesu Bhondave and hence the mutation entry no. 5707 was ordered to be cancelled and the names of legal heirs of the said Late Mr. Khandu Kesu Bhondave namely (i) Mr. Somnath Khandu Bhondave - son, (ii) Mr. Hemant Khandu Bhondave - son, (iii) Mrs. Sunita Santosh Bahirat - daughter, (iv) Mrs. Savita Tanaji Kemse - daughter, (v) Mrs. Kavita Namdev Shedge - daughter and (vi) Smt. Hausabai Khandu Bhondave - widow were mutated to the revenue records. The same is reflected vide mutation entry no. 6111.

(m) It appears that by a Development Agreement dated 11/12/2006 registered with the office of Sub Registrar Haveli No. 17 at serial no. 9981/2006, the said Smt. Hausabai Khandu Bhondave, Mr. Somnath Khandu Bhondave, Mr. Hemant Khandu Bhondave, Mrs. Sunita Santosh Bahirat, Mrs. Savita Tanaji Kemse and Mrs. Kavita Namdev Shedge have entrusted the exclusive development rights in respect of an area admeasuring 47 Ares out of Survey No. 35/1 unto and in favour of M/s. Om Sai Construction through its partner Mr. Shankar Pandurang Jagtap for consideration and on the terms and conditions. Pursuant thereto the said Smt. Hausabai Khandu Bhondave, Mr. Somnath Khandu Bhondave, Mr. Hemant Khandu Bhondave, Mrs. Sunita Santosh Bahirat, Mrs. Savita Tanaji Kemse and Mrs. Kavita Namdev Shedge have executed a Power of Attorney dated 11/12/2006 registered with the office of Sub Registrar Haveli No. 17 at serial no. 9982/2006 in favour of the nominee and partner of M/s. Om Sai Construction in respect of portion interalia vesting in them with several powers and authorities pertaining to a portion admeasuring 47 Ares out of Survey No. 35/1.

(n) It appears that by a Release Deed dated 29/11/2007 registered with the office of Sub Registrar Haveli No. 17 at serial no. 11475/2007, Smt. Hausabai Khandu Bhondave has released and relinquished all her right, title and interest in the said Survey No. 35/1 along with other lands in favour of her son Mr. Somnath Khandu Bhondave on certain terms and conditions. The effect of the said Release Deed was mutated in the revenue records. The same is reflected vide mutation entry no. 6629.

(o) It appears that by a registered Sale Deed dated 25/7/2008 registered with the office of Sub Registrar Haveli No. 5 at serial no. 6120/2008, the said Mr. Dattatraya Malhari Taras has sold and conveyed an area admeasuring 24 Ares out of Survey No. 35/1 unto and in favour of M/s. Om Sai Construction and Mr. Sanjay Dnyaneshwar Tapkir for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 6441.

(p) It appears that by a Development Agreement dated 4/6/2015 registered with the office of Sub Registrar Haveli No. 5 at serial no. 4931/2015, the said Smt. Hausabai Khandu Bhondave, Mr. Somnath Khandu Bhondave, Mr. Hemant Khandu Bhondave, Mrs. Sunita Santosh Bahirat, Mrs. Savita Tanaji Kemse and Mrs. Kavita Namdev Shedge through their Constituted Attorney and for self M/s. Om Sai Construction and Mr. Sanjay Dnyaneshwar Tapkir have granted and assigned the exclusive development rights and authority to develop the said portion admeasuring 71 Ares (being an area admeasuring 47 Ares owned by Smt. Hausabai Khandu Bhondave and others and area admeasuring 24 Ares owned by M/s. Om Sai Construction) out of Survey No. 35/1 unto and in favour of M/s. Bhoomi Buildcon for consideration and on certain terms and conditions mentioned therein. In pursuance of the said Development Agreement, the said Smt. Hausabai Khandu Bhondave, Mr. Somnath Khandu Bhondave, Mr. Hemant Khandu Bhondave, Mrs. Sunita Santosh Bahirat, Mrs. Savita Tanaji Kemse, Mrs. Kavita Namdev Shedge along with M/s. Om Sai Construction and Mr. Sanjay Dnyaneshwar Tapkir have also executed a Power of Attorney dated 4/6/2015 registered in the office of Sub Registrar Haveli No. 5 at serial no. 4932/2015 in favour of the partner and nominees of M/s. Bhoomi Buildcon interalia vesting in them with

several powers and authorizes pertaining to a portion admeasuring 71 Ares out of Survey No. 35/1.

(q) It appears that by a Sale Deed dated 17/2/2021, registered with the office of Sub Registrar Haveli No. 5 at serial no. 1289/2021, the said Smt. Hausabai Khandu Bhondave, Mr. Somnath Khandu Bhondave, Mr. Hemant Khandu Bhondave, Mrs. Sunita Santosh Bahirat, Mrs. Savita Tanaji Kemse and Mrs. Kavita Namdev Shedge have sold and conveyed a portion admeasuring 49 Ares out of Survey No. 35/1 unto and in favour of M/s. Om Sai Construction for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10881.

(r) It appears that by a Deed of Cancellation dated 8/9/2021 registered with the office of Sub Registrar Haveli No. 17 at serial no. 9629/2021, the said Smt. Hausabai Khandu Bhondave, Mr. Somnath Khandu Bhondave, Mr. Hemant Khandu Bhondave, Mrs. Sunita Santosh Bahirat, Mrs. Savita Tanaji Kemse and Mrs. Kavita Namdev Shedge through their Constituted Attorney and for self M/s. Om Sai Construction and Mr. Sanjay Dnyaneshwar Tapkir and M/s. Bhoomi Buildcon have mutually cancelled and terminated the said Development Agreement dated 15/6/2015 registered at serial no. 4931/2015 and allied documents thereto.

(s) It appears that by a Deed of Exchange dated 8/9/2021 registered with the office of Sub Registrar Haveli No. 17 at serial no. 9631/2021 executed by and between M/s. Om Sai Construction through its partner Mr. Vijay Pandurang Jagtap as the First Party, M/s. Bhoomi Buildcon through its partner M/s. Bhoomi Infracon Pvt. Ltd. Through its Director Mr. Pankaj Prakash Yeola and Mr. Suresh Pundalik Shirude as the Second Party, M/s. Bhoomi Buildcon through its partner M/s. Bhoomi Creations LLP. through its partners Mr. Pankaj Prakash Yeola and Mr. Suresh Pundalik Shirude as the Third Party and Mr. Vishwanath Tukaram Bahirat and others as the Fourth Part, the said M/s. Om Sai Construction have conveyed a portion admeasuring 34.50 Ares unto and in favour of M/s. Bhoomi Buildcon and in exchange the said M/s. Bhoomi Buildcon and Mr. Vishwanath Tukaram Bahirat and others have conveyed a portion admeasuring 34.5 Ares out of Survey No. 35/2 unto and in favour of M/s. Om Sai Construction. Pursuant thereto the names of the said parties were mutated in the revenue records. The same is reflected to the revenue record of the said land vide mutation entry no. 11094.

(t) It appears that by a Sale Deed dated 15/11/2021 registered with the office of Sub Registrar Haveli No. 12 at serial no. 13454/2021, the said M/s. Bhoomi Buildcon through its partners (i) Mr. Suresh Pundalik Shirude, (ii) M/s. Bhoomi Infra Creations LLP through its partner Mr. Pankaj Prakash Yeola and (iii) M/s. Bhoomi Infracon Pvt. Ltd. through its Director Mr. Pankaj Prakash Yeola have sold and conveyed a portion of land admeasuring 34.5 Ares out of Survey No. 35/1 unto and in favour of M/s. Ceratec Construction through its partner Mr. Anand Dayanand Agarwal for the consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry nos. 11142 and 11178.

C) Survey No. 35/2

(a) It appears that pursuant to the Phalini in the year 1934, the said Survey No. 35/2 came to the exclusive share of Mr. Tukaram Genu Bahirat. Pursuant thereto the name of the said person was mutated in the revenue records. The same is reflected vide mutation entry no. 409.

(b) It appears that Mr. Tukaram Genu Bahirat expired intestate on 1/4/1945 leaving behind his legal heirs namely (i) Mr. Pandharinath Tukaram Bahirat - son, (ii) Mr. Vishwanath Tukaram Bahirat - son (iii) Mr. Vasant Tukaram Bahirat - son and (iv) Smt. Thakubai Tukaram Bahirat - widow. Pursuant thereto the names of the said legal heirs were mutated to the revenue records. The same is reflected vide mutation entry no. 653.

(c) It appears that on or about the year July 1945, the members of Bahirat family had partitioned among themselves all their lands including Survey No 35/2. Pursuant to the said partition the said Survey No. 35/2 came to the exclusive share of Mr. Pandharinath Tukaram Bahirat, Mr. Vishwanath Tukaram Bahirat and Mr. Vasant Tukaram Bahirat all minors through their mother Smt. Thakubai Tukaram Bahirat and Mr. Sahadu Genu Bahirat and Mr. Narhari Shripati Bahirat and Mr. Narayan Shripati Bahirat. It is clarified that the names of Mr. Pandharinath Tukaram Bahirat, Mr. Vishwanath Tukaram Bahirat and Mr. Vasant Tukaram Bahirat all minors through their mother Smt. Thakubai Tukaram Bahirat were mutated to the revenue records of the said land. The same is reflected vide mutation entry no. 659.

(d) It appears that pursuant to an application filed by Smt. Thakubai Tukaram Bahirat and Mr. Narhari Shripati Bahirat, the names of (i) Mr. Pandharinath Tukaram Bahirat, (ii) Mr.

Vishwanath Tukaram Bahirat and (iii) Mr. Vasant Tukaram Bahirat all minors through their mother Smt. Thakubai Tukaram Bahirat were mutated for 8 anna share and the name of Mr. Narhari Shripati Bahirat was mutated for 8 anna share in the revenue records. The same is reflected vide mutation entry no. 915.

(e) It appears that Mr. Narhari Shripati Bahirat expired on or about the year 1960 leaving behind his legal heirs namely (i) Mr. Baban Narhari Bahirat - son (4 anna) and (ii) Smt. Sitabai Narhari Bahirat - wife (4 anna). Pursuant thereto the names of the said legal heirs were mutated to the revenue records. The same is reflected vide mutation entry no. 1099.

(f) Mutation entry No. 1375 of village Ravet pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(g) It appears that Mr. Sahadu Genu Bahirat had filed an application inter alia stating that he had right in the said Survey No. 35/2 and his name be mutated in the revenue records. Pursuant thereto the name of Mr. Sahadu Genu Bahirat was mutated and the share were defined as under (i) Mr. Pandharinath Tukaram Bahirat, Mr. Vishwanath Tukaram Bahirat and Mr. Vasant Tukaram Bahirat all minors through their mother Smt. Thakubai Tukaram Bahirat (4 anna), Mr. Baban Narhari Bahirat (4 anna), (ii) Smt. Sitabai Narhari Bahirat (4 anna) and Mr. Sahadu Genu Bahirat (4 anna). The same is reflected vide mutation entry no. 1378.

(h) It appears that the said Mr. Sahadu Genu Bahirat expired intestate on 28/8/1980 leaving behind his legal heirs namely (i) Mr. Morya Sahadu Bahirat - son and (ii) Mrs. Dagdabai Vitthal Bhondave - daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 1890.

(i) It appears that Mr. Morya Sahadu Bahirat had obtained a loan to the tune of Rs. 2500/-, Rs. 10,000/- and Rs. 30,000/- from Kiwale Vikas Karyakari Sanstha Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry nos. 1936, 2146 and 2392.

(j) It appears that the said Mrs. Sitabai Narhari Bahirat expired intestate on 5/1/1988 leaving behind her legal heir and only son namely Mr. Damodar alias Baban Narhari Bahirat. Pursuant thereto the name of the said legal heir was mutated to the revenue records. The same is reflected vide mutation entry no. 2497.

(k) It appears that Mr. Pandharinath Tukaram Bahirat had obtained a loan of Rs. 1,00,000/- from Kiwale Ravet Vividh Karyakari Sanstha Society in the year 1999. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 4759. It appears that that said loan was repaid by Mr. Pandharinath Tukaram Bahirat and on the basis of a letter dated 28/6/200, the remark of the charge was deleted from the revenue records. The same is reflected vide mutation entry no. 5391.

(l) It appears that the said Mr. Morya Sahadu Bahirat availed a loan of Rs. 1,00,000/- from Kiwale Ravet Vividh Karyakari Sanstha Society in the year 1999. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 4761.

(m) It appears that the said Mr. Morya Sahadu Bahirat availed a loan of Rs. 1,00,000/- and Rs. 3,00,000/- from Kiwale Ravet Vividh Karyakari Sanstha Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry nos. 5695 and 5803.

(n) It appears that by a Sale Deed dated 18/11/2006 registered in the Office of Sub Registrar, Havelli No. 14 at serial no. 9006/2006, the said Mr. Morya Sahadu Bahirat, Mr. Nandkumar Morya Bahirat and Mrs. Dagdabai Vitthal Bhondave have sold and conveyed a portion admeasuring 16.5 Ares out of Survey No. 35/2 unto and in favour of Mr. Rajabhau Pralhad Kadam and Mr. Sameer Rajabhau Kadam for the consideration and on the certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 6131.

(o) It appears that Mr. Pandharinath Tukaram Bahirat expired intestate on 16/6/2007 leaving behind his legal heirs namely (i) Smt. Rukhmini Pandharinath Bahirat - widow, (ii) Mr. Rajendra Pandharinath Bahirat - son, (iii) Mr. Vijay Pandharinath Bahirat - son, (iv) Mrs. Ranjana Sudam Bhondave - daughter and (v) Mrs. Pramila Balasaheb Bagahe - daughter. The same is reflected vide mutation entry no. 6322. It is clarified that the said mutation entry no. 6322 was not certified.

(p) It appears that Mr. Morya Sahadu Bahirat availed a loan of Rs. 5,00,000/- from Kiwale Ravet Vividh Karyakari Sanstha Society in the year 2008. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 6531.

(q) It appears that that pursuant to an Order dated 23/10/2012 bearing no. HANO/ 155/ SR/250/2011 passed by the Tahasildar, Haveli, the name of Mr. Damodar alias Baban Narhari Bahirat which was wrongly mutated as Mr. Baban Hariba Bahirat was corrected and the correct name of Mr. Damodar alias Baban Narhari Bahirat was mutated in the revenue records. The same is reflected vide mutation entry no. 8342.

(r) It appears that Mr. Pandharinath Tukaram Bahirat expired intestate on 16/6/2007 and his son Mr. Vijay Pandharinath Bahirat expired intestate on 26/9/2020 leaving behind their legal heirs namely (i) Smt. Rakhmabai Pandharinath Bahirat - widow of Late Pandharinath, (ii) Mrs. Ranjana Sudam Bhondave - daughter (iii) Mrs. Pramila Balasaheb Bagate - daughter (iv) Mr. Rajaram Pandharinath Bahirat - son and (v) Smt. Sunanda Vijay Bahirat - daughter in law. Pursuant thereto the names of their legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 10863.

(s) It appears that by a Sale Deed dated 9/4/2012 registered with the office of Sub Registrar, Haveli No. 17 at serial no. 8923/2012, the said Mr. Rajabhau Pralhad Kadam and Mr. Sameer Rajabhau Kadam have sold and conveyed a portion admeasuring 12.5 Ares out of Survey No. 35/2 unto and in favour of Mr. Anand Vasant Bahirat for the consideration and on certain terms and conditions. Pursuant to thereto, the name of said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10744.

(t) It appears that by a Sale Deed dated 17/11/2016 registered with the office of Sub Registrar Haveli No. 18 at serial no. 14731/2016, the said Mr. Damodar alias Baban Narhari Bahirat, Mrs. Meenakshi Damodar Bahirat, Mr. Surendra Damodar Bahirat, Mrs. Pralima Surendra Bahirat, Ms. Anuja Surendra Bahirat, Ms. Apurva Surendra Bahirat and Mrs. Sunita Prakash Pokharkar have sold and conveyed a portion of land admeasuring 33 Ares out of Survey No. 35/2 unto and in favour of M/s. Bhoomi Buildcon for the consideration on certain terms and conditions. Pursuant thereto to the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10128.

(u) It appears that Mr. Vasant Tukaram Bahirat expired intestate on 27/12/2017 leaving behind his legal heirs namely (i) Smt. Shakuntala Vasant Bahirat - widow, (ii) Mr. Anand Vasant Bahirat - son, (iii) Mr. Surendra Vasant Bahirat - son, (iv) Ms. Jayashree Vasant Bahirat - daughter and (v) Mrs. Maya Raghunath Shivala - daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 10165.

(v) It appears that by a Sale Deed dated 22/3/2017 registered with the office of Sub Registrar, Haveli No. 18 at serial no. 5072/2017, the said Smt. Rakhmabai Pandharinath Bahirat, Mrs. Ranjana Sudam Bhondave, Mrs. Pramila Balasaheb Bagate, Mr. Rajaram Pandharinath Bahirat, Mrs. Shobha Rajaram Bahirat, Ms. Sonali Rajaram Bahirat, Ms. Pooja Rajaram Bahirat, Mr. Vijay Pandharinath Bahirat and Mrs. Sunanda Vijay Bahirat have sold and conveyed a portion admeasuring 5.50 Ares out of Survey No. 35/2 unto and in favour of M/s. Bhoomi Buildcon for the consideration and on the certain terms and conditions. Pursuant thereto to the name of the said purchaser was mutated to the revenue records. The same is reflected vide mutation entry no. 11015.

(w) It appears that by a Deed of Confirmation dated 22/3/2017 registered with the office of Sub Registrar, Haveli No. 18 at serial no. 5079/2017, the said Smt. Rakhmabai Pandharinath Bahirat, Mrs. Ranjana Sudam Bhondave, Mrs. Pramila Balasaheb Bagate, Mr. Rajaram Pandharinath Bahirat, Mrs. Shobha Rajaram Bahirat, Ms. Sonali Rajaram Bahirat, Ms. Pooja Rajaram Bahirat, Mr. Vijay Pandharinath Bahirat and Mrs. Sunanda Vijay Bahirat have confirmed to the said Sale Deed dated 17/11/2016 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 14731/2016 executed by Mr. Damodar alia Baban Narhari Bahirat and others in respect of a portion admeasuring 33 Ares out of Survey No. 35/2 unto and in favour of M/s. Bhoomi Buildcon.

(x) It appears that by a Deed of Exchange dated 8/9/2021 registered with the office of Sub Registrar Haveli No. 17 at serial no. 9631/2021 executed by and between M/s. Om Sai Construction through its partner Mr. Vijay Pandurang Jagtap as the First Party, M/s. Bhoomi Buildcon through its partner M/s. Bhoomi Infracon Pvt. Ltd. Through its Director Mr. Pankaj Prakash Yeole and Mr. Suresh Pundalik Shirude as the Second Party, M/s. Bhoomi Buildcon through its partner M/s. Bhoomi Creations LLP. through its partners Mr. Pankaj Prakash Yeole and Mr. Suresh Pundalik Shirude as the Third Party and Mr. Vishwanath Tukaram Bahirat and others as the Fourth Part, the said M/s. Om Sai Construction have conveyed a portion admeasuring 34.50 Ares out of Survey No 35/1 unto and in favour of M/s. Bhoomi Buildcon and in exchange the said M/s. Bhoomi Buildcon and Mr. Vishwanath Tukaram Bahirat and others have conveyed a portion

admeasuring 34.5 Ares out of Survey No. 35/2 unto and in favour of M/s Om Sai Construction. Pursuant thereto the names of the said parties were mutated in the revenue records. The same is reflected to the revenue record of the said land vide mutation entry no. 11094.

(y) It appears that by a Sale Deed dated 9/2/2022 registered with the office of Sub Registrar Haveli No. 4 at serial no. 2319/2022, the said Mr. Anand Vasant Bahirat, Mrs. Swati Anand Bahirat, Ms. Krupa Anand Bahirat, Mr. Rajveer Anand Bahirat, Mr. Surendra Vasant Bahirat, Mrs. Priyanka Surendra Bahirat, Ms. Rajnandini Surendra Bahirat, Mr. Rajvardhan Surendra Bahirat, Smt. Shakuntala Vasant Bahirat, Mrs. Jayashree Subhash Barne nee Ms. Jayashree Vasant Bahirat and Mrs. Maya Raghunath Shivale nee Ms. Maya Vasant Bahirat have sold and conveyed a portion admeasuring 18 Ares (being an area admeasuring 12.5 Ares purchased by Mr. Anand and a portion admeasuring 5.5 Ares held jointly by them) out of Survey No. 35/2 unto and in favour of M/s. Ceratec Construction for the consideration and on the certain terms and conditions. Pursuant thereto the name of the purchaser was mutated to the revenue records. The same is reflected to the revenue record of the said land vide mutation entry no. 11249.

(z) It appears that by a Sale Deed dated 8/2/2022 registered with the office of Sub Registrar Haveli No. 4 at serial no. 2326/2022, the said Mr. Vishwanath Tukaram Bahirat, Mr. Tukaram Vishwanath Bahirat, Mrs. Pushpa Tukaram Bahirat, Mr. Pankaj Tukaram Bahirat, Mrs. Jyoti Pankaj Bahirat, Mr. Ganesh Vishwanath Bahirat, Mrs. Sheetal Ganesh Bahirat, Mr. Shri Ganesh Bahirat, Mrs. Mangal Chandrakant Aamale, Mrs. Zama Gajanan Garade, M/s. Bhoomi Buildcon, Mr. Rajabhau Pralhad Kadam and Mr. Sameer Rajabhau Kadam with the consent of Mr. Damodhar alias Baban Narhari Bahirat and others have sold and conveyed a portion admeasuring 13.5 Ares (being portion admeasuring 5 Ares held by Mr. Vishwanath Bahirat, 4 Ares owned by M/s Bhoomi Buildcon and portion admeasuring 4 Ares owned by Mr. Rajabhau Kadam and anr.) out of Survey No. 35/2 unto and in favour of M/s. Ceratec Construction for the consideration and on the certain terms and conditions. Pursuant thereto the name of the purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 11262.

(aa) It appears that the said Mr. Morya Sahadu Bahirat has repaid the entire loan amount which were availed by him from Kiwale Ravet Vivid Karyakari Sanstha Society. Pursuant to the Letter dated 14/3/2022 issued by said society, the charge of the said loans were deleted from revenue records. The same is reflected vide mutation entry no. 11352.

D) Survey No. 39/1

(a) It appears that prior to the year 1951, the said Survey No. 39 was owned by Mr. Shankar Genu Bhondave. The said fact has only been ascertained from the notings on the 7/12 extract for the year 1951-1952.

(b) It appears that the said Mr. Shankar Genu Bhondave expired intestate on 18/11/1955 leaving behind his legal heirs namely (i) Mr. Jagannath Shankar Bhondave - son, (ii) Mr. Sopana Shankar Bhondave - son and (iii) Mr. Vitthal Shankar Bhondave - son. Pursuant thereto the name of the said Mr. Jagannath Shankar Bhondave was mutated in the revenue records as karta and manager of the HUF. The same is reflected vide mutation entry no. 980.

(c) It appears that the said Mr. Babu Khandu Bhondave, Mr. Jagannath Shankar Bhondave, Mr. Mahadu Genu Bhondave, Mr. Sahadu Genu Bhondave and Mr. Bala Genu Bhondave partitioned the lands held by them. Pursuant to the said partition the said Survey No. 39 was subdivided and Survey No. 39/1 came to the exclusive share of Mr. Mahadu Genu Bhondave and Survey No. 39/2 came to the exclusive share of Mr. Bala Genu Bhondave. Pursuant thereto their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 1001.

(d) It appears that the said Mr. Mahadu Genu Bhondave had obtained a loan of Rs. 1500/- on 20/12/1957 from Kiwale Vivid Karyakari Sanstha Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1026.

(e) Mutation entry No. 1375 of village Ravet pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(f) It appears that the said Mr. Mahadu Genu Bhondave had preferred an application that he and his family including his son had partitioned the lands held by them and Pursuant thereto an order dated 3/1/1977 bearing No. Registration/SR/KAVI/3025/77 passed by Hon'ble Tahsildar, Haveli, the said Survey No. 39/1 came to the exclusive share of Mr. Damu Mahadu Bhondave. Pursuant thereto the name of Mr. Damu Mahadu Bhondave was mutated in the revenue records. The same is reflected vide mutation entry no. 1637.

(g) It appears that Mr. Damu Mahadu Bhondave expired intestate on 12/1/2012 leaving behind his legal heirs namely (i) Smt. Kasabai Damu Bhondave - widow and (ii) Mr. Hiranman Damu Bhondave - son. Pursuant thereto the names of the said legal heirs were mutated to the revenue records. The same is reflected vide mutation entry no. 8121.

(h) It appears that by a Development Agreement dated 20/11/2015 registered with the office of the Sub Registrar, Haveli No. 17 at serial no. 7362/2015, the said Mr. Bhiku Bala Bhondave, Mr. Vijay Bhiku Bhondave, Mrs. Sangeeta Vijay Bhondave, Mrs. Rucha Ganesh Chandere alias Ms. Rucha Vijay Bhondave, Ms. Kaveri Vijay Bhondave, Mr. Shriraj Vijay Bhondave, Smt. Bharati Manohar Bhondave, Mr. Chetan Manohar Bhondave, Mrs. Mohini Chetan Bhondave, Mr. Akshay Manohar Bhondave, Mrs. Snehal Sameer Kalate alias Ms. Snehal Manohar Bhondave, Smt. Kasabai Damu Bhondave, Mr. Hiranman Damu Bhondave, Mrs. Baby Hiranman Bhondave, Mr. Sandeep Hiranman Bhondave, Mrs. Nutan Sandeep Bhondave, Ms. Swara Sandeep Bhondave, Mr. Navnath Hiranman Bhondave, Mrs. Snehal Navnath Bhondave, Ms. Sparsh Navnath Bhondave, Mrs. Archana Rahul Sakhare, Mr. Dilip Babanrao Bhondave, Mrs. Manisha Dilip Bhondave, Mr. Nikhil Dilip Bhondave, Ms. Komal Dilip Bhondave, Mr. Tanaji Babanrao Bhondave, Mrs. Asha Tanaji Bhondave and Mr. Aakash Tanaji Bhondave have entrusted the exclusive development rights and authority to develop the said Survey No. 39/1 and portion admeasuring 34 Ares out of Survey No. 39/2 unto and in favour of M/s. Bhoomi Buildcon for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Bhiku Bala Bhondave and others have executed a Power of Attorney dated 20/11/2015 registered with the office of Sub Registrar, Haveli No. 17 at serial no. 7363/ 2015 in favour of the partners and nominees of M/s. Bhoomi Buildcon vesting in them with several powers and authorities pertaining to the said Survey No. 39/1 and portion admeasuring 34 Ares out of Survey No. 39/2.

(i) It appears that by a Deed of Cancellation dated 25/6/2021 registered with the office of Sub Registrar, Haveli No. 14 at serial number 7787/2021 executed by the said Mr. Bhiku Bala Bhondave and others and M/s. Bhoomi Buildcon have by mutual consent cancelled and terminated the said Development Agreement and Power of Attorney both dated 20/11/2015 registered at serial nos. 7362/2015 and 7363/ 2015 on certain terms and conditions.

(j) It appears that pursuant to the Recovery Certificate bearing number SRN/PSH/MLP/H-17/PR No. 01-2015/ in respect of Document registered at serial No. 7362-15/13322/2019 dated 31/12/2019, the charge of deficit stamp duty to be paid by M/s. Bhoomi Buildcon was mutated in the revenue records as arrears of land revenue. The same is reflected vide mutation entry no. 10671. It appears that the said M/s. Bhoomi Buildcon have paid the deficit stamp duty as along with the fine thereon on 25/11/2021. Pursuant thereto the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 11169.

(k) It appears that the said Smt. Kasabai Damu Bhondave expired instated on 29/9/2020 leaving behind her legal heir and only son, Mr. Hiranman Damu Bhondave. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 10707.

(l) It appears that by a Sale Deed dated 16/12/2021 registered with the office of Sub Registrar Haveli No. 22 at serial no. 15446/2021, the said Mr. Hiranman Damu Bhondave, Mrs. Baby Hiranman Bhondave, Mr. Sandeep Hiranman Bhondave, Mrs. Nutan Sandeep Bhondave, Ms. Swara Sandeep Bhondave, Mr. Swarad Sandeep Bhondave, Mr. Navnath Hiranman Bhondave, Mrs. Snehal Navnath Bhondave, Ms. Sparsh Navnath Bhondave and Mrs. Archana Rahul Sakhare have sold and conveyed the said Survey No. 39/1 and portion admeasuring 11 Ares out of Survey No. 39/2 unto and in favour of M/s. Ceratec Construction through its partner Mr. Anand Dyanand Agarwal for the consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 11181.

(m) It appears that the said Mr. Hiranman Damu Bhondave had repaid his loan amount to Kiwale Ravet Vivid Karyakari Sanstha Co- operative Ltd. and pursuant to the Letter dated 13/1/2022 issued by the said society the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 11216.

E) Survey No. 39/2

(a) It appears that prior to the year 1951, the said Survey No. 39 was owned by Mr. Shankar Genu Bhondave. The said fact has only been ascertained from the notings on the 7/12 extract for the year 1951-1952.

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- (b) It appears that the said Mr. Shankar Genu Bhondave expired intestate on 18/11/1955 leaving behind his legal heirs namely (i) Mr. Jagannath Shankar Bhondave - son, (ii) Mr. Sopana Shankar Bhondave - son and (iii) Mr. Vitthal Shankar Bhondave - son. Pursuant thereto the name of the said Mr. Jagannath Shankar Bhondave was mutated in the revenue records as karta and manager of the HUF. The same is reflected vide mutation entry no. 980.
- (c) It appears that the said Mr. Babu Khandu Bhondave, Mr. Jagannath Shankar Bhondave, Mr. Mahadu Genu Bhondave, Mr. Sahadu Genu Bhondave and Mr. Bala Genu Bhondave partitioned the lands held by them. Pursuant to the said partition the said Survey No. 39 was subdivided and Survey No. 39/1 came to the exclusive share of Mr. Mahadu Genu Bhondave and Survey No. 39/2 came to the exclusive share of Mr. Bala Genu Bhondave. Pursuant thereto their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 1001.
- (d) Mutation entry No. 1375 of village Ravet pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.
- (e) It appears that the said Mr. Bala Genu Bhondave expired intestate on 15/12/1972 leaving behind his legal heirs namely (i) Mr. Bhiku Bala Bhondave - son, (ii) Mr. Tukaram Bala Bhondave - son and (iii) Mr. Baban Bala Bhondave - son. Pursuant thereto the names of his legal heirs were mutated to the revenue records of the said land. The same is reflected vide mutation entry no. 1480.
- (f) It appears that Mr. Bhiku Bala Bhondave availed a loan of Rs. 10000/- on 5/12/1977 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1661.
- (g) It appears that Mr. Bhiku Bala Bhondave availed a loan of Rs. 10000/- on 13/7/1981 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1814.
- (h) It appears that Mr. Bhiku Bala Bhondave availed a loan of Rs. 10000/- on 28/6/1985 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 2041.
- (i) It appears that Mr. Baban Bala Bhondave availed a loan of Rs. 5000/- on 28/6/1985 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 2047.
- (j) It appears that Mr. Baban Bala Bhondave availed a loan of Rs. 30000/- on 19/6/1989 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 2276.
- (k) It appears that Mr. Bhiku Bala Bhondave availed a loan of Rs. 30000/- on 19/6/1989 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 2279.
- (l) It appears that the said Mr. Bhiku Bala Bhondave had preferred an application inter alia stating that Bhondave and his family had partitioned among themselves. Pursuant to an Order bearing No. THN/VATAP/SR/104/96 dated 21/3/1997 passed by Hon'ble Tahasildar, Haveli the said Survey No. 39/2 came to the exclusive share of Mr. Baban Bhiku Bhondave. Pursuant thereto the name of Mr. Baban Bhiku Bhondave was mutated to the revenue records. The same is reflected vide mutation entry no. 3298.
- (m) It appears that Mr. Baban Bala Bhondave availed a loan of Rs. 80000/- in the year 1999 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 4680.
- (n) It appears that Mr. Baban Bala Bhondave availed a loan of Rs. 100000/- in the year 1999 from Kiwale Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 4766.
- (o) It appears that Mr. Baban Bala Bhondave availed a loan of Rs. 200000/- on 24/8/2000 from Kiwale Ravet Vividh Karaykari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 5073.
- (p) It appears that Mr. Bhiku Bala Bhondave had repaid the entire loan amount to Kiwale Ravet Vividh Karaykari Seva Sahakari Society. Pursuant vide a Letter dated 24/2/2005 issued by the said society, the remark of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 5887.
- (q) It appears that Mr. Baban Bala Bhondave has repaid the entire loan amount to Kiwale Ravet Vividh Karaykari Seva Sahakari Society. Pursuant vide a Letter dated 24/2/2005 issued by

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the said society, the remark of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 5888.

(r) It appears that the said Mr. Baban Bala Bhondave expired intestate on 11/6/2005 leaving behind his legal heirs namely (i) Mr. Dilip Babanrao Bhondave – son, (ii) Mr. Tanaji Babanrao Bhondave – son, (iii) Mrs. Sunita Prakash Thopate – daughter, (iv) Mrs. Asha Shrikrushna Barate – daughter, (v) Smt. Laxmibai Baban Bhondave – widow. Pursuant thereto the names of the said legal heirs were mutated to the revenue records. The same is reflected vide mutation entry no. 5943.

(s) It appears that Mr. Dilip Baban Bhondave has obtained a loan of Rs. 300000/- on 24/8/2006 from Kiwale Ravet Vivid Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 6084.

(t) It appears that Mr. Tanaji Baban Bhondave has obtained a loan of Rs. 300000/- on 24/8/2006 from Kiwale Ravet Vivid Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 6085.

(u) It appears that by a Release Deed dated 17/8/2006 registered with the office of the Sub Registrar, Haveli No. 14 at serial no. 6487/2006 the said Mrs. Sunita Prakash Thopate, Mrs. Asha Shrikrushna Barate and Smt. Laxmibai Baban Bhondave have released and relinquished all their right, title, interest in the said Survey No. 39/2 in favour of Mr. Dilip Baban Bhondave and Mr. Tanaji Baban Bhondave. Pursuant thereto their names were deleted from the revenue records. The same is reflected vide mutation entry no. 6090.

(v) It appears that by a Mortgage Deed dated 12/10/2006 registered with the office of the Sub Registrar, Haveli No. 18 at serial no. 7084/2006, the said Mr. Dilip Baban Bhondave and Mr. Tanaji Baban Bhondave availed a loan to the tune of Rs. 4,25,000/- from Pune Zilla Madyavarti Sahakari Bank Ltd. Pune, Dehu Road Branch and for the same had mortgaged the said Survey No. 39/2. Pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 6098. It appears that that the said Mr. Dilip Baban Bhondave and Mr. Tanaji Baban Bhondave had repaid the said entire loan amount to Pune Zilla Madyavarti Sahakari Bank Ltd. Pune, Dehu Road Branch. Pursuant to the Letter dated 9/11/2011 bearing no. 020/469 issued by the said bank, the charge of said bank was deleted from the revenue records. The same is reflected vide mutation entry no. 8034.

(w) It appears that Mr. Dilip Baban Bhondave had obtained a loan of Rs. 300000/- on 25/1/2010 from Kiwale Ravet Vivid Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 7022. It appears that Mr. Dilip Baban Bhondave has repaid his loan amount to Kiwale Ravet Vivid Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was deleted from revenue records. The same is reflected vide mutation entry no. 8330.

(x) It appears that Mr. Tanaji Baban Bhondave availed a loan of Rs. 300000/- on 26/1/2010 from Kiwale Ravet Vivid Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 7039. It appears that Mr. Tanaji Baban Bhondave has repaid his loan amount to Kiwale Ravet Vivid Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was deleted from revenue records. The same is reflected vide mutation entry no. 8329.

(y) It appears that by a Deed of Exchange dated 21/3/2012 registered with the office of Sub Registrar Haveli No. 14 at serial no. 2251/2012 executed by Mr. Dilip Baban Bhondave and Mr. Tanaji Baban Bhondave of the First Part and Smt. Kasabai Damu Bhondave and Mr. Hiranman Damu Bhondave of the Second Part, the said Mr. Dilip Baban Bhondave and Mr. Tanaji Baban Bhondave have conveyed a portion admeasuring 11 Ares out of Survey No. 39/2 unto and in favour of Smt. Kasabai Damu Bhondave and Mr. Hiranman Damu Bhondave and in exchange the said Smt. Kasabai Damu Bhondave and Mr. Hiranman Damu Bhondave have conveyed a portion admeasuring 11 Ares out of Survey No. 14/3B unto and in favour of Mr. Dilip Baban Bhondave and Mr. Tanaji Baban Bhondave on certain terms and conditions. Pursuant to the names of the said parties were mutated accordingly in the revenue records. The same is reflected vide mutation entry no. 8463.

(z) It appears that by a Development Agreement dated 20/11/2015 registered with the office of the Sub Registrar, Haveli No. 17 at serial no. 7362/2015, the said Mr. Bhiku Bala Bhondave, Mr. Vijay Bhiku Bhondave, Mrs. Sangeeta Vijay Bhondave, Mrs. Rucha Ganesh Chandere alias Ms. Rucha Vijay Bhondave, Ms. Kaveri Vijay Bhondave, Mr. Shiraj Vijay

Bhondave, Smt. Bharati Manohar Bhondave, Mr. Chetan Manohar Bhondave, Mrs. Mohini Chetan Bhondave, Mr. Akshay Manohar Bhondave, Mrs. Snehal Sameer Kalate alias Ms. Snehal Manohar Bhondave, Smt. Kasabai Damu Bhondave, Mr. Hiranman Damu Bhondave, Mrs. Baby Hiranman Bhondave, Mr. Sandeep Hiranman Bhondave, Mrs. Nutan Sandeep Bhondave, Ms. Swara Sandeep Bhondave, Mr. Navnath Hiranman Bhondave, Mrs. Snehal Navnath Bhondave, Ms. Sparsh Navnath Bhondave, Mrs. Archana Rahul Sakhare, Mr. Dilip Babanrao Bhondave, Mrs. Manisha Dilip Bhondave, Mr. Nikhil Dilip Bhondave, Ms. Komal Dilip Bhondave, Mr. Tanaji Babanrao Bhondave, Mrs. Asha Tanaji Bhondave and Mr. Aakash Tanaji Bhondave have entrusted the exclusive development rights and authority to develop the said Survey No. 39/1 and portion admeasuring 34 Ares out of Survey No. 39/2 unto and in favour of M/s. Bhoomi Buildcon for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Bhiku Bala Bhondave and others have executed a Power of Attorney dated 20/11/2015 registered with the office of Sub Registrar, Haveli No. 17 at serial no. 7363/ 2015 in favour of the partners and nominees of M/s. Bhoomi Buildcon vesting in them with several powers and authorities pertaining to the said Survey No. 39/1 and portion admeasuring 34 Ares out of Survey No. 39/2.

(aa) It appears that by a Deed of Cancellation dated 25/6/2021 registered with the office of Sub Registrar, Haveli No. 14 at serial number 7787/2021 executed by the said Mr. Bhiku Bala Bhondave and others and M/s. Bhoomi Buildcon have by mutual consent cancelled and terminated the said Development Agreement and Power of Attorney both dated 20/11/2015 registered at serial nos. 7362/2015 and 7363/ 2015 on certain terms and conditions.

(bb) It appears that pursuant to the Recovery Certificate bearing number SRN/PSH/MLP/H-17/PR No. 01-2015/ in respect of Document registered at serial No. 7362-15/13322/2019 dated 31/12/2019, the charge of deficit stamp duty to be paid by M/s. Bhoomi Buildcon was mutated in the revenue records as arrears of land revenue. The same is reflected vide mutation entry no. 10671. It appears that the said M/s. Bhoomi Buildcon have paid the deficit stamp duty as along with the fine thereon on 25/11/2021. Pursuant thereto the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 11169.

(cc) It appears that the said Smt. Kasabai Damu Bhondave expired instated on 29/9/2020 leaving behind her legal heir and only son, Mr. Hiranman Damu Bhondave. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 10707.

(dd) It appears that by a Sale Deed dated 2/12/2021 registered with the office of the Sub Registrar, Haveli No. 12 at serial no. 14279/2021, the said Mr. Dilip Babanrao Bhondave, Mrs. Manisha Dilip Bhondave, Mr. Nikhil Dilip Bhondave, Ms. Komal Dilip Bhondave, Mr. Tanaji Babanrao Bhondave, Mrs. Asha Tanaji Bhondave, Mr. Aakash Tanaji Bhondave, Ms. Aishwarya Tanaji Bhondave, Mrs. Sunita Prakash Thopate and Mrs. Asha Shrikrushna Barate have sold and conveyed a portion admeasuring 34 Ares out of Survey No. 39/2 unto and in favour of M/s. Ceratec Construction through its partner Mr. Anand Dayanand Agarwal for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated to the revenue records. The same is reflected vide mutation entry no. 11158.

(ee) It appears that by a Sale Deed dated 16/12/2021 registered with the office of Sub Registrar Haveli No. 22 at serial no. 15446/2021, the said Mr. Hiranman Damu Bhondave, Mrs. Baby Hiranman Bhondave, Mr. Sandeep Hiranman Bhondave, Mrs. Nutan Sandeep Bhondave, Ms. Swara Sandeep Bhondave, Mr. Swarad Sandeep Bhondave, Mr. Navnath Hiranman Bhondave, Mrs. Snehal Navnath Bhondave, Ms. Sparsh Navnath Bhondave and Mrs. Archana Rahul Sakhare have sold and conveyed the said Survey No. 39/1 and portion admeasuring 11 Ares out of Survey No. 39/2 unto and in favour of M/s. Ceratec Construction through its partner Mr. Anand Dayanand Agarwal for the consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 11181.

(2) Permissions and Sanctions

(a) The said Survey No. 35 is under commercial (C-1) and part is affected by BRT Corridor as seen from the Zone Certificate issued by Pimpri Chinchwad Municipal Corporation (Construction Development Department) dated 29/10/2021. The said Survey No. 39 is under commercial (C-1) and part is affected by BRT Corridor as seen from the Zone Certificate issued by Pimpri Chinchwad Municipal Corporation (Construction Development Department) dated 29/10/2021.

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(c) The Pimpri Chinchwad Municipal Corporation has sanctioned the proposed layout and building plans and has issued the Commencement Certificate bearing No. BP/Ravet/131/22 dated 15/6/2022.

(d) The Tahasildar, Pimpri Chinchwad, Haveli Pune by its Order bearing no. JAMIN/NA/SR/445/2022 dated 23/6/2022 has fixed the non agricultural assessment and permitted the non agricultural use of the said Land.

(3) Qualifying Comments/Remarks

(a) I have also caused searches to be carried out of the Index II registers available in the office of the Joint Sub Registrar of Assurances Haveli No. 1 to 27, Pune through my associate Mr. Mr. Rohit Walimbe, Advocate for the period commencing from the year 1993 till date. I have been informed by Mr. Rohit Walimbe, Advocate that during the course of searches save and except as stated para 4, he has found any entry evidencing any encumbrances of whatsoever nature in and upon the said Land has been found. It is clarified that no physical searches have been carried out at the office of the Sub Registrar considering the COVID - 19 situations and the Notification dated 19/5/2020 issued by Inspector General of Registration and Controller of Stamps restricting physical searches and directing only for E- searches by Mr. Rohit Walimbe, Advocate.

(b) It is clarified that my clients had prior to the purchase of the said land had caused to be published the usual Public Notice in Daily Prabhat published in following manner for the intended purchase of the said land. It is clarified save and except as stated herein below, I have not received any claims or objections to the said Public Notice published in Daily Prabhat.

Public Notice date	Land Description	Date of Publication of the Public Notice
2/11/2021	A portion of land admeasuring 22 Ares out of Survey No. 39/2 owned by Mr. Anand Vasant Bahirat and others.	3/11/2021
2/11/2021	A portion of land admeasuring 9.5 Ares out of Survey No. 35/2 owned by Mr. Vishwanath Tukaram Bahirat and M/s. Bhoomi Buildcon.	3/11/2021
9/10/2021	A portion of land admeasuring 34.5 Ares out of Survey No. 35/1 owned by M/s. Bhoomi Buildcon.	10/10/2021
9/10/2021	Survey No. 39/1 admeasuring 46.Ares owned by Mr. Hiramna Damu Bhondave and others and Survey No. 39/2 admeasuring 45 Ares owned by Mr. Dilip Babanrao Bhondave and others.	10/10/2021
1/3/2022	The said Land owned by M/s. Ceratec Construction	2/3/2022

(c) Objections to the Public Notice

(i) Objection dated 12/11/2021 issued by Mr. Nifin Prakash Patil, Advocate on behalf of his client Mr. Vishwanath Tukaram Bahirat in respect of Public Notice dated 2/11/2021 published in Daily Prabhat on 3/11/2021 in respect of portion admeasuring 9.5 Ares out of Survey No. 35/2.

The said Mr. Vishwanath Tukaram Bahirat has contended that he has right, title and interest in the said Survey No. 35/2 and that he has filed a Regular Civil Suit No. 159/2012 before the Civil Judge Junior Division. It is seen that the said Mr. Vishwanath Tukaram Bahirat and Mr. Vasant Tukaram Bahirat have sold and conveyed their portion out of the said Survey No. 35/2 unto and in favour of M/s. Ceratec Construction and as detailed hereinabove and hence in my opinion the said objection doesnot survive in respect of Survey No. 35/2 held by M/s. Ceratec Construction.

(ii) Objection dated 12/10/2021 issued by Mr. S. M. Ghadyale, Advocate on behalf of his client Mr. Ganesh Pandurang Bhondave and Mr. Rajendra Parshuram Bhondave in respect of Public Notice dated 9/10/2021 published in Daily Prabhat on 10/10/2021 in respect of portion admeasuring 34.5 Ares out of Survey No. 35/1.

It is contended that Mr. Pandurang Kesu Bhondave and others have filed a Regular Civil Suit No. 316/2016 before the Civil Judge Junior Division against Smt. Hausabai Khandu Bhondave and other for declaration and injunction. The said Mr. Pandurang Kesu Bhondave and Mr. Parshuram Kesu Bhondave have filed a Civil Suit No. 316/2016 against Smt. Hausabai Khandu Bhondave and others 17 for Declaration and Injunction interalia claiming right, title and interest in Survey Nos. 34/1/1 and 35/1 being their ancestral property. On going through the pleading and documents on record it is observed that the purported Sale Deed registered at serial no.

60/1972 is in favour of Mr. Khandu Kesu Bhondave and he has acquired the same as his self acquired property. Moreover substantial time has elapsed and the said Survey No. 35/1 has been sold to different persons and moreover all the documents of sale, etc. have also not been challenged. M/s. Ceratec Construction are also not made a party to the said Civil Suit. The said suit also appears to be barred by the law of limitation. Considering the same in my opinion the outcome of the said Civil Suit will not have any effect on the title of my clients to the said Survey No. 35/1 and hence in my opinion the said objection does not survive in respect of Survey No. 35/1 held by M/s. Ceratec Construction.

(iii) Objection dated 11/11/2021 issued by Mr. Sanjay N. Dhadam, Advocate on behalf of his client Mr. Ajit Narayan Bahirat, Mr. Mahesh Manohar Bahirat and Mr. Devdatta Narayan Bahirat in respect of Public Notice dated 2/11/2021 published in Daily Prabhat on 3/11/2021 in respect of portion admeasuring 9.5 Ares out of Survey No. 35/2.

Mr. Mahesh Manohar Bahirat, Mr. Devdatta Narayan Bahirat and Mr. Ajit Narayan Bahirat being legal heirs of Mr. Narayan Shripati Bahirat have filed the said Regular Civil Suit No. 584/12 before the Hon'ble Civil Judge Junior Division, Pimpri against Mr. Baban alias Damodar Narhari Bahirat for Declaration and Injunction in respect of the share in Survey No. 35/2 along with the other lands. I have gone through the Suit and papers and documents and have to observe that the said suit is barred by the law of limitation and also that M/s. Ceratec Construction have not purchased the portion admeasuring 31.5 Ares from the family of Mr. Narhari Shripati Bahirat. Considering the same it is opined that any outcome of the said suit will not affect the title of my clients to the portion admeasuring 31.5 Ares held by them in Survey No. 35/2 and hence in my opinion the said objection does not survive in respect of Survey No. 35/2 held by M/s. Ceratec Construction.

(iv) Objection dated 7/3/2022 issued by Mr. S. M. Ghadyale, Advocate on behalf of his client Mr. Ganesh Pandurang Bhondave and Mr. Rajendra Parshuram Bhondave in respect of Public Notice dated 1/3/2022 published in Daily Prabhat on 1/3/2022 in respect of portion admeasuring 34.5 Ares out of Survey No. 35/1.

It is contended that Mr. Pandurang Kesu Bhondave and others have filed a Regular Civil Suit No. 316/2016 before the Civil Judge Junior Division against Smt. Hausabai Khandu Bhondave and other for declaration and injunction. The said Mr. Pandurang Kesu Bhondave and Mr. Parshuram Kesu Bhondave have filed a Civil Suit No. 316/2016 against Smt. Hausabai Khandu Bhondave and others 17 for Declaration and Injunction inter alia claiming right, title and interest in Survey Nos. 34/1/1 and 35/1 being their ancestral property. On going through the pleading and documents on record it is observed that the purported Sale Deed registered at serial no. 60/1972 is in favour of Mr. Khandu Kesu Bhondave and he has acquired the same as his self acquired property. Moreover substantial time has elapsed and the said Survey No. 35/1 has been sold to different persons and moreover all the documents of sale, etc. have also not been challenged. M/s. Ceratec Construction are also not made a party to the said Civil Suit. The said suit also appears to be barred by the law of limitation. Considering the same in my opinion the outcome of the said Civil Suit will not have any effect on the title of my clients to the said Survey No. 35/1 and hence in my opinion the said objection does not survive in respect of Survey No. 35/1 held by M/s. Ceratec Construction.

(d) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents produced before me inter alia title deeds and revenue records for my inspection and certain information supplied to me by my clients.

(e) Litigations

(i) Regular Civil Suit No. 316/2016

During the course of Searches a Notice of Lis Pendens dated 6/10/2016 registered with the office of the Sub Registrar Haveli No. 24 at serial no. 7070/2016 filed by one Mr. Pandurang Kesu Bhondave in respect of Regular Civil Suit No. 316/2016 filed by Mr. Pandurang Kesu Bhondave and Mr. Parshuram Kesu Bhondave against Smt. Hausabai Khandu Bhondave and others 17 pending before the Civil Judge Junior Division, Pimpri at Pune.

The said Mr. Pandurang Kesu Bhondave and Mr. Parshuram Kesu Bhondave have filed a Civil Suit No. 316/2016 against Smt. Hausabai Khandu Bhondave and others 17 for Declaration and Injunction inter alia claiming right, title and interest in Survey Nos. 34/1/1 and 35/1 being their ancestor property. On going through the pleading and documents on record it is observed that the purported Sale Deed registered at serial no. 60/1972 is in favour of Mr. Khandu Kesu Bhondave and he has acquired the same as his self acquired property. Moreover substantial time has elapsed and the said Survey No. 35/1 has been sold to different persons and moreover

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all the documents of sale, etc. have also not been challenged. Our clients are also not made a party to the said Civil Suit. The said suit also appears to be barred by the law of limitation. Considering the same in my opinion the outcome of the said Civil Suit will not have any effect on the title of my clients to the said Survey No. 35/1.

(ii) Regular Civil Suit No. 159/2012

It appears that the said Mr. Vishwanath Tukaram Bahirat and Mr. Vasant Tukaram Bahirat filed a Regular Civil Suit No. 159/2012 before the Hon'ble Civil Judge Senior Division, Pimpri against Mr. Morya Sahadu Bahirat and others 13 for Declaration and Injunction including for Survey No. 35/2. Pursuant thereto a Notice of Lis Pendens dated 4/9/2013 is registered with the office of the Sub Registrar, Haveli No. 1 at serial no. 7323/2013 in respect of the said suit. The same is reflected vide mutation entry no. 8656. It appears that Order dated 4/5/2018 in RTS Appeal bearing No. 185/2018 the remark of Lis Pendens was deleted from the revenue record vide mutation entry no. 10106. I have gone through the suit and the other papers and documents filed therein. It is seen that the said Mr. Vishwanath Tukaram Bahirat and Mr. Vasant Tukaram Bahirat have sold and conveyed their portion out of the said Survey No. 35/2 unto and in favour of M/s. Ceratec Construction and hence the suit doesnot survive in respect of Survey No. 35/2 held by M/s. Ceratec Construction. I have been informed that the said Mr. Vishwanath Tukaram Bahirat and others have agreed to withdraw the said suit and necessary steps thereto are being taken by them.

(iii) Regular Civil Suit No. 584/2012

Mr. Mahesh Manohar Bahirat, Mr. Devdatta Narayan Bahirat and Mr. Ajit Narayan Bahirat being legal heirs of Mr. Narayan Shripati Bahirat have filed the said Regular Civil Suit No. 584/12 before the court of Hon'ble Civil Judge Junior Division, Pimpri against Mr. Baban alias Damodar Narhari Bahirat for Declaration and Injunction in respect of the share in Survey No. 35/2 alongwith the other lands. I have gone through the Suit and papers and documents and have to observe that the said suit is barred by the law of limitation and also that M/s. Ceratec Construction have not purchased the portion admeasuring 31.5 Ares from the family of Mr. Narhari Shripati Bahirat. Considering the same it is opined that any outcome of the said suit will not affect the title of my clients to the portion admeasuring 31.5 Ares held by them in Survey No. 35/2.

(f) It is clarified that verification of pending litigations in respect of the said Land is difficult due to various reasons including (i) litigations can be filed/instituted in various for a depending upon the relief claimed, and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available and accessible, and/or (iii) Online searches in Court web portal do not provide any description of the Land and searches based on names is not feasible, and/or (iv) there are no registers maintained in respect of matters referred to arbitration. Considering the aforesaid, I have not conducted any litigation searches before any court of law or before any other authority (judicial or otherwise) to verify whether the said Land is subject matter of any litigation.

(g) It is clarified that the mutation entry nos. 9634, 9691, 9753, 10061, 10122, 11093 and 11278 pertain to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahasildar, Pune. It is clarified that mutation entry no. 8328 has not been furnished at the time of issuance of this report.

(h) It is clarified that the undersigned had issued Search and Title Reports dated 8/6/2022 and 12/7/2022 in respect of the said Land and this report is in furtherance thereto and is supplemental thereto.

(i) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefore.

(j) I have assumed that all members of the Hindu Undivided Family if referred above have been made a party to the documents as discussed hereinabove and no person/s are left out. It is clarified that as the detailed family has not been furnished to me, I have assumed and relied on the correctness as regards all members of Hindu Undivided Family being made a party to the documents. Further as a custom, the titles to said Land is ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

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(k) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as certified or photocopies and have not examined the same, (ii) only photocopies of the documents referred above are produced for inspection and I have assumed the same to be true and correct, (iii) that all permissions, if necessary have been obtained, (iv) the accuracy and completeness of all the factual representations made in the documents and information given to me, (v) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage on the basis of the revenue records and society records made available and certain information provided to me by my clients, (ii) there are no litigations/ claims/ applications/etc. of whatsoever nature pending in respect of the said Land before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said Land thereof on the basis of the documents made available and information provided to me by my clients and (iv) boundaries of the said Land on the basis of documents and information provided to me by my clients.

(l) It is further clarified that since my scope of work does not include considering aspects within the domain of an architect or surveyor, I have not carried out any physical inspection of the said Land nor have commented on its zoning and development aspects, etc. thereof. Further I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

This Title Report is based on the provisions of the law as applicable and prevailing as on date and the facts of the matter which is derived from documents perused and information provided and as I understand them to be. My understanding is based upon and limited to the information and documents provided to me and any variance of facts or of law may cause a corresponding change in my Title Report.

Dated this 12th day of July, 2022.


Prasanna S Darade
Advocate

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