

07/04/2023

To  
Maha RERA  
Authority Mumbai.

**LEGAL TITLE REPORT**

Subject – This is a Search and Title Report, in respect of an undivided area, admeasuring 588.45 sq. meters, under the sanctioned building plan layout of Commercial and MHADA building, by Pimpri Chinchwad Municipal Corporation, from and out the land, bearing Survey No. 114/3/1, totally admeasuring 00 Hectare, 45.50 Ares, (including pot kharaba 00 Hectare, 02.20 Ares), assessed at Rs. 01.04, in Residential Zone, lying, being and situated at revenue village- Wakad, Taluka- Mulshi, District- Pune, within the local limits of Pimpri Chinchwad Municipal Corporation, Pimpri, and within the jurisdiction of Sub Registrars, Haveli, (Pune), which entire property, adm., 00 Hectare, 45.50 Ares, is bounded as follows:-

Owners of Land declared on point 4  
page 3

On or towards the East : By remaining land,  
Survey no.114,

On or towards the South : By the remaining land of  
Mr. Mohan Abaji Bhumkar  
&Mr. Nandu Abaji Bhumkar  
from S.No. 114

On or towards the West : By PCMC 18 meters DP Road.

On or towards the North : By the land of Mr. Mahadev  
Moru Bhumkar of S. No. 114

Together with all easementary right, title and interest attached thereto.

**(hereinafter referred as the said Property)**

I have investigated the title of the said property on the request of KHARDE PATIL, a Proprietary Firm, through its Proprietor, Mr. Arun Venunath Kharde Patil, and following documents i.e.

**1. Description of the property is as follows:-**

An undivided area, admeasuring 588.45 sq. meters, under the sanctioned building plan layout of Commercial and MHADA building, by Pimpri Chainchwad Municipal Corporation, from and out the land bearing Survey. No. 114/3/1, totally admeasuring 00 Hectare, 45.50 Ares, (including pot kharaba 00 Hectare, 02.20 Ares), assessed at Rs. 01.04, in Residential Zone, lying, being and situated at revenue village- Wakad, Taluka- Mulshi, District- Pune, within the local limits of Pimpri Chinchwad Municipal Corporation, Pimpri, and within the jurisdiction of Sub Registrars, Haveli, (Pune).

2. List of documents is as follows :-

1. The 7/12 extract from the year 1941 to 1953, year 1966 to 1976, and year 1987 to 2019 with
  - a. Mutation entry no. 891, dated- 04/05/1946.
  - b. Mutation entry no. 2011, dated- 02/12/1970.
  - c. Mutation entry no. 2032, dated- 22/02/1972.
  - d. Mutation entry no. 3521, dated- 09/02/1988.
  - e. Mutation entry no. 5860, dated- 31/10/1996.
  - f. Mutation entry no. 6802 to 6826, dated- 21/11/1997.
  - g. Mutation entry no. 8932, dated- 22/11/2001.
  - h. Mutation entry no. 8933, dated- 22/11/2001.
  - i. Mutation entry no. 10118, dated- 05/05/2005.
  - j. Mutation entry no. 10221, dated- 17/08/2005.
  - k. Mutation entry no. 11744, dated- 26/12/2006.
  - l. Mutation entry no. 12758, dated- 20/08/2010.
  - m. Mutation entry no. 14485.
  - n. Mutation entry no. 15131, dated- 03/03/2016.
  - o. Mutation entry no. 15162, dated- 07/04/2016.
  - p. Mutation entry no. 15500, dated- 21/12/2016.
  - q. Mutation entry no. 15715, dated- 14/04/2017.
  - r. Mutation entry no. 15847, dated- 26/07/2017.
  - s. Copy of order issued by Tahasildar, Mulshi, dated- 30/09/1996, bearing no. 'Jamin Vibhajan-SR-45/96.
  - t. Copy of Commencement Certificate No. BP/Wakad/82/2015, dated- 07/06/2015 and BP/Wakad/154/2022, dated- 14/10/2022
  - u. Copy of order issued by Tahasildar, Mulshi, Pune, dated-07/09/2015, vide its letter Ref. no. Jamin/SR/197/2015,
  - v. Copy of Release Deed executed by Mrs. Shela Arun Bhumkar and others in favour of Mr. Arun Baburao Bhumkar, dated- 02/12/2015, at serial. no. 9652/2015.
  - w. Copy of Release Deed executed by Mrs. Vidhya Dnyanoba/ Dnyaneshwar Bhumkar and others in favour of Mr. Dnyanoba/ Dnyaneshwar Baburao Bhumkar, dated- 02/12/2015, at serial. no. 9653/2015.
  - x. Copy of Gift Deed executed by Mr. Arun Baburao Bhumkar in favour of Mr. Vishal Arun Bhumkar and other, dated- 02/12/2015, at serial. no. 9655/2015.
  - y. Copy of Gift Deed executed by Mr. Dnyanoba/ Dnyaneshwar Baburao Bhumkar in favour of Miss. Pooja Dnyanoba/ Dnyaneshwar Bhumkar/ Mrs. Pooja Suresh Kolhe and other, dated- 02/12/2015, at serial. no. 9656/2015.
  - z. Copy of Release Deed executed by Mrs. Minakshi Chandrakant Bhumkar and others in favour of Mr. Chandrakant Baburao Bhumkar, dated- 02/12/2015, at serial. no. 9657/2015.
  - aa. Copy of Gift Deed executed by Mr. Chandrakant Baburao Bhumkar, in favour of Mr. Jeevan Chandrakant Bhumkar and other, dated- 02/12/2015, at serial. no. 9687/2015.

- ab. Copy of Sale Deed executed by Mr. Jeevan Chandrakant Bhumkar and others, in favour of M/S. Magnova Realities, dated- 06/01/2016, at serial. no. 153/2016.
  - ac. Copy of POA executed by Mr. Jeevan Chandrakant Bhumkar and others, in favour of Mr. Dnyanoba/ Dnyaneshwar Baburao Bhumkar and other, dated- 06/01/2016, at serial. no. 154/2016.
  - ad. Copy of Taba pavati executed by Mr. Jeevan Chandrakant Bhumkar and others, in favour of M/S. Magnova Realities through its partners, dated- 06/01/2016, at serial. no. 155/2016.
  - ae. Copy of Supplementary Agreement Mr. Jeevan Chandrakant Bhumkar and others, in favour of M/S. Magnova Realities through its partners, dated- 01/01/2018, at serial. no. 59/2018.
3. Search report for 30 years from the year 1993 to 2023, for the period referred to above, vide Search Receipt bearing Nos. MH014031622202122E, dated- 04/03/2022 and No. MH017335844202223E, dated- 24/03/2023, respectively, both issued by the Sub Registrar, Haveli No. 10, (Pune).

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the Owner, MAGNOVA REALTY, a Partnership Firm, represented through its Partner Mr. Chandrakant Bhumkar, Mr. Arun Baburao Bhumkar, Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar, Mr. Amar Chandrakant Bhumkar, Mr. Kiran Arun Bhumkar, is clear, marketable without any encumbrances and KHARDE PATIL, a Proprietary Firm, through its Proprietor, Mr. Arun Venunath Kharde Patil, has legitimate rights of development of the said property.

**4) OWNERS OF THE LAND :-**

MAGNOVA REALTY, a Partnership Firm, represented through its Partner Mr. Chandrakant Bhumkar, Mr. Arun Baburao Bhumkar, Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar, Mr. Amar Chandrakant Bhumkar, Mr. Kiran Arun Bhumkar, is the "Owner" of an undivided area, admeasuring 588.45 sq. meters from and out of the entire land, bearing Survey No. 114/3/1 – totally admeasuring 00 Hectare, 45.50 Ares, i.e. 4550 sq. meters (including pot kharaba 00 Hectare 02.20 Ares), assessed at Rs. 1.04, in Residential zone, lying, being and situate at Revenue Village Wakad, Taluka Mulshi, District – Pune, within the local limits of Pimpri Chinchwad Municipal Corporation, and the Developer, KHARDE PATIL, a Proprietary Firm, through its Proprietor, Mr. Arun Venunath Kharde Patil, has got development rights in respect of the said property, has clean and clear marketable title to the said property.

The report reflecting the flow of the title of the above said Owner and Development right of the Developer, KHARDE PATIL, a Proprietary Firm, through its Proprietor, Mr. Arun Venunath Kharde Patil, on the said land is enclosed herewith as annexure.

Date – 07/04/2023,

  
(D.V.NANEKAR)  
ADVOCATE,



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

1. That the Mutation No. 891, duly certified, indicates that the above said Owner, i) Ramchandra Ganusheth Gujar and ii) Keshavlal Ganusheth Gujar iii) Ramanlal Tarachand Gujar, had sold land, bearing Survey No. 114 to the Purchaser therein, Shri Rama Govinda Bhumkar, by a Sale Deed, dated- 11/01/1946. Based on the said Sale Deed, an effect was been given to the record of rights of the said property.
2. That the Mutation No. 2011, duly certified, indicates that the area and assessment of lands of village Wakad, were converted into metric system as per Aakar Band 4, Hissa Form No. 12 issued by Special District Inspector of Lands Record (Metric) as contemplated under the provision of Weight and Measurement Act, 1958 and Indian Coinage Act, 1955.
3. That the Mutation Entry No. 2032, duly certified, indicates that on receipt of letter from Pune District Co-Operative Bhuvikas Bank Ltd., vide ref no. 2135/69, dated 07/03/1969, name of Shri. Narayan Rambhau Bhumkar, HUF, appearing in other rights column of the said 7/12 extract of said land, bearing S. No. 114, was removed and recorded in ownership column of the said 7/12 extract.
4. That the Mutation Entry No. 3521, duly certified, indicates that the owners 1) Narayan Rambhau Bhumkar 2) Moru Rambhau Bhumkar 3) Baburao Rambhau Bhumkar and 4) Aba Rambhau Bhumkar, partitioned their ancestral land amongst themselves and accordingly vide Partition Order bearing No. Vatap/Case/SR/136/87, dated- 08/02/1988, the Tahasildar, Taluka Mulshi, had accorded its sanction to the said Partition, under sec. 85 of Maharashtra Land Revenue Code, 1966. As per the said partition, the said entire land, Survey No.114, totally admeasuring 08 Hectares, 30 Ares, was divided into 4 equal parts of 02 Hectares, 07.5 Ares each, with specific Sub Divisions, (duly recorded on 7/12 extract) as follows:-

| Survey no. | Area H.R. | Allotted to the share of       |
|------------|-----------|--------------------------------|
| 114/1,     | 02.07.5   | Shri. Narayan Rambhau Bhumkar, |
| 114/2,     | 02.07.5   | Shri. Moru Rambhau Bhumkar,    |
| 114/3,     | 02.07.5   | Shri. Baburao Rambhau Bhumkar, |
| 114/4,     | 02.07.5   | Shri. Aba Rambhau Bhumkar,     |

together with equal right to use well water and right to obtain benefits from 6 mongo trees on the said entire land.

5. DEVOLUTION OF TITLE OF THE LAND, S.NO. 114/3, TOTALLY ADMEASURING 02 HECTARES, 07.5 ARES.

1. That the Mutation Entry No. 5860, duly certified, indicates that the Owners, (Branch of Baburao), 1) Shri. Baburao Rambhau Bhumkar, 2) Shri. Chandrakant Baburao Bhumkar, 3) Shri Arun Baburao Bhumkar and 4) Shri Dnyanoba Baburao Bhumkar, partitioned their ancestral land, Survey No. 114/3 amongst themselves. Pursuant to the application preferred by Shri. Baburao Rambhau Bhumkar & others 3, dated- 07/08/1996, along with their Statements on 29/8/1996, and Consent Letter of daughter of the said Shri. Baburao R. Bhumkar, Sau. Gulab Sopanrao Ghindhale, dated- 28/8/1996, Office of the Tahasildar, Taluka- Mulshi, approved and issued a Partition Order, bearing no. 'Jamin Vibhajan-SR-45/96 on 30/09/1996, u/s. 85 of the Maharashtra Land Revenue Code, 1966. Based on the said partition order, the land, Survey No. 114/3, totally admeasuring 02 Hectares, 07.5 Ares, was further sub divided into 3 equal parts, amongst the above said three brothers, as follows and separate 7/12 extracts were formed for each of such parts:-

| Survey no. | Area H.R.                                           | Allotted to the share of         |
|------------|-----------------------------------------------------|----------------------------------|
| 114/3/1    | 00. 69.1<br>(including<br>Pot kharaba<br>03Ares),   | Shri Chandrakant Baburao Bhumkar |
| 114/3/2    | 00. 69.2<br>(including<br>Pot kharaba<br>03.1Ares), | Shri. Arun Baburao Bhumkar       |
| 114/3/3    | 00. 69.2<br>(including<br>Pot kharaba<br>03.1Ares), | Shri. Dnyanoba Baburao Bhumkar   |

2. That the Mutation Entry Nos. 6802 to 6826, duly certified, indicate that the said Shri. Baburao Rambhau Bhumkar, along with his 3 sons, namely S/Shri. Chandrakant Baburao Bhumkar, Arun Baburao Bhumkar and Dnyanoba alias Dnyaneshwar Baburao Bhumkar, as the owners along with Shri. Navlobhanath Sahkari Gruharachna Maryadit (proposed) through its Chief Promoter, i) Ajay Dattatray Tawre ii) Shripati Rama Patil, had jointly executed multiple Sale Deeds, in favor of different purchasers therein and sold different portions of land, admeasuring 01 Hectare, 62 Ares, from and out of the land, Survey. No. 114/3, of varying sizes. Based on such said registered Sale Deeds, names of the Purchasers therein were recorded, on the record of rights of the said land, Survey. No. 114/3/2 with respective portion of area purchased.

3. That it appears from 7/12 extract of Survey Nos. 114/3/1, 114/3/2 and 114/3/3, that i) the above said areas sold to different purchasers, were clubbed together in Survey No. 143/3/2 and the names of purchasers therein, were recorded on said 7/12 extract with respective shares, by removing the name of Shri. Arun Baburao Bhumkar and ii) the 7/12 extract of Survey No. 114/3/3, area admeasuring 00 Hectare 69.1 Ares, owned by Shri. Dnyanoba Baburao Bhumkar, was cancelled and the unsold area thereof, was added with the unsold area of Shri. Chandrakant Baburao Bhumkar, and Shri. Arun Baburao Bhumkar, in Survey. No. 143/3/1. Accordingly, the said Land, Survey No. 114/3/1, remained with unsold area, admeasuring 00 Hectare, 45.50 Ares, (including pot kharaba 00 Hectare, 02.2 Ares), was recorded in the name of Owners, Shri. Chandrakant Baburao Bhumkar, Shri. Arun Baburao Bhumkar and Shri. Dnyanoba Baburao Bhumkar.

4. That the Mutation Entry No. 8932, duly certified, indicates that the Owner, Shri. Arun Baburao Bhumkar, availed of a loan of Rs. 1,00,000/- from Wakad VKSS, against the mortgage and executed Ekrar in respect of his share in the said land along with other lands and thereby charge of the said Wakad VKSS was recorded in other rights column thereof.

5. That the Mutation Entry No. 8933, duly certified, indicates that the Owner, Shri. Dnyanoba Baburao Bhumkar, availed of a loan of Rs. 1,00,000/- from Wakad VKSS, against the mortgage and executed Ekrar in respect of his share in the said land along with other lands and thereby charge of the said Wakad VKSS has been recorded in other rights column thereof.

6. That the Mutation Entry No. 10118, duly certified, indicates that the Owner, Shri. Arun Baburao Bhumkar, availed of a loan of Rs. 1,50,000/- from Wakad VKSS, against the mortgage and executed Ekrar in respect of his share in the said land, Survey No. 114/2/2, along with other lands and thereby charge of the said Wakad VKSS has been recorded in other rights column thereof.

7. That the Mutation Entry No. 10221, duly certified, indicates that the Owner, Shri. Dnyanoba Baburao Bhumkar, repaid his loan to Wakad VKSS, and accordingly encumbrance recorded in the record of rights of the said property, was duly removed from other rights column of the said property.

8. That the Mutation Entry No. 11744, duly certified, indicates that as per the letter from Regional Officer, Pune- 30, MIDC, vide Ref.No.PraAaFa/9780/08, dated-24.12.2008, parts of the certain lands at Village Wakas, had been acquired for road purpose and the same has been notified in the Gazette, dated- 14.11.2008, issued by the State Government of Maharashtra. Accordingly, an area admeasuring 79.50 Ares from and out of Survey No. 114, was notified to be acquired for road purpose by the MIDC.



9. That the Mutation Entry No. 12758, duly certified, indicates that as per the letter of Deputy Collector, Bhusampadan No. 13, Pune, vide Ref. no. Bhu.Sam.A-13/Astha-2/KAVI/797/10, along with the Maharashtra Govt. Gazette, Bhag 4B 8 to 14 th July 2010, the remark of acquisition recorded in other rights column of the said 7/12 extract of land, Survey no. 114, along with other lands, was duly removed.

10. That the Mutation Entry No. 14485, duly certified, indicates that Shri. Arun Baburao Bhumkar, repaid the loan of Wakad VKSS, in respect of the land, Survey no. 114/3/1.

11. That by virtue of a 'Release Deed', dated- 02.12.2015, registered in the office of Sub Registrar, Haveli No.18, at Sr. No. 9652/2015, the co-sharers, namely, 1) Mrs. Shaila Arun Bhumkar 2) Mr. Kiran Arun Bhumkar 3) Rudrapratap Kiran Bhumkar, minor through natural guardian, Mr. Kiran Arun Bhumkar) 4) Mr. Vishal Arun Bhumkar 5) Mast. Satyajeet Vishal Bhumkar, minor through natural guardian Mr. Vishal Arun Bhumkar 6) Arnav Vishal Bhumkar, minor through natural guardian Vishal Arun Bhumkar and 7) Shri Suraj Arun Bhumkar, as the Releasors therein, have released and relinquished all their undivided rights, interest and benefits, in the family owned ancestral property, admeasuring about 00 Hectare, 15.17 Ares, from and out of the land bearing Survey no. 114/3/1, totally admeasuring 00 Hectare, 45.50 Ares, those are being derived as co-owners, as well as inheritance rights from Shri. Arun Baburao Bhumkar, to and in favor of the Owner Shri. Arun Baburao Bhumkar.

12. That by virtue of a 'Release Deed', dated- 02.12.2015, registered in the office of Sub Registrar, Haveli No. 18 at Sr. No. 9653/2015, the co-owners 1) Mrs. Vidya Dnyanoba alias Dnyaneshwar Bhumkar 2) Pooja Dnyanoba alias Dnyaneshwar Bhumkar, alias Mrs. Pooja Suresh Kolhe (name after marriage) 3) Anjali Dnyanoba alias Dnyaneshwar Bhumkar, 4) Dipti Dnyanoba alias Dnyaneshwar Bhumkar, minor through natural guardian Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar, as the Releasors therein, have released, relinquished all their undivided rights, interest and benefits, in the family owned ancestral property, admeasuring about 00 Hectare, 15.16 Ares, from and out of land, Survey no. 114/3/1, totally admeasuring 00 Hectare, 45.50 Ares, those are being derived as co-owners , as well as inheritance rights from Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar, to and in favor of the owner, Shri Dnyanoba alias Dnyaneshwar Baburao Bhumkar, as the Releasee.



13. That the Mutation Entry No. 15131, duly certified, indicates that by virtue of a Gift Deed, dated- 02.12.2015, registered in the office of Sub Registrar, Haveli No. 18, at Sr. No. 9655/2015, the owner, Shri. Arun Baburao Bhumkar, as the Grantor therein, gifted, transferred, and assigned his undivided share of land, admeasuring 15.17 Ares, from and out of land, Survey. no. 114/3/1, totally admeasuring 00 Hectare, 45.50 Ares to and in favor of his sons, the Grantees 1) Mr. Vishal Arun Bhumkar and 2) Mr. Suraj Arun Bhumkar. Based on the said Gift Deed, effect has given to the record of rights of the said property, for the said area gifted in favor of Grantees.

14. That the Mutation Entry No. 15162, duly certified, indicates that by virtue of a Gift Deed, dated- 02.12.2015, registered in the office of Sub Registrar, Haveli No. 18, at Sr. No. 9656/2015, the owner, Shri Dnyanoba alias Dnyaneshwar Baburao Bhumkar, as Grantor therein, gifted, transferred and assigned his undivided share of land admeasuring 15.16 Ares, from and out of land, Survey no. 114/3/1, totally admeasuring 00 Hectare, 45.50 Ares, to and in favor of his daughters, the Grantees, i) Pooja Dnyanoba alias Dnyaneshwar Bhumkar, alias Mrs. Pooja Suresh Kolhe (name after marriage) 2) Anjali Dnyanoba alias Dnyaneshwar Bhumkar. Based on the said Gift Deed, effect has given to the record of rights of the said property, for the said area gifted in favor of Grantees.

15. That by virtue of a 'Release Deed', dated 02.12.2015, registered on 03.12.2015, in the office of Sub Registrar, Haveli No. 18 at Sr. No. 9657/2015, the co owners 1) Mrs. Minakshi Chandrakant Bhumkar 2) Mr. Amar Chandrakant Bhumkar 3) Kum. Gauri Amar Bhumkar, minor through natural guardian, Mr. Amar Chandrakant Bhumkar 4) Mast. Harshvardhan Amar Bhumkar, minor through natural guardian, Mr. Amar Chandrakant Bhumkar 5) Mr. Jeevan Chandrakant Bhumkar and 6) Mr. Vijay Chandrakant Bhumkar, have released and relinquished all their undivided rights, interest and benefits, in the family owned ancestral property, admeasuring about 00 Hectare, 15.17 Ares, from and out of land, Survey no. 114/3/1, totally admeasuring 00 Hectare 45.50 Ares, those are derived as co-owners, as well as inheritance rights from Mr. Chandrakant Baburao Bhumkar, to and in favor of the owner Shri Chandrakant Baburao Bhumkar. Based on the said registered deed, effect was given to record of rights of the said property.

16. That the Mutation Entry No. 15715, duly certified, indicates that by virtue of a Gift Deed, dated- 02.12.2015, registered in the office of Sub Registrar, Haveli No. 18, at Sr. No. 9687/2015, the owner, Shri. Chandrakant Baburao Bhumkar, as Grantor therein, gifted, transferred and assigned his undivided share of land, admeasuring 15.17 Ares, from and out of land, Survey no. 114/3/1, totally admeasuring 00 Hectare, 45.50 Ares, to and in favor of his sons, the Grantees i)

Mr. Jeevan Chandrakant Bhumkar and 2) Mr. Vijay Chandrakant Bhumkar. Based on the said Gift Deed, effect has given to the record of rights of the said property, for the said area gifted in favor of Grantees.

17. That the Mutation Entry No. 15500, duly certified indicates that as per the Govt. notification no. Ra.Bhu.A/Pra.Kra. 180/L-1, dated- 7/5/2016, along with the order of Tahasildar, Taluka- Mulshi, dated- 21/12/2016, the computerized 7/12 extracts of landed properties in the vicinity including Survey No. 114/3/1, was rectified with certain details as stated therein, by using E-Mutation Project Edit Module to be used for matching handwritten 7/12 extracts with computerized 7/12 extracts.

18. That the Mutation Entry No. 15847, duly certified, indicates that by virtue of a Sale Deed, along with Irrevocable General Power of Attorney, and Possession Receipt, all dated- 06/01/2016, registered on 07/01/2016, in the office of Sub Registrar, Haveli No. 18, at Sr. No. 153/2016, 154/2016 and 155/2016, respectively, the owners 1A) Shri. Jeevan Chandrakant Bhumkar 1B) Shri. Vijay Chandrakant Bhumkar 2A) Shri. Vishal Arun Bhumkar 2B) Shri. Suraj Arun Bhumkar 3A) Pooja Dnyanoba alias Dnyaneshwar Bhumkar alias Mrs. Pooja Suresh Kolhe 3B) Anjali Dnyanoba alias Dnyaneshwar Bhumkar, have sold, transferred and assigned their respective share of undivided land collectively admeasuring 00 Hectare, 45.50 Ares, Survey No. 114/3/1, to and in favor of the Purchaser therein, MAGNOVA REALTY, a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, through its Partners, 1) Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar 2) Mr. Amar Chandrakant Bhumkar 3) Mr. Kiran Arun Bhumkar and 4) Mr. Vijay Chadrakant Bhumkar, against the consideration and terms and conditions as mentioned therein. Based on the said registered Sale Deed, an effect has been given to the record of rights of the said land purchased.

The above said area, admeasuring 00 Hectare, 45.50 Ares, is more particularly described in the SCHEDULE-I written hereunder.

19. That thereafter, a 'Supplementary Agreement', dated- 1/1/2018, registered in the office of Sub Registrar, Haveli No.5, at Sr. No. 51/2018, was executed and registered by and between the parties MAGNOVA REALTY, a Partnership Firm, through its Partner, Mr. Kiran Arub Bhumkar, on the one hand and the Mr. Jeevan Chandrakant Bhumkar, Mr. Vijay Chandrakant Bhumkar, Mr. Vishal Arun Bhumkar Mr. Suraj Arun Bhumkar Mrs. Puja Sameer Kolhe, (Miss Puja Dnyanoba alias Dnyeaneshwar Bhumkar, Anjali Dnyanoba alias Dnyaneshwar Bhumkar, on the other hand, for incorporating certain terms and conditions, as agreed by and between the parties.

20. That thereafter, by virtue of a 'Development Agreement', dated- 16/02/2023, registered in the office of Sub Registrar, Haveli 17, at Sr. No. 2845/2023, the owner MAGNOVA REALTY, a Partnership Firm, represented through its Partner, Mr. Chandrakant Baburao Bhumkar, Mr. Arun Baburao Bhumkar, Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar, Mr. Amar Chandrakant Bhumkar, Mr. Kiran Arun Bhumkar, has assigned and entrusted development rights, in respect of the balance undivided land, admeasuring 588.45 sq. meters, under the sanctioned building plan layout of Commercial and MHADA building, by Pimpri Chainchwad Municipal Corporation, to and in favor of the Developer, KHARDE PATIL, a Proprietary Firm, through its Proprietor, Mr. Arun Venunath Kharde Patil, on the terms and conditions mentioned therein.

21. That in pursuance of the above said 'Development Agreement', dated-16/02/2023, the above owner MAGNOVA REALTY, through its Partners, Mr. Chandrakant Baburao Bhumkar & others, have executed a 'Power of Attorney', on 16/02/2023, to an in favor of the Developer, KHARDE PATIL, a Proprietary Firm, through its Proprietor, Mr. Arun Venunath Kharde Patil, in respect of above said property, which is registered on the same day, in the office of Sub Registrar, Haveli 17, at Sr. No. 2846/2023.

22. That to ascertain the objections, if any, a Public Notice, was also duly published on 19/05/2022, in Daily Prabhat, News Paper, under my name. In this context, I have not received any objection during the said notice period.

DETAILS IN RESPECT OF DEVELOPMENT ON THE  
PART OF THE SAID LAND, NOT RELATING TO THIS  
REPORT LAND:

(a) That it appears that the Tahasildar, Mulshi, Pune, vide its letter Ref. no. Jamin/SR/197/2015, dated- 07/09/2015, informed Village Officer, about the land, Survey No. 114/3/1, admeasuring 4403.66 sq. meters, being made non-agricultural and assessment had been paid to the Govt. and plans had been sanctioned and entry to that effect be made in the revenue records.

(b) That it appears that the Owners, Shri. Chandrakant Baburao Bhumkar & others, have got changed the user of their land, Survey No. 114/3/1, 00 Hectare, 45.50 Ares, as 'Non Agricultural Land' (NA) from the Collector, Pune District, Pune, vide its order Ref.No. PMH/ SANAD/ SR/ 197/ 2015, dated- 05/10/2015, for an area admeasuring 4403.66 sq. mtrs, comprising area admeasuring 4254.02 sq. mtrs. Residential and area admeasuring 149.64 sq. mtrs. Commercial.

(c) That it appears that the owners i) Shri Chandrakant Baburao Bhumkar ii) Shri Arun Baburao Bhumkar and iii) Shri Dnyanoba Baburao Bhumkar, have got the Building Plan sanctioned from Pimpri Chinchwad Municipal Corporation, Pimpri, for construction of the buildings on the said land for the purpose of residence, commercial and ancillary uses vide Commencement Certificate No. BP/Wakad/82/2015, dated- 07/06/2015 which was further revised vide reference no. BP/Wakad/154/2022, dated- 14/10/2022

(d) That the above said sanction was further revised vide Commencement Certificate No. BP/ Wakad/ 117/ 2016, dated 26/07/2016.

(e) That the above said sanction was further revised vide Commencement Certificate No. BP/ Wakad/ 154/ 2016, dated- 14/10/2022.

(f) That the owner MAGNOVA REALTY, through its Partners, Mr. Chandrakant Baburao Bhumkar, & others, have completed the construction of Building Nos. A & B, on the said entire land admeasuring 4500 sq. meters. However, they have yet to receive Completion Certificate from Pimpri Chinchwad Municipal Corporation.

23. That from the above, it is seen that MAGNOVA REALTY, a Partnership Firm, represented through its Partner, Mr. Chandrakant Baburao Bhumkar, Mr. Arun Baburao Bhumkar, Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar, Mr. Amar Chandrakant Bhumkar, Mr. Kiran Arun Bhumkar, is an absolute Owner of the property described in SCHEDULE-I and the Developer, KHARDE PATIL, a Proprietary Firm, though its Proprietor, Mr. Arun Venunath Kharde Patil, has got development rights in respect of the property more particularly described in the SCHEDULE-II written hereunder. The said property described in SCHEDULE-II is free from encumbrances and the Owner and the Developer have clean and clear marketable title to the said property, including to enter into and get registered all the requisite documents, etc.,.

I have inspected the photo copy of the documents mentioned hereinabove.



GENERAL :

a) It is represented to us by our clients that there is no pending litigation, proceedings, enquiry, etc, before any court of law, tribunal, etc, in respect of the said land and I have relied on the same and no separate search in the courts is not carried out.

b) The boundaries which are mentioned herein above are provided by the client to me.

c) The client has represented to me that presently there is no mortgage, charge, lien, attachments, claims, demands or other encumbrances on or against the above mentioned land as on the date of issuance of this Report.

d) This report is based on the review of the documents and Record of Rights as mentioned above made available for my perusal and also on the information furnished and representations made by the client.

e) For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as photocopies.

1. In the view of above and perusal of the relevant record, it would be seen that the said property is free from all encumbrances and reasonable doubts and I am of the opinion that the above said Owner MAGNOVA REALTY, a Partnership Firm, represented through its Partner Mr. Chandrakant Bhumkar, Mr. Arun Baburao Bhumkar, Mr. Dnyanoba alias Dnyaneshwar Baburao Bhumkar, Mr. Amar Chandrakant Bhumkar, Mr. Kiran Arun Bhumkar, has clean and clear marketable title to the said property, and KHARDE PATIL, a Proprietary Firm, through its Proprietor, Mr. Arun Venunath Kharde Patil, has legitimate rights of development of the said property, subject to documents whatever stated above.

2. Accordingly, a search report has been carried out and completed in the concerned offices of the Sub Registrars, Mulshi (Pune), for the period referred to above, vide Search Receipt bearing Nos. MH014031622202122E, dated-04/03/2022 and No. MH01733584420223E, dated-24/03/2023, respectively, both issued by the Sub Registrar, Haveli No.10, (Pune).

3. The original Search Receipt is attached to this Report forming part of it. From the record that was made available for my inspection, except the above, no transaction of any sort was found to be recorded in respect of the said properties.

4. This Report is solely based on the record that was made available to me for my inspection. Most of the record was found to be torn.

Date :- 07/04/2023,

  
(D.V.NANEKAR)  
ADVOCATE,

