



Date 25/09/2024

To,
Maha RERA,
6th & 7th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex, Bandra (E),
Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 534/1 having total area admeasuring 00 Hector 66 Are i.e. 6600 Sq. Mtrs. out of which area admeasuring 00 Hector 42 Are i.e. 4200 Sq. Mtrs. and Survey No. 535/2 having total area admeasuring 00 Hector 42 Are i.e. 4200 Sq. Mtrs. having total area adm. 8400 Sq. Mtrs. situated at Charholi Budruk Tal- Haveli Dist Pune (hereinafter referred as said plot property)

I have investigated the title of said land on the request of **M/s. Swastik Diamond Developers through Partner Mr. Pravin K. Patel and others** and **M/s. Shree Samrudhi Developers through Partner Mr. Pravin K. Patel and others** and following document i.e.

1) Description of Property :

A) All that piece and parcel of the constructed property bearing Survey No. 534/1 having total area admeasuring 00 Hector 66 Are i.e. 6600 Sq. Mtrs. out of which area admeasuring 00 Hector 42 Are i.e. 4200 Sq. Mtrs. situated at Charholi Budruk Tal- Haveli Dist Pune bounded as follows:-

East : By 45 Mtrs. D. P. Road
West : By Land at Survey No. 532
South : By Land at Survey No. 534/2
North : By Land at Survey No. 535

B) All that piece and parcel of the constructed property bearing Survey No. 535/2 having total area admeasuring 00 Hector 4200 Are i.e. 4200 Sq. Mtrs. situated at Charholi Budruk Tal- Haveli Dist Pune bounded as follows:-

East : By Property of Mr. Abasaheb B. Tapkir
West : By Property of Mr. Dagadu G. Dabhade
South : By Property of Mr. Raghunath Dabhade
North : By Property of Mr. Babasaheb Dabhade

On the above land having total area adm. 8400 Sq. Mtrs. there on project to be constructed known as "**Prismcity Skyline**"

The List of Document of allotment of Plot :

- Photo Copy of Latest 7/12 extract 16.09.2024
- Photo Copy of 7/12 Extract of last 30 Years.
- Photo Copy of Mutation Entries of last 30 years

R. Vispute

- d) Photo Copy of N. A. Order No. Jamin/NA/SR/525/2023 dated 02.11.2023.
- e) Photo Copy of Building Commencement Certificate No. BP/Charholi/123/2023 date 27/09/2023.
- f) Photo Copy of Revised Building Commencement Certificate No. BP/Charholi/57/2024 date 27/03/2024.
- g) Photo Copy of Development Agreement executed by Dagadu Gopal Dabhade and others in favour of M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amit Keshvdev Agarwal which is registered in the office of sub-registrar Haveli-5 at Sr. No. 132/2013 dated 04/01/2013.
- h) Photo Copy of Irrevocable Power of Attorney executed by Dagadu Gopal Dabhade and others in favour of M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amit Keshvdev Agarwal which is registered in the office of sub-registrar Haveli-5 at Sr. No. 133/2013 dated 04/01/2013.
- i) Photo Copy of Cancellation Deed executed between Dagadu Gopal Dabhade & others And of M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amir Keshvdev Agarwal which is registered in the office of sub-registrar Haveli-18 at Sr. No. 8934/2018 dated 10/07/2018.
- j) Photo Copy of Development Agreement executed by Dagadu Gopal Dabhade and others in favour of M/s. Swastik Diamond Developers through Partner Mr. Bharatkumar Kantilal Patel & Mr. Jagdishbhai Virjibhai Patel which is registered in the office of sub-registrar Haveli-26 at Sr. No. 5112/2021 dated 19/03/2021.
- k) Photo Copy of Irrevocable Power of Attorney executed by Dagadu Gopal Dabhade and others in favour of M/s. Swastik Diamond Developers through Partner Mr. Bharatkumar Kantilal Patel & Mr. Jagdishbhai Virjibhai Patel which is registered in the office of sub-registrar Haveli-26 at Sr. No. 5113/2021 dated 19/03/2021.
- l) Photo Copy of Release Deed of Smt. Bhamabai Dashrath Kalaje through legal heirs Mr. Bhikuji Dasharath Kalaje & others in favour of Mr. Pandurang Kondiba Dabhade & Devram Kondiba Dabhade which is registered in the office of sub-registrar Haveli-14 at Sr. No. 3120/2014 dated 13/05/2014.
- m) Photo Copy of Release Deed of Sindhubai Baban Awhale, Hirabai Jagannath Jadhav & Bhanudas Dasharath Kalaje in favour of Devram Kondiba Dabhade which is registered in the office of sub-registrar Haveli-14 at Sr. No. 9877/2022 dated 14/09/2022.
- n) Photo Copy of Development Agreement executed by Pandurang Kondiba Dabhade and others in favour of M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amit Keshvdev Agarwal which is registered in the office of sub-registrar Haveli-18 at Sr. No. 3506/2015 dated 08/05/2015.
- o) Photo Copy of Irrevocable Power of Attorney executed by Pandurang Kondiba Dabhade and others in favour of M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amit Keshvdev Agarwal which is registered in the office of sub-registrar Haveli-18 at Sr. No. 3507/2015 dated 08/05/2015.
- p) Photo Copy of Irrevocable Power of Attorney executed by M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amit Keshvdev Agarwal in favour of Mr. Jagdishbhai Gorani aka Patel & Mr. Sagarkumar Parsotambhai Patel which is registered in the office of sub-registrar Haveli-17 at Sr. No. 8327/2022 dated 20/05/2022.
- q) Photo Copy of Notarized Bharana Pavati of Smt. Bhamabai Dashrath Kalaje through legal heirs Mr. Bhikuji Dasharath Kalaje & others in favour of Mr. Pandurang Kondiba Dabhade & Devram Kondiba Dabhade which is noted and registered at serial No. 201/2014 dated 13/05/2014.



- r) Photo Copy of Notarized MOU/ Release Deed of Sindhubai Baban Awhale, Hirabai Jagannath Jadhav in favour of Devram Kondiba Dabhade which is noted and registered at serial No. 209/2022 dated 20/09/2022.
- s) Photo Copy of Sathe Khat executed by Dagadu Gopal Dabhade and others in favour Mr. Suresh Gopal Jadhav which is registered in the office of sub-registrar Haveli-23 at Sr. No. 2078/2013 dated 20/03/2013.
- t) Photo Copy of Irrevocable Power of Attorney executed by Dagadu Gopal Dabhade and others in favour Mr. Suresh Gopal Jadhav which is registered in the office of sub-registrar Haveli-23 at Sr. No. 2079/2013 dated 20/03/2013.
- u) Photo Copy of Sale Deed executed by Dagadu Gopal Dabhade and others in favour Mr. Suresh Gopal Jadhav which is registered in the office of sub-registrar Haveli-10 at Sr. No. 3193/2015 dated 27/03/2015.
- v) Photo Copy of Consent Deed executed by Mrs. Shital Dipak Bhalekar & others in favour M/s. Shree Samruddhi Developers through Partner Mr. Pravinbhai Kanjibhai Patel & others which is registered in the office of sub-registrar Haveli-8 at Sr. No. 22083/2023 dated 01/11/2023.
- w) Photo Copy of Irrevocable Power of Attorney executed by Mrs. Shital Dipak Bhalekar & others in favour M/s. Shree Samruddhi Developers through Partner Mr. Pravinbhai Kanjibhai Patel & others which is registered in the office of sub-registrar Haveli-8 at Sr. No. 22085/2023 dated 01/11/2023.
- x) Photo Copy of Notarized Supplementary Agreement executed between M/s. Swastik Diamond Developers through partner Mr. Bharatkumar Kantilal Patel & Mr. Jagdishbhai Gorani aka Patel And M/s. Shree Samruddhi Developers through Partner Mr. Pravinbhai Kanjibhai Patel & others And Mr. Dagadu Gopal Dabhade & others And Late. Mr. Pandurang Kondib a Dabhade through his legal heirs Mrs. Lakshmibai Pandurang Dabhade & others through Power of Attorney holder M/s. Shree Samruddhi Developers through Partner Mr. Bharatkumar Kantilal Patel & Mr. Jagdishbhai Gorani aka Patel which is noted, registered & dated 04/12/2023.
- y) Photo Copy of Notarized MOU between Dagadu Gopal Dabhade & others And Mr. Bharatkumar Kantilal Patel & Mr. Hardik Pravinbhai Patel which is noted and registered at serial No. 19/2019 dated 12/01/2019.
- z) Photo Copy of Notarized MOU between Kaluram Govind Dabhade & others And M/s. Swastik Diamond Developers through partner Mr. Bharatkumar Kantilal Patel & Mr. Jagdishbhai Gorani aka Patel which is noted, registered & dated 10/05/2022.
- aa) Photo Copy of Partnership Deed of Swastik Diamond Developers, dated - 05/12/2019.
- bb) Photo Copy of Partnership Deed of Shree Samruddhi Developers, dated - 01/09/2012.
- cc) Photo Copy of Reconstitution Partnership Deed of Shree Samruddhi Developers, dated - 02/01/2013.
- dd) Photo Copy of Reconstitution Partnership Deed of Shree Samruddhi Developers, dated - 01/06/2022

2) 7/12 Extract issued by Maharashtra Government dated 16.09.2024 mutation entry no- Mentioned as per Title Flow

3) Search Report for 30 years from 1994 till 2024

1. On perusal of the above mentioned document and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. Swastik Diamond Developers through Partner Mr. Pravin K. Patel and others and M/s. Shree Samrudhi**

Developers through Partner Mr. Pravin K. Patel and others is clear and marketable and without encumbrances.

Owners of the land : A. 1) Mr. Dagdu Gopal Dabhade, 2) Mrs. Kaushalya Dagdu Dabhade, 3) Mr. Santosh Dagdu Dabhade 4) Mrs. Sushma Santosh Dabhade 5) Vishakha Santosh Dabhade 6) Manthan Santosh Dabhade 7) Mr. Sangram Dagdu Dabhade 8) Mrs. Sarika Sangram Dabade 9) Swayam Sangram Dabhade 10) Swankita Sangram Dabhade 11) Mr. Hanuman Dagdu Dabhade, 12) Mrs. Kalpana Hanuman Dabhade, 13) Vaishnavi Hanuman Dabhade 14) Dhruv Hanuman Dabhade, 15) Mr. Dattatray Gopal Dabhade, 16) Mrs. Ranjanabai Dattatray Dabhade 17) Mr. Swapnil Dattatray Dabhade 18) Mrs. Amruta Swapnil Dabhade, 19) Mrs. Jaya Kurmadas Gavde, 20) Mrs. Rita Anil Karle 21) Mr. Balasaheb Gopal Dabhade 22) Mrs. Kiran Balasaheb Dabhade 23) Ankita Balsaheb Dabhade 24) Asmita Balsaheb Dabhade 25) Kantabai Sitaram Barne 26) Chhaya Prakash Dangat 27) Mrs. Rakhmabai Balasaheb Dabhade 28) Nitin Balasaheb Dabhade 29) Mrs. Akshada Nitin Dabhade 30) Mr. Kiran Balasaheb Dabhade 31) Mrs. Vidya Kilas Sandbhor 32) Mrs. Renuka Sagar Hazare 33) Kaluram Govind Dabhade 34) Mrs. Sangita Kaluram Dabhade 35) Mr. Rakesh Kaluram Dabhade 36) Mrs. Kajal Rakesh Dabhade 37) Mr. Rahul Kaluram Dabhade 38) Mrs. Rajshree Tushar Dangat 39) Mr. Kundlik Govind Dabhade, 40) Mrs. Changuna Kundlik Dabhade 41) Mr. Akshay Kundlik Dabhade 42) Ms. Komal Kundlik Dabhade 43) Mrs. Asha Shivji Pathare for Survey No. 534/1.

B) 1) Mr. Pandurang Kondiba Dabhade 2) Mrs. Laxmibai Pandurang Dabhade 3) Mr. Vilas Pandurang Dabhade 4) Mrs. Jayshree Vilas Dabhade 5) Mrs. Shital Dipak Bhalekar 6) Mrs. Sakshi Surykant Walake 7) Smt. Kamal Vilas Dabhade 8) Mr. Gaurav Vilas Dabhade 9) Mr. Ketan Vilas Dabhade 10) Mr. Sunil Pandurang Dabhade 11) Mr. Soham Sunil Dabhade 12) Mrs. Karnika Sunil Dabhade 13) Mrs. Chandrbhaga Hanumant Gavli, 14) Mr. Devram Kondiba Dabhade, 15) Mr. Santosh Devram Dabhade 16) Mrs. Pornima Santosh Dabhade 17) Mr. Ganesh Devram Dabhade 18) Mrs. Chaitrali Ganesh Dabhade 19) Mrs. Manisha Suhas Gavhane 20) Mrs. Vatsalabai Devram Dabhade 21) Vaishali Pravin Sakore for Survey No. 535/2

Developer of the Land : M/s. Swastik Diamond Developers and M/s. Shree Samruddhi Developers

1. The report reflecting the flow of the title of the **Mr. Dagadu Gopal Dabhade and others through M/s. Swastik Diamond Developers through Partner Mr. Pravin K. Patel and Smt. Laxmibai Pandurang Dabhade and others through /s. Shree Samruddhi Developers through Partner Mr. Pravin K. Patel and others** on the said land in enclosed herewith an annexure

Encl: Annexure-A

Date. 25.09.2024

Place. Pimpri Chichwad, Pune

Adv. Kiran R. Vispute



KIRAN RATNAKAR VISPUTE
ADVOCATE
1734, Near Bhadrakali Temple,
Tiwandha Chowk, Nashik 422 001,



Annexure -A

FLOW OF THE TITLE OF THE SAID LAND-

(A) In respect of Survey No. 534/1

- 1) Previously Survey No. 1003/1 (New Survey No. 534/1) belonged to Khandu Pandu Dabhade.
- 2) Mutation Entry No. 2806: It appears from this Mutation Entry that Girdhari Jethmal Marwadi gave an application stating that he has no right in the S. No. 1003/1 and that even the Sarkari Shet Saara is being paid by Khandu Pandu Dabhade. Accordingly, his name is Poklist.
- 3) Mutation Entry No. 3172: It appears from this Mutation Entry that Maruti Rambhau Thorave purchased the land at Survey No. 1003/1 from Khandu Pandu Dabhade for a consideration of Rs. 1000/- on 27/12/1947. Accordingly, his name was mutated as owner and occupier of Survey No. 1003/1.
- 4) Mutation Entry No. 3717: It appears from this Mutation Entry that Maruti Rambhau Thorave purchased the land at Survey No. 999/1A+1B and 1003/1 from Girdhari Jethmal Marwadi on 24/08/1950.
- 5) Mutation Entry No. 3718: It appears from this Mutation Entry that Maruti Rambhau Thorave purchased the land at Survey No. 999/1A+1B and 1003/1 from Girdhari Jethmal Marwadi on 24/08/1950.
- 6) Mutation Entry No. 3806: not available
- 7) Mutation Entry No. 5210: not available
- 8) Mutation Entry No. 6061: It appears from this Mutation Entry that as per the provision of Sec 32G of Tenancy Act, the price of the land was fixed at Rs. 1560/- on 25/06/1964 vide order bearing No. ALT/360 dated 25/06/1964. Accordingly, the name of the tenant Mr. Ganesh Genu Dabhade was mutated as owner and occupier and name of rest owner Mr. Maruti Rambhau Thorave was mutated in the other rights column of Survey No. 1003/1.
- 9) Mutation Entry No. 8121: It appears from this Mutation Entry that new law pertaining to weights and measurement was introduced and accordingly effect was given into the present Survey No. 1003/1.
- 10) Mutation Entry No. 8156: It appears from this Mutation Entry that Mr. Ganesh Genu Dabhade paid the price of the land being Rs. 1560/- and was awarded the Sale Certificate. Accordingly, his name was mutated as owner and occupier vide order



bearing No. ALT/Charholi Budruk/390 dated 15/01/1969 with the remark 'subject to the provision of Sec 43 of Tenancy Act' in the other rights column.

11) Mutation Entry No. 10723: It appears from this mutation entry that, as per order bearing no. Prashashan VSHI/2346/4, No. Prashashan A. D. M./S/R/17/75, along with other Govt. Ordinance and under section 4 Sub Section 4 of Maharashtra Land Revenue Code 1966 and rectified notification bearing No. PMJ/4916/Chaar/ dated 25/01/1989, the villages Chovisawadi and Wadmukhwadi were converted into separate revenue village. New Gat No. 534 was assigned.

12) Mutation Entry No. 14829: It appears from this mutation entry that, as per the application of Mr. Balasaheb Gopal Dabhade, his father Mr. Gopal Genu Dabhade died on 21/12/2010 leaving behind the following legal heirs-

Mr. Dagdu Gopal Dabhade

Mr. Dattatray Gopal Dabhade

Mr. Balasahbe Gopal Dabhade

Mrs. Kantabai Sitaram Barne

Mrs. Chaya Prakash Dangat

According their names were recorded in record of rights of Survey No. 534/1

13) Mutation Entry No. 15950 It appears from this Mutation entry that as per the notification in the official Gazette dated February-14/02/2013 on Page No. 21 and 22 along with rectified notification on July-4-10-2013 on Page No. 12 and 13 and letter dated 19/12/2013 bearing No. bhusamvia/viha/1/1251/charholibu/674 dated 19/12/2013 of the Special Land Acquisition Officer, Ghatak Kr. 1, the land admeasuring 00H 54.03R out of the Survey No. 534 is affected by acquisition for road widening and accordingly, the remark for 45 Meter road- widening for land admeasuring 00H 54.03R' is mutated in the other rights column of Gat No. 534/1.

14) It appears from the record that Mr. Dagdu Gopal Dabhade and others had executed Development Agreement and Power of Attorney in respect of Survey No. 534/1 having area adm. 00 H. 66 Are in favour of Mr. Suresh Gopal Jadhav which is duly registered with sub-registrar Haveli-23 at Sr. No. 2078/2013 and 2079/2013 dated 21/03/2013 respectively.

15) It appears from the record that Mr. Dagdu Gopal Dabhade and others had executed Development Agreement and Power of Attorney in respect of Survey No. 534/1 having area adm. 00 H. 66 Are in favour of M/s. Shree Samruddhi Developers through Mr. Suresh Gopal Jadhav which is duly registered with sub-registrar Haveli-5 at Sr. No. 132/2013 & 133/2013 and dated 04/01/2013.

16) It appears from the record that Mr. Suresh Gopal Jadhav had purchased Eastern sided area adm. 00 H. 24 Are out of total area adm. 00 H. 66 Are from Mr. Dagdu Gopal Dabhade and others by way of Sale Deed which is registered in the office of sub-registrar Haveli-10 at Sr. No. 3193/2015 dated 27/0/2015.

17) Mutation Entry No. 17252: It appears from this Mutation Entry that since the land was acquired under Sec 32G, 40times Nazrana amounting to Rs. 186/ was paid by Mr. Dagdu Gopal Dabhade and others on 16/07/2014 vide ऋ. 339381. That since, land was

acquired by owners under Sec 32M, further their tenancy was for 10 years and they have paid the requisite Nazrana, the remark of 'subject to provisions of Tenancy Act' was removed as per the letter bearing No. Ku. Kay. K/43/SR/7/2015 dated 27/01/2015 of the Hon'ble Additional Tahsildar.

- 18) Mutation Entry No. 18738: It appears from this Mutation Entry that as per the Government Notification bearing No. Ra. Bhu. A/Pr. Kr. 180/L-1 dated 07/05/2016 and order of the Tahsildar bearing No. 03/08/2017, the computerized 7/12 extract of the various Survey Numbers including Gat No. 534/1 was matched and corrected.
- 19) It appears from the record that M/s. Shree Samruddhi Developers through Mr. Suresh Gopal Jadhav had executed Cancellation Deed in favour of Mr. Dagadu Gopal Dabhade and others (land owner) in respect of Survey No. 534/1 having area adm. 00 H. 66 Are which is duly registered with in the office of sub-registrar Haveli-18 at Sr. No. 8934/2018 dated 10/07/2018.
- 20) It appears from the record that Mr. Dagadu Gopal Dabhade and others (land owner) had executed Development Agreement and Irrevocable General Power of Attorney in favour of M/s. Swastik Diamond Developers through Partner Mr. Bharatkumar Kantilal Patel & Mr. Jagdishbhai Virjibhai Patel which is duly registered with the office of sub-registrar Haveli-26 at Sr. No. 5112/2021 dated 19/03/2021

FOR GAT NO. 535 HISSA NO. 2 (Old Survey No. 1004/1)

- 1) Mutation Entry No. 2202: It appears from this Mutation Entry that as per Falni-12, land at S. No. 1004/2 belonged to Pira Raghu Dabhade.
- 2) Mutation Entry No. 3668: not available
- 3) Mutation Entry No. 3765: It appears from this mutation entry that Mr. Pira Raghu Dabhade died four years ago leaving behind the following legal heirs- a) Mr. Kondiba Pira Dabhade (son)
b) Mr. Dhondiba Pira Dabhade (son). Accordingly, their names were mutated as Owner and occupier in the revenue records of S. No. 1004/2.
- 4) Mutation Entry No. 3766: It appears from this Mutation Entry that Kondiba Pira Dabhade purchased 1/4th share out of his share of land at S. No. 1004/2 from Dhondiba Pira Dabhade by way of Sale Deed dated 01/06/1950 for a consideration of Rs. 99. Accordingly, the name of Kondiba Pira Dabhade was mutated as owner and occupier in the revenue records of S. No. 1004/2
- 5) Mutation Entry No. 3767: It appears from this Mutation Entry that Kondiba Pira Dabhade purchased 1/4th share out of his 1/2 share of land at S. No. 1004/2 from Dhondiba Pira Dabhade by way of Sale Deed dated 01/09/1950 for a consideration of Rs. 99. Accordingly, the name of Kondiba Pira Dabhade was mutated as owner and occupier in the revenue records of S. No. 1004/2.
- 6) Mutation Entry No. 3901: It appears from this Mutation Entry that Kondiba Pira Dabhade purchased 1/2 share out of his 1/2 share of land at S. No. 1004/2 from Dhondiba Pira Dabhade by way of Sale Deed dated 30/11/1951 for a consideration of Rs. 500. Accordingly, the name of Kondiba Pira Dabhade was mutated as owner and occupier in

the revenue records of S. No. 1004/2. further, the rights in respect of the well situated in the ½ share of land is not yet divided.

- 7) Mutation Entry No. 5400: It appears from this Mutation Entry that Kondiba Piraji Dabhade obtained loan of Rs. 700/- on 10/12/1961 from Shri Prafulla Vi. Ka. Se. So. Ltd. by mortgaging land at S. No. 1004/2 along with other lands.
- 8) Mutation Entry No.5401: not relevant to subject land i.e. S. No. 1004/2
- 9) Mutation Entry No. 8121: It appears from this Mutation Entry that new law pertaining to weights and measurement was introduced and accordingly effect was given into the present Survey No. 1004/2.
- 10) Mutation Entry No. 8745: It appears from this mutation entry that, Shri. Kondiba Piraji Dabhade died on 05/11/1974 leaving behind the following legal heirs-
 - a) Mr. Pandurang Kondiba Dabhade (Son)
 - b) Mr. Devram Kondiba Dabhade (Son)
 - c) Smt. Sitabai Kondiba Dabhade (widow)
 - d) Mrs. Bhamabai Dashrath Kalaje (Daughter)
 - e) Mrs. Indubai Dattu Mungse (Daughter)
 - f) Mrs. Tarabai Jagannat Thakur (Daughter)
 - g) Mrs. Hirabai Jagannath Jadhav (Daughter) h) Mrs. Sindhubai Baban Avhal (Daughter)

Accordingly, since the land was in possession of Pandurang Kondiba Dabhade and Devram Kondiba Dabhade, their names were mutated in the revenue record of S No. 1004/2 as owner and occupier and the remaining names were mutated in the other rights column of S. No. 1004/2.

- 11) Mutation Entry No. 10723: It appears from this mutation entry that, as per order bearing no. Prashashan VSHI/2346/4, No. Prashashan A. D. M./S/R/17/75. along with other Govt. Ordinance and under section 4 Sub Section 4 of Maharashtra Land Revenue Code 1966 and rectified notification bearing No. PMJ/4916/Chaar/ dated 25/01/1989, the villages Chovisawadi and Wadmukhwadi were converted into separate revenue village. New Gat No. 535 was assigned.
- 12) Mutation Entry No. 15950: It appears from this Mutation Entry that as per the notification in the Official Gazette dated February-14/02/2013 on Page No. 21 and 22 along with rectified notification on July-4-10-2013 on Page No. 12 and 13 and letter dated 19/12/2013 bearing No. bhusamvia/viha/1/1251/charholibu/674 dated 19/12/2013 of the Special Land Acquisition Officer, Ghatak Kr. 1, the land admeasuring 00H 21.70R out of the Survey No. 535 is affected by acquisition for road widening and accordingly, the remark for 45 Meter road- widening for land admeasuring 00H 21.79R' is mutated in the other rights column of Gat No. 535/2.
- 13) Mutation Entry No. 18738: It appears from this Mutation Entry that as per the Government Notification bearing No. Ra. Bhu. A/Pr. Kr. 180/L-1 dated 07/05/2016 and order of the Tahsildar bearing No. 03/08/2017, the computerized 7/12 extract of the various Survey Numbers including Gat No. 535/2 was matched and corrected
- 14) Mutation Entry No. 18879: It appears from this mutation entry that, as per the application given by Mr. Pandurang Kondiba Dabhade, Khatedar of Gat No. 535/2,

540/7 Late Sitabai Kondiba Dabhade died on 15/02/1982 leaving behind the following legal heirs-1) Mr. Pandurang Kondiba Dabhade (Son), 2) Mr. Devram Kondiba Dabhade (Son), 3) Mrs. Bhamabai Dashrath Kalaje (Daughter died on 25/04/2003) through heirs- a) Bhikaji Dashrath Kalaje (grandson) b) Bhanudas Dashrath Kalaje (grandson), c) Alka Tukaram Kate (granddaughter) d) Tarabai Jagannath Thakur (Daughter died 16/03/2009) through heirs- on i) Santosh Jagannath Thakur (grandson) ii) Usha Tukaram Shinde (granddaughter) iii) Hirabai Jagannath Jadhav (Daughter) iv) Sindhubai Baban Avhal (Daughter) Accordingly, their names were mutated in the revenue record of Gat No. 535/2. (Note: It appears that, due to typographic error name of Kantabai Narayan Ingale is not included in the Mutation Entry)

- 15) Mutation Entry No. 18800: the present Mutation Entry being incomplete due to technical issues hence, the present entry was deleted.
- 16) Mutation Entry No. 23987: It appears from this mutation entry that, 1) Bhamabai Dashrath Kalaji (dead) through her heirs a) Bhikaji Dashrath Kalaje and b) Alka Tukaram Kate, 2) Tarabai Jagannath Thakur (dead) through her heirs a) Santosh Jagannath Thakur b) Usha Tukaram Shinde released their right, title and interest in C their undivided share in the land at Gat No. 540/7 and 535/2 in favour of Pandurang Kondiba Dabhade and Devram Kondiba Dabhade by way of Release Deed dated 13/05/2014 which is duly registered in the office of Sub- Registrar Haveli No. 14 at Sr. No. 3120/2014. Accordingly, their names were deleted from the other rights column of the revenue record of Gat No. 535/2.
- 17) Photo Copy of Notarized Bharana Pavati of Smt. Bhamabai Dashrath Kalaje through legal heirs Mr. Bhikuji Dasharath Kalaje & others in favour of Mr. Pandurang Kondiba Dabhade & Devram Kondiba Dabhade which is noted and registered at serial No. 201/2014 dated 13/05/2014
- 18) It appears from the record that Pandurang Kondiba Dabhade and others had executed Development Agreement and Irrevocable Power of Attorney in favour of M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amit Keshvdev Agarwal which is registered in the office of sub-registrar Haveli-18 at Sr. No. 3506/2015 dated 08/05/2015 and 3507/2015 dated 08/05/2015.
- 19) It appears from the record that Irrevocable Power of Attorney executed by M/s. Shree Samruddhi Developers through Partner Mr. Suresh Gopal Jadhav & Mr. Amit Keshvdev Agarwal in favour of Mr. Jagdishbhai Gorani aka Patel & Mr. Sagarkumar Parsotambhai Patel which is registered in the office of sub-registrar Haveli-17 at Sr. No. 8327/2022 dated 20/05/2022.
- 20) It appears from the record that Sindhubai Baban Awhale, Hirabai Jagannath Jadhav & Bhanudas Dasharath Kalaje had released their right in respect of subject property in favour of Devram Kondiba Dabhade by way of registered Release Deed which is duly registered with the office of sub-registrar Haveli-14 at Sr. No. 9877/2022 dated 14/09/2022.
- 21) It appears from the record that Mrs. Shital Dipak Bhalekar & others had executed Consent Deed and Irrevocable Power of Attorney in favour M/s. Shree Samruddhi Developers through Partner Mr. Pravinbhai Kanjibhai Patel & others which is registered

in the office of sub-registrar Haveli-8 at Sr. No. 22083/2023 dated 01/11/2023 and 22085/2023 dated 01/11/2023.

Survey No. 534/1 and Survey No. 535/2

- 1) Partnership and Reconstitution of Partnership Deed It appears that Mr. Suresh Gopal Jadhav, Mr. Ganpat Narayan Jadhav and Mr. Amit Keshavdev Agarwal formed a Partnership Firm by name of Shree Samrudhi Developers to carry on business of promoter and developers vide Deed of Partnership dated 01/09/2012. That Mr. Ganpat Narayan Jadhav retired from the said partnership firm vide Deed of Reconstitution dated 02/01/2013. Further, the current partners i.e. Mr. Pravinbhai Kanjibhai Patel and 6 others were introduced as partners in the said Partnership Firm and Mr. Suresh Gopal Jadhav and Mr. Amit Keshavdev Agarwal retired from the said partnership firm vide Reconstitution Partnership Deed dated 01/06/2022.
- 2) N. A. Order – i) Old N. A. order dated 30.01.1963, ii) N. A. Order New for Survey No. 534/1 and 535/2 M/s. Swastik Diamond Developers had taken permission of N.A from competent authority vide its order No. Jamin/NA/SR/525/2023 dated 02/11/2023.
- 3) Building Commencement Certificate: i) Mr. Dagadu Gopal Dabhade and others through GPA Holder M/s. Swastik Diamond Developers through Jagadish Gorani Aka Patel and Mr. Pandurang Kondiba Dabhade and through M/s. Shree Samruddhi Developers through Jagadish Gorani Aka Patel had prepared building plan which is sanctioned by Pimpri Chinchwad Municipal Corporation vide its Building Commencement Certificate No. BP/Charholi/123/2023 date 27/09/2023 and Revised Building Commencement Certificate No. BP/Charholi/57/2024 date 27/03/2024

Opinion :- As per the document and revenue record provided to me and which is perused by I am of the opinion that Mr. Dagadu Gopal Dabhade and others through GPA Holder M/s. Swastik Diamond Developers through Jagadish Gorani Aka Patel and Mr. Pandurang Kondiba Dabhade and through M/s. Shree Samruddhi Developers through Jagadish Gorani Aka Patel have clear and marketable title and there is no any litigation pending before court of law. And while taking the computerized search at the offices of Sub, Registrar Haveli No. 1 to 20 & JDR Pune Search Office and manual search at the offices of Sub-Registrar Haveli No. 1, 5, 17, 14, 18, I haven't came across to any adverse entry which is challenge to ownership right of M/s. Swastik Buildtech. Respective Project land is free from encumbrances except the charge of Shriram Housing Finance Ltd.

Date. 25.09.2024

Place. Pimpri Chichwad, Pune

Kiran R. Vispute

Adv. Kiran R. Vispute



KIRAN RATNAKAR VISPUTE
ADVOCATE
1734, Near Bhadrakali Temple,
Tiwandha Chowk, Nashik 422 001.



ADV. KIRAN R. VISPUTE



ADV. KIRNA R. VISPUTE

Mob. 8237448995 AND 9168200024

Office: 406/407, Tower No. 03, KWT,
Pimpri, Dist- Pune-412303.

1. SEARCH REPORT

Name of the Borrower : M/s. Swastik Buildtech through Partner Mr. Parushottambhai Dhanajibhai Patel

Property Description : All that piece and parcel of the constructed property bearing Survey No. 534/1 having total area admeasuring 00 Hector 42 Are i.e. 4200 Sq. Mtrs. and Survey No. 535/2 having total area admeasuring 00 Hector 42 Are i.e. 4200 Sq. Mtrs. situated at revenue village Charholi Budruk, Tal-Haveli, Dist Pune and within the limits of Sub-Registrar of Assurance at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation constructed thereon The Project known as "Prismcity Sky Life"

On the basis of mutation entries & documents for last 13 years and I have taken online search on IGR website of the record available at that time for the year 2002 to 2024 in the office of Sub Registrar, Haveli. Out of available record no adverse entry is found in respect of the said property. My Observations are as under:

Year	Entries Found in search	Remarks
1993 to 2001	Nil	Nil
2002-2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	1)Development Agreement at Sr. No. 132/2013 dated 04/01/2013, 2) Sathe Khat at Sr. No. 2078/2013 dated 20/03/2013,	Nil
2014	Release Deed at Sr. No. 3120/2014 dated 13/05/2014,	Nil
2015	Development Agreement at Sr. No. 3506/2015 dated 08/05/2015, 2) Sale Deed at Sr. No. 3193/2015 dated 27/03/2015	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Cancellation Deed at Sr. No. 8934/2018 dated 10/07/2018,	Nil

Signature



2019	Nil	
2020	Nil	
2021	Development Agreement at Sr. No. 5112/2021 dated 19/03/2021	-
2022	Release Deed at Sr. No. 9877/2022 dated 14/09/2022	-
2023	Consent Deed at Sr. No. 22083/2023 dated 01/11/2023	-
2024	Nil	-

This Title Search Report is issued only upon the strength of the papers / documents produced before me (no public notice was issued for the title verification) by YES Bank and Online Search is taken by me from IGR Website out of the data available on the website at that time, and as per my opinion the said property is clear, marketable and without any encumbrances

2. Any Other relevant title- No.
3. Litigation If any- No.
4. Encumbrances if any- No.

Date. 25.09.2024

Place. Pimpri Chichwad, Pune

Kiran R. Vispute

Adv. Kiran R. Vispute

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ADVOCATE



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