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 सधर चलन "टुइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही. Mobile No. : 9823231194

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CONTINUATION TITLE & SEARCH REPORT

Title & Search Report in respect of land admeasuring 02H- 08 Ares out of land bearing Survey No.78 totally admeasuring 09 Hectares - 78Ares situated at Village Ravet, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the limits of Sub-Registrar Haveli No.1 to 25, and which is more particularly described in Schedule hereunder written and which is hereinafter referred to as "**THE SAID LAND**".

At the instance of my client M/s BVG Developers through its partner Shri Bhibhishan Vyankatrao Gaikwad, and Shri Balasaheb Vyanktrao Gaikwad I have investigated the beneficiary title of M/s BVG Developers to the said land and my search and title opinion is as under:

In respect of the title relating to the said land the documents mentioned hereunder are perused and referred to me for ascertaining the title of the owner in the said land.

- 1) 7/12 extracts of the S. No.78 from 1980 till today.
- 2) Copies of relevant mutation entries.
- 3) Zone Certificate bearing No. 1110/2009 dtd. 23/11/2009.
- 4) Copy of Sale Deed bearing No 7564/2014 register at Haveli no 18.
- 5) Copy of Title report.
- 6) N.A.order
- 6) Taken search of available Register of Index II with Sub Registrar Haveli NO 2, 5, 14, 17 & 18 from the year 1987 to till today up to date my observation is as under:

AS TO THE HISTORY OF THE SAID LAND

As the property bearing S. No. 78 Ravet was previously own by Shri Keshav Ramchandra Kulkarni .

As per Mutation Entry No. 296 it appears that As per sale deed dt 4/8/1930 Shri Bala Vithuji Bhondve and Shri Savaleram Vithuji Bhondve purchase total land of Survey No 78 from Shri Keshav R. Kulkarni and as per said sale deed name of Shri Bala Vithuji Bhondve for ½ share and Shri Savaleram Vithuji Bhondve for ½ share was recorded as absolute owner of Survey No 78.

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As per Mutation Entry No 515 it appears that Savala Vithal Bhondve expired leaving behind him the legal heirs however Shivram Savala Bhondve name was recorded as HUF for Savala Bhondve share property on 7/12 extract of Survey No 78.

As per Mutation Entry No. 857 it appears that Bala Vithuji Bhondve expired leaving behind him the following heirs

- 1) Damu Bala Bhondve (Son)(death)
- 2) Dhynoba Damu Bhondve (Grand Son)
- 3) Nivrutti Damu Bhondve(Grand Son)
- 4) Chandrabhaga Damu Bhondve(wife of son)
- 5) Yamuna Kashid (daughter)
- 6) Dwarkabai Shrirang Pawar (daughter)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

As per Mutation Entry No 1305 the said Shivram Savaleram Bhondve availed of a loan from the Kiwale Vikas Karyakari Seva Soc. and a charge in favour of the said Society was created on the said land bearing Survey No.78 as security for due repayment of the said loan. Such Charge in favour of the said Society was entered in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.78 vide Mutation Entry No. 1047. However, on repayment of the said loan amount and all dues of the said Society, the name of the said Society was deleted from the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.78, vide Mutation Entry No. 2138.

As per Mutation Entry No 1373 it appears that as per application of Shri Shankar Savaleram Bhondve name of Shankar Savaleram Bhondve Sitaram Savaleram Bhondve was recorded alongwith Shri Shankar Savaleram Bhondve on 7/12 extract of Survey NO 78.

As per Mutation Entry No 1305,1339 the said Chadrbhaga Damu Bhondve availed of a loan from the Kiwale Vikas Karyakari Seva Soc. and a charge in favour of the said Society was created on the said land bearing Survey No.78 as security for due repayment of the said loan. Such Charge in favour of the said Society was entered in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.78 vide Mutation Entry No. 1047.



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However, on repayment of the said loan amount and all dues of the said Society, the name of the said Society was deleted from the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.78, vide Mutation Entry No. 2139.

The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Ravet vide Mutation Entry No.1375 dated 12/04/69.

As per Mutation Entry No. 1993 it appears that Sitaram Savaleram Bhondve expired leaving behind her the following heirs

- 1) Ramesh Sitaram Bhondve (Son)
- 2) Jankabai Sitaram Bhondve (wife)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

As per Mutation Entry No. 2142 it appears that Shivram Savaleram Bhondve expired leaving behind her the following heirs

- 1) Girijabai Shivram Bhondve (wife)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

As per Mutation Entry No. 2877 it appears that Shankar Savaleram Bhondve expired leaving behind her the following heirs

- 1) Sharad Shankar Bhondve (Son)
- 2) Sudhir Shankar Bhondve (Son)
- 3) Sanjay Shankar Bhondve (son)
- 4) Sunita Krushnarav Shevale (daughter)
- 5) Mangal Rajaram More (daughter)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

As per Mutation Entry NO 4064 it appears that Sudhir Shankar Bhondve sale the land admeasuring 00 Hector 70 R to Mr Husen Somaji and as per said sale deed name of Husen Somaje was recorded for 70 R as a absolute owner of Survey No 78.

As per Mutation Entry NO 4065 it appears that Sudhir Shankar Bhondve sale the land admeasuring 00 Hector 70 R to Mr Sadruddin Husen Somaji and as

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per said sale deed name of Mr Sadruddin Husen Somaji was recorded for 70 R as a absolute owner of Survey No 78.

As per Mutation Entry NO 4067 it appears that Sudhir Shankar Bhondve sale the land admeasuring 00 Hectar 35.30R to Mr Anis Ramjhan Ali Somaji and as per said sale deed name of Mr Anis Ramjhan Ali Somaji was recorded for 70 R as a absolute owner of Survey No 78.

As per Mutation Entry NO 4070 it appears that Sudhir Shankar Bhondve sale the land admeasuring 00 Hectar 60 R to Mr Husen Somaji and as per said sale deed name of Husen Somaje was recorded for 01 Hectar 30 R as a absolute owner of Survey No 78.

As per Mutation Entry No 4867 it appears that as per order of Tahsildar Haveli bearing NO THJ/6/99 dt 8./9/99 charge of Rs 2624/- was recorded in 7/12 extract of Survey No 78 However the said amount was repaid by the owner and as per mutation entry bearing no 7532 the said charge was removed from 7/12 extract of Survey No 78.

As per Mutation Entry NO 6500 it appears that Mr Husen Nurmohamad Somaji Anis Somaji and Sadrudin Somaji sale the land admeasuring 02 Hectar 35.30 R to M/s Farm Foundation Realtors and as per said sale deed name of M/s Farm Foundation Realtors was recorded for 02 Hectar 35.30 R as a absolute owner of Survey No 78.

As per Mutation Entry NO 6501 it appears that Sunita Krushnrv Shvale for admeasuring 09.05R Mangala Rajaram More for admeasuring 09.05 R through M.s Farm Foundation Realtors sale the land total admeasuring 00 Hectar 18.10 R to M/s Farm Foundation Realtors and as per said sale deed name of M/s Farm Foundation Realtors was recorded for 00 Hectar 18.10R as a absolute owner of Survey No 78.

As per Mutation Entry NO 6502 it appears that Mr Ramesh Sitarm Bhondve and their family, Mr Sharad Shankar Bhondve and their family, and Sanjay Shankar Bhondve and their family sale the land admeasuring 02 Hectar 89.600 R to M/s Farm Foundation Realtors and as per said sale deed name of M/s Farm Foundation Realtors was recorded for 02 Hectar 89.600 R as a absolute owner of Survey No 78.

As per Mutation Entry No. 6588 it appears that Smt Chandrabhaga Damu Bhondve expired leaving behind her the following heirs



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1. Dhynoba Damu Bhondve (Son)
- 2) Nivrutti Damu Bhondve(Son)
- 3) Yamuna Kashid (daughter)
- 4) Dwarkabai Shrirang Pawar (daughter)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

As per Mutation Entry No. 6688 it appears that Mrs. Yamuna Shivaji Kashid have released their rights in respect of their shares in the said property in favour of Dhynoba Damu Bhonde and Nivrutti Damu Bhondve & accordingly their names were deleted from 7/12 extract to the said land bearing Survey No. 78.

As per Mutation Entry No 7138 it appears that Shrichand Aswani and Hari Nichaldas Jeswani purchased land admeasuring 00 Hectar 61R from Dhynoba Damu Bhondve and others and as per said sale deed name of Shrichand Aswani and Hari Nichaldas Jeswani was recorded on 7/12 extract of Survey no 78.

As per Mutation Entry No 7140 land admeasuring 4728.75 sq.mtrs acquired by PCMC for BRT road therefore M/s Famr Foundation Realoters handed over the possession of said area to PCMC and executed Possession Receipt in favour of PCMC, which is duly executed in Sub Registrar Haveli NO 17 at Serial NO 4064/2010. And as per said deed the name of PCMC recorded in 7/12 extract of Survey No 78.

As per Mutation Entry No 7551 land admeasuring 45.25 R was purchased by the M/s Farm Foundation Realtors from Dwarkabai Shrirang Pawar and others and as per said sale deed name of M/s Farm Foundation Realtors was recorded as absolute owner column of 7/12 extract of Survey NO 78.

As per mutation Entry No 9046 it appears that M/s BVG Developers through its Partner Mr Bibhishan Vankatrao Gaikwad and Mr Balasaheb Vankatrao Gaikwad has purchased the land admeasuring 02 Hectar 08 R out of said S.No 78 village Ravet and As per the said sale deed name of the said Purchaser i.e. M/s BVG Developers through its Partner Mr Bibhishan Vankatrao Gaikwad and Mr Balasaheb Vankatrao Gaikwad was mutated on 7/12 extract of S. No 78as a absolute owner.

That as per Declaration and Consent Deed dt 9/12/2009 Shri Nivrutti Damu Bhondve and others given Consent to the Dhynoba Damu Bhondve related to Property bearing Survey No 78 admeasuring 02 Hectar 39 R.



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That as per Declaration and Consent Deed dt 9/12/2009 Shri Dhynoba Damu Bhondve and others given Consent to the Nivrutti Damu Bhondve related to Property bearing Survey No 78 admeasuring 02 Hector 39 R.

That Being the said promoter /developer in respect of land the Developer M/s BVG Developers through its Partner Mr Bibhishan Vankatrao Gaikwad and Mr Balasaheb Vankatrao Gaikwad made an application to the collector Pune for N.A permission and the collector Pune has granted permission for Non Agricultural (N.A.) use vide order bearing No PMH/NA/SR/387/2017 dated 5/6/2017.

AS TO THE PUBLIC NOTICE IN RESPECT OF THE SAID LAND

We have had Notices in the usual form published in the daily newspapers "Lokmat" and "Prabhat" and which Notices appeared on 13 September 2014 respectively as part of investigation of title of the said Nivruti Damu Bhondve & others to the said land. We have received no claim or communication from any person or party in response to our said Public Notices.

AS TO THE ZONE OF THE SAID LAND:-

From the perusal of the copy of zone certificate 1110/2009 dtd. 23/11/2009 it appears that the said land is under the residential zone as per the sanctioned Pune Regional plan of the Pune City Pune.

AS TO THE SEARCH OF INDEX II REGISTERS MAINTAINED AT THE CONCERNED SUB-REGISTRAR OFFICES:-

In the course of investigation of the title of the said land, search of Index II registers for the 30 years i.e. from 1987 to 2016 has been caused by me at the concerned Sub-Registrar Offices by depositing the necessary fees for the same vide Receipt No.9578/2016 at the Office of Sub-Registrar Haveli No.26 on 26/9/2016 and Receipt No MH008309161201718E dt 15/12/2017 and Receipt No MH008002712201819E dt 2/11/2018 I found most of the record in torn, scattered and misplaced condition. From the available record for search I was not able to locate any cross entry/charge/encumbrances in respect of the said land.

OPINION:-

Upon the aforesaid foregoing and findings based on the scrutiny of the documents giving for my perusal and having regard to the legal considerations,



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which I deem relevant, I opine that the title of the said owner i.e. M/s BVG Developers through its Partner Mr Bibhishan Vankatrao Gaikwad and Mr Balasaheb Vankatrao Gaikwad to the Said Land is clean, clear and marketable & the beneficial title of the said M/s BVG Developers through its Partner Mr Bibhishan Vankatrao Gaikwad and Mr Balasaheb Vankatrao Gaikwad to the above said land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained. This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said land or any certified or examined copy or abstract of any deed or documents.

SCHEDULE OF THE LAND

All that piece and parcel of land admeasuring 02H-08Ares out of the land bearing S. No. 78 totally admeasuring 10 Hectares 86 situated at Village - Ravet, Tal - Haveli, Dist - Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli No. 1 to 26 and which is bounded as follows: -

On or towards East - Property S. No. 93 and 94

On or towards South - 18 mtrs D P Road and Survey NO 86

On or towards West - Property owned by Mr. Dhynoba Bhondve and Aswani

from the same survey number

On or towards North - 24 mtrs DP Road and Survey NO 77

Pune

Dt 3/11/2018


ADVOCATE

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