

Date - 28/08/2025

To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, House fin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051.

LEGAL TITLE REPORT

Sub:-- Title clearance certificate with respect to: All that piece and parcel of the land bearing S. No. 132 Hissa No. 24/1 totally admeasuring about 10 H 73 R i.e., 107300 demarcated with plots of 153 plots out of which Shri. Dhondiba Narayan Pradhan having share of total 81 plots admeasuring about 31201 Sq. Mts., Open Space No. 1 admeasuring about 1723.00 Sq. Mts., Open Space No. 2 admeasuring about 2234. 00 Sq. Mts., Amenity Plot No. 1 with survey number with totally admeasuring about 31201 Sq mts., situated at Revenue village Anjarle, Taluka - Dapoli and District - Ratnagiri within the limits of Zilla Parishad & Panchayat Samiti Dapoli and within the jurisdiction of Registration District Ratnagiri, Sub-District, Taluka - Dapoli, Sub-Registrar Dapoli is owned by Shri. Dhondiba Narayan Pradhan sufficiently held and possessed by virtue of the Partition Deed. Hereinafter for sake of brevity collectively referred to as "**the Said Property**".

I have carried out online search from the portal of IGR Maharashtra with respect to the said land for a period commencing from the year 2002 by paying appropriate search fees vide GRN No. MH006710954202526P dated 06/08/2025 and GRN No. MH007312391202526P dated 19/08/2025..

I have investigated title to the property mentioned hereinabove as per the request of **DAPOLI NEXTGENCITY SPV1 LLP**, a LLP incorporated under the Limited Liability Partnership Act, 2008 having its registered office at :- D. G. Chambers, Shivtar R Chiplun, Khed City, Ratnagiri-415709.

1]. **DESCRIPTION OF THE PROPERTY :-**

All that piece and parcel of the land bearing S. No. 132 Hissa No. 24/1 totally admeasuring about 10 H 73 R i.e., 107300 demarcated with plots of 153 plots out of which Shri. Dhondiba Narayan Pradhan having share of total 81 plots admeasuring about 31201 Sq. Mts., Open Space No. 1 admeasuring about 1723.00 Sq. Mts., Open Space No. 2 admeasuring about 2234. 00 Sq. Mts., Amenity Plot No. 1 with survey number with totally admeasuring about 31201 Sq mts., situated at Revenue village Anjarle, Taluka - Dapoli and District - Ratnagiri within the limits of Zilla Parishad & Panchayat Samiti Dapoli and within the jurisdiction of Registration District Ratnagiri, Sub-District, Taluka - Dapoli, Sub-Registrar Dapoli is owned by Shri. Dhondiba Narayan Pradhan sufficiently held and possessed by virtue of the Partition Deed. That 81 Plots owned and possessed by Shri. Dhondiba Narayan Pradhan are as under:

Sr. No	Survey No.	Hissa No.	Area in Hectares R. Sq. Mtrs.	NA Plot no.
1	132	24/1/16	0-03-71	1
2	132	24/1/14	0-03-38	2
3	132	24/1/12	0-03-32	3
4	132	24/1/10	0-03-35	4
5	132	24/1/6	0-03-20	5
6	132	24/1/1	0-04-00	6
7	132	24/1/17	0-03-99	7
8	132	24/1/15	0-03-42	8
9	132	24/1/13	0-03-30	9
10	132	24/1/11	0-03-23	10
11	132	24/1/7	0-02-97	11
12	132	24/1/3	0-03-07	12
13	132	24/1/8	0-03-04	13
14	132	24/1/4	0-03-35	14
15	132	24/1/9	0-02-94	15





RAVENCLAW LEGAL

16	132	24/1/5	0-03-56	16
17	132	24/1/87	0-04-62	17
18	132	24/1/88	0-04-60	18
19	132	24/1/89	0-03-69	19
20	132	24/1/90	0-03-52	20
21	132	24/1/91	0-03-48	21
22	132	24/1/76	0-04-72	22
23	132	24/1/74	0-0-03	23
24	132	24/1/64	0-03-77	24
25	132	24/1/63	0-03-70	25
26	132	24/1/60	0-03-75	26
27	132	24/1/59	0-03-80	27
28	132	24/1/49	0-08-52	28
29	132	24/1/163	0-02-61	29
30	132	24/1/92	0-03-50	30
31	132	24/1/77	0-03-41	31
32	132	24/1/75	0-03-33	32
33	132	24/1/65	0-03-02	33
34	132	24/1/93	0-03-63	34
35	132	24/1/78	0-03-50	35
36	132	24/1/66	0-03-50	36
37	132	24/1/94	0-04-01	37
38	132	24/1/79	0-03-50	38
39	132	24/1/67	0-03-50	39
40	132	24/1/95	0-04-38	40
41	132	24/1/80	0-03-50	41
42	132	24/1/68	0-03-50	42
43	132	24/1/96	0-04-41	43
44	132	24/1/97	0-03-38	44
45	132	24/1/82	0-02-93	45



RAVENCLAW LEGAL

 **Mumbai Office :** Office No. 308, 3rd Floor, 12, New Bake House, MCC lane, KalaGhoda Fort
Mumbai - 400 023

 **Pune Office :** Flat No. 8 4th Floor, Y2K Apartments, 1835 Sadashiv Peth Vande Mataram Chowk,
Pune - 411 030 Telefax : +91 - 20 - 29993396

 ravenclawlegal@gmail.com / office@ravenclawlegal.com

46	132	24/1/81	0-03-01	46
47	132	24/1/69	0-02-97	47
48	132	24/1/61	0-04-11	48
49	132	24/1/51	0-05-63	49
50	132	24/1/98	0-03-49	50
51	132	24/1/99	0-04-36	51
52	132	24/1/85	0-03-71	52
53	132	24/1/83	0-03-75	53
54	132	24/1/72	0-03-75	54
55	132	24/1/70	0-03-75	55
56	132	24/1/62	0-03-75	56
57	132	24/1/52	0-05-30	57
58	132	24/1/124	0-04-00	58
69	132	24/1/116	0-04-06	59
60	132	24/1/107	0-03-65	60
61	132	24/1/100	0-03-61	61
62	132	24/1/86	0-03-71	62
63	132	24/1/84	0-03-75	63
64	132	24/1/73	0-03-75	64
65	132	24/1/71	0-03-75	65
66	132	24/1/53	0-07-72	66
67	132	24/1/125	0-03-41	67
68	132	24/1/117	0-04-38	68
69	132	24/1/108	0-04-43	69
70	132	24/1/101	0-04-67	70
71	132	24/1/54	0-07-00	71
72	132	24/1/126	0-03-54	72
73	132	24/1/127	0-03-73	73
74	132	24/1/118	0-03-48	74
75	132	24/1/109	0-03-52	75



76	132	24/1/102	0-03-49	76
77	132	24/1/128	0-03-91	81
78	132	24/1/119	0-03-47	82
79	132	24/1/110	0-03-52	83
80	132	24/1/129	0-04-10	91
81	132	24/1/130	0-04-23	92

Sr. No.	Survey No.	Hissa No.	Area in Hectares R. Sq. Mts.	NA Plot No.
1	132	24/1/18	0-17-23	Open Space-1
2	132	24/1/50	0-22-35	Open Space-2
3	132	24/1/55	0-37-90	Amenity Space-1

[HEREINAFTER collectively referred to as 'the said property']

2]. THE DOCUMENTS GIVEN FOR PERUSAL:-

1. Photocopy of 7/12 Extract of Village Anjarle from the year 132/24/1 from the year 2012-2013 to 2014 to 2015.
2. Photocopy of 7/12 Extract of S. No. 132/24/1/Plot No. 11 to 15, 49, 51 to 54, 59 to 80, 83, 110, 116 to 118, 124 to 130 Village Anjarle from the year 2019-2020.
3. Photocopy of 7/12 Extract of S. No. 132/24/1/Plot No. 16, 17, 119, 163 Village Anjarle from the year 2021-2022.
4. Photocopy of 7/12 Extract of S. No. 132/24/1/Plot No. 1, 3, 4, 6, 8, 9, 10, 100, 101, 102, 1107, 108, 109 Village Anjarle from the year 2023-2024.
5. Photocopy of 7/12 Extract of S. No. 132/24/1/81, 82, 84 to 99.
6. Photocopies of Mutation Entry bearing No 6028, 6029, 6030, 6031, 6044, 6051, 6073, 6080, 6193, 6194, 6199, 6388, 6397, 6440.
7. Photocopy of Layout S. No. 132 Hissa no. 24/1; Village Anjarle Bearing Mo. R. No. 307 dated on 22/08/16.
8. Photocopy of Partition Deed dated 16/04/2025 which is executed and registered with Sub-Registrar office of Dapoli which is at serial No. 1568/2025 executed between Shri. Rajkumar Purushottam @Purushottamlal Kedia and Shri. Dhondiba Narayan Pradhan.

9. Photocopy of Works Contract dated 18/08/2025 which is executed and registered with Sub-Registrar office of Dapoli which is at serial No. 3391/2025 executed between Shri. Dhondiba Narayan Pradhan and Dapoli Nextgencity SPV1 LLP.
10. Photocopy of Power of Attorney dated 18/08/2025 which is executed and registered with Sub-Registrar office of Dapoli which is at serial No. 3392/2025 executed between Shri. Dhondiba Narayan Pradhan and Dapoli Nextgencity SPV1 LLP.

3] **SEARCH REPORT FOR 30 YEARS FROM 1995 TILL 2024**

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 following Owner is clear, marketable and without any encumbrances and the following Contractor has the rights to carry out the civil work and all other related works as mentioned in the said contract including registering for RERA and entering into agreements with the prospective purchasers by virtue of the Power of Attorney.

OWNER OF THE LAND:

S. No. 132 Hissa No. 24/1 totally admeasuring about 10 H 73 R i.e., 107300 demarcated with plots of 153 plots out of which Shri. Dhondiba Narayan Pradhan having share of total 81 plots admeasuring about 31201 Sq. Mts., Open Space No. 1 admeasuring about 1723.00 Sq. Mts., Open Space No. 2 admeasuring about 2234. 00 Sq. Mts., Amenity Plot No. 1 with survey number with totally admeasuring about 31201 Sq mts. :-

Shri. Dhondiba Narayan Pradhan.

CONTRACTOR OF THE LAND:

S. No. 132 Hissa No. 24/1 totally admeasuring about 10 H 73 R i.e., 107300 demarcated with plots of 153 plots out of which Shri. Dhondiba Narayan Pradhan having share of total 81 plots admeasuring about 31201 Sq. Mts., Open Space No. 1 admeasuring about 1723.00 Sq. Mts., Open Space No. 2 admeasuring about 2234. 00 Sq. Mts., Amenity Plot No. 1 with survey number with totally admeasuring about 31201 Sq mts. :-

DAPOLI NEXTGENCITY SPV1 LLP, a LLP incorporated under the Limited Liability Partnership Act, 2008 having its registered office at :- D. G. Chambers, Shivtar R Chiplun, Khed City, Ratnagiri-415709.





RAVENCLAW LEGAL

The report reflecting the flow of the title of the said land is enclosed herewith as annexure.

Encl: Annexure A

1] **The Flow of the Title Report is annexed herewith**



RAVENCLAW LEGAL

V. Dhamdhere
Adv.

Mr. VIDYESH DHAMDHERE

[ADVOCATE]



RAVENCLAW LEGAL



LEGAL

 **Mumbai Office** : Office No. 308, 3rd Floor, 12, New Bake House, MCC lane, KalaGhoda Fort
Mumbai - 400 023

 **Pune Office** : Flat No. 8 4th Floor, Y2K Apartments, 1835 Sadashiv Peth Vande Mataram Chowk,
Pune - 411 030 Telefax : +91 - 20 - 29993396

 ravenclawlegal@gmail.com / office@ravenclawlegal.com

FORMAT - A
(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

A. Search from 2002 to 2025 years taken from Sub-Registrar office at Dapoli as follows :-

- a. It appears from the documents given to my perusal that S. No. 132 Hissa No. 24/1 was originally owned and possessed by Malati Narayan Bapat who died on 22/11/1972 after her death the name of her legal heirs i.e., Krushnaji Narayan Bapat, Sarojani Gangadhar Soman, Indumati Atmaram Joshi, Vaishali Vijay Sapre, Sandhya Dilip Gole, Anjali Mohan Gadre, Pramila Gajanan Bhate. Sarojani Gangadhar Soman died on 18/02/2008 therefore her legal heirs name got added on Shrikant Gangadhar Soman, Shubhangi Shrikant Kedekar, Sanhita Ravindra Mahabaleshwarkar, Varsha Ulhas Kad. Indumati Atmaram Joshi died on 24/12/1991. Pramila Gajanan Bhate died on 18/05/1991. All the legal heirs name were recorded on the 7/12 extract vide Mutation entry 6028, 6029, 6030, 6031, 6044.
- b. It appears from the mutation entry No. 6051 that the Vaishali Vijay Sapre, Sandhya Dilip Gole, Anjali Mohan Gadre executed and registered the Release Deed without consideration in favor of Krushnaji Narayan Bapat bearing No. 4082/2011 dated 27/12/2011.
- c. It appears from the mutation entry No. 6073 that the Aanand Narayan Nijsure for himself and attorney holder for the Vijaya Narayan Nijsure, Dipali D. Manohar, Manjusha D. Ghanekar sold their undivided share from property bearing No. 132 Hissa No. 24/1 in favor Rajkumar Purushottam Kediya vide Sale Deed bearing No. 1171/2012 dated 10/04/2012.
- d. It appears from the mutation entry No. 6080 that the Samir Madhusudan Bapat for himself and attorney holder for Rekha Madhusudan Bapat and Milind Madhusudan





Bapat sold their undivided share from property bearing No. 132 Hissa No. 24/1 in favor Dhondiba Narayan Pradhan vide Sale Deed bearing No. 1677/2012 dated 18/05/2012.

- e. It appears from the mutation entry No. 6193 that the Samir Madhusudan Bapat for himself and attorney holder for Rekha Madhusudan Bapat and Milind Madhusudan Bapat sold their undivided share from property bearing No. 132 Hissa No. 24/1 in favor Dhondiba Narayan Pradhan vide Sale Deed bearing No. 1323/2013 dated 29/10/2013.
- f. It appears from the mutation entry No. 6194 that the Sanjay Vishwanath Bapat, Nilima Jaeel, Sushma Date, Kanchan Naykavade, Arti Waghmare, Mahesh Bapat, Ranjana Bapat, Sadanand Bapat, Sulabha Bapat through their attorney holder Dilip Sharad Bapat sold their undivided share from property bearing No. 132 Hissa No. 24/1 in favor Dhondiba Narayan Pradhan vide Sale Deed bearing No. 1341/2013 dated 19/04/2013.
- g. It appears from the mutation entry No. 6188 that the Krushnaji Narayan Bapat sold his undivided share from property bearing No. 132 Hissa No. 24/1 in favor Dhondiba Narayan Pradhan vide Sale Deed bearing No. 2365/2013 dated 25/09/2013.
- h. It appears from the mutation entry No. 6199 that the Sudhakar Ganesh Bapat, Prakash Ganesh Bapat, for himself and attorney holder of Sudhakar Bapat sold their undivided share from property bearing No. 132 Hissa No. 24/1 in favor Dhondiba Narayan Pradhan vide Sale Deed bearing No. 2368/2013 dated 27/11/2013.
- i. It appears from the mutation entry No. 6440 that the Satish Balaji Bapat, Girish Suresh Bapat, Ratna Suresh Bapat, Shashikala Jotindra Chandarana having account No. 10337 sold their undivided share from property bearing No. 132 Hissa No. 24/1 admeasuring about Potkharaba 0 H 44 R in favor Dhondiba Narayan Pradhan vide Sale Deed bearing No. 2323/2016 dated 20/07/2016 which is executed and registered with office of Sub Registrar Dapoli.
- j. It appears from the layout dated 01/12/2016 that Hon'ble Collector of Ratnagiri granted a permission for use the property of S. No. 132 Hissa No. 24/1 for Non-Agriculture use vide NA order bearing No. Mahsul/Karyasan/6B/Binsheti/Rekhankan/SNA/SR/

 **Mumbai Office :** Office No. 308, 3rd Floor, 12, New Bake House, MCC lane, KalaGhoda Fort
Mumbai - 400 023

 **Pune Office :** Flat No. 8 4th Floor, Y2K Apartments, 1835 Sadashiv Peth Vande Mataram Chowk,
Pune - 411 030 Telefax : +91 - 20 - 29993396

 ravenclawlegal@gmail.com / office@ravenclawlegal.com

99/16 dated 01/02/2017. After the permission of NA order granted from Hon'ble Collector, Ratnagiri Mr. Dhondiba Narayan Pradhan approached to Town Planning Authority for proposal of Residential purpose layout. Town Planning Authority sanctioned a layout through their Architect demarcated Plot layout on land admeasuring 107300 Sq. Mts. comprising of total 153 demarcated plots with open space/amenity, internal roads etc. The said plots were given separate Survey numbers by virtue of the said NA Order.

- k. After going through the document given for my perusal previous owners sold their undivided share from the property bearing S. No. 132 Hissa No. 24/1 in favor of Shri. Rajkumar Purushottam@Purushottamlal Kediya and Shri. Dhondiba Narayan Pradhan. It appears from the Partition Deed out of S. No. 132 Hissa 24/1 which is admeasuring about 10 H 73 R partitioned between Shri. Rajkumar Purushottam @Purushottamlal Kediya and Shri. Dhondiba Narayan Pradhan in 50% share each. It appears that out of 153 plots with open space/amenity are, internal roads etc., 72 Plots total admeasuring about 34534 Sq. Mts., Open Space No. 3 admeasuring about 3810.00 Sq. Mts., Open Space No. 4 admeasuring about 3013.00 Sq. Mts., Amenity Plot No. 2 admeasuring about 1625.00 Sq. Mts. came to the share of Shri. Rajkumar Purushottam @Purushottamlal Kediya and remaining 81 demarcated plots total admeasuring about 31201 Sq. Mts., Open Space No. 1 admeasuring about 1723.00 Sq. Mts., Open Space No. 2 admeasuring about 2234.00 Sq. Mts., Amenity Plot No. 1 came to the share of Shri. Dhondiba Narayan Pradhan.
1. That after partition of the abovesaid land portion, Shri. Dhondiba Narayan Pradhan entered into Works Contract with Dapoli Nextgencity SPV1 LLP by which is duly executed and registered with the office of Sub Registrar Dapoli, District Ratnagiri which is at serial No. 3391/2025 dated 18th August 2025 and simultaneously executed a power of attorney permitting Dapoli Nextgencity SPV1 LLP to carry out the civil work and all other related works as mentioned in the said contract including registering for RERA and entering into agreements with the prospective purchasers by virtue of the Power of Attorney which is also duly executed and registered with the office of Sub Registrar Dapoli, District Ratnagiri which is at serial No. 3392/2025 dated 18th August 2025.



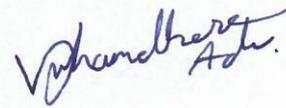
RAVENCLAW

B. In entire verification of 7/12 Extracts, mutation entries and all the Index IIs, I have not come across any adverse remark. Considering these aspects, and after verifying the documents made available to me, I am of the opinion that:

1) the land S. No. 132 Hissa No. 24/1 totally admeasuring about 10 H 73 R i.e., 107300 demarcated with plots of 153 plots out of which Shri. Dhondiba Narayan Pradhan having share of total 81 plots admeasuring about 31201 Sq. Mts., Open Space No. 1 admeasuring about 1723.00 Sq. Mts., Open Space No. 2 admeasuring about 2234. 00 Sq. Mts., Amenity Plot No. 1 with survey number with totally admeasuring about 31201 Sq mts., more particularly described in the Description of Property hereinabove is clear and marketable title without any encumbrances owned and possessed by the present owners i.e. **Shri. Dhondiba Narayan Pradhan** and accordingly, Shri. Dhondiba Narayan Pradhan has entered into agreement with DAPOLI NEXTGENCITY SPV1 LLP and that the DAPOLI NEXTGENCITY SPV1 LLP is entitled to enter into necessary agreements with any individual or body corporate by virtue of the Works Contract with Dapoli Nextgencity SPV1 LLP by which is duly executed and registered with the office of Sub Registrar Dapoli, District Ratnagiri which is at serial No. 3391/2025 dated 18th August 2025 and simultaneously executed a power of attorney permitting Dapoli Nextgencity SPV1 LLP to carry out the civil work and all other related works as mentioned in the said contract including registering for RERA and entering into agreements with the prospective purchasers which is also duly executed and registered with the office of Sub Registrar Dapoli, District Ratnagiri which is at serial No. 3392/2025 dated 18th August 2025.

2] **Any other relevant title - No.**

3] **Litigations if any - No.**



Mr. VIDYESH DHAMDHERE
[ADVOCATE]