

Office : Flat No. 2, Santosh Co-op. Hsg. Society,
CTS No. 345, Shila Vihar Colony, Paud Phata,
Near Tiranga Bhuvan Hotel, Erandwane,
Pune 411038.

Residence : C-5, "Sitali", Sitabaug Colony,
Ganesh Mala, Sinhgad Road, Pune 411030.

E-mail : advvikramvaidya@gmail.com

Mobile : 9850562840

VIKRAM ANIL VAIDYA

**B.Sc., LL.B
ADVOCATE**

Date : 10/10/2023

**FORMAT - A
(Circular No. 28/2021)**

To,

Maha RERA
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect 15 (Fifteen) lands totally adm. 01 Hectare 78 Ares i.e. 17800 Sq. Mtrs, situated at Wanowrie, Taluka Pune City, District Pune, (hereinafter referred to as the 'said lands')

I have investigated the title of the said lands more particularly mentioned in para 1 below, on the request of M/s. Energia Skyi Landmarks, a partnership firm registered under the Indian Partnership Act, 1932, having its office at Survey No. 274/2 and others, Village Bhugaon Taluka Mulshi District Pune 412115, through its partners, Mr. Amit Anil Jagtap and Mr. Sushant Mohan Jadhav (hereinafter referred to as 'ESL'), and hence now I am issuing this report on the basis of the following documents i.e. -

D) DESCRIPTION OF THE SAID LANDS UNDER THIS REPORT :

All those pieces and parcels 15 (Fifteen) lands totally adm. 01 Hectare 78 Ares i.e. 17800 Sq. Mtrs, situated at Wanowrie, Taluka Pune City, District Pune, within the limits of Pune Municipal Corporation, in the Registration District Pune, Sub District Taluka Haveli, Pune, consisting of pieces of lands bearing Survey Nos., Areas, Assessments, Subject Areas and boundaries as follows:

Land No.	CTS No.	Survey / Hissa No.	Cultivable Area		Potkharaba		Total area		Assessment		Subject Area	
			H	R	H	R	H	R	Rs.	Ps.	H	R
A1	977/6	22/4A/1	00	12	00	03	00	15	01	78	00	15
A2	977/8	22/4A/3	00	15	00	00	00	15	01	78	00	15
B1	994/2	23/1/2/1/A	00	10	00	00	00	10	01	15	00	10
B2	994/3	23/1/2/1/B	00	10	00	00	00	10	01	15	00	10
B3	994/4	23/1/2/1/C	00	10	00	00	00	10	01	15	00	10



Land No.	CTS No.	Survey / Hissa No.	Cultivable Area		Potkhar aba		Total area		Assessment		Subject Area	
			H	R	H	R	H	R	Rs.	Ps.	H	R
B4	994/5	23/1/2/1/D	00	10	00	00	00	10	01	15	00	10
B5	994/6	23/1/2/2/A	00	09.45	00	00	00	9.45	01	12	00	09.45
B6	994/7	23/1/2/2/B	00	10.30	00	00	00	10.30	01	10	00	10.30
B7	994/8	23/1/2/2/C	00	08.25	00	00	00	08.25	01	10	00	08.25
B8	994/9	23/1/2/2/D	00	10	00	00	00	10	01	10	00	10
B9	994/10	23/1/2/2/E	00	10	00	00	00	10	01	10	00	10
B10	994/11	23/1/2/2/F	00	10	00	00	00	10	01	10	00	10
C	994/12	23/2A	00	46	00	00	00	46	05	58	00	46
D1	994/13	23/2B/1	00	02	00	00	00	02	00	05	00	02
D2	994/14	23/2B/2	00	02	00	00	00	02	00	06	00	02

The total area of these aforesaid 15 pieces of lands is **01 Hectare 78 Ares i.e. 17800 Sq. Mtrs.** which comprises of Plot No. B and C out of the sub-divided layout sanctioned by the Pune Municipal Corporation.

The collective boundaries of all the aforesaid lands are as follows :

On or towards East : 12 Meter wide D.P. Road and S.No.22/4A(Part)
On or towards South : Survey No. 21 and S.No.22/4A(Part)
On or towards West : Water Stream (odha) and S.No. 22/4A(Part)
On or towards North : Canal and S.No. 22/4A/2

The said lands mentioned above are hereinafter collectively referred to as **'the said lands'** and any particular land thereof is referred with the land number allotted to such land as stated above.

II) PRESENT OWNER OF THE SAID LANDS :

The pieces of lands out of the said lands are owned by respective owners as follows :

Land No.	CTS No.	Survey No./ Hissa No.	Name of the present owner/s
A1	977/6	22/4A/1	Mr. Jayprakash Jagannath Girme
A2	977/8	22/4A/3	Mr. Jayprakash Jagannath Girme
B1	994/2	23/1/2/1/1	Mr. Madhukar Shankarrao Tayade
B2	994/3	23/1/2/1/3	Mr. Manohar Shankarrao Tayade

(Signature)



Land No.	CTS No.	Survey No./ Hissa No.	Name of the present owner/s
B3	994/4	23/1/2/1/C	Smt. Vaidehi Dattatraya Gaikwad
B4	994/5	23/1/2/1/D	Dr. Swati Jayawantrao Anapat
B5	994/6	23/1/2/2/A	Mr. Nandakumar Jagannath Girme
B6	994/7	23/1/2/2/B	Mr. Bhalachandra Shankarrao Tayade
B7	994/8	23/1/2/2/C	Mr. Bhagawat Tulashiram Wagh
B8	994/9	23/1/2/2/D	Mr. Maruti Krushnaji Shinde
B9	994/10	23/1/2/2/E	Mr. Vilas Shankarrao Raut
B10	994/11	23/1/2/2/F	Mr. Hemant Ramchandra Raskar
C	994/12	23/2A	Mr. Govind Laxman Jadhav, Mr. Pandurang Laxman Jadhav, Mr. Pandharinath Laxman Jadhav, Mr. Digambar Govind Jadhav, Mr. Pravin Govind Jadhav Smt. Anjanabai Narayan Badhe, Smt. Subhadra Shankar Kodre, Smt. Venubai Baburao Raskar and Smt. Kamal Vasant Rao Borawake
D1	994/13	23/2B/1	Mr. Deepak Jagannath Girme, Mr. Jayprakash Jagannath Girme
D2	994/14	23/2B/2	Mr. Deepak Jagannath Girme, Mr. Jayprakash Jagannath Girme

III) THE DOCUMENTS OF ALLOTMENT OF LAND -

(A) Title Deeds and documents :

- a) Common documents related to Survey No. 22(Part) and Survey No. 23(Part)
 - i) Photocopy of Partition Deed dated 05/11/1959 executed by Mr. Haribhau Balwantrao Girme and others, registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 132/1960 on 05/02/1960.
 - ii) Photocopy of Partition Deed dated 28/03/1970, executed by Mr. Jagannath Haribhau Girme and others, registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 4189/1970 on 28/07/1970.



b) Title Deeds of land Nos. A1 and A2 :

- i) Photocopy of Gift Deed dated 18/03/2006, executed by Smt. Vatsalabai Jagannath Girme in favour of Mr. Jayprakash Jagannath Girme, in respect of Survey Nos. 22/4A/1 and 22/4A/3, registered in the office of Sub-Registrar Haveli No. 6 at Sr. No. 2437/2006.

c) Title Deeds of land Nos. B1 to B10 :

- i) Photocopy of Sale Deed dated 14/12/1986, executed by Mr. Nandkumar Jagannath Girme in favour of Mr. Vilas Shankarrao Raut, in respect of land adm. 0 Hectare 10 Ares out of Survey No. 23/1/2/2, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 3906/1987 on 18/03/1987.
- ii) Photocopy of Sale Deed dated 14/12/1986, executed by Mr. Nandkumar Jagannath Girme in favour of Mr. Bhalchandra Shankarrao Tayade, in respect of land adm. 0 Hectare 10.3 Ares out of Survey No. 23/1/2/2, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 3907/1987 on 18/03/1987.
- iii) Photocopy of Sale Deed dated 15/12/1986, executed by Mr. Nandkumar Jagannath Girme in favour of Mr. Bhagwat Tulshiram Wagh, in respect of land adm. 0 Hectare 8.25 Ares out of Survey No. 23/1/2/2, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 3908/1987 on 18/03/1987.
- iv) Photocopy of Sale Deed dated 15/12/1986, executed by Mr. Nandkumar Jagannath Girme in favour of Mr. Maruti Krishnaji Shinde, in respect of land adm. 0 Hectare 10 Ares out of Survey No. 23/1/2/2, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 3909/1987 on 18/03/1987.
- v) Photocopy of Sale Deed dated 15/12/1986, executed by Mr. Nandkumar Jagannath Girme in favour of Mr. Hemant Ramchandra Raskar, in respect of land adm. 0 Hectare 10 Ares out of Survey No. 23/1/2/2, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 3910/1987 on 18/03/1987.
- vi) Photocopy of Sale Deed dated 15/12/1986, executed by Mr. Deepak Jagannath Girme in favour of Mr. Madhukarrao

AA



Shankarrao Tayade, for land adm. 0 Hectare 10 Ares out of Survey No. 23/1/2/1, registered in the office of Sub-Registrar, Haveli No. 2, at Sr. No. 3911/1987 on 18/03/1987.

- vii) Photocopy of Sale Deed dated 15/12/1986, executed by Mr. Deepak Jagannath Girme in favour of Mr. Chetankumar Dattaji Gaikwad, for land adm. 0 Hectare 10 Ares out of Survey No. 23/1/2/1, registered in the office of Sub-Registrar, Haveli No. 2, at Sr. No. 3913/1987 on 18/03/1987.
- viii) Photocopy of unregistered Development Agreement dated 05/03/1987, executed by Mr. Madhukar Shankarrao Tayade and 3 others in favour of Mr. Deepak Jagannath Girme with the consent and confirmation of Mr. Nandkumar Jagannath Girme.
- ix) Photocopy of Notarised Power of Attorney dated 05/03/1987, executed by Mr. Madhukar Shankarrao Tayade and 3 others in favour of Mr. Deepak Jagannath Girme.
- x) Photocopy of unregistered Development Agreement dated 05/03/1987, executed by Vilas Shankarrao Raut and 2 others in favour of Mr. Nandkumar Jagannath Girme.
- xi) Photocopy of Notarised Power of Attorney dated 05/03/1987, executed by Smt. Vaidehi Dattaji Gaikwad in favour of Mr. Jayprakash Jagannath Girme.
- xii) Photocopy of unregistered Development Agreement dated 05/03/1987, executed by Mr. Manohar Shankar Tayade and 3 others in favour of Mr. Jayprakash Jagannath Girme, with the consent and confirmation of Mr. Deepak Jagannath Girme and Mr. Nandkumar Jagannath Girme.
- xiii) Photocopy of Notarised Power of Attorney dated 05/03/1987, executed by Mr. Manohar Shankar Tayade and 3 others in favour of Mr. Jayprakash Jagannath Girme.
- xiv) Photocopy of Deed of Confirmation dated 18/03/2006, executed by Mr. Madhukar Shankarrao Tayade and 3 others through their Power of Attorney Holder Mr. Deepak Jagannath Girme in favour of Mr. Deepak Jagannath Girme with the consent and confirmation of Mr. Nandkumar Jagannathrao Girme and Mr. Jayprakash Jagannathrao Girme, in respect of



Survey Nos. 23/1/2/1A, 23/1/2/2D, 23/1/2/2C and 4.42 Ares out of 23/1/2/2B, registered in the office of Sub-Registrar Haveli No. 6 at Sr. No. 2434/2006.

- xv) Photocopy of Deed of Confirmation dated 18/03/2006, executed by Mr. Vilas Shankarrao Raut and 2 others through their Power of Attorney holder Mr. Nandkumar Jagannathrao Girme in favour of Mr. Nandkumar Jagannathrao Girme with the consent and confirmation of Mr. Deepak Jagannathrao Girme and Mr. Jayprakash Jagannathrao Girme, in respect of Survey Nos. 23/1/2/2E and 23/1/2/2F and 3.22 Ares out of 23/1/2/2B, registered in the office of Sub-Registrar Haveli No. 6 at Sr. No. 2435/2006.
- xvi) Photocopy of Deed of Confirmation dated 18/03/2006, executed by Mr. Manohar Shankarrao Tayade and 3 others through their Power of Attorney holder Mr. Jayprakash Jagannathrao Girme in favour of Mr. Jayprakash Jagannathrao Girme, with the consent and confirmation of Mr. Deepak Jagannathrao Girme and Mr. Nandkumar Jagannathrao Girme in respect of Survey Nos. 23/1/2/1B, 23/1/2/1C, 23/1/2/1D and 2.66 Ares out of 23/1/2/2B, registered in the office of Sub-Registrar Haveli No. 6 at Sr. No. 2436/2006.
- xvii) Photocopy of Release Deed dated 29/06/2006 executed by Mrs. Mohini Vilas Girme in favour of Mr. Sachin Somnath Jambhulkar registered in the office of Sub Registrar Haveli No. 6 at Sr. 6222/2006 in respect of S.No. 23/1/2/1A, 23/1/2/1B, 23/1/2/1C and 23/1/2/1D.
- xviii) Photocopy of Release Deed dated 07/02/2008 executed by Mrs. Vaishali Chetan Gaikwad for herself and for natural guardian mother of her son Masters Neel and Master Oam in favour of Smt. Vaidehi Dattatray Gaikwad, registered in the office of Sub-Registrar Haveli No. 3 at Sr. No. 1193/2008 in respect of Survey No. 23/1/2/1C alongwith Index II extract and registration receipt thereof.
- xix) Photocopy of Deed of Confirmation dated 4/11/2008 executed by Smt. Vaidehi Dattatray Gaikwad in favour of Mr. Jayprakash Jagannathrao Girme, registered in the office of Sub-Registrar Haveli No. 3 at Sr. No. 8346/2008 on 5/11/2008 in



respect of Survey No. 23/1/2/1C along with Index II extract and registration receipt thereof.

- xx) Photocopy of Power of Attorney dated 5/11/2008 executed by Smt. Vaidehi Dattatray Gaikwad in favour of Mr. Jayprakash Jagannathrao Girme, registered in the office of Sub-Registrar Haveli No. 3 at Sr. No. 8347/2008 in respect of Survey No. 23/1/2/1C along with registration receipt thereof.

d) Title Deeds of land No. C :

- i) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Mr. Govind Laxman Jadhav and 2 others with the consent and confirmation of Mr. Pandurang Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of his 1/8th share in Survey No. 23/2A.
- ii) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Mr. Pandurang Laxman Jadhav and others with the consent and confirmation of Mr. Govind Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of his 1/8th share in Survey No. 23/2A.
- iii) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Mr. Pandharinath Laxman Jadhav and others with the consent and confirmation of Mr. Govind Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of his 1/8th share in Survey No. 23/2A.
- iv) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Mr. Dattatraya Laxman Jadhav and others with the consent and confirmation of Mr. Govind Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of his 1/8th share in Survey No. 23/2A.



- v) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Smt. Anjanibai Narayan Badhe with the consent and confirmation of Mr. Govind Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of her 1/8th share in Survey No. 23/2A.
- vi) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Smt. Subhadra Laxman Kondre with the consent and confirmation of Mr. Govind Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of her 1/8th share in Survey No. 23/2A.
- vii) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Smt. Venutai alias Yamunabai Baburao Raskar with the consent and confirmation of Mr. Govind Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of her 1/8th share in Survey No. 23/2A.
- viii) Photocopy of unregistered Development Agreement dated 04/07/1995, executed by Smt. Kamal Vasantrao Borawake with the consent and confirmation of Mr. Govind Laxman Jadhav and others, in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of her 1/8th share in Survey No. 23/2A.
- ix) Photocopy of notarised Power of Attorney dated 04/07/1995, executed by Mr. Govind Laxman Jadhav and others in favour of Mr. Satish Dattatraya Magar, in respect of Survey No. 23/2A.
- x) Photocopy of Deed of Confirmation dated 18/03/2006, executed by Mr. Govind Laxman Jadhav and others through their Power of Attorney holder Mr. Satish Dattatray Magar in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of Survey No. 23/2A, registered in the office of Sub-Registrar Haveli No. 6 at Sr. No. 2430/2006.



- xi) Photocopy of Power of Attorney dated 18/03/2006, executed by Mr. Govind Laxman Jadhav and others through their Power of Attorney holder Mr. Satish Dattatray Magar in favour of Mr. Deepak Jagannath Girme, Mr. Nandakaumar Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of Survey No. 23/2A, registered in the office of Sub-Registrar Haveli No. 6 at Sr. No. 2431/2006.

e) **Title Deeds of land No. D1 and D2 :**

- i) Photocopy of Development Agreement dated 29/12/2000, executed by Mr. Sachin Somnath Jambhulkar and others in favour of Mr. Deepak Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of Survey No. 23/2B/2, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 8789/2000.
- ii) Photocopy of Power of Attorney dated 29/12/2000, executed by Mr. Sachin Somnath Jambhulkar and others in favour of Mr. Deepak Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of Survey No. 23/2B/2, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 8790/2000.
- iii) Photocopy of Development Agreement dated 13/09/2005 executed by Smt. Parvatibai Arjuna Jambhulkar in favour of Mr. Asif A. Lalji, registered in the office of Sub Registrar Haveli No.6 at Sr. No. 5376/2005, in respect of S.No. 23/2B/1.
- iv) Photocopy of Power of Attorney dated 13/09/2005 executed by Smt. Parvatibai Arjuna Jambhulkar in favour of Mr. Asif A. Lalji, registered in the office of Sub Registrar Haveli No.6 at Sr. No. 5377/2005, in respect of S.No. 23/2B/1.
- v) Photocopy of Release Deed dated 29/06/2006 executed by Mrs. Mohini Vilas Girme in favour of Mr. Sachin Somnath Jambhulkar registered in the office of Sub Registrar Haveli No. 6 at Sr. 6222/2006 in respect of S.No. 23/2B/2 and others.
- vi) Photocopy of Development Agreement dated 10/01/2007 (on 1st Page of the document written as January 2007) executed by Smt. Parvatibai Arjuna Jambhulkar with the consent and confirmation of Asif A. Lalji in favour of M/s. Sahil Promoters,



registered in the office of Sub Registrar Haveli No.3 at Sr. No. 307/2007 in respect of Survey No.23/2B/1.

- vii) Photocopy of Sale Deed dated 08/04/2008, executed by Smt. Parvatibai Arjuna Jambhulkar with the consent and confirmation of Mr. Macchindra Pralhad Kapare in favour of Mr. Deepak Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of Survey No. 23/2B/1, registered in the office of Sub-Registrar, Haveli No. 3, at Sr. No. 2966/2008.
- viii) Photocopy of Sale Deed dated 08/04/2008, executed by Mr. Sachin Somnath Jambhulkar and others in favour of Mr. Deepak Jagannath Girme and Mr. Jayprakash Jagannath Girme, in respect of Survey No. 23/2B/2, registered in the office of Sub-Registrar, Haveli No. 3 at Sr. No. 2967/2008.
- ix) Photocopy of Deed of Cancellation dated 15/04/2011 executed by M/s. Sahil Developers in favour of Asif A. Lalji, registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 3503/2011 for cancellation of Power of Attorney executed on 10/01/2008 (in the office of S.R.Haveli No. 3 bearing Sr.No. 308/2007) in respect of S.No. 23/2B/1.
- x) Photocopy of Notice of Lis pendence dated 05/12/2011 signed by Smt. Yashodabai Raghunath Jambhulkar and others, registered in the office of Sub Registrar Haveli No. 12 at Sr. No. 9002/2011 for disclosing pending dispute before Civil Judge, Senior Division, Pune bearing Spl. Civil Suit No. 1129/2011 in respect of S. No. 22/2B/2.

f) Title Deeds : Development Agreements and Power of Attorneys:

- i) Original Development Agreement dated 14/09/2023 executed by Mr. Nandkumar Jagannath Girme and others in favour of M/s. Energgia SKYi Landmarks, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 17379/2023 on 14/09/2023 alongwith Index II extract and registration receipt thereof;
- ii) Photocopy of Power of Attorney dated 14/09/2023 executed by Mr. Nandkumar Jagannath Girme and others in favour of M/s. Energgia SKYi Landmarks, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 17380/2023, on 14/09/2023 alongwith registration receipt thereof.

- iii) Photocopy of Development Agreement dated 14/09/2023 executed by Mr. Deepak Jagannath Girme and others in favour of M/s. Enerrgia SKYi Landmarks, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 17381/2023 on 14/09/2023 alongwith Index II extract and registration receipt thereof.
- iv) Photocopy of Power of Attorney dated 14/09/2023 executed by Mr. Deepak Jagannath Girme and others in favour of M/s. Enerrgia SKYi Landmarks, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 17382/2023, on 14/09/2023 alongwith registration receipt thereof.
- v) Photocopy of Development Agreement dated 18/09/2023 executed by Mr. Jayprakash Jagannath Girme and others in favour of M/s. Enerrgia SKYi Landmarks, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 17540/2023 on 18/09/2023 alongwith Index II extract and registration receipt thereof.
- vi) Photocopy of Power of Attorney dated 18/09/2023 executed by Mr. Jayprakash Jagannath Girme and others in favour of M/s. Enerrgia SKYi Landmarks, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 17541/2023, on 18/09/2023 alongwith registration receipt thereof.

g) Other Documents :

- i) Photocopy of Zone Certificates issued by Pune Municipal Corporation.
- ii) Photocopy of Government Demarcation/s.
- iii) Photocopy of NA Order bearing No. PRN/NA/SR/59/07 dated 30/05/2008, granting N.A. permission for residential purpose in respect of area admeasuring 14994.10 Sq. Mtrs.
- iv) Photocopy of zoning map issued by Pune Municipal Corporation.
- v) Photocopy of order dated 26/02/2010 in application bearing No. HNO/155/Durusti/SR/3/2010 passed by Tahasildar Pune City in respect of S. No. 23/1/2/1A, 23/1/2/1B, 23/1/2/1C and 23/1/2/1D.
- vi) Photocopy of order dated 29/05/2010 in RTS Appeal No. 185/2010 passed by Sub Divisional Officer Haveli Pune in respect of Mutation Entry No. 5594.



- vii) Photocopy of order dated 29/05/2010 in RTS Appeal No. 186/2010 passed by Sub Divisional Officer Haveli Pune in respect of Mutation Entry No. 4080.
- viii) Photocopy of Judgment, order and decree dated 2/11/2018 in Civil suit No. 259/2012, filed by Mr. Deepak Jagannath Girme and another against Mr. Asif A. Lalji and others for declaring development agreement dated 13/5/2005 (Haveli No. 6 at Sr. No. 5376/2005) Power of Attorney dated 13/5/2005 (Haveli No. 6 at Sr. No. 5377/2005), Development Agreement dated 10/1/2007 (Haveli No.3 at Sr. No. 307/2007) and Power of Attorney dated 10/1/2007 (Haveli No.3 at Sr. No. 308/2007) null and void and inoperative, and that the Defendants (Developers) will not have any right, title and interest in the said land bearing S. No. 23/2B/1.
- ix) Photocopy of Zone Certificate issued by Pune Municipal Corporation
- x) Photocopy of Sanctioned amalgonmated layout (Plot B+C) in respect of said lands
- xi) Commencement Certificates and sanctioned layout and buiding plans issued by Pune Municipal Corporation.
- xii) NA orders

(B) 7/12 extracts and Mutation Entries :

a. Group A Lands (A1 and A2):			
Survey No./ Hissa No.		Period of 7/12 Extract	Mutation Entries
22/4	:	1932 to 1963	225, 377, 648, 1363
22/4A	:	1964 to 1976	648, 1363, 1634 1705, 1853, 1947
22/4A/1	:	1976 to 2015	1363, 1853, 2864, 2970. 6015
22/4A/3	:	1986 to 2018	2864
b. Group B Lands (B1 to B10) :			
23/1	:	1943 to 1953	---
23/1/2	:	1954 to 1976	213, 240, 338, 647, 993, 1363, 1634, 1816, 1853, 1947
23/1/2/1	:	1976 to 1989	1363, 1853, 2864, 2897, 2898, 2899, 2900, 2934, 2938
23/1/2/1/A	:	1989 to 2018	1853, 2864, 2897, 2938, 4080, 5594, 5667, 5668
23/1/2/1/B	:	1989 to 2018	1853, 2864, 2938, 2898, 4080, 5594, 5667, 5668
23/1/2/1/C	:	1989 to 2014	1853, 2864, 2938, 2899, 4080,



			5340, 5594, 5667, 5668, 6392
23/1/2/1/D	:	1989 to 2018	1853, 2864, 2900, 2938, 4080, 5567, 5568, 5594
23/1/2/2/A	:	1989 to 2018	1853, 2864, 2891, 2892, 2893, 2894, 2895, 2939
23/1/2/2/B	:	2010 to 2018	1853, 2864, 2892, 2939
23/1/2/2/C	:	1989 to 2018	1853, 2864, 2893, 2939
23/1/2/2/D	:	1989 to 2018	1853, 2864, 2894, 2939
23/1/2/2/E	:	1989 to 2018	1853, 2864, 2891, 2939
23/1/2/2/F	:	1989 to 2018	1853, 2864, 2895, 2939
c. Group C Land :			
23/2A	:	1964 to 2018	391, 1042, 1403, 1501, 1853, 2420, 4889, 5314
d. Group D Lands (D1 and D2):			
23/2B	:	1943 to 1953	391, 978
23/2B/1	:	1953 to 2018	1097, 1853, 4889, 5375
23/2B/2	:	1964 to 2018	1097, 1853, 3641, 4889, 5414

Common Mutation Entry for all last 7/12 record : 6582

(C) Property card extracts :

Land No.	City Survey No.		Old Survey No.	Mutation Entry Nos.
A1	977/6	:	22/4A/1	691
A2	977/8	:	22/4A/3	691, 1022
B1	994/2	:	23/1/2/1/A	692
B2	994/3	:	23/1/2/1/B	692
B3	994/4	:	23/1/2/1/C	692, 1234, 1244
B4	994/5	:	23/1/2/1/D	692
B5	994/6	:	23/1/2/2/A	692
B6	994/7	:	23/1/2/2/B	692
B7	994/8	:	23/1/2/2/C	692
B8	994/9	:	23/1/2/2/D	692
B9	994/10	:	23/1/2/2/E	692
B10	994/11	:	23/1/2/2/F	692
C	994/12	:	23/2A	692
D1	994/13	:	23/2B/1	692
D2	994/14	:	23/2B/2	692



IV) OPINION ON TITLE :

On perusal of the above mentioned documents and all other relevant documents relating to title of the said lands, I am of the opinion that the title of present owners, is clear, marketable and without any encumbrances, and as per all three Development Agreements and Power of Attorneys, dated 14/09/2023, 14/09/2023 & 18/09/2023, M/s. Enerrgia Skyi Landmarks, the present Developer / Promoter has every right to develop the said lands as per building plans presently sanctioned by Pune Municipal Corporation and revised by them time to time.

V) Qualifying comments / remarks if any: No

The flow of the title of the said lands is enclosed herewith as annexure.

Encl : 1) Annexure reflecting flow of title.

2) Search Note along with Receipt thereof.



Vikram Anil Vaidya
Advocate

Vaidya
AV
10/10/23

Office : Flat No. 2, Santosh Co-op. Hsg. Society,
CTS No. 345, Shila Vihar Colony, Paud Phata,
Near Tiranga Bhuvan Hotel, Erandwane,
Pune 411038.

Residence : C-5, "Sitali", Sitabaug Colony,
Ganesh Mala, Sinhgad Road, Pune 411030.
E-mail : advvikramvaidya@gmail.com
Mobile : 9850562840

VIKRAM ANIL VAIDYA

**B.Sc., LL.B
ADVOCATE**

Annexure

FLOW OF THE TITLE OF THE SAID LANDS :

In this Report, we are concerned with **15 (Fifteen) lands totally adm. 01 Hectare 78 Ares i.e. 17800 Sq. Mtrs**, situated at **Wanowrie**, Taluka Pune City, District Pune, within the limits of Pune Municipal Corporation, in the Registration District Pune, Sub District Taluka Haveli, Pune. Considering the **15 (fifteen)** separate 7/12 extracts and documents of purchase of said lands by respective owners, I have noted flow of title & my observations as follows:

Sr. No.	Particular
(I)	Flow of Title in respect of the said lands : A) Flow of Title in respect of 22/4A/1 and 22/4A/3 B) Flow of Title in respect of Survey Nos. 23/1/2/1/A, 23/1/2/1/B, 23/1/2/1/C, 23/1/2/1/D, 23/1/2/2/A, 23/1/2/2/B, 23/1/2/2/C, 23/1/2/2/D, 23/1/2/2/E and 23/1/2/2/F C) Flow of Title in respect of Survey Nos. 23/2A D) Flow of Title in respect of Survey Nos. 23/2B/1, 23/2B/2 E) Common title flow for all lands F) Mutation Entries in respect of City Survey Record G) Grant of the development rights by the present owners alongwith their family members in favour of ESL.
(II)	Any other relevant entries related to title : A) Sanctioned building plans. B) Public Notice C) Zone of the said lands as per sanctioned development plan D) Encumbrances and charges E) Custody of title deeds and important documents F) Registration of the Real Estate Project/s as per Real Estate (regulation and development) Act, 2016 and rules thereunder. G) Search of Index II registers
(III)	Pending Litigations, if any. - No
(IV)	No Project Loan
(V)	Presumption
(VI)	Title Certification / Title Opinion



(I) FLOW OF TITLE IN RESPECT OF THE SAID LANDS :

As per sanctioned layout plan supplied to me, all 15 lands are adjacent to each other which are amalgamated and the present owners / Developer has prepared composite layout of said lands.

From the perusal of all the aforesaid documents, I have scrutinized and verified the title in respect of said lands and I am therefore stating my observations as follows:-

(A) Title flow of A1 and A2 lands :

a) Original Ownership :

All that piece and parcel of land bearing Survey No. 22, Hissa No. 4, adm. 2 Acre 15 Gunthas (including 3 Gunthas pot kharaba), assessed at Rs. 11, situated at Village Wanowrie, Taluka Pune City, District Pune was owned by Mr. Genu Ramji Tapre, who purchased the same from Mr. Arjuna Genuji Bhulkar as per **Mutation Entry No. 225 dated 10/06/1930**. This Sale Deed is not available for my perusal.

b) Sale in favour of Mr. Bhagwant Genuji Girme :

From **Mutation Entry No. 377** dated 28/10/1937, it is seen that Mr. Genu Ramji Tapre sold the land bearing Survey No. 22/4 to Mr. Bhagwant Genu Girme and his name was entered in the owner's column of Survey No. 22/4 by Mutation Entry No. 377. This Sale Deed is not available for my perusal.

c) Lands were allotted to Mr. Haribhau Balwantrao Girme, as per family settlement :

From **Mutation Entry No. 648** dated 22/04/1947, it is seen that Mr. Bhagwant Genu Girme preferred an application dated 08/04/1947 for replacing his name in the revenue record of Survey No. 22/4, by the name of Mr. Haribhau Balwantrao Girme as per internal partition / family settlement. In the said Mutation Entry No. 648, it is also mentioned that Mr. Bhagwant Genu Girme had already delivered possession of the said lands bearing Survey Nos. 26/9, 26/10 and 27A/9, on 26/08/1946, to Mr. Haribhau Balwantrao Girme. Accordingly, the name of Mr. Haribhau Balwantrao Girme, was mutated upon 7/12 extracts of Survey Nos. 26/9, 26/10 and 27A/9, as the Owner / Occupant by Mutation Entry No. 647.



d) Partition in the family of Mr. Haribhau Balwantrao Girme :

From **Mutation Entry No. 1363**, dated 20/08/1960 and photo copy of Partition Deed dated 05/11/1959, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 132/1960 on 05/02/1960, it is seen that on 05/11/1959, Mr. Haribhau Balwantrao Girme being Karta and Manager of his HUF, with the consent and confirmation of members of his HUF, partitioned the various pieces of lands then owned by his family, including the land bearing Survey Nos. 22/4. As per the said family partition, Survey No. 22/4 and some other lands came to the share of Mr. Jagannath Haribhau Girme separately. Accordingly, on application dated 31/07/1960 submitted by Mr. Haribhau Balwantrao Girme for entering name of his son Mr. Jagannath Haribhau Girme on 22/4 and some other lands as per the Partition Deed dated 05/11/1959, the name of Mr. Jagannath Haribhau Girme was mutated as the Owner / Cultivator on the revenue record of Survey No. 22/4, along with some other lands by Mutation Entry No. 1363.

e) Encumbrance and clearance thereof:

From **Mutation Entry No. 1634** dated 01/12/1967, the said Mr. Jagannath Haribhau Girme took a loan of Rs. 22,000/- from Hadapsar Seva Vikas Karyakari Sahakari Society Limited, by mortgaging land bearing Survey No. 22/4 alongwith some other lands. The charge of Hadapsar Seva Vikas Sahakari Society Limited, was entered in the other rights column of the revenue record of Survey No. 22/4 by Mutation Entry No. 1634.

As the said loan alongwith interest thereon was repaid by said Mr. Jagannath Haribhau Girme, the charge of the said society was removed / cleared from other right column of Survey No. 22/4 (also from the revenue record of new Survey No. 22/4A in the hands of Mr. Jagannath Haribhau Girme) by **Mutation Entry No. 1947** dated 31/03/1973.

f) Acquisition of lands for road :

From **Mutation Entry No. 1705** dated 26/02/1969, it is seen that some lands were acquired for road, as per the award No. LEQ-/3869 dated 10/02/1969 of Special Land Acquisition Officer (3) and the land bearing Survey No. 22/4 was divided in two hissias. The hissia owned by Mr. Jagannath Haribhau Girme adm. 2 Acre 10 Gunthas (including 3 Gunthas Potkharaba) was allotted with Survey No. 22/4A and the land



adm. 0 Acre 5 Gunthas acquired as per the aforesaid award was allotted Survey No. 22/4B.

g) Effect of Weights and Measurement Act, 1958 and Indian Coinage Act 1955 :

That the **Mutation Entry No. 1853** dated 12/01/1971, it is seen that the effect of Weights and Measurement Act, 1958 and Indian Coinage Act 1955 was given on the revenue record of Wanowrie, whereby the area of the land bearing Survey No. 22/4A has been converted to 0 Hectare 90 Ares, assessed at Rs. 11.22 Ps.

h) Partition by Mr. Deepak Jagannath Girme and 3 others :

From **Mutation Entry No. 2864** dated 01/12/1986, it is seen that Mr. Jagannath Haribhau Girme expired on 03/07/1986. By a registered Partition Deed dated 31/03/1970, he had partitioned his family lands amongst his family members and his son Mr. Deepak Jagannath Girme and three others applied for giving effect of the said registered Partition Deed. In the said Mutation Entry No. 2864 it is also seen that the four married daughters of Mr. Jagannath Haribhau Girme had given consent to the partition as per the aforesaid Partition Deed and had also released their undivided share in the family lands held by their father. As per the said Partition Deed the land bearing Survey No. 22/4A is further divided into three parts, as follows :

Survey / Hissa No.	Area in Hectare Ares	Assessment in		Name of the owner
		Rs.	Ps.	
22/4A/1	0 15	1	78	Mr. Jagannath Haribhau Girme
22/4A/2	0 60	6	85	Mr. Deepak Jagannath Girme
22/4A/3	0 15	1	78	Smt. Vatsalabai Jagannath Girme

i) Name of Smt. Vatsalabai Jagannath Girme entered on Survey No. 22/4A/1 as the owner :

From **Mutation Entry No. 2970** dated 01/10/1988, concerned with Survey No. 22/4A/1 and another, it is seen that Mr. Jagannath Haribhau Girme expired on 03/07/1986, leaving behind him legal heirs viz. wife, Smt. Vatsalabai Jagannath Girme, three sons Mr. Deepak Jagannath



Girme, Mr. Jayprakash Jagannath Girme and Mr. Nandkumar Jagannath Girme and four married daughters, Smt. Mangala Ramesh Raut, Smt. Shama Dilip Jadhav, Smt. Shaila Madhukar Sonawane and Smt. Pratibha Deepak Kudale. In the lifetime of late Mr. Jagannath Haribhau Girme, he along with other coparceners of his HUF executed and registered Partition Deed dated 28/03/1970 in respect of their family properties. Thereafter, Mr. Jagannath Haribhau Girme also executed his last Will dated 04/10/1982 by which he bequeathed his agricultural lands to his wife Mrs. Vatsalabai Girme absolutely. All three sons and four married daughters executed and submitted Affidavit cum Declaration before the Revenue Officer, by which they confirmed transfer of the said lands as per the last Will of late Mr. Jagannath Haribhau Girme to Smt. Vatsalabai Jagannath Girme and also released all their right, title and interest in the said lands, in favour of their mother Smt. Vatsalabai Jagannath Girme. Accordingly, on the application of Smt. Vatsalabai Jagannath Girme, her name was mutated upon 7/12 extract of Survey No. 22/4A/1 and another, by Mutation Entry No. 2970. The said Mutation Entry was duly certified by Circle Officer, Yerawada on 06/01/1989. The Affidavit cum Declaration executed by three sons and four married daughters of Late Mr. Jagannath Haribhau Girme and Smt. Vatsalabai Jagannath Girme is not available for my perusal.

j) Gift in favour of Mr. Jayprakash Jagannath Girme :

From **Mutation Entry No. 6015** dated 02/05/2013 and Gift Deed dated 18/03/2006, it is seen that Smt. Vatsalabai Jagannath Girme gifted the lands bearing Survey Nos. 22/4A/1 and 22/4A/3 to Mr. Jayprakash Jagannath Girme, which Gift Deed has been duly registered in the office of Sub-Registrar Haveli No. 6 at Sr. No. 2437/2006.

Thus Mr. Jayprakash Jagannath Girme became owner of Survey No. 22/4A/1 totally admeasuring 0 Hectare 15 Are i.e. land No. A 1 and Survey No. 22/4A/3 totally admeasuring 0 Hectare 15 Are i.e. land No. A 2, as his self-acquired property acquired by way of gift from his mother.

(B) Title flow of B1 to B10 lands :

a) Original Ownership :

All that piece and parcel of land bearing Survey No. 23, Hissa No. 1, adm. 5 Acre 5 Gunthas, assessed at Rs. 24, situated at Village Wanowric,



Taluka Pune City, District Pune was originally owned by Mr. Hanmant Ganpatrao Girme.

b) Legal heirs of Late Mr. Hanmant Ganpatrao Girme :

From **Mutation Entry No. 213** dated 18/10/1929, it is seen that Mr. Hanmant Ganpatrao Girme died intestate, leaving behind only legal heir son, Master Raghunath Hanmant Girme, a minor, through natural guardian uncle, Mr. Bhagwant Genu Girme, whose name was entered on the revenue record of Survey No. 23/1 by Mutation Entry No. 213.

c) Sale in favour of Mr. Vitthal Laxman Jambhulkar :

From **Mutation Entry No. 240** dated 01/03/1931, it is seen that Mr. Vitthal Laxman Jambhulkar sold his share in the land bearing S.No. 23/1 along with right to take water from S.No. 22, to Mr. Bhagwant Genu Girme by a sale deed dated 4/5/1929. However, from 7/12 Extract of the year 1944 / 45 it is seen that the name of Bhagwant Genuji Girme was appearing in Other Rights column as the said Sale Deed was executed without handing over possession.

d) Ownership as per the falani bara namuna :

From **Mutation Entry No. 338** dated 05/12/1935, it is seen that the land bearing Survey No. 23/1 was owned by Mr. Raghunath Hanmant Girme, as per the falani namuna 12 and his name was entered on the revenue record of Survey No. 23/1 by Mutation Entry No. 338. However, the Mutation Entry No. 338 is not appearing on the revenue record of Survey No. 23/1.

e) Lands were allotted to Mr. Haribhau Balwantrao Girme, as per family settlement :

From **Mutation Entry No. 647** dated 22/04/1947, it is seen that Mr. Raghunath Hanmant Girme preferred an application dated 05/04/1947 for replacing his name in the revenue record of Survey Nos. 23/1 and other lands, by the name of Mr. Haribhau Balwantrao Girme as per internal partition / family settlement. In the said Mutation Entry No. 647, it is also mentioned that Mr. Raghunath Hanmant Girme had already delivered possession of the said lands bearing Survey Nos. 23/1 and other land, on 26/08/1946, to Mr. Haribhau Balwantrao Girme. Accordingly, the name of Mr. Haribhau Balwantrao Girme, was mutated



upon 7/12 extracts of Survey No. 23/1, as the Owner / Occupant by Mutation Entry No. 647.

- f) **Mutation Entry No. 993** appearing on 7/12 record is not available for my perusal.
- g) **Partition in the family of Mr. Haribhau Balwantrao Girme :**

From **Mutation Entry No. 1363**, dated 20/08/1960 and copy of Partition Deed dated 05/11/1959, registered in the office of Sub-Registrar, Haveli No. 2 at Sr. No. 132/1960 on 05/02/1960, it is seen that on 05/11/1959, Mr. Haribhau Balwantrao Girme being Karta and Manager of his HUF with the consent and confirmation of members of his HUF partitioned the various pieces of lands then owned by his family including land bearing Survey No. 23/1. As per the said family partition, Survey No. 23/1 and some other lands came to the share of Mr. Jagannath Haribhau Girme separately. Accordingly, on application dated 31/07/1960 submitted by Mr. Haribhau Balwantrao Girme for entering name of his son Mr. Jagannath Haribhau Girme on said lands as per the Partition Deed dated 05/11/1959, the name of Mr. Jagannath Haribhau Girme was mutated as the Owner / Cultivator on the revenue record of Survey No. 23/1 along with some other lands by Mutation Entry No. 1363.

- h) **Encumbrance and clearance thereof:**

From **Mutation Entry No. 1634** dated 01/12/1967, said Mr. Jagannath Haribhau Girme took a loan of Rs. 22,000/- from Hadapsar Seva Vikas Karyakari Sahakari Society Limited, by mortgaging land bearing Survey No. 23/1 alongwith some other lands. The charge of Hadapsar Seva Vikas Sahakari Society Limited, was entered in the other rights column of the revenue record of Survey No. 23/1 by Mutation Entry No. 1634.

As the said loan along with interest thereon was repaid by said Mr. Jagannath Haribhau Girme, the charge of the said society was removed / cleared from other right column of Survey No. 23/1 (also from the revenue record of new Survey No. 23/1 in the hands of Mr. Jagannath Haribhau Girme) by **Mutation Entry No. 1947** dated 31/03/1973.

- i) **Acquisition of lands :**

From **Mutation Entry No. 1816** dated 25/05/1970, it is seen that some lands were acquired for Mula Right Back Water Canal, as per the award No. LAQ-4-SR/3/7 dated 29/05/1965 of Special Land Acquisition



Officer (7) and the land bearing Survey No. 23/1 was divided in two hissas. The hissa owned by Mr. Jagannath Haribhau Girme adm. 2 Acre 17 Gunthas was allotted with Survey No. 23/1/2 and the land adm. 2 Acre 28 Gunthas acquired as per the aforesaid award was allotted with Survey No. 23/1/1.

j) Effect of Weights and Measurement Act, 1958 and Indian Coinage Act 1955 :

That the **Mutation Entry No. 1853** dated 12/01/1971, it is seen that the effect of Weights and Measurement Act, 1958 and Indian Coinage Act 1955 was given on the revenue record of Wanowrie, whereby the area of the land bearing Survey No. 23/1/2 has been converted to 0 Hectare 98 Ares, assessed at Rs. 11.22 Ps.

k) Partition by Mr. Deepak Jagannath Girme and 3 others :

From **Mutation Entry No. 2864** dated 01/12/1986 and Partition Deed dated 28/03/1970, executed by Mr. Jagannath Haribhau Girme and others, registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 4189/1970 on 28/07/1970, it is seen that Mr. Jagannath Haribhau Girme expired on 03/07/1986. By a registered Partition Deed dated 28/03/1970, he had already partitioned his family lands including Survey No. 23/1/2 amongst co-parceners of his HUF and his son Mr. Deepak Jagannath Girme and three others applied for giving effect of the said registered Partition Deed dated 28/03/1970. In the said Mutation Entry No.2864 it is also seen that the four married daughters of Mr. Jagannath Haribhau Girme had given unconditional confirmation cum consent to the said partition which took place as per the aforesaid Partition Deed and had also released their undivided share if any, in the lands under Partition then held by their father. As per the said Partition Deed the land bearing Survey No. 23/1/2 is further divided into two parts, as follows :

Survey / Hissa No.	Area in Hectare Ares	Assessment in		Name of the owner
		Rs.	Ps.	
23/1/2/1	0 40	4	60	Mr. Deepak Jagannath Girme
23/1/2/2	0 58	6	62	Mr. Nandkumar Jagannath Girme

The names of the aforesaid owners were entered on the revenue record of Survey No. 23/1/2/1 and 23/1/2/2 by Mutation Entry No. 2864.



The Affidavit cum Declaration executed by four married daughters of Late Mr. Jagannath Haribhau Girme and Smt. Vatsalabai Jagannath Girme, is not available for my perusal.

l) Sale Deeds by Mr. Deepak Jagannath Girme :

By four separate Sale Deeds said Mr. Deepak Jagannath Girme sold pieces of lands to various persons, and the names of respective persons were entered on the revenue record of Survey No. 23/1/2/1 by respective Mutation Entries as follows :

Area sold in Hectare Ares	Name of the Purchaser	Details of Sale Deed	Mutation Entry No.
0 10	Mr. Madhukar Shankarrao Tayade	15/12/1986 S. R. HVL 2 3911/1987	2897, 01/06/1987
0 10	Mr. Manohar Shankarrao Tayade	15/12/1986 S. R. HVL 2 3912/1987	2898, 01/06/1987
0 10	Mr. Chetankumar Dattaji Gaikwad	15/12/1986 S. R. HVL 2 3913/1987	2899, 01/06/1987
0 10	Dr. Swati Jayantrao Anpat	15/12/1986 S. R. HVL 2 3914/1987	2900, 01/06/1987

While certification of above mentioned mutation entries, the concerned Circle Officer certified the said mutation entries with remark of subject to provision of section 84C of BT&AL Act. From **Mutation Entry No. 2934** dated 09/02/1988, it is seen that as per various orders of Tahasildar Haveli reference of condition of provisions of section 84C was deleted from other rights columns of land No. B1 to B4.

m) Further Hissas of Survey No. 23/1/2/1 were effected :

Further, from **Mutation Entry No. 2938** dated 09/02/1988, it is seen that said Mr. Deepak Jagannath Girme preferred application and thereby informed that he had sold all the land out of Survey No. 23/1/2/1 to four various persons as aforesaid and hence, the revenue record of the four

pieces thereof has been separated and allotted with new survey numbers as follows :

Survey / Hissa No.	Area sold in Hectare Ares		Assessment in Rs. Ps.		Name of the Purchaser
23/1/2/1/A	0	10	1	15	Mr. Madhukar Shankarrao Tayade
23/1/2/1/B	0	10	1	15	Mr. Manohar Shankarrao Tayade
23/1/2/1/C	0	10	1	15	Mr. Chetankumar Dattaji Gaikwad
23/1/2/1/D	0	10	1	15	Dr. Swati Jayantrao Anpat

Accordingly, new 7/12 records were formed and confirmed with above mentioned owners separately.

n) Sale Deeds by Mr. Nandkumar Jagannath Girme :

By five separate Sale Deeds the said Mr. Nandkumar Jagannath Girme sold pieces of lands to various persons and the names of respective persons were entered on the revenue record of Survey No. 23/1/2/2 by respective Mutation Entries as follows :

Area sold in Hectare Ares	Name of the Purchaser	Details of Sale Deed	Mutation Entry No.
0 10	Mr. Vilas Shankarrao Raut	15/12/1986 S. R. HVL 2 3906/1987	2891, 25/05/1987
0 10.30	Mr. Bhalchandra Shankarrao Raut	14/12/1986 S. R. HVL 2 3907/1987	2892, 25/05/1987
0 8.25	Mr. Bhagwat Tulshiram Wagh	15/12/1986 S. R. HVL 2 3908/1987	2893, 25/05/1987
0 10	Mr. Maruti Krushnaji Shinde	15/12/1986 S. R. HVL 2 3909/1987	2994, 01/06/1987



0	10	Mr. Hemant Ramchandra Raskar	15/12/1986 S. R. HVL 2 3910/1987	2995, 25/05/1987
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While certification of above mentioned mutation entries, the concerned Circle Officer certified the said mutation entries with the remark "subject to provision of section 84c of BT&AL Act". From **Mutation Entry No. 2934** dated 09/02/1988, it is seen that as per various orders of Tahasildar Haveli the reference regarding condition of provisions of section 84C was deleted from other rights columns of land No. B6 to B10.

o) Further Hissas of Survey No. 23/1/2/2 were effected :

Further, from **Mutation Entry No. 2939** dated 09/02/1988, it is seen that said Mr. Nandkumar Jagannath Girme preferred application and thereby informed that he had sold five pieces of lands out of Survey No. 23/1/2/2 to five various persons as aforesaid and hence, the revenue record of Survey No. 23/1/2/2 has been separated and allotted with new survey numbers as follows :

Survey / Hissa No.	Area sold in Hectare Ares	Assesment in Rs. Ps.	Name of the Purchaser
23/1/2/2/A	0 9.45	1 12	Mr. Nandkumar Jagannath Girme
23/1/2/2/B	0 10.30	1 10	Mr. Bhalchandra Shankarrao Raut
23/1/2/2/C	0 8.25	1 10	Mr. Bhagwat Tulshiram Wagh
23/1/2/2/D	0 10	1 10	Mr. Maruti Krushnaji Shinde
23/1/2/2/E	0 10	1 10	Mr. Vilas Shankarrao Raut
23/1/2/2/F	0 10	1 10	Mr. Hemant Ramchandra Raskar

Accordingly, new 7/12 records were formed and confirmed with above mentioned owners separately.



p) **Grant of Development rights by Owners of land No. B1 to B4 and B6 to B10 :**

By three separate unregistered Development Agreements and notarized Power of Attorneys all dated 05/03/1987, the respective owners of the respective lands, entrusted development rights in favour of various developers.

Land No.	Survey/ Hissa No.	Name of the owners	Name of the Developer
B1	23/1/2/1/A	Mr. Madhukar Shankarrao Tayade	Dipak Jagannath Girme
B2	23/1/2/1/B	Mr. Manohar Shankarrao Tayade	Jayprakash Jagannath Girme
B3	23/1/2/1/C	Mr. Chetankumar Dattaji Gaikwad,	Jayprakash Jagannath Girme
B4	23/1/2/1/D	Dr. Swati Jayawantrao Anapat	Jayprakash Jagannath Girme
B6	23/1/2/2/B (0 H.4.42 R)	Mr. Bhalchandra Shankarrao Raut	Deepak Jagannath Girme
B6	23/1/2/2/B (0 H.3.22 R)	Mr. Bhalchandra Shankarrao Raut	Mr. Nandkumar Jagannath Girme
B6	23/1/2/2/B (0 H.2.66 R)	Mr. Bhalchandra Shankarrao Raut	Jayprakash Jagannath Girme
B7	23/1/2/2/C	Mr. Bhagwat Tulshiram Wagh	Deepak Jagannath Girme
B8	23/1/2/2/D	Mr. Maruti Krushnaji Shinde	Deepak Jagannath Girme
B9	23/1/2/2/E	Mr. Vilas Shankarrao Raut	Mr. Nandkumar Jagannath Girme
B10	23/1/2/2/F	Mr. Hemant Ramchandra Raskar	Mr. Nandkumar Jagannath Girme

q) Deed of Confirmations in favour of concerned Developers :

As the three different Development Agreements and Power of Attorneys all dated 05/03/1987, details of which mentioned above, were not properly stamped the respective developer and the concerned owners paid requisite stamp duty and penalty thereof by applying to Collector of stamps and by availing benefit of Abhay Yojana (Amnesty Scheme) in the year 2004. Thereafter the owners of the respective lands and the developers executed three different Deeds of Confirmation for confirming the contents of the aforesaid Development Agreements and Power of Attorneys, the details of which are as follows :

Land No.	Survey/ Hissa No.	Name of the owners	Name of the Developer	Details of Deed of Confirmation
B1	23/1/2/1/A	Mr. Madhukar Shankarrao Tayade	Dipak Jagannath Girme	18/03/2006 S. R. HVL 6 2434/2006
B2	23/1/2/1/B	Mr. Manohar Shankarrao Tayade	Jayprakash Jagannath Girme	18/03/2006 S. R. HVL 6 2436/2006
B3	23/1/2/1/C	Mr. Chetankumar Dattaji Gaikwad	Jayprakash Jagannath Girme	18/03/2006 S. R. HVL 6 2436/2006
B4	23/1/2/1/D	Dr. Swati Jayawantrao Anapat	Jayprakash Jagannath Girme	18/03/2006 S. R. HVL 6 2436/2006
B6	23/1/2/2/B (0 H.4.42 R)	Mr. Bhalchandra Shankarrao Raut	Deepak Jagannath Girme	18/03/2006 S. R. HVL 6 2434/2006
B6	23/1/2/2/B (0 H.3.22 R)	Mr. Bhalchandra Shankarrao Raut	Mr. Nandkumar Jagannath Girme	18/03/2006 S. R. HVL 6 2435/2006
B6	23/1/2/2/B (0 H.2.66 R)	Mr. Bhalchandra Shankarrao Raut	Jayprakash Jagannath Girme	18/03/2006 S. R. HVL 6 2436/2006
B7	23/1/2/2/C	Mr. Bhagwat Tulshiram Wagh	Deepak Jagannath Girme	18/03/2006 S. R. HVL 6
B8	23/1/2/2/D	Mr. Maruti	Deepak Jagannath	2434/2006



Land No.	Survey/ Hissa No.	Name of the owners	Name of the Developer	Details of Deed of Confirmation
		Krushnaji Shinde	Girme	
B9	23/1/2/2/E	Mr. Vilas Shankarrao Raut	Mr. Nandkumar Jagannath Girme	18/03/2006 HVL 6
B10	23/1/2/2/F	Mr. Hemant Ramechandra Raskar	Mr. Nandkumar Jagannath Girme	2435/2006

From perusal of all three Deeds of Confirmation, it is seen that the Collector of Stamps, Pune in three different cases U/S 33 of the Bombay Stamp Act, 1958 impounded three Development Agreements and as per the order, the concerned Developer paid required deficit stamp duty and penalty thereon. The said Deeds of Confirmation also confirmed receipt of entire agreed consideration by the owners from the respective Developers.

r) Legal heirs of Late Mr. Chetankumar Dattatraya Gaikwad :

From Mutation Entry No. 5340 dated 24/01/2008, it is seen that Mr. Chetankumar Dattatraya Gaikwad, i.e. the owner of Survey No. 23/1/2/1/C, died intestate on 12/02/2006, leaving behind him his legal heirs viz. wife Smt. Vaishali Chetan Gaikwad, mother Smt. Vaidehi Dattatraya Gaikwad and two minor sons, Master Neel Chetan Gaikwad and Master Om Chetan Gaikwad, through natural guardian mother, Smt. Vaishali Chetan Gaikwad, whose names were entered on the revenue record of Survey No. 23/1/2/1/C by Mutation Entry No. 5340.

s) Release of shares by Smt. Vaishali Chetankumar Gaikwad and others in favour of Vaidehi Dattatraya Gaikwad :

From Release Deed executed by Smt. Vaishali Chetankumar Gaikwad for herself and as Natural Guardian Mother of her two minor sons namely Neel and Om, released all their right, title and interest in land bearing S.No. 23/1/2/1C in favour of Smt. Vaidehi Dattatraya Gaikwad without taking any consideration. The said Release Deed was duly registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 1193/2008. However the effect the said Mutation entry is still pending and the names of Releasor are still continuing on Revenue Record, which needs to be deleted by effecting proper mutation entry to that effect.

- t) **Deed of Confirmation executed by Smt. Vaidehi Dattatraya Gaikwad in favour of Jayprakash Girme in respect of development rights granted by Late Chetankumar Dattatray Gaikwad :**

From Deed of Confirmation dated 4/11/2008 executed by Smt. Vaidehi Dattatraya Gaikwad in favour of Mr. Jayprakash Girme, registered in the office of Sub Registrar Haveli No.3 at Sr. 8346/2008 on 5/11/2008, it is seen that Vaidehi Dattatraya Gaikwad, who became the only owner of land bearing Survey No. 23/1/2/1C on account of death of Chetankumar Dattatraya Gaikwad and the aforesaid Release Deed by other legal heirs, confirmed execution of Development Agreement and Power of Attorney by late Chetankumar Dattatraya Gaikwad, in favour of the Developer i.e. Mr. Jayprakash Girme and confirmed contents of the same. By the said Deed of Confirmation Smt. Vaidehi Dattatraya Gaikwad also confirmed receipt of entire agreed consideration, and for further development work issued separate Power of Attorney in the name of Mr. Jayprakash Girme, which was registered in the office of Sub Registrar Haveli No.3 at Sr. No. 8347/2008 on 5/11/2008.

- u) **Names of Legal heirs of Late Mr. Raghunath Sitaram Jambhulkar entered upon other rights column of certain lands :**

From Mutation Entry No. 4080 dated 18/12/1998, it is seen that Mr. Raghunath Sitaram Jambhulkar died intestate, leaving behind him legal heirs viz. wife, Smt. Yashodabai Raghunath Jambhulkar, legal heirs of deceased son, Mr. Somnath Raghunath Jambhulkar, viz. wife Smt. Indumati Somnath Jambhulkar and son Mr. Sachin Somnath Jambhulkar married daughter Smt. Mohini Vilas Girme, whose names were entered in the other rights of revenue records of Survey Nos. 23/1/2/1/A, 23/1/2/1/B, 23/1/2/1/C and 23/1/2/1/D, by Mutation Entry No. 4080.

- v) **Release Deed by Mrs. Mohini Vilas Girme in favour of Mr. Sachin Somnath Jambhulkar:**

From the Release Deed dated 29/06/2006 registered in the office of Sub Registrar Haveli No. 6 at Sr. 6222/2006, it is seen that married daughter of late Raghunath Sitaram Jambhulkar namely Mrs. Mohini Vilas Girme, whose name was entered on the Other Rights column of 7/12 record of Survey Nos. 23/1/2/1/A, 23/1/2/1/B, 23/1/2/1/C and 23/1/2/1/D, by Mutation Entry No. 4080, released all her right, title and interest in respect of such lands in favour of Mr. Sachin Somnath Jambhulkar without taking any consideration.



- w) **Names of legal heirs of late Mr. Raghunath Sitaram Jambhulkar entered in other rights column of the lands were deleted as per order of revenue authority :**

From **Mutation Entry No. 5594** dated 11/03/2010 and **Mutation Entry No. 5667** dated 03/09/2010, **Mutation Entry No. 5668** dated 03/09/2010, it is seen that the names of legal heirs of Late Mr. Raghunath Sitaram Jambhulkar as per the aforesaid Mutation Entry No. 4080, were deleted from the other rights column of Survey Nos. 23/1/2/1/A, 23/1/2/1/B, 23/1/2/1/C and 23/1/2/1/D, as per orders both dated 29/06/2010 issued by Sub Divisional Officer, Haveli in RTS Appeal No. 185/10 and RTS Appeal No. 186/2010 for the reasons mentioned in the said orders. Thereafter, the Appealant preferred revision application before Hon'ble Additional Commissioner, Pune Division, which was numbered as RTS/revision/PUNE No. 147/2013 which was decided on 09/12/2022 by which the order of lower court was confirmed and the Appeal of the appealant was rejected. It is informed to me that no appeal against said order is yet filed and that the Respondent of the revision application has not received any notice of appeal against order of Additional Commissioner till date from any of the legal heirs of Late Raghunath Sitaram Jambhulkar i.e. the Appealant.

- x) **Survey No. 23/1/2/1C confirmed and allotted to Smt. Vaidehi Dattatray Gaikwad as per family Partition :**

From **Mutation Entry No. 1244** of City Survey No. 994/4 and Partition Deed dated 21/07/2011, registered in the office of Sub Registrar Haveli No. 15 at Sr. No. 6311/2011, it is seen that family settlement took place between all the legal heirs of Late Mr. Chetankumar Gaikwad related to his various properties including Survey No. 23/1/2/1C and by the said Partition, Survey No. 23/1/2/1C corresponding CTS No. 994/4 was reconfirmed with Smt. Vaidehi Dattatray Gaikwad. By the said family settlement, no change was so far made in respect of Survey No. 23/1/2/1C. The name of the said owner i.e. Smt. Vaidehi Dattatray Gaikwad was entered upon city survey record of CTS No. 994/4 as holder by Mutation Entry No. 1244 on 28/01/2023.

(C) Title flow of land No. C:

- a) **Original Ownership :**

All that piece and parcel of land bearing Survey No. 23, Hissa No. 2, adm. 1 Acre 89 Gunthas, situated at Village Wanowrie, Taluka Pune

