



(Advocates & Legal Advocates)

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FORMAT – A

(Circular No.:– 28/2021)

Date: 18/03/2024

To

MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring 02 Hectare 56 Aar i.e. 25,613 Sq. Mtrs. Comprising of lands i) area admeasuring 01 Hectare 13 Aar carved out of Survey No. 207, ii) area admeasuring 00 Hectare 17.13 Aar carved out of Survey No. 208/1A/3, iii) area admeasuring 01 Hectare 06 Aar carved out of Survey No. 208/1B, iv) area admeasuring 00 Hectare 20 Aar carved out of Survey No. 208/3, all lying, being and situated at Village Hadpasa, Taluka Haveli, District Pune (hereinafter referred as the "said Lands")



we have investigated the title of the said land on the request of Mr. Dilip Baburav Tupe, Mrs. Anuradha Dilip Tupe, Mr. Indrajeet Dilip Tupe, & Miss. Samrudhi Dilip Tupe, and the following documents i.e. :

1) Description of Property:

All that piece and parcel of land admeasuring 02 Hectare 56 Aar i.e. 25,613 Sq. Mtrs. comprising of the following lands:

- i) Survey No. 207 having an area totally admeasuring 05 Hectare 07 Aar out of which area admeasuring 01 Hectare 13 Aar ("said land no.1"),
- ii) Survey No. 208/1A/3 having an area totally admeasuring 0 Hectare 80 Aar, out of which area admeasuring 0 Hectare 17.13 Aar ("said land no.2").
- iii) Survey No. 208/1B having an area totally admeasuring 01 Hectare 81 Aar out of which area admeasuring 01 Hectare 06 Aar ("said land no.3").



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iv) Survey No. 208/3 having an area totally admeasuring 0 Hectare 20 Aar, ("said land no.4").

Hereinafter referred to as the said Entire Land.

All lying, being and situated at Village Hadpsar, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, District Pune, and the said land admeasuring 02 Hectare 56 Aar i.e. 25,613 Sq. Mtrs. And is bounded as under:

On or towards East: 24 Meters D.P Road
On or towards South: Adjoining Sr. No 209 (P)
On or towards West: Adjoining Sr. No 207 (P) and Sr. No. 208/1B (P)
On or towards North: 24 Meters D.P Road

2) The Documents of allotment of land:

The documents more particularly mentioned in Annexure annexed with the Title Opinion;

- i) 7/12 extract issued by the Talathi, Village Hadpsar, Tal. Haveli, Dist. Pune (Digital copy downloaded on 18th March 2024).
- ii) Mutation Entry No. 23947, 53446, 53547, and other Mutation Entries referred in the title Opinion dated 18th March 2024.
- iii) Search Report for 30 years from year 1994 till 2024 (till date).
- iv) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of owners/promoter is clear, marketable.

3) Owners of the Land:

- i) Dilip Baburao Tupe is the owner of an area admeasuring 01 H 13 Aar carved out of land bearing Survey no. 207, village Hadpsar, Tal. Haveli, Dist. Pune.
- ii) Dilip Baburao Tupe is the owner of an area



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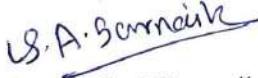
admeasuring 00 H 20 Aar carved out of land bearing Survey no. 208/3, village Hadpsar, Tal. Haveli, Dist. Pune.

- iii) Dilip Baburao Tupe is the owner of an area admeasuring 00 H 17.13 Aar carved out of land bearing Survey no. 208/1A/3, village Hadpsar, Tal. Haveli, Dist. Pune.
- iv) Dilip Baburao Tupe is the owner of an area admeasuring 00 H 09 Aar carved out of land bearing Survey no. 208/1B, village Hadpsar, Tal. Haveli, Dist. Pune.
- v) Anuradha Dilip Tupe is the owner of an area admeasuring 00 H 42 Aar carved out of land bearing Survey no. 208/1B, village Hadpsar, Tal. Haveli, Dist. Pune.
- vi) Indrajeet Dilip Tupe is the owner of an area admeasuring 00 H 40 Aar carved out of land bearing Survey no. 208/1B, village Hadpsar, Tal. Haveli, Dist. Pune.
- vii) Samruddhi Dilip Tupe is the owner of an area admeasuring 00 H 40 Aar carved out of land bearing Survey no. 208/1B, village Hadpsar, Tal. Haveli, Dist. Pune.

4) The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 18/03/2024


Adv. Snehal Sarnaik



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(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Title Clearance Certificate with respect to land admeasuring 02 Hectare 56 Aar i.e. 25,613 Sq. Mtrs. Comprising of lands i) area admeasuring 01 Hectare 13 Aar carved out of Survey No. 207, ii) area admeasuring 00 Hectare 17.19 Aar carved out of Survey No. 208/1A/3, iii) area admeasuring 01 Hectare 06 Aar carved out of Survey No. 208/1B, iv) area admeasuring 00 Hectare 20 Aar carved out of Survey No. 208/3, all lying, being and situated at Village Hadpasar, Taluka Haveli, District Pune (hereinafter referred as the "said Lands")



1) 7/12 extract issued by Talathi, Village – Hadapasar, Dist. Pune (Digital copy downloaded on 18th March 2024) and as mentioned in our detailed Title Opinion issued on 18th March 2024.

2) Mutation Entries No. 23947, 53446, 53547, and other Mutation Entries mentioned in our detailed Title Opinion issued on 18th March 2024.

3) Search report for 30 years from 1994 till 2024 Taken on the website maintained by the Department of registration and Stamps, Government of Maharashtra Pune viz <http://www.igrmaharashtra.gov.in>; and my present opinion to the said Search Report.

4) TITLE FLOW OF THE SAID ENTIRE LAND:

- i. It is observed that, the said Land was initially ancestral Property of Tupe family and therefore all family members of Tupe family executed a Registered Partition deed on 29th day of December 1998 vide doc. No. 6658/1998, registered in Sub Registrar Office – Haveli, Pune, amongst all Tupe family members namely, Raghunath Baburao Tupe, Hemlata Raghunath Tupe, Nitin Raghunath Tupe, Vaishali Nitin Tupe, Sambhaji Raghunath Tupe, Kavita Sambhaji Tupe, Pramod Baburao Tupe, Vinita Pramod Tupe, Sanyogita Pramod Tupe, Dipti Pramod Tupe, Viraj Pramod Tupe, Dilip Baburao Tupe, Anuradha Dilip Tupe, Indrajeet Dilip Tupe, Samruddhi Dilip Tupe, (Indrajeet Dilip Tupe & Samruddhi Dilip Tupe) both through their legal guardian father Dilip Tupe, Indubai Baburao Tupe, Arvind Bhikoba Tupe, Shashikala Arvind Tupe, Yuvraj Arvind Tupe, Ashish Arvind Tupe.



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ii. It is further observed that, as per the registered Partition Deed bearing document No. 6658/1998 dated 29th December 1998 duly registered in Sub Registrar Office - Haveli, Pune for the Survey No. 208/1B, Village – Hadapsar. With respect to the said Partition Deed, Mr. Dilip Baburao Tupe, Mrs. Anuradha Dilip Tupe, Mr. Indrajeet Dilip Tupe & Ms. Samruddhi Dilip Tupe received the following shares of the Survey No. 208/1B, Village – Hadapsar, Tal – Haveli, Dist - Pune:-

- a. An area admeasuring about 00 H 09 Aar came to the share of Mr. Dilip Baburao Tupe.
- b. An area admeasuring about 00 H 48 Aar came to the share of Mrs. Anuradha Dilip Tupe.
- c. An area admeasuring about 00 H 48 Aar came to the share of Mr. Indrajeet Dilip Tupe.
- d. An area admeasuring about 00 H 40 Aar came to the share of Ms. Samruddhi Dilip Tupe. Furthermore, the same appears on mutation entry no. 23947 dated 12/02/1999.

iii. With respect to the said Partition Deed, Mr. Dilip Baburao Tupe, received the following share of the Survey No. 207 Village – Hadapsar, Tal – Haveli, Dist - Pune;-

- a. An area admeasuring about 01 H 42 Aar came to the share of Mr. Dilip Baburao Tupe. Furthermore, the same appears on mutation entry no. 23947 dated 12/02/1999.

iv. With respect to the said Partition Deed, Mr. Dilip Baburao Tupe, received the following share of the Survey No. 208/1A/3 Village – Hadapsar, Tal – Haveli, Dist - Pune;-

- a. An area admeasuring about 00 H 40 Aar came to the share of Mr. Dilip Baburao Tupe. Furthermore, the same appears on mutation entry no. 23947 dated 12/02/1999.

v. It is further observed that, as per the letter dated 22/07/2003, bearing no. LAQ/O/801 of Land Acquisition Officer, Tilak road Branch, Pune Municipal Corporation on S. No. 208/1A/3 an area approximately about 1887.75 sq. mtrs. affected by 18 mtrs. D.P. Road, the said area is surrendered in the name of Pune Municipal Corporation on dated 22/07/2003, and accordingly, the name of Pune



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Municipal Corporation is entered in record for the said acquired area admeasuring area about 1887.75 sq. mtrs, and the same appears on Mutation Entry No. 30034 dated 20/08/2003. Accordingly, after such deduction, Mr. Dilip Baburao Tupe possessed 0 H 21.13 Aar in S. No. 208/1A/3, Village - Hadapsar, Dist. Pune.

vi. It is hereby observed that the declarants were previously subjected to an order in which they were determined to be non-surplus holders, having no excess vacant land under the Urban Land (Ceiling & Regulation) Act. Subsequently, the State Government of Maharashtra initiated a revision proceeding under Section 34 of the ULC Act to re-examine the said order. After a thorough hearing of the revision matter, the Honorable Chief Minister of Maharashtra issued an order on 03/11/2007, wherein the initial order issued under Section 8(1) of ULC Act was set aside.

vii. The declarants were thereby directed to submit a scheme under Section 20 of the ULC Act. Failure to do so would result in the declarants being obligated to pay the market value of the properties as enumerated in their 6(1) returns. Following this, the present owner, along with other co-owners, challenged the aforementioned order before the Honorable High Court of Mumbai by filing Writ Petition No. 8686/2007.

viii. The Honorable High Court, after careful consideration, concluded that there was no surplus land in the possession of the declarants. Additionally, in light of the commencement of the Repeal Act with effect from 29/11/2007, any ongoing proceedings before any Authority under the provisions of the ULC Act stood abated as of the same date.

ix. The court further declared that all subsequent proceedings pertaining to the land of the declarants under the Urban Land (Ceiling & Regulation) Act shall also abate.

x. According to the revenue records, it is observed that Yashodabai Ganpat Bajare, who was the deceased sister of late Baburao Shankarrao Tupe, through her legal heirs namely,

1. Late Bhagwant Ganpat Bajare, who is now deceased, represented by the following legal heirs:
 - Shaila Bhagwant Bajare
 - Yogesh Bhagwant Bajare
 - Shailendra Bhagwant Bajare



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- Mohini Bhagwant Bajare
- II. Madhukar Ganpat Bajare, collectively executed a Release Deed on 25/01/2011, regarding all the ancestral properties held by late Baburao Shankarrao Tupe. The Release Deed was in favour of Baburao Shankarrao Tupe (deceased) through his legal heirs namely:
 - Raghunath Baburao Tupe (son)
 - Dilip Baburao Tupe (son)
 - Vinita Pramod Tupe (daughter-in-law)
 - Viraj Pramod Tupe (grandson) and the said release deed is duly registered with the office of Sub-Registrar Haveli No. 11 Pune under Sr. No. 809/2011 for and on behalf of all the parties contained therein other than refused for Mr. Madhukar Ganpat Bajare.
- xi. According to the revenue records, it is observed that, Shantabai Bajirao Ghule, who was the deceased sister of late Baburao Shankarrao Tupe, through her legal heirs namely,
 - I. Pandurang Bajirao Ghule
 - II. Gulab Bajirao Ghule, who is now deceased, represented by the following legal heirs:
 - Jayshree Gulab Ghule,
 - Chandrahar Gulab Ghule,
 - Yuvraj Gulab Ghule,
 - Gitanjali Sangram Hingnekar
 - III. Satyabhama Murlidhar Kale collectively executed a Release Deed on 25/01/2011, regarding all the ancestral properties held by late Baburao Shankarrao Tupe. The Release Deed was



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in favour of Baburao Shankarrao Tupe (deceased) through his legal heirs namely:

- Raghunath Baburao Tupe (son)
- Dilip Baburao Tupe (son)
- Vinita Pramod Tupe (daughter-in-law)
- Viraj Pramod Tupe (grandson) and the said release deed is duly registered with the office of Sub-Registrar Haveli No. 11 Pune under Sr. No. 810/2011 for and on behalf of all the parties contained therein other than refused for Satyabhama Murlidhar Kale.

xii. According to the revenue records, it is observed that, Neelabai Anaji Akhade, who was the deceased sister of late Baburao Shankarrao Tupe, through her legal heirs namely,

- I. Vitthal Anaji Akhade
- II. Madhukar Ananji Akhade

III. Dnyandeo Anaji Akhade, who is now deceased, represented by the following legal heirs:

- Himmat Dnyandeo Akhade,
- Walmik Dnyandeo Akhade,
- Vaishali Vishal Bhorde

IV. Namdeo Anoji Akhade

V. Ramchandra Anaji Akhade collectively executed a Release Deed on 25/01/2011, regarding all the ancestral properties held by late

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Baburao Shankarrao Tupe. The Release Deed was in favour of Baburao Shankarrao Tupe (deceased) through his legal heirs namely:

- Raghunath Baburao Tupe (son)
- Dilip Baburao Tupe (son)
- Vinita Pramod Tupe (daughter-in-law)
- Viraj Pramod Tupe (grandson) and the said release deed is duly registered with the office of Sub-Registrar Haveli No. 11 Pune under Sr. No. 811/2011 for and on behalf of only Mr. Ramchandra Anaji Akhade and the said release deed was refused for and on behalf of all other parties contained therein.

xiii. According to the revenue records, it is observed that, Suman Rajaram Kakade, who was the deceased sister of late Baburao Shankarrao Tupe, executed consent for Release Deed on 01/04/2011 regarding all the ancestral properties held by late Baburao Shankarrao Tupe. The Release Deed was in favor of Baburao Shankarrao Tupe (deceased) through his legal heirs namely:

- Raghunath Baburao Tupe (son)
- Dilip Baburao Tupe (son)
- Vinita Pramod Tupe (daughter-in-law)
- Viraj Pramod Tupe (grandson) and the said release deed is duly registered with the office of Sub-Registrar Haveli No. 11 Pune under Sr. No. 2987/2011 for and on behalf of all the parties contained therein.

xiv. According to the revenue records, it is observed that, Krishnabai Bajirao More, who was the deceased sister of late Baburao Shankarrao Tupe, through her legal heirs namely,

- I. Shashikant Bajirao More



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II. Bhaskar Bajirao More who is now deceased, represented by the following legal heirs:

- Shobha Bhaskar More,
- Rohan Bhaskar More,
- Ranjana alias Sunanda Chandrakant Jadhav executed consent for Release Deed on 04/07/2011 regarding all the ancestral properties held by late Baburao Shankarrao Tupe. The Release Deed was in favor of Baburao Shankarrao Tupe (deceased) through his legal heirs namely:
 - Raghunath Baburao Tupe (son)
 - Dilip Baburao Tupe (son)
 - Vinita Pramod Tupe (daughter-in-law)
 - Viraj Pramod Tupe (grandson) and the said release deed is duly registered with the office of Sub-Registrar Haveli No. 11 Pune under Sr. No. 5917/2011 for and on behalf of all the parties contained therein.

xv. It is further observed that, according to Registered Partition Deed bearing doc no. 8870/2023 dated 23/05/2023 duly registered in Sub-Registrar – Haveli, Dist Pune, **Mr. Dilip Baburao Tupe** possess **00 H 20 Aar** in **Survey No, 208/3**, Village – Hadapsar, Dist. Pune and the same also appears on mutation entry no. 53446.

xvi. It is further observed that, according to Registered Partition Deed bearing doc no. 8870/2023 dated 23/05/2023 duly registered in Sub-Registrar – Haveli, Dist Pune, Mr. Dilip Baburao Tupe gave away 00 H 04 Aar out of his existing share of 00 H 21.13 Aar in Survey No, 208/1A/3, Village – Hadapsar, Dist. Pune in favour of Viraj Pramod Tupe. Hereinafter it is observed that **Mr. Dilip Baburao Tupe** possess **00 H 17.13 Aar** in **Survey No, 208/1A/3**, Village – Hadapsar, Dist.

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Pune and the same also appears on mutation entry no. 53446.

xvii. It is further observed that, according to Registered Partition Deed bearing doc no. 8870/2023 dated 23/05/2023 duly registered in Sub-Registrar – Haveli, Dist Pune, Mr. Indrajeet Dilip Tupe, gave away 0 H 08 Aar out of his existing share of 00 H 48 Aar in Survey No, 208/1B, Village – Hadapsar, Dist. Pune in favour of Vinita Pramod Tupe. Hereinafter it is observed that **Mr. Indrajeet Dilip Tupe** possess **00 H 40 Aar in Survey No, 208/1B**, Village – Hadapsar, Dist. Pune and the same also appears on mutation entry no. 53446.

xviii. It is further observed that, according to Registered Partition Deed bearing doc no. 8870/2023 dated 23/05/2023 duly registered in Sub-Registrar – Haveli, Dist Pune, Mrs. Anuradha Dilip Tupe, gave away 00 H 06 Aar out of her existing share of 00 H 48 Aar in Survey No, 208/1B, Village – Hadapsar, Dist. Pune in favour of Vinita Pramod Tupe. Hereinafter it is observed that **Mrs. Anuradha Dilip Tupe** possess **00 H 42 Aar in Survey No, 208/1B**, Village – Hadapsar, Dist. Pune and the same also appears on mutation entry no. 53446.

xix. It is further observed that, Tahsildar Order No. ई फेरफार / एसआर - क्र १५५/५६८/२०२३ dated 22/12/2023, the corrected the area of Mr. Dilip Baburao Tupe in Survey No. 207, Village – Hadapsar, Dist – Pune. Furthermore, such corrected area of **Mr. Dilip Baburao Tupe** is **01 H 13 Aar in Survey No. 207**, Village – Hadapsar, Dist. Pune. The same also appears on mutation entry no. 54083.

xx. According to the registered Partition Deed bearing document No. 6658/1998 dated 29th December 1998 duly registered in Sub Registrar Office - Haveli, Pune for the **Survey No. 208/1B**, Village – Hadapsar, an area admeasuring about **00 H 40 Aar** came to the share of **Ms. Samruddhi Dilip Tupe**. Furthermore, the same appears on mutation entry no. 23947 dated 12/02/1999.

xxi. According to the registered Partition Deed bearing document No. 6658/1998 dated 29th December 1998 duly registered in Sub Registrar Office - Haveli, Pune for the **Survey No. 208/1B**, Village – Hadapsar, an area admeasuring about **00 H 09 Aar** came to the share of **Mr. Dilip Baburao Tupe**. Furthermore, the same appears on mutation entry no. 23947 dated 12/02/1999.

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xxii.

Survey No	Mr. Dilip Baburao Tupe	Mrs. Anuradha Dilip Tupe	Mr. Indrajeet Dilip Tupe	Ms. Samruddhi Dilip Tupe
207	01H 13 Aar	0	0	0
208/3	00H 20 Aar	0	0	0
208/1A/3	00H 17.13 Aar	0	0	0
208/1B	00H 09 Aar	00H 42 Aar	00H 40 Aar	00H 40 Aar
Area less for Family Bunglow	00H 09 Aar	00H 08 Aar	00H 08 Aar	0
Total Area left	01 H 50.13Aar	00H 34 Aar	00H 32 Aar	00H 40 Aar
Total Area left:- 02 H 56.13 Aar i.e 25,613 sq. mtrs.				

xxiii. There is one pending Civil Litigation bearing suit no Regular Civil Suit No. 325/2011 filed before the Hon'ble Civil Judge, Senior Division, Pune. There is one pending Civil Revision Application bearing suit no. CRA/311/2023 before the High Court, Bombay. No orders or any adverse orders that preclude the Landowner Promoter to develop or sell the said project. No interim orders are passed therein till date.

xxiv. The charge of ICICI Bank on Survey no 207 has been effectively discharged through the execution of a Re-conveyance Deed dated 30/1/2024 bearing no. 1628/2024. Therefore the said Entire Land is free of any encumbrances.



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Annexures:-

1. Latest 7/12 Extracts of Survey No. 207, 208/1A/3, 208/1B, 208/3
2. Mutation Entries – 23947, 53446, 53547, 54083.
3. Copy of release deed dated 25/01/2011 bearing Reg. No. 809.
4. Copy of release deed dated 25/01/2011 bearing Reg. No. 810.
5. Copy of release deed dated 25/01/2011 bearing Reg. No. 811.
6. Copy of release deed dated 01/04/2011 bearing Reg. No. 2987.
7. Copy of release deed dated 04/07/2011 bearing Reg. No. 5917.
8. Re-conveyance Deed dated 30/1/2024 bearing no. 1628/2024.

Date: 18/03/2024

S.A.Sarnaik

Adv. Snehal Sarnaik