





# DEEPAK P. SUHANDA

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## FORMAT – A (Circular No :- 28/2021)

To,  
MahaRERA

### LEGAL TITLE REPORT

Subject : Title clearance Certificate with respect to Gat No. 272 Hissa No. 3, situated Village Borhadewadi, Taluka Haveli, Dist- Pune (hereinafter referred as the said plots)

1. I have investigated the title of the said plots on the request of Shri. Suresh Dwarkadas Jumani and following documents i.e.

#### A. Description of the Property

All the piece and parcel of the Property i.e. land area admeasuring 00 H 41.84 R i.e. 4184 Sq.Mtrs out of land bearing Gat No. 272 Hissa No. 3, having total land area admeasuring 02 H 83 R, situated Village Borhadewadi, Taluka Haveli, Dist- Pune, the limits of Pimpri Chinchwad Municipal Corporation & in Registration Jurisdiction of the Sub-Registrar, Haveli I to XXVI District Pune and bounded as under :

On or towards East : By D. P. Road.

On or towards South : By 12 Meter wide Road.

On or towards West : By Property of Mrs. Ranjana Adwani.

On or towards North : By Property of Mr. Sham Agarwal.

#### B. The Documents of allotment of Plot

1) Copy of 7/12 extract for Gat No. 272 Hissa No. 3.





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- 2) Copy of Sale Deed Between Mr. Shantilal Pannalal Khinvasara & others in favour of (1) Mr. Mohandas Bhagumal Rajput, (2) Mr. Ramesh Mohandas Rajput, (3) Mr. Laxman Mohandas Rajput, (4) Mr. Choitram Mohandas Rajput, (5) Mr. Kanhyyalal Mohandas Rajput, (6) Mr. Kishan Mohandas Rajput, (7) Mrs. Lalita Jaiprakash Singh, (8) Mr. Suresh Dwarkadas Jumani, (9) Mr. Ashok S. Kamdar & (10) Mr. Dagdu Genuji Garade, which is registered in the office of Sub-Registrar, Haveli No. 08, Serial No. 1712/1996, dt. 27/03/1996.
- 3) Copy of Sale Deed between Mr. Ashok B. Kamdar executed in favour of Mr. Suresh Dwarkadas Jumani, which is registered in the office of Sub-Registrar, Haveli No. 18, Serial No. 20724/2022, dt. 09/11/2022.
- 4) Copy of Zone Certificate issued by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune - 411018.
- 5) Copy of relevant Mutation Entry.
- 6) Copy of the Demarcation plan issued by Pimpri Chinchwad Municipal Corporation vide More No. 27108/2019 dated 14/03/2019.
- 7) Copy of N.A. order issued by the office of Upper Tahsildar Pimpri Chinchwad, Tal. Haveli, Dist. Pune bearing No. JAMINNA/SR/278/2023, Dt. 20/10/2023.
- 8) Copy of Commencement certificate issued by PCMC bearing No. BP/BORHADEWADI/27/2023 dated 31/03/2023 and revised Commencement Certificate No. BP/BORHADEWADI/92/2023, dated 12/12/2023.

### C. Search Report for 30 Years from 1995 till 2024.





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2. That the Property i.e. land bearing Gat No. 272 Hissa No. 3 (Old Survey No. 149/1 & Old Gat No. 1390/3), situated Village Borhadewadi, Taluka Haveli, Dist- Pune, within the limits of Pimpri Chinchwad Municipal Corporation was ancestral property of Shri. Sohrabji Rustamji Billimoria he was recorded owner as per the revenue records.
3. That the property bearing Gat no. 272, Hissa no. 3 was previously part of Village "Moshi". That by the notification passed by Government of Maharashtra village Moshi was Sub-Divided in new revenue villages namely Moshi & Borhadewadi & was given separate entities & the same was recorded by Mutation Entry No. 1 & the previous Gat No. 1390, Hissa No. 3 was given new Gat No. 272, Hissa No. 3. The said property came new village Borhadewadi. The name of owners were kept intact and recorded in the record of 7/12 extract of Gat No. 272/3 as owners thereof.
4. That the previous owner Shri. Sohrabji Rustamji Billimoria has transferred the said Property i.e. land area admeasuring 01 H 42 R out of land bearing Gat No. 272 Hissa No. 3 (Old Survey No. 149/1 & Old Gat No. 1390/3), by the Sale Deed in favour of (1) Mr. Shantilal Pannalal Khinvasara, (2) Mrs. Padmavati Shantilal Khinvasara, (3) Mr. Sheetalkumar Shantilal Khinvasara, (4) Mr. Abhaykumar Shantilal Khinvasara, (5) Mr. Champalal Kanhyaalal Khinvasara, which is registered in the office of Sub-Registrar, Haveli No. 02, Serial No. 12607/1991, dated 29/05/1991 and accordingly the name of the said owners i.e. (1) Mr. Shantilal Pannalal Khinvasara, (2) Mrs. Padmavati Shantilal Khinvasara, (3) Mr. Sheetalkumar Shantilal Khinvasara, (4) Mr. Abhaykumar Shantilal Khinvasara, (5) Mr. Champalal Kanhyaalal Khinvasara, were recorded in record of rights, vide Mutation Entry No. 240.





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5. That the said owners (1) Mr. Shantilal Pannalal Khinvasara, (2) Mrs. Padmavati Shantilal Khinvasara, (3) Mr. Sheetalkumar Shantilal Khinvasara, (4) Mr. Abhaykumar Shantilal Khinvasara, (5) Mr. Champalal Kanhyaalal Khinvasara have transferred the said Property i.e. land area admeasuring 01 H 42 R out of land bearing Gat No. 272 Hissa No. 3 (Old Survey No. 149/1 & Old Gat No. 1390/3), by the Sale Deed in favour of (1) Mr. Mohandas Bhagumal Rajput, (2) Mr. Ramesh Mohandas Rajput, (3) Mr. Laxman Mohandas Rajput, (4) Mr. Choitram Mohandas Rajput, (5) Mr. Kanhyyalal Mohandas Rajput, (6) Mr. Kishan Mohandas Rajput, (7) Mrs. Lalita Jaiprakash Singh, (8) Mr. Suresh Dwarkadas Jumani, (9) Mr. Ashok S. Kamdar & (10) Mr. Dagdu Genuji Garade, which is registered in the office of Sub-Registrar, Haveli No. 08, Serial No. 1712/1996, dt. 27/03/1996 and accordingly the name of the said owners i.e. (1) Mr. Mohandas Bhagumal Rajput, (2) Mr. Ramesh Mohandas Rajput, (3) Mr. Laxman Mohandas Rajput, (4) Mr. Choitram Mohandas Rajput, (5) Mr. Kanhyyalal Mohandas Rajput, (6) Mr. Kishan Mohandas Rajput, (7) Mrs. Lalita Jaiprakash Singh, (8) Mr. Suresh Dwarkadas Jumani, (9) Mr. Ashok S. Kamdar & (10) Mr. Dagdu Genuji Garade, was recorded in record of rights, vide Mutation Entry No. 686.

6. That the said co-owner Mr. Mohandas Bhagumal Rajput was expired on 02/12/2004 and after his death as per the application and affidavit, the names of legal heir were recorded being owners of the said property i.e. Smt. Bishnibai Mohandas Rajput (Wife), Mr. Ramesh Mohandas Rajput (Son), Mr. Laxman Mohandas Rajput (Son), Mr. Choitram Mohandas Rajput (Son), Mr. Kanhyyalal Mohandas Rajput (Son), Mrs. Deepa Jitendra Chabria (Daughter) & Mrs. Riya Kailas Mohani (Daughter) were recorded in record of rights, vide Mutation Entry No. 3035.





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7. That the said owner Mr. Dagdu Genuji Garade was expired on 29/07/2007 and after his death as per the application and affidavit, the names of legal heir were recorded being owners of the said property i.e. Mr. Shantaram Dagdu Garade (Son), Mr. Vishnu Dagdu Garade (Son), Mr. Arun Dagdu Garade (Son), Mr. Kailas Dagdu Garade (Son), Mrs. Hirabai Hanumant Maske (Daughter), Mrs. Tarabai Tanaji Maske (Daughter), Mrs. Suman Suresh Nakhate (Daughter) were recorded in record of rights, vide Mutation Entry No. 3593.
8. That Mr. Choitram Mohandas Rajput & others obtained joint/undivided ownership of Plot admeasuring 02 Hectar 83 Aar bearing Gat No. 272/3 and the same was purchased by two groups from Khinvasara family by Sale Deed, bearing No. 1712/1996, dt. 27/03/1996 & 5053/2001, dt. 18/08/2001 and thereafter some co-owners were expired and some co-owners have sold their share. However there was no partition of share of each owner and hence dispute arises between co-owners of said plot and due to same one Mr. Choitram Mohandas Rajput has filed Civil Suit bearing No. 215/2017 for partition of said Plot and division of share of respective owners. And the Hon'ble Civil Judge Jr. Division Pimpri has decided the said Suit on 24/04/2018 as per the Compromise pursis given by all owners and as per the Court Order dt. 24/04/2018 and as per the application given to Village Talathi the name of the owners was mutated vide Fer Far No. 6647 as under:-

Sr. No.	Name of Owners	Area of each owner
1.	Mr. Choitram Mohandas Rajput	3149 Sq.Mtrs
2.	Mr. Ramesh Mohandas Rajput Mrs. Bharati Ramesh Rajput	3149 Sq.Mtrs
3.	Mr. Laxman Mohandas Rajput Mrs. Hema Laxman Rajput	3149 Sq.Mtrs





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4.	Mr. Kanhyyalal Mohandas Rajput Mrs. Sajani Kanhyyalal Rajput	3743 Sq.Mtrs
5.	Mr. Kishan Mohandas Rajput	3743 Sq.Mtrs
6.	Mr. Ashok B. Kamdar	2723 Sq.Mtrs
7.	Mr. Suresh Dwarkadas Jumani	1461 Sq.Mtrs
8.	Mr. Janata Harilal Katariya	2923 Sq.Mtrs
9.	Mr. Shantaram Dagdu Garade Mr. Prashant Shantaram Garade Mrs. Rekha Mangesh Mane before Marriage Name Rekha Shantaram Garade	2774 Sq.Mtrs
10.	Mrs. Ranjana Devidas Adwani	1486 Sq.Mtrs
	Total Area	28300 Sq Mtrs

9. That Mr. Suresh Dwarkadas Jumani has obtained the demarcation of the said property i.e. land area admeasuring 00 H 14.61 R i.e. 1461 Sq.Mtrs out of land bearing Gat No. 272 Hissa No. 3, was done on 14/03/2019 and Certificate to that effect has been obtained vide More No. 27108/2019.

10. That also the present owner Mr. Suresh Dwarkadas Jumani has also purchased the plot/share of Mr. Ashok B. Kamdar , vide the Sale Deed which is registered in the office of Sub-Registrar, Haveli No. 18, Serial No. 20724/2022, dt. 09/11/2022 and thus Mr. Suresh Dwarkadas Jumani has acquired the plot admeasuring 00 H 27.23 R and got his name recorded in record of rights vide mutation entry no. 8520.

11. 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





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title of Shri. Suresh Dwarkadas Jumani is having clear, marketable and without any encumbrances.

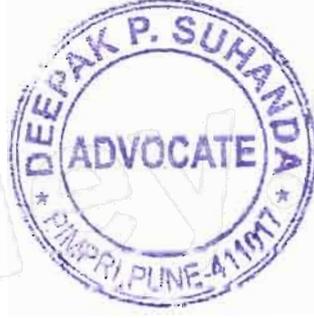
Owners of the land

A. Shri. Suresh Dwarkadas Jumani area admeasuring 00 H 41.84 R i.e. 4184 Sq.Mtrs out of Gat No. 272, Hissa No. 3

12. The report reflecting the flow of the title of the Shri. Suresh Dwarkadas Jumani on the said land is enclosed herewith as annexure

Encl : Annexure

Date 17/02/2024



  
(Advocate)



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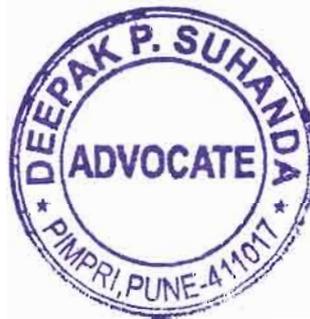
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## FORMAT – A (Circular No. :- 28/2021).

### FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration :-
  - i) area admeasuring 00 H 14.61 R i.e. 1461 Sq.Mtrs out of land bearing Gat No. 272 Hissa No. 3, having total land area admeasuring 02 H 83 R, situated Village Borhadewadi, Taluka Haveli, Dist- Pune. Owned by Mr. S. D. Jumani).
  - ii) area admeasuring 00 H 27.23 R i.e. 2723 Sq.Mtrs out of land bearing Gat No. 272 Hissa No. 3, having total land area admeasuring 02 H 83 R, situated Village Borhadewadi, Taluka Haveli, Dist- Pune. (Previously owned by Mr. Ashok B. Kamdar).
  - iii) Total (I + II ) area admeasuring 00 H 41.84 R i.e. 4184 Sq.Mtrs out of land bearing Gat No. 272 Hissa No. 3, having total land area admeasuring 02 H 83 R, situated Village Borhadewadi, Taluka Haveli, Dist- Pune
2. Mutation Entry No. 240, 686, 3035, 3593, 6647, 8520.
3. Search report for 30 Years from Haveli No. 18 Taken from Sub-Registrar office at. Pimpri, Pune.
4. Any other relevant title - NO
5. Litigations if any - NO

Date 17/02/2024



  
(Advocate)