




GRN	MH014185505202425U	BARCODE			Date	11/01/2025-17:19:47		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		ADV, KEVIN SHAH			
Location PUNE										
Year 2024-2025 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Search for 30 years 1996 to 2025 Survey No 207 and 208 village					
					Hadapsar Taluka Haveli District Pune					
Total				750.00	Amount in Words	Seven Hundred Fifty Rupees Only				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	0004057202501188294		CPAERLKR9	
Cheque/DD No.					Bank Date	RBI Date	11/01/2025-17:24:20		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 7972012639

**NOTE:-** This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर घतल "टाइम ऑफ पेमेंट" माथे नगुद कारणांसाठी लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.



**KEVIN SHAH**

(B.Com., LL.B)

**ADVOCATE**

Office : Plot No. 37, Moti Baug Society,  
Near Raturaj Jain Mandir, Bibwewadi, Pune - 411037

Email Id : adv.kevinshah@gmail.com

Ph. No. : 7972012639

Dated-11/01/ 2025

**FORMAT -A**

**(Circular 28/2021 dated- 08/03/2021)**

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**

**Subject :-** Title clearance certificate with respect to all that piece and parcel of following lands situated, lying at **CTS No. 4274 + 4300 + 4301P, 4301 + 4302 + 4303 + 4271 + 4272 + 4273P**, S No. **207/1/1(P) + 208/1A/1(P), 208/1A/ 2 + 208 / 1A/ 3/1P**, being at revenue **Village Hadapsar, Taluka Haveli, Pune 411028** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli :--

- 1] land admeasuring an area **00 Hectare 97.72 Ares** out of land bearing **Survey No.207/1/1** (old **Survey No. 207**) totally admeasuring an area **03 Hectares 23.68 Ares** (inclusive of pot kharaba)
- 2] land admeasuring an area **00 Hectare 38 Ares** out of land bearing **Survey No. 208/1A/1** totally admeasuring an area **02 Hectare 00 Ares**
- 3] land bearing **Survey No.208/1A/2** totally admeasuring an area **00 Hectare 80 Ares**
- 4] land admeasuring an area **00 Hectare 44 Ares** out of land bearing **Survey No. 208/1A/3/1** (old **Survey No. 208/1A/3**) totally admeasuring an area **00 Hectare 80 Ares**
- 5] land admeasuring an area **00 Hectare 25 Ares** out of land bearing **Survey No. 208/1B/1** totally admeasuring an area **00 Hectare 75 Ares**

**Hereinafter** for sake of brevity referred to as "**the said properties**".

**Area of the plot** offered for RERA registration as per sanctioned layout file HDP/0024/24 – CC/3003/24 dtd. 07/01/2025 is **9560 sqr .mtrs.** (out of total area sanctioned: 25149.67 sq. mtrs. Ref. Architect Decl. dtd.-10<sup>th</sup> January 2025)



I have investigated title to the property mentioned hereinabove as per the request of **Mr. Viraj Pramod Tupe**, Having address at-Survey No. 208, behind Sadhana Girls High School, Malwadi, Hadapsar, Taluka-Haveli, District-Pune and following documents i.e.

**A) DESCRIPTION OF THE PROPERTY :--**

**ALL THAT** piece and parcel of following lands situated, lying and being at revenue **village-Hadapsar, Taluka-Haveli, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli :--

- 1) land admeasuring an area **00 Hectare 97.72 Ares** out of land bearing **Survey No.207/1/1 (old Survey No. 207)** totally admeasuring an area **03 Hectares 23.68 Ares** (inclusive of pot kharaba) and same is bounded as under :--

**ON OR TOWARDS**

East - Land owned by Mr. Arvind Bhikoba Tupe  
South - Land out of Survey No.208  
West - Road  
North - Road

**[HEREINAFTER referred to as 'the said property No.1']**

- 2) land admeasuring an area **00 Hectare 38 Ares** out of land bearing **Survey No. 208/1A/1** totally admeasuring an area **02 Hectare 00 Ares** and same is bounded as under :--

**ON OR TOWARDS**

East - Survey No. 208 part  
South - Survey No. 209  
West - Survey No. 208 part  
North - Survey No. 207

**[HEREINAFTER referred to as 'the said property No.2']**

- 3) land bearing **Survey No.208/1A/2** totally admeasuring an area **00 Hectare 80 Ares** and same is bounded as under :--

**ON OR TOWARDS**

East - Survey No. 208 part  
South - Survey No. 209  
West - Survey No. 208 part  
North - Survey No. 207

**[HEREINAFTER referred to as 'the said property No.3']**





- 4) land admeasuring an area 00 Hectare 44 Ares out of land bearing Survey No. 208/1A/3/1 (old Survey No. 208/1A/3) totally admeasuring an area 00 Hectare 80 Ares and same is bounded as under :--

**ON OR TOWARDS**

- East - Survey No. 208 part  
South - Survey No. 209  
West - Road  
North - Survey No. 207

[HEREINAFTER referred to as 'the said property No.4']

- 5) land admeasuring an area 00 Hectare 25 Ares out of land bearing Survey No. 208/1B/1 totally admeasuring an area 00 Hectare 75 Ares and same is bounded as under :--

**ON OR TOWARDS**

- East - Survey No. 208 part  
South - Survey No. 208 part  
West - Road  
North - Survey No. 208 part

[HEREINAFTER referred to as 'the said property No.5']

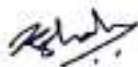
[HEREINAFTER collectively the said property Nos.1 to 5 referred to as 'the said properties']

**B) THE DOCUMENTS GIVEN FOR PERUSAL :-**

- 1) Photo Copies of relevant 7/12 extract
- 2) Photo Copies of relevant mutation entries
- 3) Photo Copy of Release Deed dated-29/12/1998 registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 6639/1998 executed by Mrs. Surekha Suresh Kokate and others in favour of Mr. Raghunath Baburao Tupe and others,
- 4) Photo Copy of Partition Deed dated-29/12/1998 registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 6658/1998 executed by and between Mr. Raghunath Baburao Tupe and others

*26/12/1998*

- 5) Photo Copy of Release Deed dated-30/04/2010 registered in the office of Sub-Registrar Haveli No.06 at Sr. No. 3911/2010 executed by Mrs. Vinita Pramod Tupe in favour of Mr. Viraj Pramod Tupe.
- 6) Photo Copy of Release Deed dated-25/01/2011 registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 809/2011 executed by Mr. Madhukar Ganpat Bajare and others in favour of Mr. Raghunath Baburao Tupe and others.
- 7) Photo Copy of Release Deed dated-25/01/2011 registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 810/2011 executed by Mr. Pandurang Bajirao Ghule and others in favour of Mr. Raghunath Baburao Tupe and others.
- 8) Photo Copy of Release Deed dated-25/01/2011 registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 811/2011 executed by Mr. Ramchandra Anaji Akhade and others in favour of Mr. Raghunath Baburao Tupe and others.
- 9) Photo Copy of Release Deed dated-04/07/2011 registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 2987/2011 executed by Mrs. Suman Rajaram Kakade in favour of Mr. Raghunath Baburao Tupe and others.
- 10) Photo Copy Release Deed dated-04/07/2011 registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 5917/2011 executed by Mr. Shahshikant Bajirao More and others in favour of Mr. Raghunath Baburao Tupe and others.
- 11) Photo Copy of Confirmation Deed dated-14/07/2021 registered in the office of Sub-Registrar Haveli No. 06 at Sr. No.2057/2021 executed by Mrs. Bhimabai Ramchandra Akhade and others in favour of Mr. Raghunath Baburao Tupe and others.
- 12) Photo Copy of Confirmation Deed dated-14/07/2021 registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 2069/2021 executed by Mrs. Satyabhaga Murlidhar Kale in favour of Mr. Raghunath Baburao Tupe and others.







- 13) Photo Copy of Confirmation Deed dated-28/01/2022 registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 1562/2022 executed by Mr. Madhukar Ganpat Bajare in favour of Mr. Raghunath Baburao Tupe and others.
- 14) Photo Copy of Confirmation Deed dated-15/12/2022 registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 20652/2022 executed by Mr. Rajendra Madhukar Akhade in favour of Mr. Raghunath Baburao Tupe and others
- 15) Photo copy of Partition Deed dated-19/05/2023 registered in the office of Sub-Registrar Haveli No.07 at Sr. No. 8870/2023 executed by and between Mr.Raghunath Baburao Tupe and others
- 16) Photo Copy of Confirmation Deed dated-18/05/2023 registered in the office of Sub-Registrar Haveli No. 07 at Sr. No. 8880/2023 executed by Mrs. Hemlata Raghunath Tupe and others in favour of Mr. Raghunath Baburao Tupe and others.
- 17) Photo copy of Confirmation Deed dated-12/09/2023 registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 18626/2023 executed by Mrs. Ranjana Vikram Pawar and others in favour of Mr. Raghunath Baburao Tupe and others
- 18) Photo Copy of Gift Deed dated-18/09/2024 registered in the office of Sub-Registrar Haveli No. 19 at Sr. No. 20412/2024 executed by Smt. Vinita Pramod Tupe in favour of Mr. Viraj Pramod Tupe
- 19) Photo Copy of Re-conveyance Deed dated-01/07/2024 registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 16064/2024 executed by Sadhana Sahakari Bank Limited in favour of Mrs. Dipti Pramod Tupe
- 20) Photo Copy of Commencement Certificate dated-07/01/2025 bearing no. CC/3003/24 issued by Pune Municipal Corporation.

**C) 7/12 EXTRACT**

7/12 extract is in the name of **Mr. Viraj Pramod Tupe**

Survey No.	Mutation Entry Nos.
Survey No.207/1/1 (old Survey No. 207)	3102, 3981, 4499, 6081, 6531, 6988, 7486, 9582, 23947, 32138, 39400, 54343, 54358, 54709
Survey No. 208/1A/1	5639, 7166, 6988, 7326,
Survey No.208/1A/2	12787, 28236, 54549,
Survey No. 208/1A/3/1 (old Survey No. 208/1A/3)	23947, 32138, 39400, 53547, 54343, 54709
Survey No. 208/1B/1	23947, 32138, 39400, 53547, 54343, 54709

**D) 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 has clear, marketable and without any encumbrances and the following Developer has the rights to develop the property.

**OWNER OF THE LAND**

**Mr. Viraj Pramod Tupe**

**DEVELOPER OF THE LAND**

**MR. VIRAJ PRAMOD TUPE**

**Proprietor of "VYOM BUILDCON"**

**Encj: Annexure A**

- 1) The Flow of the Title Report is annexed herewith



**KEVIN SHAH  
[ADVOCATE]**

**FORMAT -A**  
**(Circular 28/2021)****FLOW OF THE TITLE OF THE SAID LAND.**

- A] I have been furnished with the 7/12 extract and in respect of the said land. On perusal thereof, I note as under :--

Survey Nos.	Landowner Name	Mutation Entry No.
Survey No.207/1/1 (old Survey No. 207)	Mr. Viraj Pramod Tupe	54358, 54709
Survey No. 208/1A/1		
Survey No.208/1A/2		
Survey No. 208/1A/3/1 (old Survey No. 208/1A/3)		
Survey No. 208/1B/1		

- B] Search report for 30 years from taken from Sub-Registrar office at Haveli No.1 to 27 :--

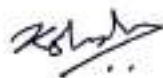
- 1] Title Flow of said property No. 1 i.e. land bearing Survey No. 207/1/1 (old Survey No. 207)

- I] The land bearing Survey No.207 admeasuring 12 Acre 21 Gunthe was originally owned by Mr. Bhiku Balaji Tupe.
- II] That as per Mutation Entry No. 3102, it appears that, by Sale Deed in the year 1940, Mr. Bhiku Balaji Tupe sold, transferred, conveyed and assigned the land bearing Survey No.207 alongwith other lands in favour of Mr. Balwant Bhiva Gandale. The name of Mr. Balwant Bhiva Gandale was recorded on the record of rights.
- III] That as per Mutation Entry No. 3981, it appears that, one Mr. Bhiku Balaji Tupe was a tenant in the land bearing Survey No.207. The name of Mr. Bhiku Balaji Tupe was recorded on the other rights column of the 7/12 extract. As per Mutation Entry No. 16642, it appears that, Tahsildar Pune has issued Order, dated-17/04/1993 bearing No.



**Tahao/ Kavi/995/93** and by virtue of the said order, name of **Mr. Bhiku Balaji Tupe** appears to be deleted / bracketed from the other rights column of the 7/12 extract.

- IV] That as per **Mutation Entry No. 4499**, it appears that, one **Mr. Baburao Bhauso Tupe** was a tenant in the said land. The name of **Mr. Baburao Bhauso Tupe** was recorded on the other rights column of the 7/12 extract.
- V] That as per **Mutation Entry No. 6081**, it appears that, name of **Mr. Baburao Bhauso Tupe** was deleted / bracketed from the other rights column of the 7/12 extract.
- VI] That as per **Mutation Entry No. 6531**, it appears that, by **Sale Deed dated 25/07/1966**, **Mr. Balwant Bhiva Gandale** sold, transferred, conveyed and assigned the said land alongwith other properties in favour of **Mr. Arvind Bhikoba Tupe**. The name of **Mr. Arvind Bhikoba Tupe** was recorded on the record of rights.
- VII] That as per **Mutation Entry No. 6988**, it appears that, the provisions of **Weights and Measures Act, 1958** and **Indian Coinage Act, 1955**, were made applicable in respect of the above mentioned land and accordingly the measurements of the land area have been converted from **Acre and Guntha** to **Hectare and Ares** accordingly.
- VIII] That as per **Mutation Entry No. 7486**, it appears that, **Mr. Arvind Bhikoba Tupe** has availed loan facility from **Pune Jilha Sahakari Bhu-Vikas Bank Limited** by keeping the said property alongwith possession as security. Accordingly name of the said bank was recorded on the other rights column as well as on the ownership column of the 7/12 extract. Further as per **Mutation Entry No. 9582**, it appears that, **Mr. Arvind Bhikoba Tupe** has duly re-paid the said loan and accordingly name of **Pune Jilha Sahakari Bhu-Vikas Bank Limited** were deleted / bracketed from other rights column as well as on the ownership column of the 7/12 extract.





- IX] By Partition Deed dated-29/12/1998, Mr. Arvind Bhikoba Tupe alongwith Mr. Raghunath Baburao Tupe, Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe, Mr. Sambhaji Raghunath Tupe, Mrs. Kavita Sambhaji Tupe, Mr. Pramod Baburao Tupe, Mrs. Vinita Pramod Tupe, Miss. Sanyogita Pramod Tupe, Miss. Dipti Pramod Tupe, Master. Viraj Pramod Tupe through his natural guardian Mr. Pramod Baburao Tupe, Mr. Dilip Baburao Tupe, Mrs. Anuradha Dilip Tupe, Mr. Indrajit Dilip Tupe, Miss. Samrudhi Dilip Tupe through her natural guardian Mr. Dilip Baburao Tupe, Mrs. Indubai Baburao Tupe, Mrs. Shashikala Arvind Tupe, Mr. Yuvraj Arvind Tupe and Mr. Ashish Arvind Tupe mutually partitioned the said property no. 1 (i.e. Survey No. 207) alongwith other lands between them. The said Partition Deed dated 29/12/1998 has been registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 6658/1998. The particulars of the said partition are as follows:--

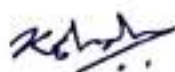
Sr. No.	Land Area (Survey No. 207)	Name of the Owner
1	01 Hectare 42 Ares	Mr. Pramod Baburao Tupe
2	01 Hectare 42 Ares	Mr. Dilip Baburao Tupe
3	02 Hectare 23 Ares	Mr. Arvind Bhikoba Tupe, Mrs. Shashikala Arvind Tupe, Mr. Yuvraj Arvind Tupe and Ashish Arvind Tupe
<b>TOTAL</b>	<b>05 Hectare 07 Ares</b>	

And accordingly, the names of respective owners were recorded on the record of rights vide Mutation Entry No. 23947

- X] Mr. Pramod Baburao Tupe expired intestate on 08/11/2003 leaving behind widow – Mrs. Vinita Pramod Tupe, son – Mr. Viraj Pramod Tupe, daughters – Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe as his only legal heirs and representatives. The names of Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe were recorded on the record of rights vide Mutation Entry No. 32138



- XI] By Release Deed dated 30/04/2010, Miss.Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe released / relinquished their undivided share in respect of the said land in favour of Mrs. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated-30/04/2010 were registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 3911/2010. The names of Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe were deleted from the record of rights vide Mutation Entry No. 39400.
- XII] By Release Deed, dated-25/01/2011, other members of the family i.e. late Baburao Shankarrao Tupe, through legal heir sister late. Smt. Yashodabai Ganpat Bajare-through her legal heirs-[a]Mr. Madhukar Ganpat Bajare, [b]late Mr. Bhagwant Ganpat Bajare-through legal heirs-[1]Smt. Shaila Bhagwant Bajare, [2]Mr. Yogesh Bhagwant Bajare, [3]Mr. Shailendra Bhagwant Bajare and [4]Ms. Mohini Bhagwant Bajare released / relinquished their undivided share in respect of the land bearing Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje-Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr.Viraj Pramod Tupe. The said Release Deed dated-25/01/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 809/2011. However, by perusing Confirmation Deed, dated 28/01/2022, it appears that, at the time of execution of above referred Release Deed dated-25/01/2011, the legal heir of late Smt. Yashodabai Ganpat Bajare i.e. Mr. Madhukar Ganpat Bajare was not present at the time of registration of the said release deed, thus for the sake of abundant precaution, said Mr. Madhukar Ganpat Bajare had executed said Confirmation Deed dated 28/01/2022 which was registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 1562/2022 to that effect.







**KEVIN SHAH**

(B.Com., LL.B)

**ADVOCATE**

Office : Plot No. 37, Moti Baug Society,  
Near Ruturaj Jain Mandir, Bibwewadi, Pune - 411037  
Email Id : adv.kevinshah@gmail.com  
Ph. No. : 7972012639

XIII] By Release Deed, dated-25/01/2011, other members of the family i.e. Late Baburao Shankarrao Tupe, through legal heir sister Late. Smt. Shantabai Bajirao Ghule-through her legal heirs-[a]Mr. Pandurang Bajirao Ghule, [b]Late. Mr. Gulab Bajirao Ghule -through legal heirs-[1]Smt. Jayashroo Gulab Ghule, [2]Mr. Chandraraj Gulab Ghule, [3]Mr. Yuvraj Gulab Ghule, [4]Miss. Gitanjali Sangram Hinganekar and [c]Miss. Satyabhama Murlidhar Kale released / relinquished their undivided share in respect of the land bearing Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje- Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated-25/01/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 810/2011. However, by perusing Confirmation Deed dated 14/07/2021, it appears that, at the time of execution of above referred Release Deed dated-25/01/2011, one of the legal heir of late. Smt. Shantabai Bajirao Ghule i.e. Miss. Satyabhama Murlidhar Kale was not present at the time of registration of the said release deed, thus for the sake of abundant precaution, said Miss. Satyabhama Murlidhar Kale had executed said Confirmation Deed dated 14/07/2021 which was registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 2069/2021 to that effect.

XIV] By Release Deed, dated-25/01/2011, other members of the family i.e. late Baburao Shankarrao Tupe, through legal heir sister late. Smt. Nilabai Anaji Akhade-through her legal heirs-[a]Mr. Ramchandra Anaji Akhade, [b] Mr. Vitthal Anaji Akhade, [c] Mr. Madhukar Anaji Akhade, [d] late Dnyandev Anaji Akhade, through legal heirs [1] Mr. Himmat Dnyandev Akhade, [2] Mr. Valmik Dnyandev Akhade, [3] Mrs. Vaishali Vishal Bhorade and [e] Mr. Namdev Anaji Akhade released / relinquished their undivided share in respect of the land bearing Survey Nos.207 [part],

208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje- Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated-25/01/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 811/2011. However, by perusing Confirmation Deed dated 14/07/2021, it appears that, at the time of execution of above referred Release Deed dated-25/01/2011, legal heirs of legal heirs of late. Smt. Nilabai Anaji Akhade -[a]late Mr. Ramchandra Anaji Akhade through legal heirs - [1] Mrs. Bhimabai Ramchandra Akhade, [2]Mr. Balasaheb Ramchandra Akhade and [3] Mr. Mahendra Ramchandra Akhade, [b] Mr. Vitthal Anaji Akhade, [c] late Mr. Madhukar Anaji Akhade through legal heirs - [1] Mrs. Rukmini Madhukar Akhade, [2] Mrs. Shaila Vikas Zende, [3] Mrs. Kaveri Satish Tupe, [4] Mrs. Neha Rajesh Kalbhor and Mrs. Amruta Ashish Sawant and [d] Mr. Namdev Anaji Akhade were not present at the time of registration of the said release deed, thus for the sake of abundant precaution, said legal heirs of late. Smt. Nilabai Anaji Akhade -[a]late Mr. Ramchandra Anaji Akhade through legal heirs - [1] Mrs. Bhimabai Ramchandra Akhade, [2] Mr. Balasaheb Ramchandra Akhade and [3] Mr. Mahendra Ramchandra Akhade, [b] Mr. Vitthal Anaji Akhade, [c] late Mr. Madhukar Anaji Akhade through legal heirs - [1] Mrs. Rukmini Madhukar Akhade, [2] Mrs. Shaila Vikas Zende, [3] Mrs. Kaveri Satish Tupe, [4] Mrs. Neha Rajesh Kalbhor and Mrs. Amruta Ashish Sawant and [d] Mr. Namdev Anaji Akhade had executed said Confirmation Deed dated 14/07/2021 which was registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 2057/2021 to that effect.

- XV] By Release Deed, dated-25/01/2011, other members of the family i.e. late Baburao Shankarrao Tupe, through legal heir sister late. Smt. Nilabai Anaji Akhade-through her legal heirs-[a]Mr. Ramchandra Anaji Akhade, [b] Mr. Vitthal

*Rshubh*





Anaji Akhade, [c] Mr. Madhukar Anaji Akhade, [d] late Dnyandev Anaji Akhade, through legal heirs [1] Mr. Himmat Dnyandev Akhade, [2] Mr. Valmik Dnyandev Akhade, [3] Mrs. Vaishali Vishal Bhore and [e] Mr. Namdev Anaji Akhade released / relinquished their undivided share in respect of the land bearing Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje- Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated-25/01/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 811/2011. However, by perusing Confirmation Deed dated 15/12/2022, it appears that, at the time of execution of above referred Release Deed dated-25/01/2011, one of the legal heir of late. Smt. Nilabai Anaji Akhade i.e. Mr. Madhukar Anaji Akhade was not present at the time of registration of the said release deed, more so, Mr. Madhukar Anaji Akhade died in the meantime, leaving behind [1] Mrs. Rukmini Madhukar Akhade, [2] Mrs. Shaila Vikas Zende, [3] Mrs. Kaveri Satish Tupe, [4] Mrs. Neha Rajesh Kalbhor and [5] Mrs. Amruta Ashish Sawant and [6] Mr. Rajendra Madhukar Akhade as his only legal heirs. However for the sake of abundant precaution one of the legal heirs of late Madhukar Anaji Akhade i.e. Mr. Rajendra Madhukar Akhade had executed said Confirmation Deed dated 15/12/2022 which was registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 20652/2022 to that effect.

- XVI] By Release Deed, dated-23/02/2011, other members of the family i.e. late Baburao Shankarrao Tupe, through legal heir sister Smt. Suman Rajaram Kakade released / relinquished her undivided share in respect of the land bearing Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje- Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat



No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr.Viraj Pramod Tupe. The Release Deed dated 23/02/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 2987/2011.

XVII] In the meantime, Smt. Suman Rajaram Kakade expired intestate on 15/04/2020 leaving behind her [1] Mrs. Ranjana Vikram Pawar, [2] Mrs. Sharada Dilip Gadekar, [3] Mrs. Sunanda Harish Pawar, [4] Mrs. Nirmala Vilas Salunkhe and [5] Mrs. Urmila Sanjay More as her only legal heirs and representatives. However, by perusing Confirmation Deed dated 12/09/2023, it appears that, at the time of execution of above referred Release Deed dated-23/02/2011, Smt. Suman Rajaram Kakade was not present at the time of registration of the said release deed, thus for the sake of abundant precaution, legal heirs of late Suman Rajaram Kakade -[1] Mrs. Ranjana Vikram Pawar, [2] Mrs. Sharada Dilip Gadekar, [3] Mrs. Sunanda Harish Pawar, [4] Mrs. Nirmala Vilas Salunkhe and [5] Mrs. Urmila Sanjay More executed said Confirmation Deed dated 12/09/2023 which was registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 18626/2023 to that effect.

XVIII] By Release Deed, dated-04/07/2011, other members of the family i.e. late Baburao Shankarrao Tupe, through legal heir sister late. Smt. Krushnabai Bajirao More, through her legal heirs-[a]Mr. Shashikant Bajirao More, [b]late Mr. Bajirao More -through legal heirs-[1]Smt. Shobha Bhaskar More and [2] Mr. Rohan Bhaskar More released / relinquished their undivided share in respect of the land bearing Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje- Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe,





[3]Smt. Vinita Pramod Tupe and Mr.Viraj Pramod Tupe.  
The Release Deed dated 04/07/2011 was registered in the  
office of Sub-Registrar Haveli No. 11 at Sr. No. 5917/2011.

XIX] That, as per Mutation Entry No. 54343 R/w. Mutation Entry  
No. 54358, it appears that, Collector Pune has issued Order,  
dated-27/09/2023PMC/NOC/SR/26/2023/2024 and Order,  
dated-28/03/2024PMC/NOC/SR/ 08/2024/2024, and as per  
the said orders, the 7/12 extract of the said property i.e.  
Survey No. 207, has been closed and accordingly allotted new  
Survey number i.e. Survey No. 207/1/1.

1B] Title flow of Land bearing Survey No.208/1A/1, 208/1A/2  
and 208/1A/3/1

I] That land bearing Survey No.208/1, was originally owned by  
Mr. Shankar Balaji Tupe.

II] Mr. Shankar Balaji Tupe expired intestate on 03/12/1962  
leaving behind widow – Mrs. Tanhabai Shankarao Tupe, son  
– Mr. Baburao Shankarao Tupe, six daughters – Mrs.  
Nilabai Ananji Arwade, Mrs. Shantabai Bajirao Ghule, Mrs.  
Yashodabai Ganpat Bajor, Mrs. Hirabai Harishchandra  
Thorat, Mrs. Suman Rajaram Kakade and Mrs. Krushnabai  
Bajirao More as his only legal heirs and representatives. The  
names of Mrs. Tanhabai Shankarao Tupe, Mr. Baburao  
Shankarao Tupe, Mrs. Nilabai Ananji Arwade, Mrs.  
Shantabai Bajirao Ghule, Mrs. Yashodabai Ganpat Bajor,  
Mrs. Hirabai Harishchandra Thorat, Mrs. Suman Rajaram  
Kakade and Mrs. Krushnabai Bajirao More were recorded  
on the record of rights vide Mutation Entry No. 5639. Further,  
by perusing the said mutation entry, it appears that,  
Mrs. Nilabai Ananji Arwade, Mrs. Shantabai Bajirao Ghule,  
Mrs.Yashodabai Ganpat Bajor, Mrs.Hirabai Harishchandra  
Thorat, Mrs. Suman Rajaram Kakade and Mrs. Krushnabai  
Bajirao More have submitted an application and as per the  
said application their names were deleted / bracketed from the  
7/12 extract.

III] By perusing Mutation Entry No. 7166, it appears that,  
Mr. Baburao Shankarao Tupe have submitted an application  
and as per the said application said land bearing Survey No.



208/1 was sub-divided into various pot hissa's. Accordingly name of **Mr. Baburao Shankarao Tupe** has been recorded on the land bearing **Survey No. 208/1/A** and name of **Mr. Dilip Baburao Tupe** has been recorded on the land bearing **Survey No. 208/1B**.

- IV] As per **Mutation Entry No. 6988**, it appears that, the provisions of **Weights and Measures Act, 1958** and **Indian Coinage Act, 1955**, were made applicable in respect of the above mentioned land and accordingly the measurements of the land have been converted from **Acre and Guntha** to **Hectare and Ares** accordingly.
- V] As per **Mutation Entry No. 7326**, it appears that, **Mr. Baburao Shankarao Tupe** submitted an application and as per the said application said land bearing **Survey No.208/1/A** was sub-divided into below mentioned pot hissas and has been distributed between his family members :--

Sr. Nos.	Survey No.	Land Area	Name of the Owner
1	208/1A/1	02 Hectare 00 Ares	Mr. Baburao Shankarao Tupe
2	208/1A/2	00 Hectare 80 Ares	Mrs. Indubai Baburao Tupe
3	208/1A/3	00 Hectare 80 Ares	Mrs. Hemlata Raghunath Tupe

And accordingly, their names were recorded on the concerned 7/12 extract.

- VI] **Mr. Baburao Shankarao Tupe** expired intestate on **13/12/1986** leaving behind widow-**Mrs. Indubai Baburao Tupe**, 3 sons- **Mr. Raghunath Baburao Tupe**, **Mr. Pramod Baburao Tupe**, **Mr. Dilip Baburao Tupe**, 5 daughters-**Mrs. Parvatibai Dhananjay Kakade**, **Mrs. Surekha Suresh Kokate**, **Mrs. Draupadi Rajaram Borkar**, **Mrs. Saraswati Raghunath Tawade** and **Mrs. Shobha Pandurang Ghule** as his only legal heirs. Their names were recorded on the record of rights vide **Mutation Entry No. 12787**

*R. Shinde*





VII] By Release Deed dated 29/12/1998, above referred Mrs. Parvatibai Dhananjay Kakade, Mrs. Surekha Suresh Kokate, Mrs. Draupadi Rajaram Borkar, Mrs. Saraswati Raghunath Tawade and Mrs. Shobha Pandurang Ghule released / relinquished their undivided share in respect of the said lands (i.e. Survey No. 208/1A/1 + 208/1A/2 + 208/1A/3) in favour of Mrs. Indubai Baburao Tupe, Mr. Raghunath Baburao Tupe, Mr. Pramod Baburao Tupe and Mr. Dilip Baburao Tupe. The said Release Deed dated 29/12/1998 has been registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 6639/1998.

VIII] By Partition Deed dated 29/12/1998, Mrs. Indubai Baburao Tupe, Mr. Raghunath Baburao Tupe, Mr. Pramod Baburao Tupe and Mr. Dilip Baburao Tupe alongwith Mr. Arvind Bhikoba Tupe, Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe, Mr. Sambhaji Raghunath Tupe, Mrs. Kavita Sambhaji Tupe, Mrs. Vinita Pramod Tupe, Miss. Sanyogita Pramod Tupe, Miss. Dipti Pramod Tupe, Master. Viraj Pramod Tupe through his natural guardian Mr. Pramod Baburao Tupe, Mrs. Anuradha Dilip Tupe, Mr. Indrajit Dilip Tupe, Miss. Samrudhi Dilip Tupe through her natural guardian Mr. Dilip Baburao Tupe, Mrs. Shashikala Arvind Tupe, Mr. Yuvraj Arvind Tupe and Mr. Ashish Arvind Tupe mutually partitioned the said lands (i.e. Survey No. 208/1A/1, 208/1A/2 and 208/1A/3) alongwith other lands between them. The said Partition Deed dated 29/12/1998 has been registered in the office of Sub-Registrar Haveli No.03 at Sr. No. 6658/1998. The particulars of partition are as follows :-

2] Title flow of said Property No. 2 i.e. Land bearing Survey No. 208/1A/1 :-

Sr. No.	Land Area (Survey No. 208/1A/1)	Name of the Owner
1	00 Hectare 26 Ares	Mr. Raghunath Baburao Tupe
2	00 Hectare 26 Ares	Mrs. Hemlata Raghunath Tupe
3	00 Hectare 27 Ares	Mr. Nitin Raghunath Tupe

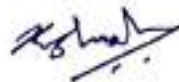
4	00 Hectare 27 Ares	Mrs. Vaishali Nitin Tupe
5	00 Hectare 27 Ares	Mr. Sambhaji Raghunath Tupe
6	00 Hectare 27 Ares	Mrs. Kavita Sambhaji Tupe
7	00 Hectare 32 Ares	Mr. Pramod Baburao Tupe
8	00 Hectare 08 Ares	Mrs. Vinita Pramod Tupe
<b>Total</b>	<b>02 Hectare 00 Ares</b>	

3] Title flow of said property No. 3 i.e. Land bearing Survey No. 208/1A/2

Sr. No.	Land Area (Survey No. 208/1A/2)	Name of the Owner
1	00 Hectare 24 Ares	Mrs. Vinita Pramod Tupe
2	00 Hectare 32 Ares	Miss. Sanyogita Pramod Tupe
3	00 Hectare 24 Ares	Miss. Dipti Pramod Tupe
<b>TOTAL</b>	<b>00 Hectare 80 Ares</b>	--

That as per Mutation Entry No. 28236, it appears that, Miss. Dipti Pramod Tupe have availed loan facility from Sadhana Sahakari Bank Limited by keeping the said property as security and accordingly charge of the Sadhana Sahakari Bank Limited has been recorded on the other rights column of the 7/12 extract. It further appears that, the said loan has been duly re-paid and accordingly Sadhana Sahakari Bank Limited has executed Re-conveyance Deed dated-01/07/2024 registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 16064/2024. and accordingly charge of the Sadhana Sahakari Bank Limited has been deleted / bracketed from the other rights column of the 7/12 extract vide Mutation Entry No. 54549.

4] Title flow of said Property No. 4 i.e. Land bearing Survey No. 208/1A/3







Sr. No.	Land Area (Survey No. 208/1A/3)	Name of the Owner
1	00 Hectare 08 Ares	Miss. Dipti Pramod Tupe
2	00 Hectare 32 Ares	Mr. Viraj Pramod Tupe
3	00 Hectare 40 Ares	Mr. Dilip Baburao Tupe
<b>TOTAL</b>	<b>00 Hectare 80 Ares</b>	

And accordingly, names of the respective owners were recorded on the record of rights vide Mutation Entry No. 23947

- I] **Mr. Pramod Baburao Tupe** expired intestate on 08/11/2003 leaving behind widow – Smt. Vinita Pramod Tupe, son – Mr. Viraj Pramod Tupe, 2 daughters – Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe as his only legal heirs and representatives. The names of Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe were recorded on the record of rights vide Mutation Entry No. 32138
- II] By Release Deed, dated-30/04/2010, Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe released / relinquished their undivided share in respect of the said lands in favour of Mrs. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated 30/04/2010 were registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 3911/2010. The names of Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe were deleted from the record of rights vide Mutation Entry No. 39400
- III] By Partition Deed dated 19/05/2023, Mr. Raghunath Baburao Tupe, Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Mr. Dilip Baburao Tupe, Mrs. Anuradha Dilip Tupe and Mr. Indrajit Dilip Tupe have mutually partitioned their respective shares in lands bearing Survey No. 208/1A/1 and 208/1A/3. By virtue of the said partition 2 Ares land of Smt. Vinita Pramod Tupe out of Survey No. 208/1A/1 has been allotted to Mr. Raghunath Baburao Tupe. Further by the said partition land admeasuring 4 Ares out of the holding of Mr. Dilip Baburao Tupe has been allotted to Mr. Viraj Pramod



Tupe. The said Partition Deed dated-19/05/2023 has been registered in the office of Sub-Registrar Haveli No. 07 at Sr. No. 8870/2023. The effect of the said partition has been given to the record of rights vide Mutation Entry No. 53547.

IV] That, as per Confirmation Deed dated 18/05/2023, other family members i.e. Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe, Mr. Sambhaji Raghunath Tupe, Mrs. Kavita Sambhaji Tupe and Miss. Samruddhi Dilip Tupe (name after marriage - Mrs. Samruddhi Abhimanyu Khotkar) have given their consent to the above referred Partition Deed dated-19/05/2023 and accordingly executed Confirmation Deed dated 18/05/2023 registered in the office of Sub-Registrar Haveli No. 07 at Sr. No. 8880/2023 in favour of Mr. Raghunath Baburao Tupe, Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Mr. Dilip Baburao Tupe, Mrs. Anuradha Dilip Tupe and Mr. Indrajit Dilip Tupe.

V] That, as per Mutation Entry No. 54343, it appears that, Collector Pune has issued Order, dated-28/03/2024 PMC/NOC/SR/08/ 2024/2024, and as per the said Order, the 7/12 extract of the said property i.e. property bearing Survey No. 208/1A/3 has been closed and accordingly allotted new Survey number i.e. Survey No. 208/1A/3/1.

5] Title flow of said property No. 5 i.e. Land bearing Survey No. 208/1B/1

I] That land bearing Survey No. 208/1B, was originally owned by Mr. Dilip Baburao Tupe.

II] By Partition Deed dated 29/12/1998, Mr. Dilip Baburao Tupe alongwith Mrs. Indubai Baburao Tupe, Mr. Raghunath Baburao Tupe, Mr. Pramod Baburao Tupe, Mr. Arvind Bhikoba Tupe, Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe, Mr. Sambhaji Raghunath Tupe, Mrs. Kavita Sambhaji Tupe, Mrs. Vinita Pramod Tupe, Miss. Sanyogita Pramod Tupe, Miss. Dipti Pramod Tupe, Master. Viraj Pramod Tupe through his natural guardian Mr. Pramod Baburao Tupe,





**KEVIN SHAH**

(B.Com., LL.B)

**ADVOCATE**

Office : Plot No. 37, Moti Baug Society,  
Near Ruturaj Jain Mandir, Bibwewadi, Pune - 411037

Email Id : adv.kevinshah@gmail.com

Ph. No. : 7972012639

Mrs. Anuradha Dilip Tupe, Mr. Indrajit Dilip Tupe, Miss. Samrudhi Dilip Tupe through her natural guardian Mr. Dilip Baburao Tupe, Mrs. Shashikala Arvind Tupe, Mr. Yuvraj Arvind Tupe and Mr. Ashish Arvind Tupe mutually partitioned the said land (i.e. Survey No. 208/1B) alongwith other lands between them. The said Partition Deed dated 29/12/1998 has been registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 6658/1998. The particulars of partition are as follows :-

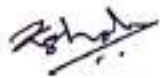
Sr. No.	Land Area (Survey No. 208/1B)	Name of the Owner
1	00 Hectare 09 Ares	Mr. Raghunath Baburao Tupe
2	00 Hectare 08 Ares	Mr. Nitin Raghunath Tupe
3	00 Hectare 08 Ares	Mr. Sambhaji Raghunath Tupe
4	00 Hectare 08 Ares	Mr. Pramod Baburao Tupe
5	00 Hectare 03 Ares	Mrs. Vinita Pramod Tupe
6	00 Hectare 09 Ares	Mr. Dilip Baburao Tupe
7	00 Hectare 48 Ares	Mrs. Anuradha Dilip Tupe
8	00 Hectare 48 Ares	Mr. Indrajit Dilip Tupe
9	00 Hectare 40 Ares	Miss. Samrudhi Dilip Tupe
<b>Total</b>	<b>01 Hectare 81 Ares</b>	

And accordingly, names of the respective owners were recorded on the record of rights vide Mutation Entry No. 23947

- III) Mr. Pramod Baburao Tupe expired intestate on 08/11/2003 leaving behind widow – Mrs. Vinita Pramod Tupe, son – Mr. Viraj Pramod Tupe, 2 daughters – Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe as his only legal heirs and representatives. The names of Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe were recorded on the record of rights vide Mutation Entry No. 32138



- IV] By Release Deed dated 30/04/2010, Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe released / relinquished their undivided share in favour of Mrs. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated-30/04/2010 were registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 3911/2010. The names of Miss. Sanyogita Pramod Tupe and Miss. Dipti Pramod Tupe were deleted from the record of rights vide Mutation Entry No. 39400.
- V] By Partition Deed dated 19/05/2023, Mr. Raghunath Baburao Tupe, Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Mr. Dilip Baburao Tupe, Mrs. Anuradha Dilip Tupe and Mr. Indrajit Dilip Tupe have mutually partitioned their respective shares in land bearing Survey No. 208/1B. By virtue of the said partition 08 Ares land of Mrs. Anuradha Dilip Tupe out of Survey No. 208/1B has been allotted to Mrs. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. Further by the said partition land admeasuring 06 Ares out of the holding of Mr. Indrajit Dilip Tupe has been allotted to Mrs. Vinita Pramod Tupe. The said Partition Deed dated-19/05/2023 has been registered in the office of Sub-Registrar Haveli No. 07 at Sr. No. 8870/2023. The effect of the said partition has been given to the record of rights vide Mutation Entry No. 53547.
- VI] That, as per Confirmation Deed dated 18/05/2023, other family members i.e. Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe, Mr. Sambhaji Raghunath Tupe, Mrs. Kavita Sambhaji Tupe and Miss. Samruddhi Dilip Tupe (name after marriage - Mrs. Samruddhi Abhimanyu Khotkar) have given their consent to the above referred Partition Deed dated-19/05/2023 and accordingly executed Confirmation Deed dated 18/05/2023 registered in the office of Sub-Registrar Haveli No. 07 at Sr. No. 8880/2023 in favour of Mr. Raghunath Baburao Tupe, Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Mr. Dilip Baburao Tupe, Mrs. Anuradha Dilip Tupe and Mr. Indrajit Dilip Tupe.





VII] That, as per **Mutation Entry No. 54343**, it appears that, Collector Pune has issued **Order, dated-28/03/2024 PMC/NOC/SR/08/ 2024/2024**, and as per the said Order, the 7/12 extract of the said property i.e. property bearing **Survey No. 208/1B** has been closed and accordingly allotted new Survey number i.e. **Survey No. 208/1B/1**.

6] **COMMON TITLE FLOW :-**

I] Thus, by virtue of above referred deeds and documents, **Smt. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe** have acquired valid right title and interest in respect of the Property No. 1 to **Property No. 5** i.e. All the piece and parcel of the 1] land admeasuring an area **00 Hectare 97.72 Ares** out of land bearing **Survey No. 207/1/1 (old Survey No. 207)** totally admeasuring an area **03 Hectare 23.68 Ares + 2] land** admeasuring an area **00 Hectare 38 Ares** out of land bearing **Survey No. 208/1A/1** totally admeasuring an area **2 Hectare 00 Ares + 3] land** bearing **Survey No. 208/1A/2** totally admeasuring an area **00 Hectare 80 Ares + 4] land** admeasuring an area **00 Hectare 44 Ares** out of land bearing **Survey No. 208/1A/3** totally admeasuring an area **00 Hectare 62.87 Ares + 5] land** admeasuring an area **00 Hectare 25 Ares** out of land bearing **Survey No. 208/1B/1** totally admeasuring an area **00 Hectare 75 Ares** situated, lying and being at revenue village-Hadapsar, Taluka-Haveli, District-Pune [Hereinafter referred to as "**Said Properties**")

II] By Gift Deed dated **18/09/2024**, **Smt. Vinita Pramod Tupe** transferred her share (individual share + undivided share) in respect of the said properties by way of gift in favour of **Mr. Viraj Pramod Tupe**. Gift Deed dated **18/09/2024** was registered in the office of Sub-Registrar Haveli No. 19 at Sr. No. **20412/2024**. The name of **Smt. Vinita Pramod Tupe** has been deleted from the record of rights and name of **Mr. Viraj Pramod Tupe** has been recorded on the record of rights vide **Mutation Entry No. 54709**.

III] Further, **Mr. Viraj Pramod Tupe** got the layout plans sanctioned from **Pune Municipal Corporation** vide its **Commencement Certificate** dated- **07/01/2025** bearing no. **CC/3003/24** in respect of the said properties.

*[Signature]*



C] I have caused the online search for the years i.e. 1996 to 2025 on the website-www.igrmaharashtra.gov.in in respect of the said property. From the available records I state that no documents evidencing any subsisting mortgage, charge, encumbrances were found entered. On the basis of the same and the documents mentioned hereinabove which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, **Mr. Viraj Pramod Tupe** has a clean, clear and marketable title towards the said property.

D] Any other relevant title- No .

E] **Litigations if any- YES**

One, **Mrs. Hirabai Harishchandra Thorat** alongwith other members filed Regular Civil Suit bearing R.C.S No. 325/2011 before Hon'ble Civil Court, Pune, against **Mr. Raghunath Baburao Tupe and others**, seeking temporary injunction by restraining the respective persons from creating any kind of third party interest in respect of the said property. In view of the same, Hon'ble Civil Court, Pune has passed order on 14/08/2013 and as per the said order, said suit stands dismissed. In view of the said order, **Mrs. Hirabai Harishchandra Thorat** alongwith other members filed **Miscellaneous Civil Appeal bearing No. 343/2013** before Hon'ble District Court, Pune and accordingly Hon'ble Court has passed order on 08/08/2014 to that effect. As per the said order said Miscellaneous Civil Appeal stands dismissed. In the meantime, **Mrs. Hirabai Harishchandra Thorat** alongwith other members filed Writ Petition bearing no. 11536/2014 before Hon'ble High Court, Bombay, and as per the said petition, **Mrs. Hirabai Harishchandra Thorat** and others have challenged both the above referred orders dated 14/08/2013 and 08/08/2014. In view of the same, Hon'ble High Court, Bombay has passed interim order on 21/01/2019 to that effect and by virtue of the interim order, said Hon'ble High Court, Bombay has dismissed the said petition. By perusing the relevant orders, judgments etc. which were provided to me for my perusal and as per the status of the said litigation shown on official website, it appears that, said litigations are pending before the Hon'ble court till date. Thus, my present opinion is subject to outcome of the said litigation.



*Kevin Shah*  
**KEVIN SHAH**  
**[ADVOCATE]**