

**SANJAY T. AGARWAL**  
**ADVOCATE**

‘Gopalkrupa’, Revenue Colony,  
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**Mobile No. 9822097441**

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To,  
Hon’ble MAHARERA Authority,  
Address: 6<sup>th</sup> & 7<sup>th</sup> floor, Housefin Bhavan,  
Plot No. C-21, E Block, Bandra Kurla Complex,  
Bandra (E), Mumbai- 400051

### **LEGAL TITLE REPORT**

**Subject:** Title Clearance Certificate with respect to land admeasuring 00 H 12.33R out of S. No. 140, Hissa No. 1/1 totally admeasuring 00H 42R and 01R potkharaba and land bearing S. No. 140, Hissa No. 1/2 totally admeasuring about 00 H 25R and potkharaba of 01R (subject matter of Development Agreement dated 02/02/2024 bearing No. 2531/2024) situated at Village: Tathawade, Taluka: Mulshi, District: Pune.

I have investigated the title of the said land on the request of **M/s. Nirman Meadows LLP** and following documents i.e.

1) **Description of the property:**

Land admeasuring 00 H 12.33R out of S. No. 140, Hissa No. 1/1 totally admeasuring 00H 42R and 01R potkharaba out of the land bearing S. No. 140, situated at Village: Tathawade, Taluka: Mulshi, District: Pune.

Land admeasuring 00 H 26R out of the land bearing S. No. 140/1/2, situated at Village: Tathawade, Taluka: Mulshi, District: Pune.

2) The documents of allotment of said lands:

a) Copy of Development Agreement and two Power of Attorneys all dated 02/02/2024 registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. Nos. 2531/2024, 2533/2024 and 2534/2024 respectively.

3) 7 x 12 extract along with Mutation Entry Nos. 3583 and 5522.

4) Search by associate Advocate Tejas Dhage for 30 years from 1995 till 2025

On perusal of all the above documents and relevant documents relating to title of the said property, I am of the opinion that the title of **M/s. Nirman Meadows LLP, through its Partners, 1) Mr. Sunil Rameshwardas Agarwal and 2) Mr. Bhushan Rajiv Agarwal to develop land admeasuring 00 H 12.33R out of land bearing S. No. 140/1/1 and land bearing S. No. 140/1/2 admeasuring 00 H 26R situated at Village: Tathawade, Taluka: Mulshi, District: Pune** is clear, marketable and without any encumbrance subject to the litigations mentioned in the report annexed hereto bearing Spl C. S. No. 202/2024 and 1425/2017 pending in the Court of Hon’ble Civil Judge Senior Division, Pune.

2/- Owners of the land:

1) Mr. Sandeep Sahebrao Pawar

2) Mr. Sanjay Bhuralal Dagliya

Mr. Sandeep Sahebrao Pawar is the owner of land admeasuring 12.33R out of S. No. 140/1/1 and

Mr. Sanjay Bhuralal Dagliya is the owner of land admeasuring 26R out of S. No. 140/1/2

3/- The report reflecting the flow of the title of the owner of the said land is enclosed herewith as Annexure.



ENCL: Annexure

Date: 11/02/2025

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**ADVOCATE**

**SANJAY T. AGARWAL**

B.Com., L.L.B. Advocate

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Date: 11/02/2025

ANNEXURE

FORMAT – A  
Circular No. 28/2021

**FLOW OF TITLE OF THE SAID LAND**

- 1) Land S. No. 140/1 totally admeasuring 69R was standing in the name of Nama Godhaji Pawar @ Namdev Godhu Pawar.
- 2) Mutation Entry No. 1710 shows that Nama Godhu Pawar passed away on 05/08/1969 and his properties including land S. No. 140/1 devolved upon his legal heirs i.e. son Laxman Namdev Pawar, another son Dnyanoba Namdev Pawar and daughter Papabai Namdev Shitole. Effect of the said Mutation Entry was given on the 7/12 extract of the said land and the names of Laxman Namdev Pawar and Dnyanoba Namdev Pawar were recorded in the ownership column and name of Papabai Namdev Shitole was recorded in the “other rights” column.
- 3) Mutation Entry No. 2134 shows that, the legal heirs of Late Nama Godhu Pawar partitioned his lands including S No. 140/1 amongst themselves and vide order dated 09/10/1991 bearing No. ना. क्र. तलग/एस.आर/वारस/३४/८९ passed by Tahsildar, Mulshi, an area admeasuring 42R and potkharaba admeasuring 1R out of the said land came to the share of Dnyanoba Namdev Pawar and remaining area admeasuring 25R and 1R potkharaba came to the share of Laxman Namdev Pawar. By virtue of the said partition, land admeasuring 43R standing in the name of Dnyanoba Namdev Pawar came to be numbered as S. No. 140/1 and land admeasuring 26R standing in the name of Laxman Namdev Pawar came to be numbered as S. No. 140/1/1. Sister of Dnyanoba and Laxman i.e. daughter of Nama was a part of the said partition as it can be seen from the said order.
- 4) **About land S. No. 140/1/1-** Mutation entry No. 2328 shows that Laxman

Namdev Pawar and his 4 sons i.e. Mahadu, Narayan, Vilas and Pandurang partitioned all the properties mentioned in Khate No. 407, including S. No. 140/1/1 amongst themselves. Accordingly Tahsildar, Mulshi passed an order of partition bearing No. क्र. जमीन - विभाजन - एस आर १३/९४ dated 30/04/1994 u/s. 85 of MLRC and effect of the said order was given on 7/12 extract of the properties. By the said partition, land S. No. 140/1/1 came to the share of Laxman Namdev Pawar and he became the sole, exclusive and absolute owner of the said land. Name of Laxman Namdev Pawar was recorded on 7/12 extract of the said land.

- 5) Said Laxman Namdeo Pawar sold, transferred, assigned all his right, title and interest in the said land S. No. 140/1/1 admeasuring 00H 25R and potkharaba 01R to Mr. Sanjay Bhuralal Dagliya vide Sale Deed dated 24/12/2002 registered in the office of Sub Registrar, Mulshi (Paud) at Sr. No. 6869/2002. The name of Mr. Sanjay Bhurala Dagliya was recorded on the 7/12 extract of the said land vide Mutation Entry No. 3583. **Thus Mr. Sanjay Bhuralal Dagliya became the sole and absolute owner of land S. No. 140/1/1 admeasuring 00H 25R and potkharaba 01R.**
- 6) **About land S. No. 140/1-** Mutation Entry No. 2426 shows that Dnyanoba Namdev Pawar passed away on 22/02/1996 and his properties including land S. No. 140/1 devolved upon his legal heirs i.e. 2 sons Tukaram and Sahebrao, 3 daughters Sulochna Tukaram Shitole, Bebi Damobar Bodke and Nanda Popat Bandal and wife Rakhmabai Dnyanoba Pawar. Effect of the said Mutation Entry was given and the names of aforesaid legal heirs were recorded on the 7/12 extract.
- 7) Mutation Entry No. 3820 shows that, due to order bearing No. 1015/B3/SB/03 dated 09/10/2003 passed by Jamaband Commissioner under the scheme of

computerization of land records and due to order bearing No. हनो/वशि/१०९०/०४ dated 27/10/2004 passed by Tahsildar Mulshi, the land bearing S. No. 140/1 was given new S. No. 140/1/1 and land bearing S. No. 140/1/1 was given new S. No. 140/1/2. Effect of the said mutation was given on 7/12 extracts of both the said lands.

8) Record shows that the aforesaid heirs of Dnyanoba Namdev Pawar sold a portion admeasuring 30.66R out of the said land S. No. 140/1/1 admeasuring 43R to prospective purchasers in the following manner:

a) An area admeasuring 4R was sold to Swati Ravindra Deokar, Suresh Sudam Deokar and Ramesh Sudam Deokar by the aforesaid heirs of Dnyanoba Namdev Pawar. The names of said purchasers were recorded on 7/12 extract vide ME No. 2695. Thus an area admeasuring 39R remained with heirs of Dnyanoba Namdev Pawar.

b) An area admeasuring 2R was sold to Ramesh Shankar Borate by the aforesaid heirs of Dnyanoba Namdev Pawar. The names of said purchaser was recorded on 7/12 extract vide ME No. 3022. Mr. Ramesh Shankar Borate further sold the said portion of 2R to Mr. Sambhaji Datu Shinde vide Sale Deed dated 27/08/2008 bearing registration No. 8956/2008. Effect of the said sale was given on 7/12 extract vide ME No. 4626. Thus an area admeasuring 37R remained with heirs of Dnyanoba Namdev Pawar.

c) Out of the said heirs of Dnyanoba Namdev Pawar, Bebi Damobar Bodke and Rakhmabai Dnyanoba Pawar sold their undivided share in the said land i.e. 12.33R out of S. No. 140/1/1 to Mr. Sandeep Sahebrao Pawar vide sale deed dated 31/05/2011 registered in the office of Joint Sub-registrar Haveli No. 18, Pune at Sr. No. 5272/2011. The name of Mr. Sandeep Sahebrao Pawar was mutated on 7/12 extract of said land vide Mutation Entry No.

5522. Thus Mr. Sandeep Sahebrao Pawar became the sole and absolute owner of portion of land admeasuring 12.33R out of S. No. 140/1/1, which is also the subject matter of this report. Thus an area admeasuring 24.67R remained with Tukaram, Sahebrao, Sulochna Tukaram Shitole and Nanda Popat Bandal.

d) Thereafter Sulochna Tukaram Shitole and Nanda Popat Bandal sold their undivided share in the said land i.e. 12.33R out of S. No. 140/1/1 to Mr. Sunil Tukaram Pawar and Mr. Anil Tukaram Pawar vide sale deed dated 21/11/2012 registered in the office of Joint Sub-registrar Haveli No. 17, Pune at Sr. No. 11549/2012. The names of Mr. Sunil Tukaram Pawar and Mr. Anil Tukaram Pawar were mutated on 7/12 extract of said land vide Mutation Entry No. 5888. Thus an area admeasuring 12.34R is still remaining with Tukaram and Sahebrao.

9) Thereafter vide Development Agreement dated 02/02/2024, Mr. Sandeep Sahebrao Pawar and Mr. Sanjay Bhuralal Dagliya entrusted development rights of their respective lands i.e. 12.33R out of S. No. 140/1/1 and 26R out of S. No. 140/1/2 more particularly described in the Schedule-I and II given hereunder to M/s. Nirman Meadows LLP. The said Development Agreement is registered in the office of Joint Sub-registrar Haveli No. 18, Pune at Sr. No. 2531/2024. At the same time, said Mr. Sandeep Sahebrao Pawar and Mr. Sanjay Bhuralal Dagliya executed separate Power of Attorneys both dated 02/02/2024 in favour of M/s. Nirman Meadows LLP. The said two Power of Attorneys are registered in the office of Joint Sub-registrar Haveli No. 18, Pune at Sr. No. 2533/2024 & 2534/2024 respectively.

10) M/s. Nirman Meadows LLP have got both the said lands demarcated from the competent authority and obtained demarcation map bearing No. 6470/2024 dated 12/03/2024.

11) From the search carried out from the website of District Court, Pune it is revealed that, Mr. Gopal Shankar Dagade and Mr. Manoj Shivram Dagade have filed Spl C.S. No. 202/2024 against Mr. Sahebrao Dnyanoba Pawar and 4 others with respect to land admeasuring 03R out of land S. No. 140/1/1 in the court of Hon'ble Civil Judge Senior Division, Pune seeking Specific performance of alleged Agreement to Sell dated 03/11/2006. The said suit is still pending. Notice of Lis pendens of the said suit is registered in the office of Joint Sub-registrar Haveli No. 05, Pune at Sr. No. 6009/2024. Mr. Sandeep Sahebrao Pawar is shown as Defendant No. 2 in the said suit. The said suit does not relate to the land admeasuring 12.33R purchased by Mr. Sandeep Sahebrao Pawar. Hence the claim of Plaintiffs therein and pendency of the said suit is not prejudicial to the right of M/s. Nirman Meadows LLP to develop the said lands.

12) It is further revealed that, Mahadu Laxman Pawar and 4 others have filed Spl C.S. No. 1425/2017 against Mr. Sanjay Bhuralal Dagliya and another in the court of Hon'ble Civil Judge Senior Division, Pune seeking cancellation of sale deed dated 24/12/2002 executed in favour of Mr. Sanjay Bhuralal Dagliya by their father Laxman Namdev Pawar. The said suit is still pending. The Plaintiff in the said suit also sought partition of suit property S. No. 140/1/2, declaration, injunction etc. However the said property came to the share of Laxman Namdev Pawar in partition hence sale in favour of Sanjay Bhuralal Dagliya by Laxman Namdev Pawar is legal, valid and absolute.

### **SCHEDULE- I**

All that piece and parcel of land admeasuring 00 H 12.33R out of land bearing S. No. 140, Hissa No. 1/1, totally admeasuring 00H 42R and 01R potkharaba, lying, being and situated at Village: Tathawade, Taluka: Mulshi, District: Pune within the limits of Sub-Registrar Mulshi (Paud) District Pune and Panchayat Samiti

Pune currently in force, owned by Mr. Sandeep Sahebrao Pawar and the same is bounded as follows, that is to say:-

On or towards East: 24 mtr wide road from village Tathwade to Mumbai highway  
On or towards South: Part of S. No. 140/1/1  
On or towards West: Land of Mr. Sahebrao Pawar out of S. No. 140/1/1  
On or towards North: Land of Mr. Sanjay Dagaliya out of S. No. 140/1/2.

Together with all easements, appurtenances, ingress, egress, pathways, accesses, plants, trees, stones, sands, fencing, boundaries, well and all things attached thereto, lying thereon and together with all ancillary, incidental and consequential rights thereto.

#### **SCHEDULE-II**

All that piece and parcel of land bearing S. No. 140, Hissa No. 1/2, totally admeasuring about 00 H 25R and pot kharaba of 01R lying, being and situated at Village: Tathawade, Taluka: Mulshi, District: Pune within the limits of Sub-Registrar Mulshi (Paud) District Pune and Panchayat Samiti Pune currently in force, owned by Mr. Sanjay Bhuralal Dagliya and the same is bounded as follows, that is to say:-

On or towards East: 24 mtr wide road from village Tathwade to Mumbai highway  
On or towards South: Land of Mr. Sandeep Pawar out of S. No. 140/1/1  
On or towards West: Part of S. No. 140

On or towards North: 18 mtr DP Road.

Together with all easements, appurtenances, ingress, egress, pathways, accesses, plants, trees, stones, sands, fencing, boundaries, well and all things attached thereto, lying thereon and together with all ancillary, incidental and consequential rights thereto.



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