



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

To  
MahaRERA  
Mumbai

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to plot no. CTS/C.S. No. Gat No./ **Survey Nos. 37/2 to 37/7, 37/9(P)** lying and being at Village : **Chovisawadi**, Taluka : **Haveli**, Dist. Pune area admeasuring about **24800 sq. mtrs.**

I have investigated the title of the said plot on the request of **M/S. MANGALAM REALTY** through its Partners **Mr. Vijay Nivrutti Raskar and others** and following documents i.e:-

**1) Description of the Property :**

All that piece and parcel of Property i.e. Land bearing :

i. **Survey No. 37/2 (Old Survey No. 862/2)**, area admeasuring 00 H. 95 R. + Pot Kharaba 00 H. 03 R. thus total area admeasuring 00 H. 98 R., assessment of Rs. 2.74 Paise, ii. **Survey No. 37/3 (Old Survey No. 862/3)**, total area admeasuring 00 H. 05 R., assessment of Rs. 0.03 Paise, iii. **Survey No. 37/4 (Old Survey No. 862/4)**, area admeasuring 00 H. 51 R. + Pot Kharaba 00 H. 02 R. thus total area admeasuring 00 H. 53 R., assessment of Rs. 0.53 Paise, **out of that area admeasuring 00 H. 51.9 R.**, iv. **Survey No. 37/5 (Old Survey No. 862/5)**, total area admeasuring 00 H. 23 R., assessment of Rs. 0.94 Paise, v. **Survey No. 37/6 (Old Survey No. 862/6)**, area admeasuring 00 H. 30 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 31 R., assessment of Rs. 0.44 Paise, vi. **Survey No. 37/7 (Old Survey No. 862/7)**, area admeasuring 00 H. 37 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 38 R., assessment of Rs. 0.53 Paise, vii. **Survey No. 37/9 (Old Survey No. 862/9)**, total area admeasuring 00 H.18 R., assessment of Rs. 0.19 Paise, **out of that area admeasuring 00 H. 13.50 R. thus as per 7/12 Extract total area admeasuring 02 H. 60.40 R. i.e. 26040 sq. mtrs. and as per sanction plan area admeasuring 24800 sq. mtrs.**, lying and situated at Village Chovisawadi, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. The said Properties are hereinafter referred to as the "SAID PROPERTIES" for the sake of brevity and convenience and commonly bounded as under-

ON OR TOWARDS EAST : By entrance of Village Wadmukhwadi  
ON OR TOWARDS SOUTH : By remaining part of So. No. 36 &  
entrance of Village Wadmukhwadi  
ON OR TOWARDS WEST : By remaining part of So. No. 36 & S.No. 43  
& 18 mtr. DP Road.  
ON OR TOWARDS NORTH : By S. No. 36 & 24 mtr. DP Road.

**2) The documents of allotment of plot:**

**Survey No. 37/2 (Old Survey No. 862/2) :**

- i) 7/12 Extracts in respect of Survey No. 862/2 of Village Charholi Bk., Tal. Haveli, Dist. Pune for the years 1930-31 to 1932-33, 1933-34 to 1950-51, 1951-52 to 1967-68, 1968-69 to 1982-83, 1983-84 to 1990-91.
- ii) 7/12 Extracts in respect of Survey No. 37/2 of Village Chovisawadi, Tal. Haveli, Dist. Pune for the years 1991-92 to 2010-11, 2012-13 to 2015-16, 2018-2019.
- iii) Mutation Entries bearing Nos. 2129, 2330, 8425, 8121, 8662, 9049, 9759, 9953, 10000, 1, 283, 284, 285, 1026, 2660, 5082, 5084, 5734.

**Survey No. 37/3 (Old Survey No. 862/3) :-**

- i) 7/12 Extracts in respect of Survey No. 862/3 of Village Charholi Bk., Tal. Haveli, Dist. Pune for the years 1930-31 to 1933-34, 1934-35 to 1950-51, 1951-52 to 1967-68, 1968-69 to 1982-83, 1983-84 to 1990-91.



- ii) 7/12 Extracts in respect of Survey No. 37/3 of Village Chovisawadi, Tal. Haveli, Dist. Pune for the years 1991-92 to 2009-10, 2012-13 to 2015-16, 2018-2019.
- iii) Mutation Entries bearing Nos. 2129, 3006, 8121, 9263, 1, 1802, 2532.

**Survey No. 37/4 (Old Survey No. 862/4) :-**

- i) 7/12 Extracts in respect of Survey No. 862/4 of Village Charholi Bk., Tal. Haveli, Dist. Pune for the years 1934-35 to 1950-51, 1951-52 to 1967-68, 1968-69 to 1982-83, 1983-84 to 1990-91.
- ii) 7/12 Extracts in respect of Survey No. 37/4 of Village Chovisawadi, Tal. Haveli, Dist. Pune for the years 1991-92 to 2010-11, 2012-13 to 2015-16, 2019-20.
- iii) Mutation Entries bearing Nos. 2129, 2330, 3006, 3009, 4919, 5724, 8121, 9049, 9749, 9263, 9759, 9953, 1, 283, 284, 285, 1206, 576, 661, 1802, 2532, 2660, 3461, 5082, 5084, 5545, 5727, 5734, 6020, 6074, 6216, 6238, 6542, 7044, 7045, 7081, 8361, 9583, 9953, 2367, 5724, 5628, 9263, 2339.
- iv) Certified copy of Sale Deed dtd. 03/08/2015 executed by 1. Shri. Dattatray Baban Tapkir, 2. Smt. Gangubai Ganpat Pawale, 3. Shri. Chndrakant Ganpat Pawale, 4. Shri. Sanjay Ganpat Pawale in favour of 1. Smt. Kusum Balasaheb Tapkir, 2. Sou. Rani Sharad Talekar, Maiden name Rani Balasaheb Tapkir, 3. Rohini Balasaheb Tapkir, registered in the office of Sub-Registrar Haveli No. 18 at Sr. No. 6021/2015 on 03/08/2015.

**Survey No. 37/5 (Old Survey No. 862/5) :-**

- i) 7/12 Extracts in respect of Survey No. 862/5 of Village Charholi Bk., Tal. Haveli, Dist. Pune for the years 1934-35 to 1950-51, 1951-52 to 1967-68, 1968-69 to 1982-83, 1983-84 to 1990-91.
- ii) 7/12 Extracts in respect of Survey No. 37/5 of Village Chovisawadi, Tal. Haveli, Dist. Pune for the years 1991-92 to 2010-11, 2012-13 to 2015-16, 2018-19.
- iii) Mutation Entries bearing Nos. 2129, 2624, 2655, 2982, 8121, 9484, 1, 418, 558.

**Survey No. 37/6 (Old Survey No. 862/6) :-**

- i) 7/12 Extracts in respect of Survey No. 862/6 of Village Charholi Bk., Tal. Haveli, Dist. Pune for the years 1934-35 to 1950-51, 1951-52 to 1967-68, 1968-69 to 1982-83, 1983-84 to 1990-91.
- ii) 7/12 Extracts in respect of Survey No. 37/6 of Village Chovisawadi, Tal. Haveli, Dist. Pune for the years 1991-92 to 2010-11, 2012-13 to 2015-16, 2018-19.
- iii) Mutation Entries bearing Nos. 2129, 2484, 2277, 2714, 2772, 2330, 3686, 3831, 8121, 8662, 9049, 9759, 9953, 10000, 1, 283, 284, 285, 1026, 2660, 5082, 5084, 5734, 6105.

**Survey No. 37/7 (Old Survey No. 862/7) :-**

- i) 7/12 Extracts in respect of Survey No. 862/7 of Village Charholi Bk., Tal. Haveli, Dist. Pune for the years 1934-35 to 1950-51, 1951-52 to 1967-68, 1968-69 to 1982-83, 1983-84 to 1990-91.
- ii) 7/12 Extracts in respect of Survey No. 37/7 of Village Chovisawadi, Tal. Haveli, Dist. Pune for the years 1991-92 to 2010-11, 2012-13 to 2015-16, 2018-19.
- iii) Mutation Entries bearing Nos. 2129, 2624, 2655, 2982, 8121, 9484, 1, 736, 4446, 4494, 6238.

**Survey No. 37/9 (Old Survey No. 862/9) :-**

- i) 7/12 Extracts in respect of Survey No. 862/9 of Village Charholi Bk., Tal. Haveli, Dist. Pune for the years 1934-35 to 1950-51, 1951-52 to 1967-68, 1968-69 to 1982-83, 1983-84 to 1990-91.
- ii) 7/12 Extracts in respect of Survey No. 37/9 of Village Chovisawadi, Tal. Haveli, Dist. Pune for the years 1991-92 to 2010-11, 2012-13 to 2015-16, 2019-20.
- iii) Mutation Entries bearing Nos. 2129, 2330, 2624, 3831, 8006, 9049, 9484, 9759, 9953, 1, 283, 284, 285, 558, 736, 4446, 4494, 5082, 5084, 5734.

**Common Documents:-**

- i) Certified copy of Release Deed dtd. 16/02/1993, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 543/1993 on 16/02/1993.
- ii) Certified copy of Release Deed dtd. 16/02/1993, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 544/1993 on 16/02/1993.
- iii) Certified copy of Release Deed dtd. 16/02/1993, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 545/1993 on 16/02/1993.
- iv) Certified copy of Release Deed without consideration dtd. 16/02/2000, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 891/2000 on 16/02/2000.
- v) Certified copy of Release Deed dtd. 05/05/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 4455/2000 on 07/05/2011.
- vi) Certified copy of Release Deed dtd. 06/09/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 8737/2011 on 08/09/2011.
- vii) Original Development Agreement dtd. 14/09/2023, registered in the office of Sub-Registrar Haveli No. 18 at Sr. No. 20451/2023 on 14/09/2023 alongwith Registration Receipt and Index II Extract.  
Original Irrevocable Power of Attorney dtd. 14/09/2023, registered in the office of Sub-Registrar Haveli No. 18 at Sr. No. 20453/2023 on 14/09/2023 alongwith Registration Receipt.



- ix) Original Development Agreement dtd. 16/10/2023, registered in the office of Sub-Registrar Haveli No. 18 at Sr. No. 22873/2023 on 25/10/2023 alongwith Registration Receipt and Index II Extract.
- x) Original Irrevocable Power of Attorney dtd. 16/10/2023, registered in the office of Sub-Registrar Haveli No. 18 at Sr. No. 22875/2023 on 25/10/2023 alongwith Registration Receipt.
- xi) Commencement Certificate dtd. 04/08/2025 bearing No. BP/Chovisawadi/49/2025 issued by Pimpri Chinchwad Municipal Corporation.
- xii) Approved Plan.

3) Search report for 30 years from 1996 till 2025.

2/ - On perusal of the abovementioned documents and all other relevant

documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

**Owners of the land:**

Land Owner's Name	Survey No. Land Owner's Name
1) Shri. Sunil Shantaram Tapkir 2) Sou. Mandakini Sunil Tapkir 3) Kum. Jayesh Sunil Tapkir 4) Kum. Prathmesh Sunil Tapkir – legal guardian Sunil Shantaram Tapkir 5) Shri. Sachin Shantaram Tapkir 6) Sou. Pranjali Sachin Tapkir 7) Kum. Swastik Sachin Tapkir – legal guardian Sachin Shantaram Tapkir 8) Smt. Alka Shantaram Tapkir 9) Kantaram Vishnu Tapkir through legal heirs Smt. Ujjwala Kantaram Tapkir 10) Shri. Abhijeet Kantaram Tapkir 11) Sou. Gauri Abhijeet Tapkir 12) Kum. Ishwari Abhijeet Tapkir 13) Kum. Ayansh Abhijeet Tapkir – 12 & 13 Legal guardian Abhijeet Kantaram Tapkir 14) Shri. Anup Kantaram Tapkir 15) Sou. Kshitija Anup Tapkir - 14 & 15 POA Holder Abhijeet Kantaram Tapkir (Notary) 16) Shri. Balasaheb Vishnu alias Vishnupant Tapkir 17) Sou. Chandrakala Balasaheb Tapkir 18) Shri. Nikhil Balasaheb Tapkir 19) Sou. Abhilasha Nikhil Tapkir 20) Kum. Anay Nikhil Tapkir – legal guardian Nikhil Balasaheb Tapkir 21) Sou. Neha Saurabh Sonaprate – through POA Holder Chandrakala Balasaheb Tapkir 22) Shri. Dattatray Dasharath Tapkir 23) Sou. Vaishali Dattatray Tapkir 24) Shri. Shubham Dattatray Tapkir 25) Smt. Subhadra Dasharath Tapkir 26) Shri. Anil Dasharath Tapkir 27) Sou. Mina Anil Tapkir 28) Kum. Hrishikesh Anil Tapkir 29) Kum. Abhishek Anil Tapkir – 29 legal guardian Anil Dasharath Tapkir 30) Sou. Sangeeta alias Shashikala Sambhaji Harpale 31) Shri. Rohidas Mahadu alias Mahadeo Tapkir 32) Sou. Nirmala Rohidas Tapkir – through POA H Rohidas Mahadu alias Mahadeo Tapkir 33) Kum. Priyanka Rohidas Tapkir 34) Sou. Prajakta Radhakrusha Panga – Maiden Name – Prajakta Rohidas Tapkir – POA H Rohidas Mahadu alias Mahadev Tapkir (adjudicated) 35) Shri. Prajwal Rohidas Tapkir 36) Shri. Dnyaneshwar Mahadu Tapkir 37) Sou. Ujwala Dnyaneshwar Tapkir 38) Shri. Amit Dnyaneshwar Tapkir 39) Sou. Abhilasha Amit Tapkir 40) Shri. Aditya Dnyaneshwar Tapkir 41) Sou. Smita alias Janabai Ashok Sorate- MN Smita Mahadu Tapkir	37/2, 37/4, 37/6 & 37/9



<p>42) Sou. Urmila Balasaheb Devkar – MN Urmila Mahadu Tapkir  43) Ramdas Shripati Tapkir through Legal heirs Mr. Sagar Ramdas Tapkir  44) Sou. Nikita Sagar Tapkir  45) Kum. Tanishka Sagar Tapkir  46) Kum. Anushka Sagar Tapkir  47) Kum. Avadhut Sagar Tapkir – 45 to 47 legal guardian Sagar Ramdas Tapkir  48) Smt. Sita Ramdas Tapkir  49) Shri. Sameer Ramdas Tapkir  50) Sou. Manisha Shrikant Barne – MN Manisha Ramdas Tapkir</p>	
<p>1) Shri. Prakash Shankar Tapkir  2) Sou. Shobha Prakash Tapkir  3) Shri. Pravin Prakash Tapkir  4) Sou. Swapnali Pravin Tapkir  5) Kum. Shivraj Pravin Tapkir – legal guardian Pravin Prakash Tapkir  6) Sou. Swapnali Sanjay Borhade  7) Sou. Rupali Tanaji Memane  8) Shri. Sopan Shankar Tapkir  9) Sou. Swati Sopan Tapkir  10) Shri. Sumit Sopan Tapkir  11) Sou. Shivanjali Sumit Tapkir  12) Kum. Shivansh Sumit Tapkir – legal guardian Sumit Sopan Tapkir  13) Sou. Shweta Ganesh Panmand  14) Shri. Nivrutti Shankar Tapkir  15) Sou. Usha Nivrutti Tapkir  16) Kum. Ashish Nivrutti Tapkir  17) Kum. Shubham Nivrutti Tapkir  18) Smt. Laxmibai Shankar Tapkir  19) Sou. Jijabai Dnyaneshwar Landge  20) Sou. Rukmini Shivaji Kakade through legal heirs  20. A. Shri. Kalpesh Shivaji Kakade  20. B. Shri. Vaibhav Shivaji Kakade  20. C. Shri. Shivaji Lakshman Kakade  20. D. Sou. Reshma Ravindra Satav  21) Shri. Suresh Bhiku Tapkir  22) Sou. Mangal Suresh Tapkir  23) Shri. Ganesh Suresh Tapkir  24) Sou. Aishwarya Ganesh Tapkir  25) Kum. Dhruv Ganesh Tapkir - legal guardian Ganesh Suresh Tapkir  26) Sou. Shital Suraj Choudhari  27) Shri. Dilip Bhiku Tapkir  28) Sou. Seema Dilip Tapkir  29) Kum. Somnath Dilip Tapkir  30) Sou. Monika Pradip Kute  31) Shri. Nilesh Bhiku Tapkir  32) Sou. Prajakta Nilesh Tapkir  33) Kum. Prajwal Nilesh Tapkir  34) Kum. Piyush Nilesh Tapkir- legal guardian Nilesh Bhiku Tapkir  35) Shri. Kaluram Namdev Tapkir  36) Sou. Laxmibai Kaluram Tapkir  37) Shri. Ramdas Kaluram Tapkir  38) Sou. Vaishali Ramdas Tapkir  39) Kum. Vaishnavi Ramdas Tapkir  40) Kum. Shreeraj Ramdas Tapkir  41) Kum. Viraj Ramdas Tapkir – legal guardian 39 to 41 Ramdas Kaluram Tapkir  42) Shri. Deepak Kaluram Tapkir  43) Sou. Kaveri Deepak Tapkir  44) Kum. Shreyash Deepak Tapkir  45) Kum. Shreya Deepak Tapkir – legal guardian 44-45 Deepak Kaluram Tapkir  46) Sou. Surekha Tulshiram Gavade  47) Sou. Shilpa Santosh Yadav  48) Shri. Baban Kisan Tapkir  49) Sou. Nirmala Baban Tapkir</p>	<p><u>37/3, 37/4, 37/5, 37/7 &amp; 37/9</u></p>

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| <p>50) Shri. Kiran Baban Tapkir<br/> 51) Sou. Shubhangi Kiran Tapkir<br/> 52) Kum. Harshvardhan Kiran Tapkir<br/> 53) Kum. Hrishikesh Kiran Tapkir - legal guardian 52-53 Kiran Baban Tapkir<br/> 54) Sou. Varsha Shrikant Kurhade<br/> 55) Mr. Ramesh Kisan Tapkir<br/> 56) Sou. Suvarna Ramesh Tapkir<br/> 57) Shri. Sujit Ramesh Tapkir<br/> 58) Kum. Ashlesha Ramesh Tapkir<br/> 59) Sou. Shalan Uttam Bhondve<br/> 60) Sou. Sindhubai Bansilal Choudhari<br/> 61) Sou. Nanda Pandit Bagade<br/> 62) Shri. Suresh Baban Tapkir<br/> 63) Sou. Saroj Suresh Tapkir<br/> 64) Kum. Ganesh Suresh Tapkir – legal guardian Suresh Baban Tapkir<br/> 65) Smt. Anjana Dasharath Tapkir<br/> 66) Kum. Shubham Dasharath Tapkir<br/> 67) Kum. Aditya Dasharath Tapkir<br/> 68) Sou. Ashwini Dinesh Kad<br/> 69) Sou. Kusum Balasaheb Tapkir<br/> 70) Sou. Rani Sharad Talekar<br/> 71) Sou. Rohini Swapnil Pathare<br/> 72) Shri. Chandrakant Maruti Tapkir<br/> 73) Sou. Savitribai Chandrakant Tapkir<br/> 74) Shri. Onkar Chandrakant Tapkir<br/> 75) Sou. Poonam Omkar Tapkir – Maiden Name – Poonam Balasaheb<br/> More<br/> 76) Sou. Yogita Somnath Korde<br/> 77) Sou. Vrushali Ganesh Kaduskar<br/> 78) Smt. Uma Vitthal Tapkir<br/> 79) Shri. Abhishek Vitthal Tapkir<br/> 80) Sou. Shraddha Sagar Thorave<br/> 81) Shri. Machhindra Maruti Tapkir<br/> 82) Sou. Shobha Machhindra Tapkir<br/> 83) Kum. Gaurav Machhindra Tapkir<br/> 84) Kum. Pornima Machhindra Tapkir<br/> 85) Sou. Savita Machhindra Daudakar</p> |  |
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3/- The report reflecting the flow of the title of the M/S. MANGALAM REALTY on the said land is enclosed here with as annexure.

Encl : Annexure.

*Gauri*  
Mrs. Gauri G. Mhaske (Sumbe)  
ADVOCATE  
B.A., LL.B., D.L.L. & L.W.  
Cell: 9890603163/020-27143538





**FORMAT- A**

(Circular No:- 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

**Survey Nos. 37/2, 37/3, 37/4, 37/5, 37/6, 37/7 & 37/9 of Village Chovisawadi, Tal. Haveli, Dist. Pune**

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 2129, 2330, 8425, 8121, 8662, 9049, 9759, 9953, 10000, 1, 283, 284, 285, 1026, 2660, 5082, 5084, 5734, 9263, 1802, 2532, 3006, 3009, 4919, 5724, 9749, 1206, 576, 661, 3461, 5545, 5727, 5734, 6020, 6074, 6216, 6238, 6542, 7044, 7045, 7081, 8361, 9583, 2367, 5628, 2339, 2624, 2655, 2982, 9484, 418, 558, 2484, 2277, 2714, 2772, 3686, 3831, 8121, 6105, 2982, 736, 4446, 4494, 8006, 5734.
- 3) Search report for 30 years from 1996 to 2025 taken from Sub-Registrar' office at Haveli, Pune
- 4) Any other relevant title - NA
- 5) Litigations if any - NA

**Mrs. Gauri G. Mhaske (Sumbe)**  
**ADVOCATE**  
**B.A., LL.B., D.L.L. & L.W.**  
Cell: 9890603163/020-27143533





**FORMAT- A**

(Circular No:- 28/2021)

**FLOW OF TITLE :**

That the Revenue Records i.e. 7/12 Extracts, Mutation Entries issued by Revenue Authorities and recitals of all aforesaid documents are relied upon to trace the history of subject captioned Lands and Ownership and Development Rights of M/S. MANGALAM REALTY, a registered Partnership Firm, through its Partners Mr. Vijay Nivrutti Raskar and others.

**COMMON MUTATION ENTRIES:**

It is revealed from the perusal of M. E. No. 8121 that the provisions of Maharashtra States Weights & Measurement Act, 1958 and Indian Coinage Act, 1955 were implemented for the lands bearing Survey Nos. 1 to 1043 of Village Charholi Budruk, Tal. Haveli, Dist. Pune and as such the area of Survey No. 862 was converted from Acre and Gunthe to Hectare and Aar.

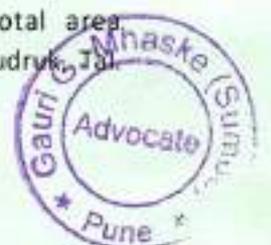
It is revealed from the perusal of M.E. No. 1 dtd. 01/08/1991 that the Chovisawadi under the Village of Charholi Budruk has converted into Revenue Village and as per the Order bearing No. पशासन वशी/२३४६/४ क. पशासन ए.डी.एम/एस/आर/१७/७५/शासकीय अधियुचना महसुल वनविभाग, क.टी.एल.मौ. /१०७६ /६३९२३ under Sec. 42 (Sub-Sec 4) of Maharashtra Land Revenue Act, 1966 issued by Hon'ble Collector, Pune, the Revenue of Chovisawadi was mentioned in the said mutation entry and accordingly Survey No. 862 of Village Charholi Budruk has converted into Survey No. 37 of Village Chovisawadi.

It is also seen from the perusal of M E. No. 2129 dtd. 03/09/1934 that as per Phalani measurement form No. 12 at Village Charholi Budruk, the records were corrected and as per the corrected record :

- i) Survey No. 862/2, area admeasuring 2 Acre 13 Gunthe + Pot Kharaba admeasuring 0 Acre 3 Gunthe total area admeasuring 2 Acre 16 Gunthe, assessment of Rupees 2.12 Paise was shown in the name of Gopal Sakharam Tapkir.
- ii) Survey No. 862/3, area admeasuring 00 Acre 5 Gunthe, assessment of Rupees 00.06 Paise was shown in the name of Kandu Mukinda Tapkir.
- iii) Survey No. 862/4, area admeasuring 1 Acre 10 Gunthe + Pot Kharaba admeasuring 0 Acre 2 Gunthe total area admeasuring 1 Acre 12 Gunthe, assessment of Rupees 8.6 Paise was shown in the names of 1. Kandu Mukinda Tapkir (for 2 Aana), 2. Bala Mukinda Tapkir (for 2 Aana), 3. Bhau Tukaram Tapkir (for 2 Aana), 4. Mahadu Tukaram Tapkir (for 2 Aana) and 5. Gopal Sakharam Tapkir (for 8 Aana)
- iv) Survey No. 862/5, area admeasuring 00 Acre 23 Gunthe, assessment of Rupees 0.15 Paise was shown in the name of Kandu Bapu Tapkir.
- v) Survey No. 862/6, area admeasuring 00 Acre 30 Gunthe + Pot Kharaba admeasuring 0 Acre 1 Gunthe total area admeasuring 00 Acre 31 Gunthe, assessment of Rupees 0.7 Paise was shown in the name of Gopal Sakharam Tapkir.
- vi) Survey No. 862/7, area admeasuring 00 Acre 37 Gunthe + Pot Kharaba admeasuring 00 Acre 01 Gunthe total area admeasuring 00 Acre 38 Gunthe, assessment of Rupees 8.6 Paise was shown in the name of Khandu Bapu Tapkir.
- vii) Survey No. 862/9, area admeasuring 00 Acre 18 Gunthe, assessment of Rupees 00.3 Paise was shown in the name of 1. Gopal Sakharam Tapkir (for 8 Aana) 2. Khandu Bapu Tapkir (for 4 Aana), 3. Thaku Bolhu Tapkir (for 2 Aana) and 4. Sakharam Bolhu Tapkir (for 2 Aana).

**i) SURVEY NO. 37/2 (OLD SURVEY NO. 862/2) TOTAL AREA ADMEASURING 00 H. 98 R.:**

As per the Mutation No. 2129 as mentioned herein above the Land bearing Survey No. 862/2, area admeasuring 2 Acre 13 Gunthe + Pot Kharaba admeasuring 0 Acre 3 Gunthe total area admeasuring 2 Acre 16 Gunthe, assessment of Rupees 2.12 Paise, at Village Charholi Budruk, Tal. Haveli, Dist. Pune, originally possessed by Shri. Gopal Sakharam Tapkir.



It is revealed from the perusal of M.E. No. 2330 that the aforesaid owner Gopal Sakharam Tapkir expired on 20/03/1936 leaving behind him his legal heir Shri. Shripati Gopal Tapkir and accordingly the name of Shripati Gopal Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/2, vide M.E. No. 2330.

As per the Mutation No. 8121 as mentioned herein above the area of Survey No. 862/2 was converted from 2 Acre 13 Gunthe + Pot Kharaba admeasuring 0 Acre 3 Gunthe total area admeasuring 2 Acre 16 Gunthe, assessment of Rupees 2.12 Paise to area admeasuring 00 H. 95 R. + Pot Kharaba 00 H. 03 R. thus total area admeasuring 00 H. 98 R., assessment of Rs. 2.74 Paise.

It is revealed from the perusal of M.E. No. 8425 that Shri. Shripati Gopal Tapkir had availed loan of Rs. 8000/- from Pune District Co-operative Land Development Bank Ltd. by executing Mortgage Deed with Possession and accordingly the name of Pune District Co-operative Land Development Bank Ltd. was recorded in the column of owner and the name of Shri. Shripati Gopal Tapkir was recorded in the Other Right Column of Revenue Record of Rights of Survey No. 862/2 vide M.E. No. 8425.

That the aforesaid owner Shri. Shripati Gopal Tapkir expired on 08/12/1980 leaving behind him his legal heirs :

sons namely                    1) Mahadu Shripati Tapkir  
                                      2) Dasharath Shripati Tapkir  
                                      3) Ramdas Shripati Tapkir  
daughters namely        4) Kasubai Shankar Kale  
                                      5) Samindrabai Khanderao Sorate  
wife namely                6) Tanhubai Shripati Tapkir

and accordingly their names were recorded in the other Right Column of Revenue Record of Rights of Survey No. 862/2, vide M.E. No. 9049 dtd. 15/08/1981.

That as per the application given by 1. Sou. Kantabai Prabhakar Sorate, grandfather Gopal Sakharam Tapkir expired on 20/03/1936 and thereafter the name of their 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande, their deceased uncle Shripati Gopal Tapkir was recorded in the Revenue Record. They have two uncle and aunty even though after the death of Shripati Gopal Tapkir, only the legal heirs of Shripati Gopal Tapkir were recorded in the Revenue Record and accordingly the names of 1. Kantabai Prabhakar Sorate, 2. Sonabai Tukaram Kand, 3. Asha Mahadev Palande, 4. Kalabai Ganpat Tapkir, 5. Vishnu Gopal Tapkir, 6. Muktabai Choudhari, 7. Kalabai Vahile, 8. Kisabai Thakur were recorded in the other Right Column of Revenue Record of Rights of Survey No. 862/2, vide M.E. No. 9759.

It is revealed from the perusal of M.E. No. 9953 that Smt. Kalabai Ganpat Tapkir expired on 03/05/1988 leaving behind her legal heirs:

daughters namely    1) Kantabai Prabhakar Sorate,  
                                      2) Sonabai Tukaram Kand,  
                                      3) Asha Mahadev Palande,

and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 862/2.

It is revealed from the perusal of M.E. No. 10000 that Shripati Gopal Tapkir had repaid the Loan alongwith interest availed from Pune District Co-operative Land Development Bank Ltd. one of the branches of Maharashtra State Co-operative Agricultural and rural Development Bank Ltd. and accordingly the names from Other Right Column viz. Mahadu Shripati Tapkir and others were recorded in the column of owner/ Occupier of Revenue Record of Survey No. 862/2 by deleting the bank name.

As per the Mutation Entry No. 1 as mentioned here in above, the Survey No. 862/2 of village Charholi Budruk has converted into Survey No. 37/2 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

That 1. Sou. Kantabai Prabhakar Soarte, 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande have released and relinquished their right, title and interest in Survey No. 37/2 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 543/1993 on 16/02/1993 and accordingly the names of 1. Kantabai Prabhakar Soarte, 2. Sonabai Tukaram Kand and 3. Asha Mahadev Palande were deleted from the Revenue Record of Survey No. 37/2 vide M.E. No. 283.



That thereafter 1. Sou. Kasubai Shankar Kale, 2. Sou. Samindrabai Khanderao Sorate have released and relinquished their right, title and interest in Survey No. 37/2 alongwith other lands to and in favour of 1. Shri. Mahadu Shripati Tapkir, 2. Shri. Dasharath Shripati Tapkir, 3. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 544/1993 on 16/02/1993 and accordingly the names of 1. Kasubai Shankar Kale, 2. Samindrabai Khanderao Sorate were deleted from the Revenue Record of Survey No. 37/2 vide M.E. No. 284.

That thereafter 1. Sou. Muktabai Nivrutti Choudhari, 2. Sou. Kisabai Parshuram Thakur have released and relinquished their right, title and interest in Survey No. 37/2 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 545/1993 on 16/02/1993 and accordingly the names of 1. Muktabai Choudhari, 2. Kisabai Thakur and 3. Kalabai Narayan Vahile were deleted from the Revenue Record of Survey No. 37/2 vide M.E. No. 285.

It is revealed from the perusal of M.E. No. 1026 that Smt. Tanhubai Shripati Tapkir expired on 10/12/1983 leaving behind her legal heirs viz. names were already recorded in the revenue record and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 37/2 vide M. E. No. 1026.

It is revealed from the perusal of M.E. No. 2660 that Shri. Dasharath Shripati Tapkir expired on 29/09/2002 leaving behind him his legal heirs:

sons namely 1) Dattatray Dasharath Tapkir  
2) Anil Dasharath Tapkir  
wife namely 3) Smt. Subhadra Dasharath Tapkir  
daughter namely 4) Sou. Sangeeta Sambhaji Harpale

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/2, vide M.E. No. 2660 dtd. 05/04/2006.

It is revealed from the perusal of M.E. No. 5082 that Shri. Vishnu Gopal Tapkir expired leaving behind him his legal heirs:

sons namely 1) Kantaram Vishnu Tapkir  
2) Balasaheb Vishnu Tapkir  
3) Shantaram Vishnu Tapkir  
Expired leaving behind him his legal heirs :  
i) Sunil Shantaram Tapkir - son  
ii) Sachin Shantaram Tapkir - son  
iii) Alka Shantaram Tapkir - wife  
iv) Sarika Shantaram Tapkir - daughter

daughter namely 4) Sou. Babytai Maruti Datir

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/2, vide M.E. No. 5082.

That thereafter Sou. Bebytai Maruti Datir has released and relinquished her right, title and interest in Survey No. 37/2 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, Deceased Shntaram Vishnu Tapkir through his legal heirs 2. Smt. Alka Shantaram Tapkir, 3. Shri. Sunil Shantaram Tapkir, 4. Shri. Sachin Shantaram Tapkir, 5. Sarika Shantaram Tapkir, 6. Shri. Kantaram Vishnu Tapkir, 7. Shri. Balasaheb Vishnu Tapkir, by executing registered Release Deed dtd. 05/05/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 4455/2000 on 07/05/2011 and accordingly the name of Sou. Bebytai Maruti Datir was deleted from the Revenue Record of Survey No. 37/2 vide M.E. No. 5084 dtd. 14/08/2013.

It is revealed from the perusal of M.E. No. 5734 that Shri. Mahadu Shripati Tapkir expired on 12/02/2015 leaving behind him his legal heirs:

sons namely 1) Rohidas Mahadu Tapkir  
2) Dnyaneshwar Mahadu Tapkir  
daughter namely 3) Sou. Smita Ashok Sorate  
4) Sou. Urmila Balasaheb Devkar  
wife namely 5) Smt. Gajarabai Mahadu Tapkir

and accordingly their names were recorded in the column of owner / occupier of Revenue Record of Rights of Survey No. 37/2, vide M.E. No. 5734 dtd. 16/05/2015



That Smt. Gajarabai Mahadu Tapkir expired on 15/01/2023 leaving behind her legal heirs  
sons namely

- 1) Rohidas Mahadu Tapkir
- 2) Dnyaneshwar Mahadu Tapkir
- 3) Sou. Smita Ashok Sorate
- 4) Sou. Urmila Balasaheb Devkar

daughter namely

and accordingly her name was deleted from the column of owner / occupier of Revenue Record of Rights of Survey No. 37/2.

That Shri. Kantaram Vishnu Tapkir expired on 02/05/2022 leaving behind him his legal heirs:

sons namely

- 1) Abhijeet Kantaram Tapkir
- 2) Anup Kantaram Tapkir

wife namely

- 3) Smt. Ujjwala Kantaram Tapkir

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/2.

That Shri. Ramdas Shripati Tapkir expired on 09/02/2007 leaving behind him his legal heirs:

sons namely

- 1) Sagar Ramdas Tapkir
- 2) Sameer Ramdas Tapkir

wife namely

- 3) Smt. Smita Ramdas Tapkir

daughter namely

- 4) Sou. Manisha Shrikant Barne

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/2.

From the aforesaid discussion it is clear that 1. Smt. Ujjwala Kantaram Tapkir, 2. Shri. Abhijeet Kantaram Tapkir, 3. Shri. Anup Kantaram Tapkir, 4. Shri. Balasaheb Vishnu Tapkir, 5. Shri. Sunil Shantaram Tapkir, 6. Shri. Sachin Shantaram Tapkir, 7. Smt. Alka Shantaram Tapkir become the absolute owners of the land area admeasuring 00 H. 47.50 R., assessment of Rs. 1.37 out of total area admeasuring 00 H. 98 R. of Survey No. 37/2 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

From the aforesaid discussion it is further clear that 1. Shri. Rohidas Mahadu Tapkir, 2. Shri. Dnyaneshwar Mahadu Tapkir, 3. Sou. Smita Ashok Sorate, 4. Sou. Urmila Balasaheb Devkar, 5. Shri. Dattatray Dasharath Tapkir, 6. Shri. Anil Dasharath Tapkir, 7. Smt. Subhadra Dasharath Tapkir, 8. Sou. Sangeeta Sambhaji Harpale, 9. Shri. Sagar Ramdas Tapkir, 10. Shri. Sameer Ramdas Tapkir, 11. Smt. Smita Ramdas Tapkir, 12. Sou. Manisha Shrikant Barne become the absolute owners of the land area admeasuring 00 H. 47.50 R., assessment of Rs. 1.37 out of total area admeasuring 00 H. 98 R. of Survey No. 37/2 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**ii) SURVEY NO. 37/3 (OLD SURVEY NO. 862/3) TOTAL AREA ADMEASURING 00 H. 05 R.:**

As per the Mutation No. 2129 as mentioned herein above the Land bearing Survey No. 862/3, area admeasuring 00 Acre 5 Gunthe, assessment of Rupees 0.06 Paise at Village Charholi Budruk, Tal. Haveli, Dist. Pune, originally possessed by Shri. Kandu Mukinda Tapkir.

It is revealed from the perusal of M.E. No. 3006 that the aforesaid owner Kandu Mukinda Tapkir expired leaving behind him his legal heir Shri. Namdev Khandu Tapkir and accordingly the name of Namdev Khandu Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/3.

As per the Mutation No. 8121 as mentioned herein above the area of Survey No. 862/3 was converted from 00 Acre 5 Gunthe, assessment of Rupees 0.06 Paise to area admeasuring 00 H. 5 R., assessment of Rs. 0.03 Paise.

That the aforesaid owner Shri. Namdev Khandu Tapkir expired on 17/04/1981 leaving behind him his legal heirs :

son namely

- 1) Kaluram Namdev Tapkir

daughters namely

- 2) Dagadabai Raghu Yadav
- 3) Barkabai Pandurang Yadav
- 4) Kamalabai Balaso Ghare
- 5) Changunabai Vitthal Shinde

wife namely

- 6) Tarubai Namdev Tapkir

and accordingly their names were recorded in Column of Owner / Occupier of Revenue Record of Rights of Survey No. 862/3, vide M.E. No. 9263 dtd. 04/04/1983.



As per the Mutation Entry No. 1 as mentioned here in above, the Survey No. 862/3 of village Charholi Budruk has converted into Survey No. 37/3 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

That thereafter 1. Sou. Dagadabai Raghu Yadav, 2. Sou. Barkabai Pandurang Yadav, 3. Sou. Kamalabai Balasaheb Ghare, 4. Sou. Changunabai Vitthal Shinde have released and relinquished their right, title and interest in Survey No. 37/3 alongwith other lands to and in favour of Shri. Kaluram Namdev Tapkir, by executing registered Release Deed without consideration dtd. 16/02/2000, registered in the office of Sub-Registrar Haveli No. 8, at Sr. No. 891/2000 on 16/02/2000 and accordingly the name of 1. Sou. Dagadabai Raghu Yadav, 2. Sou. Barkabai Pandurang Yadav, 3. Sou. Kamalabai Balasaheb Ghare, 4. Sou. Changunabai Vitthal Shinde were deleted from the Revenue Record of Survey No. 37/3 vide M.E. No. 1802 dtd. 21/09/2000.

It is revealed from the perusal of M.E. No. 2532 dtd. 21/01/2005 that Smt. Tarubai Namdev Tapkir expired on 30/11/2004 leaving behind her legal heirs:

son namely 1) Kaluram Namdev Tapkir  
daughters namely 2) Dagadabai Raghu Yadav  
3) Barkabai Pandurang Yadav  
4) Kamalabai Balaso Ghare  
5) Changunabai Vitthal Shinde

and the names of No. 2 to 5 have already deleted from the Revenue Record by virtue of registered Release Deed without consideration dtd. 16/02/2000, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 891/2000 on 16/02/2000 in favour of Shri. Kaluram Namdev Tapkir and accordingly name of Tarubai Namdev Tapkir was deleted from the Column of owner of Revenue Record of Rights of Survey No. 37/3 vide M. E. No. 2532.

From the aforesaid discussion it is clear that Shri. Kaluram Namdev Tapkir becomes the absolute owner of the land bearing Survey No. 37/3 area admeasuring 00 H. 05 R., assessment of Rs. 0.03 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**iii) SURVEY NO. 37/4 (OLD SURVEY NO. 862/4) TOTAL AREA ADMEASURING 00 H. 53 R. OUT OF THAT 00 H. 51.9 R.:**

As per the Mutation No. 2129 as mentioned herein above the Land bearing Survey No. 862/4, area admeasuring 1 Acre 10 Gunthe + Pot Kharaba admeasuring 0 Acre 2 Gunthe total area admeasuring 1 Acre 12 Gunthe, assessment of Rupees 8.6 Paise at Village Charholi Budruk, Tal. Haveli, Dist. Pune originally possessed by 1. Kandu Mukinda Tapkir (for 2 Aana), 2. Bala Mukinda Tapkir (for 2 Aana), 3. Bhau Tukaram Tapkir (for 2 Aana), 4. Mahadu Tukaram Tapkir (for 2 Aana) and 5. Gopal Sakharam Tapkir (for 8 Aana).

As per the Mutation No. 8121 as mentioned herein above the area of Survey No. 862/4 was converted from 1 Acre 10 Gunthe + Pot Kharaba 0 Acre 2 Gunthe thus total area admeasuring 1 Acre 12 Gunthe, assessment of Rupees 8.6 Paise to area admeasuring 00 H. 51 R. + Pot Kharaba 00 H. 02 R. thus total area admeasuring 00 H. 53 R., assessment of Rs. 0.53 Paise.

As per the Mutation Entry No. 1 as mentioned here in above, the Survey No. 862/4 of village Charholi Budruk has converted into Survey No. 37/4 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**1. Shri. Kandu Mukinda Tapkir (for 2 Aana) + 2. Shri. Bala Mukinda Tapkir (for 2 Aana) :**

It is revealed from the perusal of M.E. No. 3006 that the aforesaid owner Kandu Mukinda Tapkir expired leaving behind him his legal heir Shri. Namdev Khandu Tapkir and accordingly the name of Namdev Khandu Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/4.

That the aforesaid owner Shri. Namdev Khandu Tapkir expired on 17/04/1981 leaving behind him his legal heirs :

son namely 1) Kaluram Namdev Tapkir  
daughters namely 2) Dagadabai Raghu Yadav  
3) Barkabai Pandurang Yadav  
4) Kamalabai Balaso Ghare  
5) Changunabai Vitthal Shinde  
wife namely 6) Tarubai Namdev Tapkir

and accordingly their names were recorded in Column of Owner / Occupier of Revenue Record of Rights of Survey No. 862/4, vide M.E. No. 9263 dtd. 04/04/1983.



That thereafter 1. Sou. Dagadabai Raghu Yadav, 2. Sou. Barkabai Pandurang Yadav, 3. Sou. Kamalabai Balasaheb Ghare, 4. Sou. Changunabai Vitthal Shinde have released and relinquished their right, title and interest in Survey No. 37/4 alongwith other lands to and in favour of Shri. Kaluram Namdev Tapkir, by executing registered Release Deed without consideration dtd. 16/02/2000, registered in the office of Sub-Registrar Haveli No. 8, at Sr. No. 891/2000 on 16/02/2000 and accordingly the name of 1. Sou. Dagadabai Raghu Yadav, 2. Sou. Barkabai Pandurang Yadav, 3. Sou. Kamalabai Balasaheb Ghare, 4. Sou. Changunabai Vitthal Shinde were deleted from the Revenue Record of Survey No. 37/4 vide M.E. No. 1802 dtd. 21/09/2000.

It is revealed from the perusal of M.E. No. 2532 dtd. 21/01/2005 that Smt. Tarubai Namdev Tapkir expired on 30/11/2004 leaving behind her legal heirs:

son namely 1) Kaluram Namdev Tapkir  
daughters namely 2) Dagadabai Raghu Yadav  
3) Barkabai Pandurang Yadav  
4) Kamalabai Balaso Ghare  
5) Changunabai Vitthal Shinde

and the names of No. 2 to 5 have already deleted from the Revenue Record by virtue of registered Release Deed without consideration dtd. 16/02/2000, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 891/2000 on 16/02/2000 in favour of Shri. Kaluram Namdev Tapkir and accordingly name of Tarubai Namdev Tapkir was deleted from the Column of owner of Revenue Record of Rights of Survey No. 37/4 vide M. E. No. 2532.

That the aforesaid original owner Bala Mukinda Tapkir expired before 35-40 years ago from 1996 leaving behind him his legal heir - no sons, no daughters, no wife only real brother viz. deceased Kandu Mikinda Tapkir through his legal heirs deceased son Namdev Khandu Tapkir through his legal heirs viz. grandson Kaluram Namdev Tapkir and granddaughters Dagadabai Raghu Yadav and 3 others as mentioned herein above and accordingly his name was deleted from the Revenue Record of Rights of Survey No. 37/4 vide M.E. No. 576 dtd. 08/01/1996.

From the aforesaid discussion it is clear that Shri. Kaluram Namdev Tapkir becomes the absolute owner of the land bearing Survey No. 37/4 having 4 Aana share in the area admeasuring 00 H. 53 R., assessment of Rs. 0.53 Paise of Village Chovisawadi, Tal. Haveli, Dist. Pune.

### **3. Shri. Bhau Tukaram Tapkir (for 2 Aana) :**

It is revealed from the perusal of M.E. No. 4919 dtd. 13/05/1959 that the aforesaid owner Bhau Tukaram Tapkir expired before 13 years ago from 1959 leaving behind him his legal heir - real brother Shri. Ananda Tukaram Tapkir and accordingly the name of Bhau Tukaram Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/4 vide M.E. No. 4919.

It is revealed from the perusal of M.E. No. 5724 dtd. 17/01/1965 that Shri. Ananda Tukaram Tapkir gave the application that his is at age of 75 years and therefore he is unable to cultivate his lands mentioned in the said Mutation Entry alongwith Survey No. 862/4. So he requested to record his son's name viz. Shri. Kisan Ananda Tapkir by deleting his name from the Survey No. 862/4 other Survey Numbers mentioned in the said Mutation Entry No. 5724 and accordingly the name of Shri. Kisan Ananda Tapkir was recorded in the Revenue Record of Survey No. 862/4 of Village Charholi Budruk, Tal. Haveli, Dist. Pune vide M.E.No. 5724 for 2 Aana share.

That the aforesaid owner Shri. Kisan Ananda Tapkir expired on 18/02/2010 leaving behind him his legal heirs :

son namely 1) Baban Kisan Tapkir  
2) Balasaheb Kisan Tapkir  
3) Ramesh Kisan Tapkir  
daughters namely 4) Sindhubai Bansilal Choudhari  
5) Shalan Uttam Bhondve  
6) Nanda Pandit Bagade

and accordingly their names were recorded in column of Owner / Occupier of Revenue Record of Rights of Survey No. 37/4, vide M.E. No. 6020 dtd. 28/03/2016.

From the aforesaid discussion it is clear that 1. Shri. Baban Kisan Tapkir, 2. Shri. Balasaheb Kisan Tapkir, 3. Shri. Ramesh Kisan Tapkir, 4. Sou. Sindhubai Bansilal Choudhari, 5. Sou. Shalan Uttam Bhondve, 6. Sou. Nanda Pandit Bagade become the absolute owners of the land bearing Survey No. 37/4 having 2 Aana share in the area admeasuring 00 H. 53 R., assessment of Rs. 0.53 Paise of Village Chovisawadi, Tal. Haveli, Dist. Pune.



#### 4. Shri. Mahadu Tukaram Tapkir (for 2 Aana):

It is revealed from the perusal of M.E. No. 3009 dtd. 25/01/1946 that the aforesaid owner Shri. Mahadu Tukaram Tapkir expired on 01/01/1946 leaving behind him his legal heir – Son viz. Shri. Baban Mahadu Tapkir and accordingly the name of Shri. Baban Mahadu Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/4 vide M.E. No. 3009.

That the aforesaid owner Shri. Baban Mahadu Tapkir expired on 25/07/1993 leaving behind him his legal heirs :

sons namely                    1) Dattatray Baban Tapkir  
   2) Suresh Baban Tapkir  
   3) Balasaheb Baban Tapkir  
   4) Dasharath Baban Tapkir  
daughter namely            5) Gangaubai Ganpat Pavale  
wife namely                    6) Shantabai Baban Tapkir

and accordingly their names were recorded in column of Owner / Occupier of Revenue Record of Rights of Survey No. 37/4, vide M.E. No. 661 dtd. 05/09/1996.

That the aforesaid owner Shri. Balasaheb Baban Tapkir expired on 23/07/2001 leaving behind him his legal heirs - No sons:

daughter namely            1) Rani Balasaheb Tapkir  
   2) Rohini Balasaheb Tapkir  
wife namely                    3) Smt. Kusum Balasaheb Tapkir

and accordingly their names were recorded in column of Owner / Occupier of Revenue Record of Rights of Survey No. 37/4, vide M.E. No. 3461 dtd. 20/11/2009.

That the aforesaid owner Smt. Shantabai Baban Tapkir expired on 01/06/2012 leaving behind her legal heirs :

sons namely                    1) Dattatray Baban Tapkir  
   2) Suresh Baban Tapkir  
   3) Dasharath Baban Tapkir  
   Deceased son Balasaheb Baban Tapkir though  
Granddaughters            4) Rani Balasaheb Tapkir  
   5) Rohini Balasaheb Tapkir  
Daughter-in-law namely    6) Kusum Balasaheb Tapkir  
daughter namely            7) Gangaubai Ganpat Pavale

and accordingly the name of Smt. Shantabai Baban Tapkir was deleted from the column of owner of Revenue recorded of Survey No. 37/4, vide M.E. No. 5545 dtd. 16/10/2014.

That the aforesaid owner Shri. Dasharath Baban Tapkir expired on 26/04/2020 leaving behind him his legal heirs :

sons namely                    1) Shubham Dasharath Tapkir  
   2) Adhity Dasharath Tapkir  
daughter                        3) Ashwini Dinesh Kad  
wife namely                    4) Smt. Anjana Dasharath Tapkir

and accordingly their names were recorded in column of Owner / Occupier of Revenue Record of Rights of Survey No. 37/4.

That 1. Shri. Dattatray Baban Tapkir, 2. Smt. Gangubai Ganpat Pawale, 3. Shri. Chndrakant Ganpat Pawale, 4. Shri. Sanjay Ganpat Pawale sold and transferred their respective share of land area admeasuring 00 H. 02.65 R. out Survey No. 37/4 to 1. Smt. Kusum Balasaheb Tapkir, 2. Sou. Rani Sharad Talekar, Maiden name Rani Balasaheb Tapkir, 3. Kum. Rohini Balasaheb Tapkir, by executing Sale Deed dtd. 03/08/2015, registered in the office of Sub-Registrar Haveli No. 18 at Sr. No. 6021/2015 on 03/08/2015 and accordingly the names of the vendors 1. Shri. Dattatray Baban Tapkir and 2. Smt. Gangubai Ganpat Pawale was deleted from the column of Owner / Occupier of the Revenue Record of the land bearing Survey No. 37/4 vide M.E. No. 6074.

From the aforesaid discussion it is clear that 1. Shri. Suresh Baban Tapkir, 2. Sou. Rani Sharad Talekar - Maiden Name Kum. Rani Balasaheb Tapkir, 3. Sou. Rohini Swapnil Pathare - Maiden Name Kum. Rohini Balasaheb Tapkir, 4. Smt. Kusum Balasaheb Tapkir, become 5. Kum. Shubham Dasharath Tapkir, 6. Kum. Adhity Dasharath Tapkir, 7. Smt. Anjana Dasharath Tapkir the absolute owners of the land bearing Survey No. 37/4 having 2 Aana share in the area admeasuring 00 H. 53 R., assessment of Rs. 0.53 Paise of Village Chovisawadi, Tal. Haveli, Dist. Pune.



**5. Shri. Gopal Sakharam Tapkir (for 8 Aana):**

It is revealed from the perusal of M.E. No. 2330 that the aforesaid owner Gopal Sakharam Tapkir expired on 20/03/1936 leaving behind him his legal heir Shri. Shripati Gopal Tapkir and accordingly the name of Shripati Gopal Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/4, vide M.E. No. 2330.

That the aforesaid owner Shri. Shripati Gopal Tapkir expired on 08/12/1980 leaving behind him his legal heirs :

sons namely                    1) Mahadu Shripati Tapkir  
                                      2) Dasharath Shripati Tapkir  
                                      3) Ramdas Shripati Tapkir  
daughters namely        4) Kasubai Shankar Kale  
                                      5) Samindrabai Khanderao Sorate  
wife namely                6) Tanhubai Shripati Tapkir

and accordingly their names were recorded in the other Right Column of Revenue Record of Rights of Survey No. 862/4, vide M.E. No. 9049 dtd. 15/08/1981.

That as per the application given by 1. Sou. Kantabai Prabhakar Sorate, 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande, their deceased grandfather Gopal Sakharam Tapkir expired on 20/03/1936 and thereafter the name of their deceased uncle Shripati Gopal Tapkir was recorded in the Revenue Record. They have two uncle and aunty even though after the death of Shripati Gopal Tapkir, only the legal heirs of Shripati Gopal Tapkir were recorded in the Revenue Record and accordingly the names of 1. Kantabai Prabhakar Sorate, 2. Sonabai Tukaram Kand, 3. Asha Mahadev Palande, 4. Kalabai Ganpat Tapkir, 5. Vishnu Gopal Tapkir, 6. Muktabai Choudhari, 7. Kalabai Vahile, 8. Kisabai Thakur were recorded in the other Right Column of Revenue Record of Rights of Survey No. 862/4, vide M.E. No. 9759.

It is revealed from the perusal of M.E. No. 9953 that Smt. Kalabai Ganpat Tapkir expired on 03/05/1988 leaving behind her legal heirs:

daughters namely 1) Kantabai Prabhakar Sorate,  
                                      2) Sonabai Tukaram Kand,  
                                      3) Asha Mahadev Palande,

and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 862/4.

That 1. Sou. Kantabai Prabhakar Soarte, 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande have released and relinquished their right, title and interest in Survey No. 37/4 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 543/1993 on 16/02/1993 and accordingly the names of 1. Kantabai Prabhakar Soarte, 2. Sonabai Tukaram Kand and 3. Asha Mahadev Palande were deleted from the Revenue Record of Survey No. 37/4 vide M.E. No. 283.

That thereafter 1. Sou. Kasubai Shankar Kale, 2. Sou. Samindrabai Khanderao Sorate have released and relinquished their right, title and interest in Survey No. 37/4 alongwith other lands to and in favour of 1. Shri. Mahadu Shripati Tapkir, 2. Shri. Dasharath Shripati Tapkir, 3. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 544/1993 on 16/02/1993 and accordingly the names of 1. Kasubai Shankar Kale, 2. Samindrabai Khanderao Sorate were deleted from the Revenue Record of Survey No. 37/4 vide M.E. No. 284.

That thereafter 1. Sou. Muktabai Nivrutti Choudhari , 2. Sou. Kisabai Parshuram Thakur have released and relinquished their right, title and interest in Survey No. 37/4 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 545/1993 on 16/02/1993 and accordingly the names of 1. Muktabai Choudhari, 2. Kisabai Thakur and 3. Kalabai Narayan Vahile were deleted from the Revenue Record of Survey No. 37/4 vide M.E. No. 285.

It is revealed from the perusal of M.E. No. 1026 that Smt. Tanhubai Shripati Tapkir expired on 10/12/1983 leaving behind her legal heirs viz. names were already recorded in the revenue record and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 37/4 vide M. E. No. 1026.



It is revealed from the perusal of M.E. No. 2660 that Shri. Dasharath Shripati Tapkir expired on 29/09/2002 leaving behind him his legal heirs:

- sons namely 1) Dattatray Dasharath Tapkir  
2) Anil Dasharath Tapkir  
wife namely 3) Smt. Subhadra Dasharath Tapkir  
daughter namely 4) Sou. Sangeeta Sambhaji Harpale

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/4, vide M.E. No. 2660 dtd. 05/04/2006.

It is revealed from the perusal of M.E. No. 5082 that Shri. Vishnu Gopal Tapkir expired on leaving behind him his legal heirs:

- sons namely 1) Kantaram Vishnu Tapkir  
2) Balasaheb Vishnu Tapkir  
3) Shantaram Vishnu Tapkir  
expired leaving behind him his legal heirs :  
i) Sunil Shantaram Tapkir - son  
ii) Sachin Shantaram Tapkir - son  
iii) Alka Shantaram Tapkir - wife  
iv) Sarika Shantaram Tapkir - daughter

daughter namely 4) Sou. Babytai Maruti Datir  
and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/4, vide M.E. No. 5082.

That thereafter Sou. Bebytai Maruti Datir has released and relinquished her right, title and interest in Survey No. 37/4 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, Deceased Shntaram Vishnu Tapkir through his legal heirs 2. Smt. Alka Shantaram Tapkir, 3. Shri. Sunil Shantaram Tapkir, 4. Shri. Sachin Shantaram Tapkir, 5. Sarika Shantaram Tapkir, 6. Shri. Kantaram Vishnu Tapkir, 7. Shri. Balasaheb Vishnu Tapkir, by executing registered Release Deed dtd. 05/05/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 4455/2000 on 07/05/2011 and accordingly the name of Sou. Bebytai Maruti Datir was deleted from the Revenue Record of Survey No. 37/2 vide M.E. No. 5084 dtd. 14/08/2013.

It is revealed from the perusal of M.E. No. 5734 that Shri. Mahadu Shripati Tapkir expired on 12/02/2015 leaving behind him his legal heirs:

- sons namely 1) Rohidas Mahadu Tapkir  
2) Dnyaneshwar Mahadu Tapkir  
daughter namely 3) Sou. Smita Ashok Sorate  
4) Sou. Urmila Balasaheb Devkar  
wife namely 5) Smt. Gajarabai Mahadu Tapkir

and accordingly their names were recorded in the column of owner / occupier of Revenue Record of Rights of Survey No. 37/4, vide M.E. No. 5734 dtd. 16/05/2015.

That Smt. Gajarabai Mahadu Tapkir expired on 15/01/2023 leaving behind her legal heirs

- sons namely 1) Rohidas Mahadu Tapkir  
2) Dnyaneshwar Mahadu Tapkir  
daughter namely 3) Sou. Smita Ashok Sorate  
4) Sou. Urmila Balasaheb Devkar

and accordingly her name was deleted from the column of owner / occupier of Revenue Record of Rights of Survey No. 37/4.

That Shri. Kantaram Vishnu Tapkir expired on 02/05/2022 leaving behind him his legal heirs:

- sons namely 1) Abhijeet Kantaram Tapkir  
2) Anup Kantaram Tapkir  
wife namely 3) Smt. Ujjwala Kantaram Tapkir

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/4.

That Shri. Ramdas Shripati Tapkir expired on 09/02/2007 leaving behind him his legal heirs:

- sons namely 1) Sagar Ramdas Tapkir  
2) Sameer Ramdas Tapkir  
wife namely 3) Smt. Smita Ramdas Tapkir  
daughter namely 4) Sou. Manisha Shrikant Barne

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/4.



From the aforesaid discussion it is clear that 1. Smt. Ujjwala Kantaram Tapkir, 2. Shri. Abhijeet Kantaram Tapkir, 3. Shri. Anup Kantaram Tapkir, 4. Shri. Balasaheb Vishnu Tapkir, 5. Shri. Sunil Shantaram Tapkir, 6. Shri. Sachin Shantaram Tapkir, 7. Smt. Alka Shantaram Tapkir, 8. Shri. Rohidas Mahadu Tapkir, 9. Shri. Dnyaneshwar Mahadu Tapkir, 10. Sou. Smita Ashok Sorate, 11. Sou. Urmila Balasaheb Devkar, 12. Shri. Dattatray Dasharath Tapkir, 13. Shri. Anil Dasharath Tapkir, 14. Smt. Subhadra Dasharath Tapkir, 15. Sou. Sangeeta Sambhaji Harpale, 16. Shri. Sagar Ramdas Tapkir, 17. Shri. Sameer Ramdas Tapkir, 18. Smt. Smita Ramdas Tapkir, 19. Sou. Manisha Shrikant Barne become the absolute owners of the land bearing Survey No. 37/4 having 8 Aana share in the area admeasuring 00 H. 53 R., assessment of Rs. 0.53 Paise of Village Chovisawadi, Tal. Haveli, Dist. Pune.

From the aforesaid discussion it is clear that Shri. Kaluram Namdev Tapkir and others become the absolute owners of the land area admeasuring 00 H. 51.9 R. out of total area admeasuring 00 H. 53 R. assessment of Rs. 0.53 of Survey No. 37/4 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**iv) SURVEY NO. 37/5 (OLD SURVEY NO. 862/5) TOTAL AREA ADMEASURING 00 H. 23 R.:**

As per the Mutation No. 2129 as mentioned herein above the Land bearing Survey No. 862/5, area admeasuring 00 Acre 23 Gunthe, assessment of Rupees 0.15 Paise at Village Charholi Budruk, Tal. Haveli, Dist. Pune, originally possessed by Shri. Kandu Bapu Tapkir.

That the aforesaid owner Kandu Bapu Tapkir expired leaving behind him his legal heir Kum. Bhiku Khandu Tapkir, Smt. Kondabai Bhiku Tapkir and accordingly the name of Bhiku Khandu minor through legal guardian Kondabai was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/5, vide M.E. No. 2624.

That the name of Ramkrushna Sakharam Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/5, vide M.E. No. 2655.

That the name of Bhiku Khandu Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/5, vide M.E. No. 2982.

As per the Mutation No. 8121 as mentioned herein above the area of Survey No. 862/5 was converted from 00 Acre 23 Gunthe, assessment of Rupees 0.15 Paise to area admeasuring 00 H. 23 R., assessment of Rs. 0.94 Paise.

It is seen from the perusal of M.E. No. 9484 dtd. 05/03/1985 that as per the application given by Shri. Bhiku Khandu Tapkir, a partition was took place between the family members of Shri. Khandu Bapu Tapkir in respect of properties mentioned in the said Mutation entry alongwith Survey No. 862/5 of Village Charholi Budruk, Tal. Haveli, Dist. Pune and accordingly as per the order of Hon'ble Tahasildar, Haveli bearing No. thAaoAvaSaiA74A84 dtd. 14/01/1985, Survey No. 862/5 came to the share of Shri. Shankar Khandu Tapkir.

As per the Mutation Entry No. 1 as mentioned here in above, the Survey No. 862/5 of village Charholi Budruk has converted into Survey No. 37/5 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

That the aforesaid owner Shri. Shankar Khandu Tapkir expired on 24/10/1995 leaving behind him his legal heirs :

- |                  |                                |
|------------------|--------------------------------|
| sons namely      | 1) Prakash Shankar Tapkir      |
|                  | 2) Sopan Shankar Tapkir        |
|                  | 3) Nivrutti Shankar Tapkir     |
| daughters namely | 4) Jijabai Dnyaneshwar Landage |
|                  | 5) Rukmini Shivaji Kakade      |
| wife namely      | 6) Laxmibai Shankar Tapkir     |

and accordingly their names were recorded in the column of Owner of Revenue Record of Rights of Survey No. 37/5, vide M.E. No. 558 dtd. 02/12/1995.

That Sou. Rukmini Shivaji Kakade expired leaving behind her legal heirs:

- |                 |                           |
|-----------------|---------------------------|
| sons namely     | 1) Kalpesh Shivaji Kakade |
|                 | 2) Vaibhav Shivaji Kakade |
| husband namely  | 3) Shivaji Laxman Kakade  |
| daughter namely | 4) Reshma Ravindra Satav  |

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/5.



From the aforesaid discussion it is clear that 1. Shri. Prakash Shankar Tapkir, 2. Shri. Sopan Shankar Tapkir, 3. Shri. Nivrutti Shankar Tapkir, 4. Smt. Laxmibai Shankar Tapkir, 5. Sou. Jijabai Dnyaneshwar Landage, 6. Shri. Kalpesh Shivaji Kakade, 7. Shri. Vaibhav Shivaji Kakade, 8. Shri. Shivaji Laxman Kakade and 9. Sou. Reshma Ravindra Satav become the absolute owners of the land bearing Survey No. 37/5 area admeasuring 00 H. 23 R., assessment of Rs. 0.94 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**v) SURVEY NO. 37/6 (OLD SURVEY NO. 862/6) TOTAL AREA ADMEASURING 00 H. 98 R.:**

As per the Mutation No. 2129 as mentioned herein above the Land bearing Survey No. 862/6, area admeasuring 00 Acre 30 Gunthe + Pot Kharaba admeasuring 0 Acre 1 Gunthe total area admeasuring 00 Acre 31 Gunthe, assessment of Rupees 0.7 Paise, at Village Charholi Budruk, Tal. Haveli, Dist. Pune, originally possessed by Shri. Gopal Sakharam Tapkir.

It is revealed from the perusal of M.E. No. 2330 that the aforesaid owner Gopal Sakharam Tapkir expired on 20/03/1936 leaving behind him his legal heir Shri. Shripati Gopal Tapkir and accordingly the name of Shripati Gopal Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/6, vide M.E. No. 2330.

As per the Mutation No. 8121 as mentioned herein above the area of Survey No. 862/6, area admeasuring 00 Acre 30 Gunthe + Pot Kharaba admeasuring 0 Acre 1 Gunthe total area admeasuring 00 Acre 31 Gunthe, assessment of Rupees 0.7 Paise to area admeasuring 00 H. 30 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 31 R., assessment of Rs. 0.44 Paise.

That the aforesaid owner Shri. Shripati Gopal Tapkir expired on 08/12/1980 leaving behind him his legal heirs :

sons namely  
1) Mahadu Shripati Tapkir  
2) Dasharath Shripati Tapkir  
3) Ramdas Shripati Tapkir  
daughters namely  
4) Kasubai Shankar Kale  
5) Samindrabai Khanderao Sorate  
wife namely  
6) Tanhubai Shripati Tapkir

and accordingly their names were recorded in the column of Owner of Revenue Record of Survey No. 862/6, vide M.E. No. 9049 dtd. 15/08/1981.

That as per the application given by 1. Sou. Kantabai Prabhakar Sorate, 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande, their deceased grandfather Gopal Sakharam Tapkir expired on 20/03/1936 and thereafter the name of their deceased uncle Shripati Gopal Tapkir was recorded in the Revenue Record. They have two uncle and aunty even though after the death of Shripati Gopal Tapkir, only the legal heirs of Shripati Gopal Tapkir were recorded in the Revenue Record and accordingly the names of 1. Kantabai Prabhakar Sorate, 2. Sonabai Tukaram Kand, 3. Asha Mahadev Palande, 4. Kalabai Ganpat Tapkir, 5. Vishnu Gopal Tapkir, 6. Muktabai Choudhari, 7. Kalabai Vahile, 8. Kisabai Thakur were recorded in the other Right Column of Revenue Record of Rights of Survey No. 862/6, vide M.E. No. 9759.

It is revealed from the perusal of M.E. No. 9953 that Smt. Kalabai Ganpat Tapkir expired on 03/05/1988 leaving behind her legal heirs:

daughters namely 1) Kantabai Prabhakar Sorate,  
2) Sonabai Tukaram Kand,  
3) Asha Mahadev Palande,

and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 862/6.

As per the Mutation Entry No. 1 as mentioned here in above, the Survey No. 862/6 of village Charholi Budruk has converted into Survey No. 37/6 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

That 1. Sou. Kantabai Prabhakar Soarte, 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande have released and relinquished their right, title and interest in Survey No. 37/6 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 543/1993 on 16/02/1993 and accordingly the names of 1. Kantabai Prabhakar Soarte, 2. Sonabai Tukaram Kand and 3. Asha Mahadev Palande were deleted from the Revenue Record of Survey No. 37/6 vide M.E. No. 283.

That thereafter 1. Sou. Kasubai Shankar Kale, 2. Sou. Samindrabai Khanderao Sorate have released and relinquished their right, title and interest in Survey No. 37/6 alongwith other lands to and in favour of 1. Shri. Mahadu Shripati Tapkir, 2. Shri. Dasharath Shripati Tapkir, 3. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 544/1993 on 16/02/1993 and accordingly the names of 1. Kasubai Shankar Kale, 2. Samindrabai Khanderao Sorate were deleted from the Revenue Record of Survey No. 37/6 vide M.E. No. 284.

That thereafter 1. Sou. Muktabai Nivrutti Choudhari, 2. Sou. Kisabai Parshuram Thakur have released and relinquished their right, title and interest in Survey No. 37/6 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 545/1993 on 16/02/1993 and accordingly the names of 1. Muktabai Choudhari, 2. Kisabai Thakur and 3. Kalabai Narayan Vahile were deleted from the Revenue Record of Survey No. 37/6 vide M.E. No. 285.

It is revealed from the perusal of M.E. No. 1026 that Smt. Tanhubai Shripati Tapkir expired on 10/12/1983 leaving behind her legal heirs viz. names were already recorded in the revenue record and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 37/6 vide M. E. No. 1026.

It is revealed from the perusal of M.E. No. 2660 that Shri. Dasharath Shripati Tapkir expired on 29/09/2002 leaving behind him his legal heirs:

sons namely 1) Dattatray Dasharath Tapkir  
2) Anil Dasharath Tapkir  
wife namely 3) Smt. Subhadra Dasharath Tapkir  
daughter namely 4) Sou. Sangeeta Sambhaji Harpale

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/6, vide M.E. No. 2660 dtd. 05/04/2006.

It is revealed from the perusal of M.E. No. 5082 that Shri. Vishnu Gopal Tapkir expired leaving behind him his legal heirs:

sons namely 1) Kantaram Vishnu Tapkir  
2) Balasaheb Vishnu Tapkir  
3) Shantaram Vishnu Tapkir  
expired leaving behind him his legal heirs :  
i) Sunil Shantaram Tapkir - son  
ii) Sachin Shantaram Tapkir - son  
iii) Alka Shantaram Tapkir - wife  
iv) Sarika Shantaram Tapkir - daughter

daughter namely 4) Sou. Babytai Maruti Datir

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/6, vide M.E. No. 5082.

That thereafter Sou. Bebytai Maruti Datir has released and relinquished her right, title and interest in Survey No. 37/6 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, Deceased Shntaram Vishnu Tapkir through his legal heirs 2. Smt. Alka Shantaram Tapkir, 3. Shri. Sunil Shantaram Tapkir, 4. Shri. Sachin Shantaram Tapkir, 5. Sarika Shantaram Tapkir, 6. Shri. Kantaram Vishnu Tapkir, 7. Shri. Balasaheb Vishnu Tapkir, by executing registered Release Deed dtd. 05/05/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 4455/2000 on 07/05/2011 and accordingly the name of Sou. Bebytai Maruti Datir was deleted from the Revenue Record of Survey No. 37/6 vide M.E. No. 5084 dtd. 14/08/2013.

It is revealed from the perusal of M.E. No. 5734 that Shri. Mahadu Shripati Tapkir expired on 12/02/2015 leaving behind him his legal heirs:

sons namely 1) Rohidas Mahadu Tapkir  
2) Dnyaneshwar Mahadu Tapkir  
daughter namely 3) Sou. Smita Ashok Sorate  
4) Sou. Urmila Balasaheb Devkar  
wife namely 5) Smt. Gajarabai Mahadu Tapkir

and accordingly their names were recorded in the column of owner / occupier of Revenue Record of Rights of Survey No. 37/6, vide M.E. No. 5734 dtd. 16/05/2015.



That Smt. Gajarabai Mahadu Tapkir expired on 15/01/2023 leaving behind her legal heirs  
sons namely

- 1) Rohidas Mahadu Tapkir
- 2) Dnyaneshwar Mahadu Tapkir
- 3) Sou. Smita Ashok Sorate
- 4) Sou. Urmila Balasaheb Devkar

daughter namely

and accordingly her name was deleted from the column of owner / occupier of Revenue Record of Rights of Survey No. 37/6.

That Shri. Kantaram Vishnu Tapkir expired on 02/05/2022 leaving behind him his legal heirs:

- sons namely
- 1) Abhijeet Kantaram Tapkir
  - 2) Anup Kantaram Tapkir
- wife namely
- 3) Smt. Ujjwala Kantaram Tapkir

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/6.

That Shri. Ramdas Shripati Tapkir expired on 09/02/2007 leaving behind him his legal heirs:

- sons namely
- 1) Sagar Ramdas Tapkir
  - 2) Sameer Ramdas Tapkir
- wife namely
- 3) Smt. Smita Ramdas Tapkir
- daughter namely
- 4) Sou. Manisha Shrikant Barne

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/6.

From the aforesaid discussion it is clear that 1. Smt. Ujjwala Kantaram Tapkir, 2. Shri. Abhijeet Kantaram Tapkir, 3. Shri. Anup Kantaram Tapkir, 4. Shri. Balasaheb Vishnu Tapkir, 5. Shri. Sunil Shantaram Tapkir, 6. Shri. Sachin Shantaram Tapkir, 7. Smt. Alka Shantaram Tapkir become the absolute owners of the land area admeasuring 00 H. 11.10 R. + Pot Kharaba 00 H. 00.50 R., thus total area admeasuring 00 H. 11.60 R., assessment of Rs. 0.16 (i.e. 6 Aana Share) out of total area admeasuring 00 H. 31 R. of Survey No. 37/6 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

From the aforesaid discussion it is further clear that 1. Shri. Rohidas Mahadu Tapkir, 2. Shri. Dnyaneshwar Mahadu Tapkir, 3. Sou. Smita Ashok Sorate, 4. Sou. Urmila Balasaheb Devkar, 5. Shri. Dattatray Dasharath Tapkir, 6. Shri. Anil Dasharath Tapkir, 7. Smt. Subhadra Dasharath Tapkir, 8. Sou. Sangeeta Sambhaji Harpale, 9. Shri. Sagar Ramdas Tapkir, 10. Shri. Sameer Ramdas Tapkir, 11. Smt. Smita Ramdas Tapkir, 12. Sou. Manisha Shrikant Barne become the absolute owners of the land area admeasuring 00 H. 15.00 R. + Pot Kharaba 00 H. 00.50 R., thus total area admeasuring 00 H. 15.50 R., assessment of Rs. 0.22 (i.e. 8 Aana Share) out of total area admeasuring 00 H. 31 R. of Survey No. 37/6 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**vi) SURVEY NO. 37/7 (OLD SURVEY NO. 862/7) TOTAL AREA ADMEASURING 00 H. 38 R.:**

As per the Mutation No. 2129 as mentioned herein above the Land bearing Survey No. 862/7, area admeasuring 00 Acre 37 Gunthe + Pot Kharaba 00 Acre 01 Gunthe thus total area admeasuring 00 Acre 38 Gunthe, assessment of Rupees 8.6 Paise at Village Charholi Budruk, Tal. Haveli, Dist. Pune, originally possessed by Shri. Kandu Bapu Tapkir.

That the aforesaid owner Kandu Bapu Tapkir expired leaving behind him his legal heir Kum. Bhiku Khandu Tapkir, Smt. Kondabai Bhiku Tapkir and accordingly the name of Bhiku Khandu minor through legal guardian Kondabai was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/7, vide M.E. No. 2624.

That the name of Ramkrushna Sakharam Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/7, vide M.E. No. 2655.

That the name of Bhiku Khandu Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/7, vide M.E. No. 2982.

As per the Mutation No. 8121 as mentioned herein above the area of Survey No. 862/7, area admeasuring 00 Acre 37 Gunthe + Pot Kharab admeasuring 00 Acre 01 Gunthe total area admeasuring 00 Acre 38 Gunthe, assessment of Rupees 8.6 Paise to area admeasuring 00 H. 37 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 38 R., assessment of Rs. 0.53 Paise.

It is seen from the perusal of M.E. No. 9484 dtd. 05/03/1985 that as per the application given by Shri. Bhiku Khandu Tapkir, a partition was took place between the family members of Shri. Khandu Bapu Tapkir in respect of properties mentioned in the said Mutation entry alongwith Survey No. 862/7 of Village Charholi Budruk, Tal. Haveli, Dist. Pune and accordingly as per the order of Hon'ble Tahasildar,

Haveli bearing No. thAaoÀvaSalÀ74À84 dtd. 14/01/1985, Survey No. 862/7 came to the share of Shri. Bhiku Khandu Tapkir.

As per the Mutation Entry No. 1 as mentioned here in above, the Survey No. 862/7 of village Charholi Budruk has converted into Survey No. 37/7 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

That the aforesaid owner Shri. Bhiku Khandu Tapkir expired on 17/10/1996 leaving behind him his legal heirs :

sons namely 1) Suresh Bhiku Tapkir  
2) Dilip Bhiku Tapkir  
3) Nilesh Bhiku Tapkir  
daughters namely 4) Sou. Ranjana Vikas Choudhari  
wife namely 5) Anjana Bhiku Tapkir

and accordingly their names were recorded in the column of Owner of Revenue Record of Rights of Survey No. 37/7, vide M.E. No. 736 dtd. 18/01/1997.

It is revealed from perusal of M. E. No. 4494 dtd. 02/11/2011 that the aforesaid one of the owner Sou. Ranjana Vilas Choudhari expired on 14/12/1999 leaving behind her heirs :

son namely 1) Suraj Vilas Choudhari  
daughter namely 2) Heena Sambhaji Ghonge  
husband 3) Vilas Dnyaneshwar Choudhari.

It is revealed from the perusal of M. E. No. 4446 dtd. 22/09/2011 that 1. Smt. Anjana Bhiku Tapkir, Deceased Ranjana Vilas Choudhari through her legal heirs 2. Shri. Vilas Dnyaneshwar Choudhari, 3. Suraj Vilas Choudhari, 4. Sou. Heena Smbhaji Ghonge have released and relinquished their right, title and interest in Survey No. 37/7 alongwith other lands to and in favour of 1. Shri. Suresh Bhiku Tapkir, 2. Shri. Dilip Bhiku Tapkir, 3. Shri. Nilesh Bhiku Tapkir, by executing registered Release Deed dtd. 06/09/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 8737/2011 on 08/09/2011.

From the aforesaid discussion it is clear that 1. Shri. Suresh Bhiku Tapkir, 2. Shri. Dilip Bhiku Tapkir, 3. Shri. Nilesh Bhiku Tapkir become the absolute owners of the land bearing Survey No. 37/7 area admeasuring 00 H. 37 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 38 R., assessment of Rs. 0.53 Paise of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**vii) SURVEY NO. 37/9 (OLD SURVEY NO. 862/9) TOTAL AREA ADMEASURING 00 H. 18 R. OUT OF THAT 00 H. 13.50 R.:**

As per the Mutation No. 2129 as mentioned herein above the Land bearing Survey No. 862/9, area admeasuring 00 Acre 18 Gunthe, assessment of Rupees 00.3 Paise at Village Charholi Budruk, Tal. Haveli, Dist. Pune originally possessed by 1. Shri. Gopal Sakharam Tapkir (for 8 Aana) 2. Shri. Khandu Babu Tapkir (for 4 Aana), 3. Shri. Thaku Bolhu Tapkir (for 2 Aana) and 4. Shri. Sakharam Bolhu Tapkir (for 2 Aana).

As per the Mutation No. 8121 as mentioned herein above the area of Survey No. 862/9, area admeasuring 00 Acre 18 Gunthe, assessment of Rupees 00.3 Paise to area admeasuring 00 H. 18 R., assessment of Rs. 0.19 Paise.

As per the Mutation Entry No. 1 as mentioned here in above, the Survey No. 862/9 of village Charholi Budruk has converted into Survey No. 37/9 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**1. Shri. Gopal Sakharam Tapkir (for 8 Aana) :**

It is revealed from the perusal of M.E. No. 2330 that the aforesaid owner Gopal Sakharam Tapkir expired on 20/03/1936 leaving behind him his legal heir Shri. Shripati Gopal Tapkir and accordingly the name of Shripati Gopal Tapkir was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/9, vide M.E. No. 2330.

That the aforesaid owner Shri. Shripati Gopal Tapkir expired on 08/12/1980 leaving behind him his legal heirs :

sons namely 1) Mahadu Shripati Tapkir  
2) Dasharath Shripati Tapkir  
3) Ramdas Shripati Tapkir  
daughters namely 4) Kasubai Shankar Kale  
5) Samindrabai Khanderao Sorate  
wife namely 6) Tanhubai Shripati Tapkir

and accordingly their names were recorded in the other Right Column of Revenue Record of Rights of Survey No. 862/9, vide M.E. No. 9049 dtd. 15/08/1981.



That as per the application given by 1. Sou. Kantabai Prabhakar Sorate, 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande, their deceased grandfather Gopal Sakharam Tapkir expired on 20/03/1936 and thereafter the name of their deceased uncle Shripati Gopal Tapkir was recorded in the Revenue Record. They have two uncle and aunty even though after the death of Shripati Gopal Tapkir, only the legal heirs of Shripati Gopal Tapkir were recorded in the Revenue Record and accordingly the names of 1. Kantabai Prabhakar Sorate, 2. Sonabai Tukaram Kand, 3. Asha Mahadev Palande, 4. Kalabai Ganpat Tapkir, 5. Vishnu Gopal Tapkir, 6. Muktabai Choudhari, 7. Kalabai Vahile, 8. Kisabai Thakur were recorded in the other Right Column of Revenue Record of Rights of Survey No. 862/9, vide M.E. No. 9759.

It is revealed from the perusal of M.E. No. 9953 that Smt. Kalabai Ganpat Tapkir expired on 03/05/1988 leaving behind her legal heirs:

daughters namely 1) Kantabai Prabhakar Sorate,  
2) Sonabai Tukaram Kand,  
3) Asha Mahadev Palande,

and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 862/9.

That 1. Sou. Kantabai Prabhakar Soarte, 2. Sou. Sonabai Tukaram Kand and 3. Sou. Asha Mahadev Palande have released and relinquished their right, title and interest in Survey No. 37/9 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 543/1993 on 16/02/1993 and accordingly the names of 1. Kantabai Prabhakar Soarte, 2. Sonabai Tukaram Kand and 3. Asha Mahadev Palande were deleted from the Revenue Record of Survey No. 37/9 vide M.E. No. 283.

That thereafter 1. Sou. Kasubai Shankar Kale, 2. Sou. Samindrabai Khanderao Sorate have released and relinquished their right, title and interest in Survey No. 37/9 alongwith other lands to and in favour of 1. Shri. Mahadu Shripati Tapkir, 2. Shri. Dasharath Shripati Tapkir, 3. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 544/1993 on 16/02/1993 and accordingly the names of 1. Kasubai Shankar Kale, 2. Samindrabai Khanderao Sorate were deleted from the Revenue Record of Survey No. 37/9 vide M.E. No. 284.

That thereafter 1. Sou. Muktabai Nivrutti Choudhari, 2. Sou. Kisabai Parshuram Thakur have released and relinquished their right, title and interest in Survey No. 37/9 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, 2. Shri. Mahadu Shripati Tapkir, 3. Shri. Dasharath Shripati Tapkir, 4. Shri. Ramdas Shripati Tapkir, by executing registered Release Deed dtd. 16/02/1992, registered in the office of Sub- Registrar Haveli No. 8, at Sr. No. 545/1993 on 16/02/1993 and accordingly the names of 1. Muktabai Choudhari, 2. Kisabai Thakur and 3. Kalabai Narayan Vahile were deleted from the Revenue Record of Survey No. 37/9 vide M.E. No. 285.

It is revealed from the perusal of M.E. No. 1026 that Smt. Tanhubai Shripati Tapkir expired on 10/12/1983 leaving behind her legal heirs viz. names were already recorded in the revenue record and accordingly her name was deleted from the other Right Column of Revenue Record of Rights of Survey No. 37/9 vide M. E. No. 1026.

It is revealed from the perusal of M.E. No. 2660 that Shri. Dasharath Shripati Tapkir expired on 29/09/2002 leaving behind him his legal heirs:

sons namely 1) Dattatray Dasharath Tapkir  
2) Anil Dasharath Tapkir  
wife namely 3) Smt. Subhadra Dasharath Tapkir  
daughter namely 4) Sou. Sangeeta Sambhaji Harpale

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/9, vide M.E. No. 2660 dtd. 05/04/2006.

It is revealed from the perusal of M.E. No. 5082 that Shri. Vishnu Gopal Tapkir expired leaving behind him his legal heirs:

sons namely 1) Kantaram Vishnu Tapkir  
2) Balasaheb Vishnu Tapkir  
3) Shantaram Vishnu Tapkir  
expired leaving behind him his legal heirs :

- i) Sunil Shantaram Tapkir - son
- ii) Sachin Shantaram Tapkir - son
- iii) Alka Shantaram Tapkir - wife
- iv) Sarika Shantaram Tapkir - daughter



daughter namely 4) Sou. Babytai Maruti Datir  
and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/9, vide M.E. No. 5082. (required ME 5082, what about Sarika Shantaram Tapkir – on 7/12 not appear but in release Deed at 4455/2011 is their ).

That thereafter Sou. Bebytai Maruti Datir has released and relinquished her right, title and interest in Survey No. 37/9 alongwith other lands to and in favour of 1. Shri. Vishnu Gopal Tapkir, Deceased Shntaram Vishnu Tapkir through his legal heirs 2. Smt. Alka Shantaram Tapkir, 3. Shri. Sunil Shantaram Tapkir, 4. Shri. Sachin Shantaram Tapkir, 5. Sarika Shantaram Tapkir, 6. Shri. Kantaram Vishnu Tapkir, 7. Shri. Balasaheb Vishnu Tapkir, by executing registered Release Deed dtd. 05/05/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 4455/2000 on 07/05/2011 and accordingly the name of Sou. Bebytai Maruti Datir was deleted from the Revenue Record of Survey No. 37/2 vide M.E. No. 5084 dtd. 14/08/2013.

It is revealed from the perusal of M.E. No. 5734 that Shri. Mahadu Shripati Tapkir expired on 12/02/2015 leaving behind him his legal heirs:

sons namely 1) Rohidas Mahadu Tapkir  
2) Dnyaneshwar Mahadu Tapkir  
daughter namely 3) Sou. Smita Ashok Sorate  
4) Sou. Urmila Balasaheb Devkar  
wife namely 5) Smt. Gajarabai Mahadu Tapkir

and accordingly their names were recorded in the column of owner / occupier of Revenue Record of Rights of Survey No. 37/9, vide M.E. No. 5734 dtd. 16/05/2015.

That Smt. Gajarabai Mahadu Tapkir expired on 15/01/2023 leaving behind her legal heirs

sons namely 1) Rohidas Mahadu Tapkir  
2) Dnyaneshwar Mahadu Tapkir  
daughter namely 3) Sou. Smita Ashok Sorate  
4) Sou. Urmila Balasaheb Devkar

and accordingly her name was deleted from the column of owner / occupier of Revenue Record of Rights of Survey No. 37/9.

That Shri. Kantaram Vishnu Tapkir expired on 02/05/2022 leaving behind him his legal heirs:

sons namely 1) Abhijeet Kantaram Tapkir  
2) Anup Kantaram Tapkir  
wife namely 3) Smt. Ujjwala Kantaram Tapkir

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/9.

That Shri. Ramdas Shripati Tapkir expired on 09/02/2007 leaving behind him his legal heirs:

sons namely 1) Sagar Ramdas Tapkir  
2) Sameer Ramdas Tapkir  
wife namely 3) Smt. Smita Ramdas Tapkir  
daughter namely 4) Sou. Manisha Shrikant Barne

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/9.

From the aforesaid discussion it is clear that 1. Smt. Ujjwala Kantaram Tapkir, 2. Shri. Abhijeet Kantaram Tapkir, 3. Shri. Anup Kantaram Tapkir, 4. Shri. Balasaheb Vishnu Tapkir, 5. Shri. Sunil Shantaram Tapkir, 6. Shri. Sachin Shantaram Tapkir, 7. Smt. Alka Shantaram Tapkir, 8. Shri. Rohidas Mahadu Tapkir, 9. Shri. Dnyaneshwar Mahadu Tapkir, 10. Sou. Smita Ashok Sorate, 11. Sou. Urmila Balasaheb Devkar, 12. Shri. Dattatray Dasharath Tapkir, 13. Shri. Anil Dasharath Tapkir, 14. Smt. Subhadra Dasharath Tapkir, 15. Sou. Sangeeta Sambhaji Harpale, 16. Shri. Sagar Ramdas Tapkir, 17. Shri. Sameer Ramdas Tapkir, 18. Smt. Smita

Ramdas Tapkir, 19. Sou. Manisha Shrikant Barne become the absolute owners of the land bearing Survey No. 37/9 having 8 Aana share in the area admeasuring 00 H. 18 R., assessment of Rs. 0.19 Paise of Village Chovisawadi, Tal. Haveli, Dist. Pune.

## **2. Shri. Khandu Babu Tapkir (for 4 Aana) :**

That the aforesaid owner Kandu Babu Tapkir expired leaving behind him his legal heir Kum. Bhiku Khandu Tapkir, Smt. Kondabai Bhiku Tapkir and accordingly the name of Bhiku Khandu minor through legal guardian Kondabai was recorded in the column of owner of Revenue Record of Rights of Survey No. 862/9, vide M.E. No. 2624.



It is seen from the perusal of M.E. No. 9484 dtd. 05/03/1985 that as per the application given by Shri. Bhiku Khandu Tapkir, a partition was took place between the family members of Shri. Khandu Bapu Tapkir in respect of properties mentioned in the said Mutation entry alongwith Survey No. 862/9 of Village Charholi Budruk, Tal. Haveli, Dist. Pune and accordingly as per the order of Hon'ble Tahasildar, Haveli bearing No. thAooÀvaSaiÀ74À84 dtd. 14/01/1985, Survey No. 862/9 came to the share of 1. Shri. Bhiku Khandu Tapkir, 2. Shri. Shankar Khandu Tapkir and 3. Shri. Maruti Khandu Tapkir.

That the aforesaid owner Shri. Bhiku Khandu Tapkir expired on 17/10/1996 leaving behind him his legal heirs :

sons namely 1) Suresh Bhiku Tapkir  
2) Dilip Bhiku Tapkir  
3) Nilesh Bhiku Tapkir  
daughters namely 4) Sou. Ranjana Vikas Choudhari  
wife namely 5) Anjana Bhiku Tapkir

and accordingly their names were recorded in the column of Owner of Revenue Record of Rights of Survey No. 37/9, vide M.E. No. 736 dtd. 18/01/1997.

It is revealed from perusal of M. E. No. 4494 dtd. 02/11/2011 that the aforesaid one of the owner Sou. Ranjana Vilas Choudhari expired on 14/12/1999 leaving behind her heirs :

son namely 1) Suraj Vilas Choudhari  
daughter namely 2) Heena Sambhaji Ghonge  
husband 3) Vilas Dnyaneashwar Choudhari.

It is revealed from the perusal of M. E. No. 4446 dtd. 22/09/2011 that 1. Smt. Anjana Bhiku Tapkir, Deceased Ranjana Vilas Choudhari through her legal heirs 2. Shri. Vilas Dnyaneshwar Choudhari, 3. Suraj Vilas Choudhari, 4. Sou. Heena Smbhaji Ghonge have released and relinquished their right, title and interest in Survey No. 37/9 alongwith other lands to and in favour of 1. Shri. Suresh Bhiku Tapkir, 2. Shri. Dilip Bhiku Tapkir, 3. Shri. Nilesh Bhiku Tapkir, by executing registered Release Deed dtd. 06/09/2011, registered in the office of Sub- Registrar Haveli No. 18, at Sr. No. 8737/2011 on 08/09/2011.

That the aforesaid owner Shri. Shankar Khandu Tapkir expired on 24/10/1995 leaving behind him his legal heirs :

sons namely 1) Prakash Shankar Tapkir  
2) Sopan Shankar Tapkir  
3) Nivrutti Shankar Tapkir  
daughters namely 4) Jijabai Dnyaneshwar Landage  
5) Rukmini Shivaji Kakade  
wife namely 6) Laxmibai Shankar Tapkir

and accordingly their names were recorded in the column of Owner of Revenue Record of Rights of Survey No. 37/9, vide M.E. No. 558 dtd. 02/12/1995.

That Sou. Rukmini Shivaji Kakade leaving behind her legal heirs:

sons namely 1) Kalpesh Shivaji Kakade  
2) Vaibhav Shivaji Kakade  
husband namely 3) Shivaji Laxman Kakade  
daughter namely 4) Reshma Ravindra Satav

and accordingly their names were recorded in the Column of owner / occupier of Revenue Record of Rights of Survey No. 37/9.

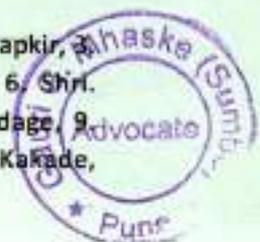
That the aforesaid owner Shri. Maruti Khandu Tapkir expired leaving behind him his legal heirs :

sons namely 1) Chnadrakant Maruti Tapkir  
2) Machindra Maruti Tapkir  
3) Vitthal Maruti Tapkir expired leaving legal heirs :  
i) Uma Vitthal Tapkir - wife  
ii) Abhishek Vitthal Tapkir - son  
iii) Shraddha Sagar Thorve - daughter  
v) Neha Atul Totare – daughter

wife namely 4) Savita Machindra Daundkar

and accordingly their names were recorded in the column of Owner of Revenue Record of Rights of Survey No. 37/9, vide M.E. No. 6876.

From the aforesaid discussion it is clear that 1. Shri. Suresh Bhiku Tapkir, 2. Shri. Dilip Bhiku Tapkir, 3. Shri. Nilesh Bhiku Tapkir, 4. Shri. Prakash Shankar Tapkir, 5. Shri. Sopan Shankar Tapkir, 6. Shri. Nivrutti Shankar Tapkir, 7. Smt. Laxmibai Shankar Tapkir, 8. Sou. Jijabai Dnyaneshwar Landage, 9. Shri. Kalpesh Shivaji Kakade, 10. Shri. Vaibhav Shivaji Kakade, 11. Shri. Shivaji Laxman Kakade,



12. Sou. Reshma Ravindra Satav, 13. Shri. Chnadrakant Maruti Tapkir, 14. Shri. Machindra Maruti Tapkir, 15. Smt. Uma Vitthal Tapkir, 16. Kum. Abhishek Vitthal Tapkir, 17. Sou. Shraddha Sagar Thorve, 18. Sou. Neha Atul Totare, 19. Sou. Savita Machindra Daundkar become the absolute owners of the land area admeasuring 00 H. 13.50 R. out of total area admeasuring 00 H. 18 R. assessment of Rs. 0.19 of Survey No. 37/9 of Village Chovisawadi, Tal. Haveli, Dist. Pune.

**DEVELOPMENT RIGHTS OF M/S. MANGALAM REALTY, THROUGH ITS PARTNERS MR. VIJAY NIVRUTTI RASKAR AND OTHERS IN RESPECT OF LAND AREA ADMEASURING 01 H. 64.50 R. OUT OF SURVEY NOS. 37/2, 37/4, 37/6 & 37/9 :**

That Shri. Sunil Shantaram Tapkir and 49 others have entrusted development rights of their respective share in Lands bearing

- i. Survey No. 37/2 (Old Survey No. 862/2) area admeasuring 00 H. 95 R. + Pot Kharaba 00 H. 03 R. thus total area admeasuring 00 H. 98 R,
- ii. Survey No. 37/4 (Old Survey No. 862/4) area admeasuring 00 H. 51 R. + Pot Kharaba 00 H. 02 R. thus total area admeasuring 00 H. 53 R. out of that area admeasuring 00 H. 26.50 R.,
- iii. Survey No. 37/6 (Old Survey No. 862/6) area admeasuring 00 H. 30 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 31 R,
- iv. Survey No. 37/9 (Old Survey No. 862/9) area admeasuring 00 H. 18 R. out of that area admeasuring 00 H. 09 R.,  
thus total area admeasuring 01 H. 64.50 R., in favour of M/s. Mangalam Realty through its Partners Shri. Vijay Nivrutti Raskar and others, by executing Development Agreement and Irrevocable Power of Attorney both dtd. 14/09/2023, which are registered in the office of Sub-Registrar Haveli No. 18, at Sr. Nos. 20451/2023 and 20453/2023 respectively on 14/09/2023.

That the aforesaid documents i.e. Development Agreement and Irrevocable General Power of Attorney are adequately stamped and also registered for valid consideration as set out therein.

That in consideration of aforesaid Development Agreement, the said Developers M/s. Mangalam Realty has agreed to allot 75670 sq. ft. carpet area in residential and commercial constructed premises to Shri. Sunil Shantaram Tapkir and others. It is further agreed between the parties that the said Developers M/s. Mangalam Realty has also agreed to retain 55% commercial construction and to allot 45% commercial construction to the land owners out of total commercial constructed premises and the said 45% commercial construction will be deducted from the aforesaid area i.e. from 75670 sq. ft.

It is also revealed from the perusal of aforesaid Development Agreement that the said Developers M/s. Mangalam Realty has also gave the refundable deposit of Rs. 2,46,75,000/- (Rupees Two Crore Forty Six Lakh Seventy Five Thousand only). which will be refunded by the land owners to the said Developer at the time of possession of their respective construction.

**DEVELOPMENT RIGHTS OF M/S. MANGALAM REALTY, THROUGH ITS PARTNERS MR. VIJAY NIVRUTTI RASKAR AND OTHERS IN RESPECT OF LAND AREA ADMEASURING 00 H. 95.90 R. OUT OF SURVEY NOS. 37/3, 37/4, 37/5, 37/7 & 37/9 :**

That Shri. Prakash Shankar Tapkir and 33 others have entrusted development rights of their respective share in Lands bearing

- i. Survey No. 37/5 (Old Survey No. 862/5) area admeasuring 00 H. 23 R.,
- ii. Survey No. 37/7 (Old Survey No. 862/7) area admeasuring 00 H. 37 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 38 R.,
- iii. Survey No. 37/9 (Old Survey No. 862/9) area admeasuring 00 H. 18 R. out of that area admeasuring 00 H. 03 R.,  
thus total area admeasuring 00 H. 64 R.,

AND

Shri. Kaluram Namdev Tapkir and 50 others have entrusted development rights of their respective share in Lands bearing

- i. Survey No. 37/3 (Old Survey No. 862/3) area admeasuring 00 H. 05 R.,
- ii. Survey No. 37/4 (Old Survey No. 862/4) area admeasuring 00 H. 51 R. + Pot Kharaba 00 H. 02 R. thus total area admeasuring 00 H. 53 R. out of that area admeasuring 00 H. 25.40 R.,
- iii. Survey No. 37/9 (Old Survey No. 862/9) area admeasuring 00 H. 18 R. out of that area admeasuring 00 H. 01.50 R.,  
thus total area admeasuring 00 H. 31.90 R.,



in favour of M/S. MANGALAM REALTY through its Partners Shri. Vijay Nivrutti Raskar and others, by executing Development Agreement and Irrevocable Power of Attorney both dtd. 16/10/2023, which are registered in the office of Sub-Registrar Haveli No. 18, at Sr. Nos. 22873/2023 and 22875/2023 respectively on 16/10/2023.

That the aforesaid documents i.e. Development Agreement and Irrevocable General Power of Attorney are adequately stamped and also registered for valid consideration as set out therein.

That in consideration of aforesaid Development Agreement, the said Developers M/s. Mangalam Realty has agreed to allot 30400 sq. ft. carpet area in residential and commercial constructed premises to Shri. Prakash Shankar Tapkir and 33 others and to allot 15152.5 sq. ft. carpet area in residential and commercial constructed premises to Shri. Kaluram Namdev Tapkir and 50 others.

It is also revealed from the perusal of aforesaid Development Agreement that the said Developers M/s. Mangalam Realty has also gave the refundable deposit of Rs. 1,43,85,000/- (Rupees One Crore Forty Three Lakh Eighty Five Thousand only), which will be refunded by the land owners to the said Developer at the time of possession of their respective construction.

#### COMMENCEMENT CERTIFICATE AND APPROVED PLAN:-

Shri. Balasaheb Vishnu Tapkir and others through M/s. Mangalam Realty, through its Partners Shri. Subhash Santaram Sakore and others being the Owner/ Promoter / Developer of the land bearing Survey Nos. 37/2 to 37/7 & 37/9 P of Village Chovisawadi, Tal. Haveli, Dist. Pune, got the building plan sanctioned from Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing No. BP/Chovisawadi/49/2025 dtd. 04/08/2025.

From the aforesaid discussions it is clear that M/s. Mangalam Realty, through its Partners Mr. Vijay Nivrutti Raskar and others M/s. Mangalam Realty, through its Partners Mr. Vijay Nivrutti Raskar and others have acquired valid development rights in respect of total land area admeasuring 02 H. 60.40 R. out of Survey No. 37/2, 37/3, 37/4, 37/5, 37/6, 37/7 and 37/9 at lying and situated at Village Chovisawadi, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

#### SEARCH

I caused the online search on Govt. Website of IGR and also taken the Search of Index II Registered maintained by Sub-Registrar Haveli for last 30 years i.e. from 1996 to 2025 vide Challan bearing GRN – MH010168390202425U dtd. 22/10/2024. However most of the record is tousel and is in loose leaf form, scattered and some of the registers are not up-to-date. Some of the record is maintained manually. Record of the last few years is kept only on Computer System. It is to be noted that the permission is granted to the public to register the document/s in any one out of all Offices of Sub-Registrar Haveli in Pune, but the concern Sub-Registrar Haveli have not kept the record of the concern entries in the other offices. However as per the available Registers and record, I didn't come across adverse entry in respect of subject captioned properties.

#### CERTIFICATE

From the above discussions and subject to observation, I certify that

- i) The title of Shri. Rohidas Mahadu Tapkir and others to and in respect of Land bearing Survey No. 37/2 (Old Survey No. 862/2), area admeasuring 00 H. 95 R. + Pot Kharaba 00 H. 03 R. thus total area admeasuring 00 H. 98 R., assessment of Rs. 2.74 Paise,
- ii) The title of Shri. Kaluram Namdev Tapkir and others to and in respect of Land bearing Survey No. 37/3 (Old Survey No. 862/3), total area admeasuring 00 H. 05 R., assessment of Rs. 0.03 Paise,
- iii) The title of Shri. Kaluram Namdev Tapkir and others to and in respect of Land bearing Survey No. 37/4 (Old Survey No. 862/4), area admeasuring 00 H. 51 R. + Pot Kharaba 00 H. 02 R. thus total area admeasuring 00 H. 53 R., assessment of Rs. 0.53 Paise, out of that area admeasuring 00 H. 51.9 R.,
- iv) The title of Shri. Prakash Shankar Tapkir and others to and in respect of Land bearing Survey No. 37/5 (Old Survey No. 862/5), total area admeasuring 00 H. 23 R., assessment of Rs. 0.94 Paise,
- v) The title of Shri. Rohidas Mahadu Tapkir and others to and in respect of Land bearing Survey No. 37/6 (Old Survey No. 862/6), area admeasuring 00 H. 30 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 31 R., assessment of Rs. 0.44 Paise,



- vi) The title of Shri. Suresh Bhiku Tapkir and others to and in respect of Land bearing Survey No. 37/7 (Old Survey No. 862/7), area admeasuring 00 H. 37 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 38 R., assessment of Rs. 0.53 Paise and
- vii) The title of Shri. Suresh Bhiku Tapkir and others to and in respect of Land bearing Survey No. 37/9 (Old Survey No. 862/9), total area admeasuring 00 H.18 R., assessment of Rs. 0.19 Paise, out of that area admeasuring 00 H. 13.50 R. is clear and marketable the same is free from all encumbrances

and /S. MANGALAM REALTY, a registered Partnership Firm, through its Partners Mangalam Landmark LLP through its Partners Shri. Subhash Shantaram Sakore & another and others has acquired Developments Rights to develop the subject captioned lands bearing Survey No. 37/2, 37/3, 37/4, 37/5, 37/6, 37/7 and 37/9 thus as per 7/12 Extract total area admeasuring 02 H. 60.40 R. i.e. 26040 sq. mtrs. and as per sanction plan area admeasuring 24800 sq. mtrs., lying and situated at Village Chovisawadi, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli as per the Development Control Rules of PCMC by constructing Building/s thereupon consisting of Flats/Tenements, Shops, Units etc. and to sell the same to the prospective Purchasers, upon obtaining necessary N. A. Permission, as per the extant Law.

  
Mrs. Gauri G. Mhaske (Sumbe)  
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