



# Sarjerao N. Gaikwad

## Advocate and Notary (Government of India)

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.  
M. No.: 9850526755, 8010234925 | Email : sarjerao.gaikwad@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **S. No.15/2 (P)** admeasuring 9200 sq mtrs situated at Punawale, Taluka – Mulshi, District – Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot of M/s. Shree Balaji Associates by perusal of following documents: -

1) **Description of the property.**

Area admeasuring 9200 sq. mtr. out of property bearing S. No.15/2 (P) situated at village Punawale, Tal. Mulshi, Dist. Pune, within the registration Sub- District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation which is bounded by as –

On or towards

**East** - 18 Mtr. wide d. P. Road.

**South** - Property of Adv. Radkar.

**West** - Property of Balu Dhavale and Kashinath Dhavale out of S. No.16.

**North** - Property of Smruti Garden.

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

- i) 7/12 Extracts for the year 1992/93 to 2024/25,
- ii) Extracts of Mutation Entries appearing on 7/12 extracts,
- iii) Release Deed Registration No.7379/2007,
- iv) Release Deed Registration No.7380/2007,
- v) Development Agreement Registration No.12423/2007,
- vi) Power of Attorney Registration No.12424/2007,
- vii) Agreement to Sale Registration No.1782/2008,
- viii) Power of Attorney Registration No.1783/2008,
- ix) Sale Deed Registration No.7774/2008,
- x) Association of Persons Registration No.6187/2012,
- xi) Sale Deed Registration No.9644/2017,

- xii) Power of Attorney Registration No.9645/2017,
- xiii) Sale Deed Registration No.9646/2017,
- xiv) Sale Deed Registration No.906/2025,
- xv) Commencement Certificate No.BP/Punawale/15/2025 dtd.21/02/2025,
- xvi) N. A. Order issued by Tahsildar, Muslshi (Poud), vide its order bearing No.42B/NA/SR/62/2025 dtd.16/07/2025.

3) 7/12 extract or property card issued by Talathi, Pinawale and Mutation Entries Nos.333, 714, 1614, 1743, 2546, 2583, 3028, 3040, 3737, 5009, 5010, 6336, 6459.

4) Search report for 30 years from 1995 till 2025.

2/- On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shree Balaji Associates is clear, marketable and without any encumbrances.

**Owners of the land**

Shree Balaji Associates through its Partners - 1) Mr. Harilal Lakhmichand Hinduja, 2) Mr. Vishal Jawahar Sabhandasani, 3) Mr. Vinod Gopichand Moryani, 4) Mr. Mukesh Gurumukhdas Moryani 5) Mr. Dilip Gurumukhdas Moryani.

3/- The report reflecting the flow of the title of the Shree Balaji Associates on the said land – Detail Search and Title Report for 30 years from the year 1995 till 20/08/2025 is enclosed herewith as annexure.

Encl: Annexure.

Date: 24/09/2025



**ADV. SARJERAO NAMDEO GAIKWAD**  
**ADVOCATE & NOTARY**  
S. No. 112/1, Gaikwad Niwas, Near Vitthal Mandir,  
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## FLOW OF THE TITLE OF THE SAID LAND.

1. It is observed from the Mutation Entry No.333 and 7/12 extract of the year 1953/54 to 1961/62 property bearing S. No.15 situated at village Punawale, Taluka. Mulshi, Dist. Pune was initially owned by Tukaram Laxman Pandhare. The said Tukaram Laxman Pandhare is died on 16/6/1947 living behind him five sons viz. 1) Shankar Tukaram Pandhare, 2) Tabu Tukaram Pandhare, 3) Pandurang Tukaram Pandhare, 4) Sopan Tukaram Pandhare and 5) Genu Tukaram Pandhare. After the death of Tukaram Laxman Pandhare property bearing S. No.15 along with other property inherited by his aforesaid sons and name of elder son Mr. Shankar Tukaram Pandhare as Karta and HUF was mutated as an owner and occupier of the property bearing S. No.15 situated at village Punawale.
2. It is perused from the Mutation Entry No.714, possession of the land S. No.15/1+3 along with other lands is given to Shankar Tukaram Pandhare, 2) Sopan Tukaram Pandhare 3) Pandurang Tukaram Pandhare and 4) Genu alias Gena Tukaram Pandhare to the extent of  $\frac{1}{4}$  share each, as per Judgement of the Hon'ble Civil Court, Pune in Civil Suit No.206/1962 and pursuant to that Regular Darkhast No.704/64 and pursuant to that Darkhast No.34/70 of the Tahsildar, Mulshi.
3. The scheme of the Land Survey came to be implemented in the revenue village Punawale, Tal. Mulshi, Dist. Pune as per the Indian Weight and Measurement Act, 1956, which came to be implemented in the state of Maharashtra from 1958. As per the said scheme the aakar and area is converted into Rupees and Hectors in the village Punawale by Mutation Entry No.720.
4. It is perused from the Mutation Entry No.1614, Hon'ble Civil Court, Pune in Regular Civil Suit No.1359/76 and pursuant to that Regular Darkhast No.347/91 and pursuant to that Letter dtd.19/6/93, of District Collector, Pune made the partition of the land S. No.15/1 along with other properties between Pandhare family. As per the said partition area admeasuring 06 Hector 71 R out of S. No.15/2, came to the share of Sopan Tukaram Pandhare, Pandurang Tukaram Pandhare and Balu Genu Pandhare + 2 to the extent of 5 Aane 4 Pai. Accordingly, separate 7/12 is made and numbered as S. No.15/1/B with entering the names of Sopan Tukaram Pandhare, Pandurang Tukaram Pandhare and Balu Genu Pandhare + 2 as the owner and

occupier by Mutation Entry No.1614.

5. By order No.Hano/Vashi/416/96 dtd.09/12/1996, of the Tahsildar, Mulshi partition took place between Pandurang Tukaram Pandhare and others of the property bearing S. No.15/1/B along with other properties. As per the said partition, one portion of the area admeasuring 04 Hecter 47.3 R is made and it came to the share of Pandurang Tukaram Pandhare and Balu+Rajaram+Vijay Genu Pandhare and it was numbered as S. No.15/1B/1 and the names of Pandurang Tukaram Pandhare and Balu+Rajaram+Vijay Genu Pandhare were entered on the Mutation Entry No.1743.

It is also perused from the said Mutation Entry No.1743 another one portion of the area admeasuring 02 Hecter 23.7 R is made and it came to the share of Pandurang Tukaram Pandhare and it was numbered as S. No.15/1B/2 and the name and the name of Pandurang Tukaram Pandhare entered on the Mutation Entry No.1743.

6. Pandurang Tukaram Pandhare died on 18/3/2004, living behind him a son viz. Popat Pandurang Pandhare, four married daughters viz. 1) Pramilabai Baban Bhujbal, 2) Kuma Muralidhar Allhat, 3) Kamal Satyawan Jagtap, 4) Usha Shankar Kudale and a widow Smt. Jaibai Pandurang Pandhare. After the death of Pandurang Tukaram Pandhare property bearing S. No.15/2 (Old S. No.15/1B/1) along with other property inherited by his aforesaid heirs and their names were mutated as the owners and occupiers of the property bearing S. No.15/2 (Old S. No.15/1B/1), situated at village Punawale by Mutation Entry No.2546

7. Due to computerization of all the properties in revenue village Punawale, property bearing S. No.15/1B/1 is numbered as S. No.15/2 and property bearing S. No.15/1B/2 is numbered as S. No.15/3 by Mutation Entry No.2583.

8. Further Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap, Usha Shankar Kudale and Smt. Jaibai Pandurang Pandhare have relinquished area admeasuring 03 Hecter 35.5 R out of their share in the property bearing S. No.15/2, in favor of Mr. Popat Pandurang Pandhare by executing Release Deed on 17/09/2007. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.19 at Registration Sr. No.7379/2007. Accordingly, names of Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap, Usha Shankar Kudale and Smt. Jaibai Pandurang Pandhare are deleted from 7/12 extract, by Mutation Entry No.3028.



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9. It is perused from Mutation Entry No.3040 that, Mr. Popat Pandurang Pandhare has relinquished area admeasuring 00 Hector 80 R, out of the property bearing S. No.15/2, in favor of Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap and Usha Shankar Kudale by executing Release Deed on 17/09/2007. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.19 at Registration Sr. No.7380/2007. But Circle Officer has not approved/Certified the said Mutation Entry No.3040, with the remark as names of Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap and Usha Shankar Kudale are already deleted from the 7/12 extract of the property bearing S. No.15/2.

10. It is perused from on line search that, Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap and Usha Shankar Kudale, Smt. Jaibai Pandurang Pandhare and Mr. Popat Pandurang Pandhare have entrusted area admeasuring 00 Hector 80 R, out of property bearing S. No.15/2, for development to and in favor of Mr. Prashant Nivrutti Bhujbal by executing Development Agreement on 29/12/2007. The said Development Agreement is registered on 03/01/2008, in the office of the Joint Sub-Registrar, Haveli No.17, at Registration Sr.No.12423/2007.

11. Pursuant to the aforesaid Development Agreement having Registration No.12423/2007, the said Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap and Usha Shankar Kudale, Smt. Jaibai Pandurang Pandhare and Mr. Popat Pandurang Pandhare have executed a Power of Attorney, in favor of Mr. Prashant Nivrutti Bhujbal on 29/12/2007, in respect of area admeasuring 00 Hector 80 R, out of property bearing S. No.15/2. The said Power of Attorney is registered on 31/12/2007, in the office of the Sub-Registrar, Haveli No.17, at Sr. No.12424/2007.

12. Further that, Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap and Usha Shankar Kudale, Smt. Jaibai Pandurang Pandhare and Mr. Popat Pandurang Pandhare have agreed to sale area admeasuring 00 Hector 80 R, out of property bearing S. No.15/2, to Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhamichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani by executing Agreement to Sale on 15/02/2008. The said Agreement to Sale is registered in the office of the Joint Sub-Registrar, Haveli No.17, at registration Sr. No.1782/2008.

13. Pursuant to the aforesaid Agreement to Sale having Registration

No.1782/2008, the said Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap and Usha Shankar Kudale, Smt. Jaibai Pandurang Pandhare and Mr. Popat Pandurang Pandhare have executed a Power of Attorney, in favor of Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhamichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani on 15/02/2008, in respect of area admeasuring 00 Hector 80 R, out of property bearing S. No.15/2. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.1783/2008.

14. Further, Pramilabai Baban Bhujbal, Kuma Muralidhar Allhat, Kamal Satyawan Jagtap and Usha Shankar Kudale, Smt. Jaibai Pandurang Pandhare through their Power of Attorney Holder Mr. Harilal Lakhamichand Hinduja, Mr. Dilip Gurumukhdas Moryani (HUF) and Mr. Mukesh Gurumukhdas Moryani (HUF) and Mr. Popat Pandurang Pandhare (for himself) with and Mr. Chetan Popat Pandhare (for himself) have sold the area admeasuring 00 Hector 85 R, out of property bearing S. No.15/2, in favor of Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhamichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani by executing Sale Deed on 23/07/2008. The said Sale Deed is registered in the office of the Joint Sub-Registrar, Haveli No.17, at registration Sr. No.7774/2008. Accordingly, names of Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhamichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani are mutated in the owners and occupier's column of the 7/12 extract of the property bearing S. No.15/2, to their purchased area, by Mutation Entry No.3737.

15. Further the said Mr. Harilal Lakhamichand Hinduja, Mr. Vishal Jawahar Sabhandasani, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF) and Smt. Lata Gurumukhdas Moryani have formed and constituted an Association of Persons to carry out a business of development of their share in the area admeasuring 00 Hector 85 R, out of property bearing S. No.15/2, by executing Deed of Constitution of Association of Persons on 16/06/2012. The said Deed of Constitution of Association of Persons (hereinafter referred to as the Promoters) is registered in the office of the Sub-Registrar, Haveli No.5, at Sr. No.6187/2012.



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16. Further, Mr. Popat Pandurang Pandhare, Mrs. Vimal Popat Pandhare and Mr. Chetan Popat Pandhare have sold the area admeasuring 00 Hector 09 R, out of property bearing S. No.15/2, to Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhmichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani by executing Sale Deed on 13/06/2017. The said Sale Deed is registered in the office of the Joint Sub-Registrar, Haveli No.18, at registration Sr. No.9644/2017. Accordingly, names of Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhmichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani are mutated in the owners and occupier's column of the 7/12 extract of the property bearing S. No.15/2, to their purchased area, by Mutation Entry No.5009.

17. Further, Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhmichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani have sold the area admeasuring 00 Hector 02 R, out of property bearing S. No.15/2, to Mr. Popat Pandurang Pandhare, Mrs. Vimal Popat Pandhare and Mr. Chetan Popat Pandhare by executing Sale Deed on 13/06/2017. The said Sale Deed is registered in the office of the Joint Sub-Registrar, Haveli No.18, at registration Sr. No.9646/2017. Accordingly, names of Mr. Popat Pandurang Pandhare, Mrs. Vimal Popat Pandhare and Mr. Chetan Popat Pandhare are mutated in the owners and occupier's column of the 7/12 extract of the property bearing S. No.15/2, to their purchased area, by Mutation Entry No.5010.

18. Due to aforesaid Sale transaction having Sale Deed Reg. Nos.7774/2008, 9644/2017 and 9646/2017, finally area admeasuring 9200 sq mtrs out of the property bearing S. No.15/2 is remains with Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhmichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Smt. Lata Gurumukhdas Moryani.

19. I have been informed, that one of the constituent Mrs. Lata Gurumukhdas Moryani is expired on 20/03/2024.

20. Late Mrs. Lata Gurumukhdas Moryani in her lifetime made a Will on 23/08/2021, in which she has bequeathed her undivided share in the property bearing S. No.15/2, situated at Punawale, to her sons, Mr. Mukesh Gurumukhdas Moryani and Mr. Dilip Gurumukhdas Moryani. Accordingly, their names are

mutated on the 7/12 extract of the property bearing S. No.15/2, to the undivided share of Late Mrs. Lata Gurumukhdas Moryani, by mutation entry No.6336.

21. Further Mr. Vishal Jawahar Sabhandasani, Mr. Harilal Lakhamichand Hinduja, Mr. Vinod Gopichand Moryani (HUF), Mr. Dilip Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani (HUF), Mr. Mukesh Gurumukhdas Moryani and Mr. Dilip Gurumukhdas Moryani have sold their area admeasuring 00 Hector 92 R out of the property bearing S. No.15/2, situated at Punawale to M/s. Shree Balaji Associates through its Partner 1) Mr. Harilal Lakhmichand Hinduja, 2) Mr. Vishal Jawahar Sabhandasani, 3) Mr. Vinod Gopichand Moryani, 4) Mr. Mukesh Gurumukhdas Moryani 5) Mr. Dilip Gurumukhdas Moryani by executing Sale Deed on 09/01/2025. The said Sale Deed is registered in the office of the Joint Sub. Registrar, Haveli No.18 at Sr. No.906/2025. Accordingly, the name of purchaser M/s. Shree Balaji Associates through its Partners 1) Mr. Harilal Lakhmichand Hinduja, 2) Mr. Vishal Jawahar Sabhandasani, 3) Mr. Vinod Gopichand Moryani, Mr. Mukesh Gurumukhdas Moryani 5) Mr. Dilip Gurumukhdas Moryani is mutated on the 7/12 extract of the property bearing S. No.15/2, to its purchased area admeasuring 00 Hector 92 R, by Mutation Entry No.6459

22. Thus by abovementioned Sale Deeds having Registration Nos. Nos.7774/2008, 9644/2017, 9646/2017 and 906/2025, M/s. Shree Balaji Associates through its Partners 1) Mr. Harilal Lakhmichand Hinduja, 2) Mr. Vishal Jawahar Sabhandasani, 3) Mr. Vinod Gopichand Moryani, 4) Mr. Mukesh Gurumukhdas Moryani 5) Mr. Dilip Gurumukhdas Moryani is becomes the owner of the subject mentioned property and are entitled to Sell, Transfer or Develop the subject mentioned property by constructing building/s on the said properties comprising of various Flats/Shops/Units/Parking Space/Open Space/Terrace, etc. in the said building/s and sell the same to the prospective purchasers and appropriate the sale proceeds thereof.

23. AND subject to documents given for my perusal, subject to whatever stated hereinabove and my e search, I state that, the title of the owners of the subject mentioned property is clean, clear and marketable. M/s. Shree Balaji Associates through its Partners 1) Mr. Harilal Lakhmichand Hinduja, 2) Mr. Vishal Jawahar Sabhandasani, 3) Mr. Vinod Gopichand Moryani, 4) Mr. Mukesh Gurumukhdas Moryani 5) Mr. Dilip Gurumukhdas Moryani is/are fully entitle to develop the said property and are also entitled to take all the benefits including FSI/TDR/etc.



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Sr. No.

- 1) 7/12 extract from 1995/96 to 2024/25.
- 2) Mutation Entry Nos.333, 714, 1614, 1743, 2546, 2583, 3028, 3040, 3737, 5009, 5010, 6336, 6459.
- 3) Search report for 30 years from the years - 1995 till 24/09/2025 taken from Sub-Registrar' office at Mulshi, Mawal and No.I to , II, 5, 14, 17, 18 for earlier period till 2002 and for the further period taken on line search at Government sight i.e. igrmaharashtra.gov.in.
- 4) Any other relevant title – Nil.
- 5) Litigations if any - Nil.

Date: 24/09/2025

  
**ADV. SARJERAO NAMDEO GAIKWAD**  
ADVOCATE & NOTARY  
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