

**Title Opinion**

Date 01/09/2021

To,

**Pride Builders LLP (previously known as Pride Builders Pvt Ltd.)**  
505 Pride House, 108/7 Ganesh Khind Road,  
Shivaji Nagar, Pune 411016

**Subject:** All that piece and parcel of land bearing S. no. 129/2 part, 131/1, 131/2 and 135/2 to 135/6, situated at village Charholi, Tal Haveli, Dist. Pune, within the jurisdiction of Haveli no. 8, and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

**(1) List of Documents given for my perusal are as follows:**

**A] 129/2**

- 1] Copies of 7/12 extracts
- 2] Copies of mutation entries
- 3] Copy of Sathe Khat dated 22.06.1987 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain.
- 4] Copy of Power of Attorney ddated 24.06.1987 of S.No. 129/1 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain .
- 5] Copy of Tabepavati dated 17/05/1989 of S. No. 129/1, by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain.
- 6] Copy of Sathe Khat dated 22.06.1987 of S. No. 129/2 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain.
- 7] Copy of Power of Attorney dated 22.06.1987 of S. No. 129/2 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain.
- 8] Copy of Tabepavati dated 17.05.1989 of S. No. 129/2 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain.
- 9] Copy of Sale Deed dated 04.06.2001 of S. No. 129/1 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli No. 8, at Sr. No. 3145/2001.
- 10] Copy of Sale Deed dated 04.06.2001 of S. No. 129/2 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli No. 8, at Sr. No. 3459/2001.



- 11] Copy of Confirmation Deed dated 04.06.2001 of S.No. 129/1 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli No. 8, at Sr. No. 3144/2001.
  - 12] Copy of Confirmation Deed dated 04.06.2001 of S.No. 129/2 by Shri Dadu Sakharam Bhosale and others in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli No. 8, at Sr. No. 3146/2001.
  - 13] Copy of Confirmation Deed dated 02.12.2004 of S. No. 129/1 and 129/2 by Smt. Anjanabai Dadu Bhosale and others in favour of Shri Jaydeep Pukhraj Jain, registered at the Office of Sub Registrar Haveli No. 8, at Sr. No. 9006/2004.
- B] S.No. 131/1**
- 1] Copies of 7/12 extracts.
  - 2] Copies of mutation entries
  - 3] Copy of Sathe Khat dated 22.06.1987 by Shri Damu Sayaji Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
  - 4] Copy of Power of Attorney dated 24.06.1987 by Shri Damu Sayaji Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
  - 5] Copy of Tabepavati dated 17.05.1989 by Shri Damu Sayaji Bhosale and another in favour of Shri Pukhraj Bhabutmal Jain
  - 6] Copy of Deed of Confirmation dated 02.06.2001 by Shri Damu Sayaji Bhosale and another in favour of Shri Pukhraj Bhabutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3099/2001.
  - 7] Copy of Sale Deed dated 02.06.2001 by Shri Damu Sayaji Bhosale and another in favour of Shri Pukhraj Bhabutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3101/2001.
  - 8] Copy of Deed of Confirmation dated 30.06.2005 by Shri Raghunath Damu Bhosale and others in favour of Shri Jaydeep Pukhraj Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 5073/2005.
  - 9] Copy of Sathe Khat dated 15.12.1993 by Shri Chandrakant Mahadu Bhosale and others in favour of Shri Pavan Mahavirprasad Agarwal and another.
  - 10] Copy of Deed of Sale dated 02.06.2001 by Shri Chandrakant Mahadu Bhosale and others in favour of Shri Pavan Mahavirprasad Agarwal and another, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3094/2001.
  - 11] Copy of Power of Attorney dated 3.8.2002 by Smt. Radhadevi Madhusudan Jajodiya in favour of Shri Chandrakumar Madhusudan Jajodiya, registered at the Office of Sub Registrar Amaravati at Serial No. 3520/2002



- 12] Copy of Power of Attorney dated 05.04.2003 by Sou Renu Pavankumar Agarwal in favour of Shri Chandrakumar Madhusudan Jajodiya, registered at the Office of Sub Registrar Amaravati at Serial No. 1395.
- 13] Copy of Power of Attorney dated 05.04.2003 by Shri Pavankumar Agarwal in favour of Shri Chandrakumar Madhusudan Jajodiya, registered at the Office of Sub Registrar Amaravati at Serial No. 1396.
- C] S.No. 131/2**
- 1] Copies of 7/12 extracts.
- 2] Copies of mutation entries
- 3] Copy of Sathe Khat dated 22.06.1987 by Shri Damu Sayaji Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
- 4] Copy of Power of Attorney dated 24.06.1987 by Shri Damu Sayaji Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
- 5] Copy of Tabepavati dated 17.05.1989 by Shri Damu Sayaji Bhosale and another in favour of Shri Pukhraj Bhabutmal Jain
- D] S.No. 135/2**
- 1] Copies of 7/12 extracts
- 2] Copies of mutation entries
- 3] Copy of Sathe Khat dated 22.06.1987 by Shri Laxman Babu Bhosale and others in favour of Shri Pukhraj Babhutmal Jain.
- 4] Copy of Irrevocable General Power of Attorney dated 24.06.1987 by Shri laxman Babu Bhosale and others in favour of Shri Pukhraj Babhutmal Jain.
- 5] Copy of Tabepavati dated 17.05.1989 by Smt. Sugandhabai Baburao Bhosale and others in favour of Shri Pukhraj Babhutmal Jain
- 6] Copy of Deed of Confirmation dated 04.06.2001 by Shri Laxman Babu Bhosale and another in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3451/2001.
- 7] Copy of Sale Deed dated 4.6.2001 by Shri Laxman Babu Bhosale and others in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3452/2001.
- 8] Copy of Deed of Confirmation dated 16.6.2004 by Smt. Sugandhabai Baburao Bhosale and others in favour of Shri Jaydeep Pukhraj Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 4157/2004
- 9] Copy of Deed of Confirmation dated 20.7.2004 by Smt. Parubai Abasaheb Bhosale and others in favour of Shri Jaydeep Pukhraj Jain registered at the Office of Sub Registrar Haveli 8 at Serial No. 5039/2004.
- E] S.No. 135/3**
- 1] Copies of 7/12 Extracts
- 2] Copies of mutation entries.
- 3] Copy of Sathekhat dated 22.06.1987 by Shri Maruti Narayan Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
- 4] Copy of Irrevocable General Power of Attorney dated 24.06.1987 by Shri Maruti Narayan Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
- 5] Copy of Tabepavati dated 17.05.1989 by Shri Maruti Narayan Bhosale & others in favour of Shri Pukhraj Bhabutmal Jain.



- 6] Copy of Confirmation Deed dated 04.06.2001 by Shri Maruti Narayan Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 3153/2001.
- 7] Copy of Sale Deed dated 04.06.2001 by Maruti Narayan Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 3154/2001.
- 8] Copy of Confirmation Deed dated 12.04.2004 by Smt. Krishnabai Baban Bhosale and others in favour of Shri Jaydeep Pukhraj Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 2498/2004.
- 9] Copy of Confirmation Deed dated 20.04.2004 by Shri Laxman Chiman Bhosale and others in favour of Shri Jaydeep Pukhraj Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 2679/2004.
- F] S. No. 135/4**
- 1] Copies of 7/12 extracts
- 2] Copies of mutation entries
- 3] Copy of Sathe Khat dated 22.06.1987 by Shri Rama Laxman Bhosale (Chougule) and another in favour of Shri Pukhraj Babhutmal Jain.
- 4] Copy of Power of Attorney dated 24.06.1987 by Shri Rama Laxman Bhosale (Chougule) and another in favour of Shri Pukhraj Babhutmal Jain.
- 5] Copy of Tabepavati dated 17.05.1989 by Rama Laxman Bhosale (Chougule) in favour of Shri Pukhraj Babhutmal Jain
- 6] Copy of Deed of Confirmation dated 28.05.2001 by Shri Rama Laxman Bhosale (Chougule) and another in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3149/2001.
- 7] Copy of Sale Deed dated 28.05.2001 by Shri Rama Laxman Bhosale and another in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3150/2001.
- G] S.Nos. 135/5**
- 1] Copies of 7/12 Extracts
- 2] Copies of mutation entries.
- 3] Copy of Sathekhat dated 22.06.1987 by Shri Shantaram Dattatray Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
- 4] Copy of Irrevocable General Power of Attorney dated 22.06.1987 by Shri Shantaram Dattatray Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain.
- 5] Copy of Tabepavati dated 17.05.1989 by Shri Shantaram Dattatray Bhosale in favour of Shri Pukhraj Bhabutmal Jain.
- 6] Copy of Confirmation Deed dated 04.06.2001 by Shri Shantaram Dattatray Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 3155/2001.
- 7] Copy of Sale Deed dated 04.06.2001 by Shri Shantaram Dattatray Bhosale and others in favour of Shri Pukhraj Bhabutmal Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 3156/2001.
- 8] Copy of Confirmation Deed dated 12.04.2004 by Smt. Indubai Dattatray Bhosale and others in favour of Shri Jaydeep Pukhraj Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 2483/2004.
- H] S.No. 135/6**
- 1] Copies of 7/12 extracts
- 2] Copies of mutation entries
- 3] Copy of Sathe Khat dated 22.06.1987 by Shri Rama Laxman Bhosale (Chougule) and another in favour of Shri Pukhraj Babhutmal Jain.



- 4] Copy of Power of Attorney dated 24.06.1987 by Shri Rama Laxman Bhosale (Chougule) and another in favour of Shri Pukhraj Babhutmal Jain.
- 5] Copy of Tabepavati dated 17.05.1989 by Rama Laxman Bhosale (Chougule) in favour of Shri Pukhraj Babhutmal Jain
- 6] Copy of Deed of Confirmation dated 28.05.2001 by Shri Rama Laxman Bhosale (Chougule) and another in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3149/2001.
- 7] Copy of Sale Deed dated 28.05.2001 by Shri Rama Laxman Bhosale and another in favour of Shri Pukhraj Babhutmal Jain, registered at the Office of Sub Registrar Haveli 8 at Serial No. 3150/2001.
- 8] Copy of Power of Attorney dated 03.08.2002 by Smt. Radhadevi Madhusudan Jajodiya in favour of Shri Chandrakumar Madhusudan Jajodiya, registered at the office of Sub Registrar Amaravati at Serial No. 3520/2002.
- 9] Copy of Power of Attorney dated 05.04.2003 by Sou Renu Pavankumar Agarwal in favour of Shri Chandrakumar Jajodiya registered at the Office of Sub Registrar Amaravati at Serial No. 1395/2003.
- 10] Copy of Power of Attorney dated 05.04.2003 by Pavankumar Agarwal in favour of Shri Chandrakumar Jajodiya registered at the Office of Sub Registrar Amaravati at Serial No. 1396/2003.
- 11] Copy of sale deed dated 02/06/2001 by Rama Laxman Bhosale & others in favour of Smt Radhadevi Madhusudn Jajodiya & another, registered at the office of Sub registrar Haveli no. 8 at Sr. No. 3092/2001
- I] Copy of Release Deed dated 28.04.2003 by Mrs. Raksha J. Shah and another in favour of Shri Jaydeep Jain, registered at the Office of Sub Registrar Haveli No. 15 at Serial No. 1228/2003 (presently not available)
- J] Copy of Development Agreement dated 24.08.2004 by Shri Jaydeep Pukhraj Jain in favour of Pride Builders Pvt. Ltd. registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 6108/2004.
- K] Copy of Power of Attorney dated 26.08.2004 by Shri Jaydeep Pukhraj Jain in favour of Arvind Premchand Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 6109/2004.
- L] Copy of Development Agreement dated 05.07.2005 by Shri Jaydeep Pukhraj Jain in favour of Pride Builders Pvt. Ltd. registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 5208/2005.
- M] Copy of Irrevocable General Power of Attorney dated 05.07.2005 by Shri Jaydeep Pukhraj Jain in favour of Shri Arvind Premchand Jain registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 4/5209/2005.
- K] Copy of Development Agreement dated 05.12.2005 by Shri Jaydeep Pukhraj Jain in favour of Pride Builders Pvt. Ltd. with the consent of Shri Chandrakumar Madhusudan Jajodiya, registered at the Office of Sub Registrar Haveli No. 19 at Serial No. 4439/2005.
- N] Copy of Irrevocable General Power of Attorney dated 05.12.2005 by Shri Jaydeep Pukhraj Jain and Jajodiya in favour of Shri Arvind Premchand Jain registered at the Office of Sub Registrar Haveli No. 19 at Serial No. 4440/2005.
- O] Copy of Sale Deed dated 12.12.2005 by Shri Jaydeep Pukhraj Jain in favour of Mahaveer Co-operative Housing Society Ltd. registered at the Office of Sub Registrar Haveli No. 19 at Serial No. 7640/2005.
- P] Death Certificate of Pukhraj Jain
- Q] Copy of plaint in Spl. Civil Suit No. 937/2005.



- R] Copy of Compromise Pursis filed in the Court of Civil Judge Senior Division, Pune in respect of S.Nos. 131/1, 132/5, 298/2, 132/4, 135/6 and 132/2.
- S] Copy of Order of Civil Judge Senior Division, Pune dated 06.02.2006 in respect of S.Nos. 131/1, 132/5, 298/2, 132/4, 135/6 and 132/2.
- T] Copies of Order under Urban Land (Ceiling and Regulation) Act, 1976 dated 28.01.1999.
- U] Copy of order under Urban Land (Ceiling and Regulation) Act, 1976 dated 28.01.2000.
- V] Copy of order of Additional Collector and Competent Authority, Pune Urban Agglomeration dated 31.08.2006 under Urban Land (Ceiling & Regulation) Act, 1976.
- W] Zone Certificates dated 08.01.2007.
- X] Copy of Search report dated 05/01/2015 by Adv Sumit Satoskar, for the year 2013 to 2015
- Y] Copy of Demarcation Plan
- AA] Search Report dated 18/02/2013 and 19/02/2013, and receipt bearing No. 3822/2013 & 4717/2013
- AB] Transfer deed dated 31/03/2013 registered in the office of Sub registrar Haveli no. 12 at Sr. No. 6409/2013 on 29/07/2013
- AC] Search Report dated 13/02/2014, and receipt bearing No. 7027/2014
- AD] Search Report dated 09/06/2015, and GRAS receipt bearing No. MH001454620201516E
- AE] Agreement of Assignment is registered at the office of the Sub Registrar Haveli 15 at Sr. No.1306/2007
- AF] Cancellation Agreement dated 03/04/2014 registered at the Office of the Sub-Registrar Haveli 15 at Serial No. 2370/2014
- AG] Search Report dated 03/02/2016, and GRAS receipt bearing No. MH006986329201516E
- AH] Search Report dated 18/01/2017
- AI] Tabepavati in favour of Pimpri Chinchwad Municipal Corporation dated 10/02/2017 registered at sr. no. 1018/2017.
- AJ] Correction deed dated 23/01/2018 registered at sr. no. 639/2018.
- AK] Tabepavati in favour of Pimpri Chinchwad Municipal Corporation dated 27/03/2017 registered at sr. no. 2103/2017.
- AL] Search Report dated 21/02/2018
- AM] Search Report dated 16/02/2019 and Search report dated 20/05/2020
- AN] Transfer deed dated 21/12/2020 registered in the office of Sub registrar Haveli no. 17 at Sr. No. 10888/2020, in regard to S No 135/2 & 135/6.



**AO]** Transfer deed dated 26/12/2020 registered in the office of Sub registrar Haveli no. 25 at Sr. No. 11839/2020, in regard to S No 131/1

**AP]** Search Report dated 09/01/2021& 31/08/2021

**(2) DESCRIPTION OF PROPERTY :**

All those pieces and parcels of land and ground situate at Mouje Charholi, within the Registration Sub-Dist. Taluka Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, totally admeasuring an area of 07 Hectors 64 Are and as per Sale Deeds Bounded as follows :

Sr. No.	Survey No.	Area H=Are	On towards the East	or the South	On or towards the West	or the North
1	129/2	6=98	S. No. 129/1	S. No. 131/1, 2, 130/3	S. No. 135/6, 139	S. No. 141/1, 141/2/1, 141/2/2
2	131/1	1=11	S. No. 130/3	S. No. 132/4	S. No. 131/2	S. No. 129/2
3	131/2	1=19				
4	135/4	0=79	S. No. 135/5	S. No. 132/7A	S. No. 135/3	S. No. 139 pt
5	135/2	1=28	S.No. 135/1	S.No. 132	S.No. 135/3	S.No. 139
6	135/3	1=69	S.No. 135/4	S.No. 132/7B(P)	S.No. 135/2	S.No. 139 (P) & 138(P)
7	135/5	2=20	S.No. 131/2(P) 129/2(P) 135/6(P)	S.No. 132/6(P) 132/5(P)	S.No. 135/	S.No. 139 (P) & 138(P)
8	135/6	1=68	S.No. 131/2	S.No. 132/5	S.No. 135/5	S.No. 139

**(3) S. no. 129/2.**

- a) It is seen from the mutation entry bearing no. 1737 dated 19/8/38, as per Phalani Bara survey no. 129 was sub-divided into 2 parts consisting of survey no. 129/1 area 12 Acre 29 Guntha in the name of Sakharam Mahadu Chaugule 2) S.No. 129/2 area 17 Acre 10 Guntha in the name of Trust Devasthan Chinchwad.
- b) It is seen from the mutation entry bearing no. 2382 dated 13/04/1937 that as per the order of civil judge Bahadur Pune dated 10/11/1936, has appointed Shri Chintaman Dharnidhar Dev (chief trustee,), Ramchandra Gajanan Dev(trustee), Shankar Dhonduraj Wagh, Laxman Raghunath Gokhale, Ramchandra Govind Dandvate of Shri Devsthan Chinchwad, and hence forth charge of all estate of devsthan Chinchwad will be taken by these 5 people and they cultivate the land, hence their name recorded, on land bearing S. No. 129/2 alongwith other lands.
- c) It is seen from the mutation entry bearing no. 3615 dated 29/7/1949 that name of Sakharam Mahadu Chaugule as protective tenant under tenancy act recoded in S.No. 129 /2 in other right column
- d) It is seen from the mutation entry bearing no. 4201 dated 4/3/1955 Sakharam Mahadu Chaugule died 4 years before at his village his legal heir's sons 1. Dadu 2. Prabhu Sakharam Chougule, as his only legal heirs and representatives, and accordingly their names are recorded on 7/12 Extract at the Owners Column.
- e) It is seen from the mutation entry bearing no. 4337 dated 31/1/1956 that the said mutation entry created out of award no .1248 passed on dated 4/1/1956 in regard to property S.No. 129/2 and report of the Chinchawad Devsthan Trust

that Shri Chintamani Dharnidhar Dev name was deleted and name of Devkund Chintamani Dev taken on record of said property 7/12 extract as trustee of the said trust .

- f] It is seen from the mutation entry bearing no. 4812 dated 12/12/57, that Kar Bhari Swasthan Chinchawad its award no. 395 and As per Mamledar Haveli order no. WS/2340/57 dated 1/12/1957, name of the Shridev Swasthan recorded and entered name of other trustees.
- g] It is seen from the mutation entry bearing no. 5309 dated 21/4/1961 that as per 5th Honble Court Haveli order no. 100/1960 passed on 7/2/1961, that on the said property Kul not applicable because said property under possession of the Chinchawad Sawsthan and the same was effected by said mutation entry.
- h] It is seen from the mutation entry bearing no. 5832 dated 5/1/1966 that the owner of the property Shri Sakharam Chaugule has filed application in the office of Talathi that his surname Chaugule was change and as per Mumbai Gazzet new surname Bhosale was publish on dt- 21/05/1965 said application filed on revenue record and register.
- l] It is seen from the mutation entry bearing no. 5965 dated 5/7/1966 that Karbhari Trustee inform to ,that old trustee name remove and replace them by recording name of 1. Dharnidhar Chintamani Dev, 2.Digambar Govind Dev 3. Vinayak Govind Wagh 4. Gopal Prabhakar 5. Malhar Ramchandr Dhekane.
- J] It is seen from the mutation entry bearing no. 8420 dated 08/05/1972 Shri Dadu Sakham Bhosale Purchased the said land S.No. 129/2 as per 32G/Charholi br/381 dated 17/03/1972 thus his name from other right column for KUL has been deleted and recorded as owner in the ownership column.
- K] It is seen from the mutation entry bearing no. 8482 dated 17/10/1973 that Shri Dadu Sakham Purchased the land from Chinchwad Devsthan Trust through its trustees Shri Dharnidhar Chintaman Dev, Gajanan Heramb Dev, Vasant Keshav Naik, Govind Bhaskar Panse Malhar Ramchandra Dhekane vide sale deed dated 17/07/1971.
- L] It is seen from the mutation entry bearing no. 11780 dated 8/7/2001 that Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser and Land owner 1) Dadu Sakham Bhosale (Chougule) Hindu Undivided Family Karata /Maneger 2) Vilas 3) Gorakh Dadu Bhosale all through Power of attorney holder Pukharaj Bhabutmal Jain on 16/6/2001 registered at sr. no. 3459/2001 for consideration of Rs. 774611/- and the has been recorded on revenue record
- m] It is seen from the mutation entry bearing no. 11782 dated 8/7/2001 that Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser frm Land owner 1) Dadu Sakham Bhosale Hindu Undivided Family Karata /Maneger 2) Pabhakar Sakham Bhosale 3) Pandit Sopan Bhosale 4) Raghu Sopan Bhosale Chaugule 5) Yashwant Sopan Bhosale ( Chougule ) Hindu all above Undivided Family Karata /Maneger all through attorney holder Pukharaj Bhabutmal Jain above mention vide sale deed dated 6/6/2001 registered at sr. no. 3145/2001for consideration of Rs. 276813/- and accordingly it has been mutated on revenue record.
- (4) **S.No. 131/1**
- a] It is seen from Mutation Entry Nos. 1739 dated 19/8/38, as per Phalani Bara no. 12 survey no. 131 was sub-divided into 2 parts consisting of survey no. 131/1 area 2 Acre 30 Guntha in the name of Sayaji Gopal Chaugule Chaugule 2) S.No. 131/2 area 2 Acre 37 Guntha in the name of Genu Ravaji Chaugule & Amruta Ravaji Chaugule..



- b) It is seen from Mutation Entry No. 4372 dated 19.06.1956 that since before 1944 said land was owned by Shri Sayaji Gopala Chougule and that he expired in or about the year 1944 leaving behind him two sons Damu and Soma as his only legal heirs. The name of Shri Damu Chougule was mutated in the 7/12 record as Karta and Manager of Hindu Undivided Family vide the said mutation entry.
- c) It is seen from Mutation Entry No. 5834 dated 05.04.1966 that Shri Damu Sayaji Chougule had adopted surname Bhosale instead of Chougule and records were changed accordingly.
- d) It is seen from Mutation Entry No. 10751 that by a Deed of Exchange dated 01.11.1991 Shri Damu and Somu Sayaji Chougule exchanged. It appears that the said Exchange Deed was registered at the Office of Sub-Registrar Haveli-8 at Serial No. 291/1991.
- e) It is seen from Mutation Entry No. 10783 that Shri Damu and Somu Bhosale partitioned various lands owned by them by a registered Partition Deed dated 15.06.1992, whereby lands bearing S.No. 128, 131/1 and 132/5 were kept joint between them. The said Partition Deed appears to have been registered at Serial No. 1461.
- f) It is seen from Mutation Entry No. 10928 dated 05.04.1995 that Shri Damu Sayaji Bhosale expired on 26.03.1995 leaving behind him his wife Leelabai, son Raghunath and two married daughters – Sharda Tukaram Todkar and Shalan Babanrao Shivale as his only legal heirs. The names of the said heirs were mutated in 7/12 record.
- g) It is seen from Mutation Entry No. 11778 dated 08.07.2001 and copy of Sale Deed dated 02.06.2001 Pavan Mahavir Agrawal and Sou. Renu Pawan Agrawal has purchased property bearing survey no. 131/1, out of area adm. 0H 55.5R, survey no. 132/5, out of area adm. 0H 57.5R S. No. 298/2 area 02 H 38 Ares from 1) Chandarkant, 2) Suresh, 3) Vitthal, 4) Ramakant, 5) Balasaheb Mahadu Bhosale, 6) Sou Mukatabai Chandarakant Bhosale, 7) Sou. Laxmibai Suresh Bhosale, 8) Mangal Vittal Bhosale, 9) Sou Asha Ramakant Bhosale, 10) Sou. Nirmal Balasaheb Bhosale, 11) Sou. Shoba Raju Pahad, 12) Sou Nanda Chandarkant Pathare, 13) Tulasabai Maahadu Bhosale, 14) Shnkar Bala Bhosale, 15) Vagheshawar Shankar Bhosale 16) Rajendr Shankar Bhosale 17) Sou. Sangita Vagheshawar Bhosale, 18) Sou. Manda Dattary Thakur 19) Sou. Lilabai Bhagavan Bhosale 20) Balasaheb Alise Sandeep Bhagavan Bhosale 21) Soma Smbhaji Bhosale 22) Vishawas Soma Bhosale 23) Bhausahab 24) Bayadabai 25) Chanpabai Soma Bhosale by sale deed dated 2/6/2001 vide serial no. 3094 /2001 with consideration Rs- 920000/-. Their names were mutated in 7/12 record by the said mutation entry.
- h) It is seen from Mutation Entry No. 12315 dated 08.03.2006 and copy of Compromise Decree dated 05.12.2005 that Sp. C.S. No. 937/2005 that was filed by Shri Jaydeep Pukhraj Jain against Shri Pavan Mahavir Jain, Sou Renu Pawan Agarwal, Smt. Radhadevi Madhusudan Jajodia and Shri Chandrakumar Madhusudan Jajodia was compromised between the parties, wherein ownership of Shri Jaydeep Pukhraj Jain of the said land was confirmed.
- i) It is seen from Mutation Entry No. 12300 dated 11.02.2006 that by Sale Deed dated 13.12.2005 Shri Jaydeep Pukhraj Jain and Pride Builders Pvt. Ltd. sold various lands including the aforesaid lands to Mahaveer Co-operative Housing Society Ltd. The said Sale Deed is registered at the Office of the Sub Registrar Haveli – At Sr. No. 7640/2005. The name of the purchaser was however mutated in various survey numbers except survey numbers which were under litigation. However it appears from Mutation Entry No. 12319 dated 08.03.2006

that after settlement of litigation name of the purchaser was mutated in respect of those survey numbers accordingly to the court decree.

(5) 131/2

- a] It is seen from Mutation Entry No. 1739 Dated 19/8/34, as per Phalani Bara land bearing survey no. 131 was sub-divided into 2 parts consisting of survey no. 131/1 area 2 Acre 30 Guntha in the name of Sayaji Gopal Chaugule Chaugule and S.No. 131/2 area 2 Acre 37 Guntha in the name of Amruta Ravaji Chaugule. Remark - said mutation entry checked and then certified on 30/11/1935.
- b] It is seen from Mutation Entry No. 2488 dated -17/08/1938 that Amruta Raghuji Chaugule died on 11/08/1938 leaving behind him 2 son Dhondiba and Shankar Amruta Chaugule which was His only legal heirs and representatives, and accordingly their names were recorded in 7/12 Extract.
- c] It is seen from Mutation Entry No. 6003 : dated 6 /1/1966 that owner of the property Dhondiba Amrut Chaugule has filed application on 1/9/1965 in the talathi office that his name Dhondiba Amrut Chaugule was change and as per Mumbai Gazzet new name Dhondiba Amrut Bhosale was publish on 21/1/1965 said application filed on Revenue register.
- d] It is seen from Mutation Entry No. 8121 dated 27/2/69, Maharashtra State Weights and Measurement act 1958 and Indian Coin Act 1955 , the area was converted from acres to Hectares and Ares and accordingly in the 7/12 extract area mentioned as 2H 22 Ares. Remark - said mutation entry check and then certified dt- 24/3/69.
- e] It is seen from Mutation Entry No. 8440 that Shri Dhondiba Amruta Bhosale gave an application to mutate his brother's name i.e. Shankar Amruta Bhosale for half share & accordingly name of both brother mutated.
- f] It is seen from Mutation Entry No. 9169 dt- 19/7/1982 said mutation entry mention that Shankar Dondiba Bhosale preferred an application to record the names of his daughter [1] Sonabai Rangnath Drekar [2] Sugandabai Maruti Pathre [3] Housabai Bajirao Dundakar [4] Sakhubai Kushaba Undare [5] Kuishalyabai Kisan Thakur on revenue record. Remark - said mutation entry checked and then certified dt- 28/9/1982.
- g] It appears from Mutation Entry No. 9549 that Dnyoba Dhondiba Bhosale preferred an application to record the names of Sopan Dhondiba Bhosale and Narayan Dhondiba Bhosale as they were cultivating the said land. Sale Deed dated 13/9/2001 bearing Reg no. 906/97 is executed by Sopan Dhondiba Bhosale 2) Devidas Sopan Bhosale 3) Narayan Dhondiba Bhosale 4) Appa Narayan Bhosale 5) Vishawanath Narayan Bhosale through natural gurdian 6) Dyanoba Dhondiba Bhosale 7) Jijabai Tukaram Bhosale 8) Suresh Tukaram Bhosale 9) Balu Tukaram Bhosale and 10) Sou. Kalabai Ramchandra Awale.
- h] It is seen from Mutation Entry No. 10723 dated 26/7/91, Maharashtra Govt. Revenue Department issued order and granted separate Revenue village status to the village 1. Wadmukhwadi 2. Choviswadi and accordingly the village charholi subdivided into three villages 1. Charholi 2. Wadmukhwadi 3. Choviswadi. Remark - said mutation entry check and then certified dt- no date mention.
- i] It is seen from Mutation Entry No. 11835 dated 10/11/2001 that Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser and Original Land owner 1) Sopan Dhondiba Bhosale 2) Devdas Sopan Bhosale 3) Narayan Dhondiba Bhosale 4) Appa Narayan Bhosale 5) Vishawanath Narayan Bhosale natural gurdian 6) Dynoba Dhondiba Bhosale 7)Jijabai 8) Suresh 9) Balu Tukaram Bhosale 10) Sou. Kalabai Ramchandr Awale above mention Land S.No.

- 131/2 out of land 0 H .59.5 R , Registered on 13/9/2001 at sr.no. 906/97 for consideration of Rs -80,000/-.
- j] It is seen from Mutation Entry No. 11836 dated 10/11/2001 that Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser and Original Land owner 1) Shankar Amruta Bhosale S.No. 131/2 out of this 0 H .59.5 R , Registered on 13/2/1997 at sr.no. 907/97 for consideration Rs -31600/-.
- (6) **S.No. 135/2**
- a] It is seen from the mutation entry bearing no. 1644 dated 29/06/1934 that Shri Govind Genu Chougule has obtained loan of Rs. 150/- from Shri Pandurang Dnyaneshwar Kulkarni and created Mortgage with Possession.
- b] It appears from Mutation Entry No. 1742 dated 18.08.1934 and 1742 dated 19.08.1934 that there was Falni measurement in the year 1934 and survey no. 135 was sub-divided into 6 parts consisting of survey no. 135/1 area 4 Acre 10 Guntha in the name of Pandurang Dyeshwar Kulkarni 2) S.No. 135/2 area 3 Acre 7 Guntha in the name of Govind Genu Chaugule 3) S.No.135/3 area 4 Acre 7 Guntha in the name of Vitthu Genu Chaugule 4) S.No. 135/4 area 1 Acre 38 Guntha in the name of Shankar Keshav Mahajan 5) S.No. 135/5 area 5 acre 17 Guntha in the name of Genu Ravaji Chaugule 6) S.No. 135/6 area 4 Acre 6 Guntha in the name of Shankar Keshav Mahajan
- c] It is seen from Mutation Entry No. 3485 dated 21.07.1949 that upon an application of Shri Pandurang Dnyaneshwar Kulkarni that his name being Pokalist be deleted, his name was deleted from the 7/12 record of the said lands and the name of Shri Babu Govinda Chougule was mutated in 7/12 record by the said mutation entry.
- d] It is seen from Mutation Entry No. 8869 dated 03.08.1979 that Shri Babu Govinda Chougule expired on 21.05.1971 leaving behind him his wife Sugandhabai alias Sagunabai, three sons Laxman, Uttam and Bhagwan and two daughters (i) Sou. Shantaba Dnyaneshwar Kalje and (ii) Kantabai Babu Chougule alias Sou. Kantabai Vasudeo Fale as his only legal heirs. Sou. Shantabai Dnyaneshwar Kalje had orally released her rights in the said property and therefore names of other heirs were mutated in 7/12 record by the said mutation entry.
- e] It is seen from Mutation Entry No. 9242 dated 22.01.1983 that by Order No. 3290/82 of Tahasildar, Haveli, names of four brothers of Late Babu Govinda Chougule viz. (i) Shri Abu Govinda Chougule, (ii) Shri Sahadu Govinda Chougule (iii) Shri Mahadu Govinda Chougule (iv) Shri Kisan Govinda Chougule were subsequently mutated in 7/12 record as his legal heirs by the said mutation entry.
- f] It is seen from the mutation entry bearing no. 11795 dated 8/7/2001 that Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser and Original Land owner 1) Laxman Baburao Bhosale Chougule 2) Bhagawan Baburao Bhosale Chougule 3) Uttam Baburao Bhosale Chougule , 4) Sungdha Baburao Bhosale 5) Kisan Govind Bhosale 6) Ratan 7) Ramdas Kisan Bhosale ,8) Sahadu Govind Bhosale 9) Dattatary 10) Candarkant 11) Balu Sahadu Bhosale Chougule all above Undivided Family Karata /Manager all through Power of attorney holder Pukharaj Bhabutmal Jain above mention Land 1) S.No.135/2 out of land 01 H . 28 R 2) S.No. 297/1 out of land 05 H .35 R, same is Registered on 04/6/2001 at sr.no. 3452/2001 with cosideration Rs. 352505/- but said mutation entry was not certified at that time.



- g) It is seen from the mutation entry bearing no. 12344 dated 16/5/2006 that Shri Pukharaj Bhabutamal Jain has purchased said land from original land owner 1) Laxman Babu Bhosale (Chaugule) 2) Bhagawan Baburao Bhosale (Chaugule) 3) Uttam Baburao Bhosale (Chaugule), 4) Suganda Baburao Bhosale(Chaugule) 5) Kantabai Vasudev Fale 6) Kisan Govind Bhosale (Chaugule) 7) Ratan Kisan Bhosale(Chaugule) 8) Ramdas Kisan Bhosale(Chaugule), 9) Sahadu Govind Bhosale 10) Dattatray Sahadu Bhosale 11) Chandarkant Sahadu Bhosale 12)Balu Sahadu Bhosale all above Family Karata / Maneger all through POA Pukharaj Jain executed sale deed on 4/6/2001 registere at sr. no. 3452/2001 & Consent Deed on 16/06/2004 at regi no. 4157/2004 which was recorde in revenu record as per Honbl'e SDO Court letter RTS Appeal No- 86/2006 village -Charoli Budaruk Above property related complaint no SR / 519/k/2001 dated 28/11/2003 m.e 11795 aganist this appeal and Uttam Babu Bhosale was taken objection for sale deed on dt- 4/6/2002& filed complaint in Tahasildar after hearing him and as per SDO Order said sale deed & confirmation deed declare valid and said mutation entry recorded in revenue record.
- h) It is seen from the mutation entry bearing no. 12345 dated 16/5/2006 that Jaydeep Pukharaj Jain filed application that his father was died on dt- 19/3/2003 and his legal heir 1 Jaydeep Pukharaj Jain Age- 30 , 2) daughter- Raksha J. Shaha Age- 38 , Shilpa Pukharaj Jain - daughter - Age- 31 only legal heir name which was recorded as per m.e no- 12298 case filed in the court of SDO the said Legal heir not recorded on the property S. No. 135/2 and 297/1.
- i) It is seen from the mutation entry bearing no. 12346 dated 16/5/2006 that the said Mahaveer Co-operative. Housing Society Ltd. Through Chairman Shri Arvind Premchand Jain 2) Secretry -Shri Rajesh MulayamChand Jain 3) Member - Rakesh Kumar Agrawal purchased From Jaydeep Pukharaj Jain & Pride Builders Pvt Ltd through Director - Arvind Jain, vide sale dated 13/12/2005 registred at sr. no- 7640/2005 and as per m.e.no 12300 name of the purchaser recorded on other property and on said property due to Appeal with SDO against M E No. 11795 thereafter as per order issued by SDO and by this m.e name of purchaser, society recoded in the revenu record
- (7) S.No. 135/3**
- a) It appears from Mutation Entry No. 1742 dated 18.08.1934 and 1742 dated 19.08.1934 that there was Falni measurement in the year 1934 and survey no. 135 was sub-divided into 6 parts consisting of survey no. 135/1 area 4 Acre 10 Guntha in the name of Pandurang Dyeshwar Kulkarni 2) S.No. 135/2 area 3 Acre 7 Guntha in the name of Govind Genu Chaugule 3) S.No.135/3 area 4 Acre 7 Guntha in the name of Vitthu Genu Chaugule 4) S.No. 135/4 area 1 Acre 38 Guntha in the name of Shankar Keshav Mahajan 5) S.No. 135/5 area 5 acre 17 Guntha in the name of Genu Ravaji Chaugule 6) S.No. 135/6 area 4 Acre 6 Guntha in the name of Shankar Keshav Mahajan
- b) It is seen form the mutation entry bearing no. 4369 dated 29/5/1956, that Shri Narayan Vitthuba Chaugule died on dt- 2/2/1956 at his village his legal heirs sons 1. Baban 2. Maruti 3.Vaman 4. Popat Narayan Chougule, which was His only legal heirs and representatives, and accordingly their names are recorded in S.No. 135/3 property 7/12 Extract is the Owners Column.
- c) It is seen from Mutation Entry No. 5833 dated 06.01.1966 that since prior to 1966 S.No. 135/3 along with other lands belonged to Shri Baban Narayan Chougule and that upon his application that he had changed his surname from Chougule to Bhosale correction was made in revenue record by the said mutation entry.



- d] It is seen from Mutation Entry No. 9737 dated 26.03.1987 that Shri Baban Narayan Bhosale expired on 01.08.1978 leaving behind him wife Smt. Krishnabai, two sons – Bhausahab and Babasaheb, two daughters – Housabai Baban Gade and Saguna Ankush Jagdale, two brothers – Shri Maruti Narayan Bhosale and Shri Waman Narayan Bhosale and Laxman Chiman Bhosale, Prabhakar, Chandrakant, Rajendra Popat Bhosale, Mandubai Popal Bhosale and Shobha Gangadhar Kamthe, being the heirs of two deceased brothers, as his only legal heirs and their names were mutated in 7/12 record by the said mutation entry.
- (8) **S. no. 135/4**
- a] It is seen from the mutation entry bearing no. 1742 dated 19/8/34, as per Phalani Bara no. 12 survey no. 135 was sub-divided into 6 parts consisting of survey no. 135/1 area 4 Acre 10 Guntha in the name of Pandurang Dyeshwar Ku 2) S.No. 135/2 area 3 Acre 7 Guntha in the name of Govind Genu Chaugule 3) S.No.135/3 area 4 Acre 7 Guntha in the name of Vitthu Genu Chaugule 4) S.No. 135/4 area 1 Acre 38 Guntha in the name of Shankar Keshav Mahajan 5) S.No. 135/5 area 5 acre 17 Guntha in the name of Genu Ravaji Chaugule 6) S.No. 135/6 area 4 Acre 6 Guntha in the name of Shankar Keshav Mahajan.
- b] it is seen from the mutation entry bearing no. 2796 dated 07/02/1943 that laxman Genu Chougule has given the said land on mortgage with possession to Shri Shankar Keshav Mahajan, thereafter Shankar Keshav Mahajan made a statement on 13/01/1943 that nothing remained to be payable against the said land hence my name to be removed and name of Laxman Genu Chougule to be recorded, accordingly it was taken on record.
- c] It is seen from the mutation entry bearing no. 2816 that vide said mutation entry Laxman Genu Chaugule sold his property S.No. 135/6, S.No.135/4 to Bhika Sahadu Dhapate vide sale deed executed on 23/1/1943 for consideration of Rs 99/-
- d] it is seen from the mutation entry bearing no. 5442 dated 10/10/1962 that Laxman Genu Chaugule died before 1 and half years at his village and leaving behind him 1 Son - name of the Rama Laxman Chaugule ,wife - Mukatbai Laxman Chaugule and Doughter -1 Narmadabai , 2. Bhimabai Maruti Gondakar which was his only legal heirs and representatives, and accordingly their names are recorded in 7/12 Extract.
- e] It is seen from the mutation entry bearing no. 5638 dated 1/7/1964 that name of the Bhiku Shadu Dhapate was removed, as his all dues has been paid hence name of Rama Laxman Chaugule recorded on said property.
- f] It is seen from the mutation entry bearing no. 5835 dated 5/1/1966 that owner of the property Rama Laximan Chaugule has filed application on 7/11/1965 in the talathi office that his surname Chaugule was change and as per Mumbai Gazzet new surname Bhosale was publish on dt- 21/1/1965 said application filed on revenue register
- g] It is seen from the mutation entry bearing no. 11783 dated 8/7/2001 that Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser and Land owner 1) Rama Laximan Bhosale Hindu Undivided Family Karata /Maneger 2) Manik Rama Bhosale all above Hindu Undivided Family Karata /Maneger all through Power of attorney holder Shri Pukharaj Bhabutmal Jain above mention on 28/5/2001 registered at sr.no. 3150/2001 for consideration of Rs 175225/- and accordingly same has been mutated on revenue record
- (9) **S.Nos. 135/5:**



- a) It appears from Mutation Entry No. 1742 dated 19.08.1934 that there was Faini measurement in the year 1934 and the land bearing survey no. 135 was sub-divided into 6 parts consisting of survey no. 135/1 area 4 Acre 10 Guntha in the name of Pandurang Dyeshwar Kulkarni 2) S.No. 135/2 area 3 Acre 7 Guntha in the name of Govind Genu Chaugule 3) S.No.135/3 area 4 Acre 7 Guntha in the name of Vitthu Genu Chaugule 4) S.No. 135/4 area 1 Acre 38 Guntha in the name of Shankar Keshav Mahajan 5) S.No. 135/5 area 5 acre 17 Guntha in the name of Genu Ravaji Chaugule 6) S.No. 135/6 area 4 Acre 6 Guntha in the name of Shankar Keshav Mahajan
- b) It is seen from Mutation Entry No. 3475 dated 22.06.1949 that Shri Genu Raoji Chaugule partitioned the said lands between himself and his sons – Sadashiv, Eknath and Baban, wherein lands bearing S.Nos. 132/3 admeasuring 01 Acre 39 Gunthas, 132/6 admeasuring 04 Acre 29 Gunthas and 135/5 admeasuring 05 Acre 17 Gunthas were allotted to the share of Shri Eknath Genu Chougule and his name was mutated in 7/12 record by the said mutation entry.
- c) It is seen from Mutation Entry No. 4857 dated 21.05.1958 that Shri Eknath Genba Chougule expired on 11.03.1958 leaving behind him his wife Smt.Tulsabai, son Dattatray and a daughter Sou Changunabai Jagannath Bhegde as his only legal heirs. It is seen from Mutation Entry No. 4858 dated 25.05.1958 that upon an application of Sou. Changunabai Jagannath Bhegde her name was deleted from 7/12 record by the said mutation entry.
- d) It is seen from Mutation Entry No. 5418 dated 18.06.1962 that Shri Dattatray Eknath Chougule expired in the year 1961 leaving behind him his mother Tulsabai, wife Indubai and a minor son Shantaram as his only legal heirs. The names of the said heirs were mutated in 7/12 record for 1/3<sup>rd</sup> (5 Anna 4 Pai) share therein by the said mutation entry.
- e) It is seen from Mutation Entry No. 5746 dated 24.05.1965 that upon an application of Smt. Tulsabai Eknath Chougule name of Changunabai Jagannath Bhegde was mutated in 7/12 record by the said mutation entry and the shares were rearranged each of the owners having ¼ th (4 Anna) share in the said lands.
- f) It further appears from Mutation Entry No. 10846 dated 02.07.1993 that upon an application of Shri Shantaram Dattatray Bhosale that since more than 13 years his Grand Mother Smt. Tulsabai Eknath Chougule is missing and her name should be deleted from the 7/12 record, the name of Tulsabai was deleted from the 7/12. Affidavit given by Shri Shantaram Dattatray Chougule to delete the name of Smt. Tulsabai is not given for my perusal and this Title Opinion is given relying on the said mutation entry
- g) It is seen from mutation entry bearing no. 11792 dated 8/7/2001 that the Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser and Original Land owner 1)Shantaram Dattrya Bhosale ( Chougule )Hindu Undivided Family Karata /Manager , 2) Bebi Shantaram Bhosale Chaugule , 3) Indubai Dattary Bhosale all above Hindu Undivided Family Karata /Maneger all through Power of attorney holder Pukharaj Bhabutmal Jain on 4/6/2001 and the same is registered at sr. no. 3156/2001 for consideration Rs 434017/-

**(10) S.No. 135/6**

- a) It appears from Mutation Entry No. 1742 dated 18.08.1934 and 1742 dated 19.08.1934 that there was Faini measurement in the year 1934 and survey no. 135 was sub-divided into 6 parts consisting of survey no. 135/1 area 4 Acre 10 Guntha in the name of Pandurang Dyeshwar Kulkarni 2) S.No. 135/2 area 3 Acre 7 Guntha in the name of Govind Genu Chaugule 3) S.No.135/3 area 4

- Acre 7 Guntha in the name of Vitthu Genu Chaugule 4) S.No. 135/4 area 1  
Acre 38 Guntha in the name of Shankar Keshav Mahajan 5) S.No. 135/5 area 5  
acre 17 Guntha in the name of Genu Ravaji Chaugule 6) S.No. 135/6 area 4  
Acre 6 Guntha in the name of Shankar Keshav Mahajan
- b] it is seen from the mutation entry bearing no. 2796 dated 07/02/1943 that laxman Genu Chougule has given the said land on mortgage with possession to Shri Shankar Keshav Mahajan, thereafter Shankar Keshav Mahajan made a statement on 13/01/1943 that nothing remained to be payable against the said land hence my name to be removed and name of Laxman Genu Chougule to be recorded, accordingly it was taken on record. mutation entry checked on 19/04/1943 certified on 05/05/1943
- c] It is seen from the mutation entry bearing no. 2816 that vide said mutation entry Laxman Genu Chaugule sold his property S.No. 135/6, S.No.135/4 to Bhika Sahadu Dhapate vide sale deed executed on 23/1/1943 for consideration of Rs 99/-
- d] it is seen from the mutation entry bearing no. 5442 dated 10/10/1962 that Laxman Genu Chaugule died before 1 and half years at his village and leaving behind him 1 Son - name of the Rama Laxman Chaugule ,wife - Mukatbai Laxman Chaugule and Doughter -1 Narmadabai , 2. Bhimabai Maruti Gondakar which was his only legal heirs and representatives, and accordingly their names are recorded in 7/12 Extract.
- e] It is seen from the mutation entry bearing no. 5638 dated 1/7/1964 that name of the Bhiku Shadu Dhapate was removed, as his all dues has been paid hence name of Rama Laxman Chaugule recorded on said property.
- f] It is seen from the mutation entry bearing no. 5835 dated 5/1/1966 that owner of the property Rama Laxman Chaugule has filed application on 7/11/1965 in the talathi office that his surname Chaugule was change and as per Mumbai Gazzet new surname Bhosale was publish on dt- 21/1/1965 said application filed on revenue register.
- g] It is seen from Mutation Entry No. 11777 dated 08.07.2001 that Shri Rama Laxman Bhosale with the consent of Pushpa Kisan Gawade and 3 others, sold the said land to Radhadevi Madhusudan Jajodiya and Chandrakumar Madhusudan Jajodiya and their names were mutated in 7/12 record by the said mutation entry.
- h] It is seen from the mutation entry bearing no. 11783 dated 8/7/2001 that Sale Deed executed between Pukharaj Bhabutmal Jain Purchaser and Land owner 1) Rama Laxman Bhosale Hindu Undivided Family Karata /Maneger 2) Manik Rama Bhosale all above Hindu Undivided Family Karata /Maneger all through Power of attorney holder Shri Pukharaj Bhabutmal Jain above mention on 28/5/2001 registered at sr.no. 3150/2001 for consideration of Rs 175225/- and accordingly same has been mutated on revenue record
- i] it is seen from mutation entry bearing no. 12315 dated 8/3/2006 that as per court order by compromise;- before Honbl'e Civil Judge Senior Division in the Spl Civil Suit No. 937/2005 and exh-25 as per order dated- 36/2/2006 that Plaintiff Jaydeep Pukharaj Jain and Defendants 1] Pawan Mahaveer Prasad Jain 2] Sou. Renu Pawan Agrwal 3] Shrimati Radhadevi Madhusudan Jajodiya 4] Chandrkumar Madhusudan Jajodiya between them out of court settlement and matter was Compromised and plaintiff Jaydeep Pukharaj Jain became owner of 1] S.No.131 area -1H. 11R , 2] S.No. 132/5 area 1H.15R 3] S.No. 298/2 area 3H.58R 4] 132/4 area 00H.38 5]135/6 area 1H. 69R 6] 132/2 area 00H.36 R. As per decree in regard to above mention properties the mutation entry no. 11677 and 11783 which was challenged and as per Land Revenue Code 1906 under

Section 247 vide RTS Appeal 97/2005 on dt- 23/2/2006 before the court Divisional Commissioner Pune . Then as per Civil Court order and with order Divisional Commissioner Pune admi/ SR/ 87/2004 said RTS Appeal disposed off on 23/2/2006, and by this mutation entry name of Jaydeep Pukhraj Jain recorded in the revenue record

- (8) By various Agreements of Sale (Sathekhat) the Original owners agreed to sell the said properties to Shri Pukhraj Bhabutmal Jain and also executed General Power of Attorney in his favour. After the agreement of sale, possession was also given by the original owners to Shri Pukharaj Bhabutmal Jain under a letter of Possession dated 17/05/1989. The said agreements of sale were unregistered and were not properly stamped. The same were got properly stamped in the Amenisty Scheme of the State Government and various Confirmation Deeds were registered by Shri Pukhraj Bhabutmal Jain on behalf of the owners and to the said Confirmation Deeds the said Agreements of Sale, Power of attorney and Possession Receipts were annexed. They were registered at the office of Sub-Registrar Haveli No. 8. The details of the said documents are given herein below:

Sr. No.	Survey no.	Sathekhat date	Tabepavti with Pukhraj Jain Date	Power of Attorney date	Confirmation Deed with Pukharaj Jain date & Serial no.
1	135/5	22/06/1987	17/05/1989	22/06/1987	04/06/2001, 3155/2001
2	135/3,	22/06/1978	17/05/1989	24/06/1987	04/06/2001, 3153/2001
3	135/2	22/06/1987	17/05/1989	24/06/1987	04/06/2001, 3451/2001
4	135/6	22/06/1987	17/05/1989	24/06/1987	28/05/2001, 3149/2001
5	135/4	22/06/1987	17/05/1989	24/06/1987	28/05/2001, 3149/2001
6	129/2, 129/1	22/06/1987, 22/06/1987	17/05/1989, 17/05/1989	22/06/1987, 22/06/1987	04/06/2001, 3146/2001, 04/06/2001, 3144/2001
7	131/1	22/06/1987	17/05/1989	24/06/1987	02/06/2001, 3099/2001

- (11) It is seen from copies of various Sale deeds that by different Sale deeds registered at the office of Sub-Registrar Haveli No. 8 different owners sold lands or portions thereof to Shri Pukhraj Bhabutmal Jain and his name was mutated in 7/12 records by different mutation entries mentioned in the chart given hereinafter .
- (12) It is seen from the copy of the Death certificate, and by mutation entry and copies of Confirmation deeds by owners with Shri Jaydeep Pukhraj Jain that Shri Pukhraj Bhabutmal Jain expired on 09/03/2003 leaving behind him his son

Jaydeep and two married daughters Mrs. Raksha J Shah and Mrs Shilpa P Jain as his only legal heirs, his wife Kanta having predeceased him in 1995 and the names of the said legal heirs mutated on 7/12 record vide mutation entry bearing No. 12298 dated 11/02/2006.

- (13) It is seen from different mutation entries and copy of Release deed dated 28/04/2003 that by Release deed dated 28/04/2003 Mrs. Raksha J Shah and Mrs. Shilpa P Jain released all their respective rights, title and interest in the captioned lands in favour of Shri Jaydeep Pukharaj Jain. The said Release deed is registered at the office of the Sub-Registrar Haveli at Sr. No. 1228/2003.
- (14) It is seen from different Deeds of Confirmation executed by different owners, and by different Confirmation deeds the respective Owners admitted and confirmed that Shri Jaydeep Pukharaj Jain had become the sole and absolute owner of the captioned properties. All the deeds of confirmation are registered at the office of Sub-Registrar Haveli 8 and their details along with other details are mentioned herein under:

Sr. No.	Survey no.	Area sold	Sale deed with Pukharaj Jain date & Serial no	Mutation entry no and date by which name of Pukharaj Jain mutated	Confirmation Deed with Jaydeep Jain date & Serial no.
1	135/5	220 R	04/06/2001, 3156/2001	11792, 08/07/2001	12/04/2004, 2483/2004
2	135/3	169 R	04/06/2001, 3154/2001	11784, 08/07/2001	12/04/2004, 2498/2004, 20/04/2004, 2679/2004
3	135/2	128 R	04/06/2001, 3452/2001	12344 16/05/2006, appeal which was filed in the matter was dismissed	16/06/2004, 4157/2004
4	135/4	79 R	28/05/2001, 3150/2001	12315, 08/03/2006	
5	135/6	168 R	28/05/2001, 3150/2001	12315, 08/03/2006	
7	131/1	111 R	02/06/2001, 3101/2001	12315, 08/03/2006	30/06/2005, 5073/2005
12	129/2	698 R	04/06/2001, 3459/2001	11780, 08/07/2001	02/12/2004, 9006/2004
13	131/2	59.5 R	13/02/1997 907/1997	11835, 10/11/2001	20/09/2004 6972/2004
14	131/2	59.5 R	13/02/1997 906/1997	11836, 10/11/2001	

- (15) **Details of all development rights and Power of attorney in favour of Pride Builders Pvt. Ltd. executed by Shri Jaydeep Pukharaj Jain, and transferred all**

his development right in favour of Pride Builders Pvt. Ltd. and in compliance to all these development agreements Shri Jaydeep Pukhraj Jain has also executed an Irrevocable Power of attorney in favour of director of Pride Builders Pvt. Ltd. and the details are as follows:

**a]** Development Agreement dated 05.07.2005 by Shri Jaydeep Pukhraj Jain in favour of Pride Builders Pvt. Ltd. registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 5208/2005 in respect of land bearing S. no. 135/2 along with other lands mentioned therein

**b]** Irrevocable General Power of Attorney dated 05.07.2005 by Shri Jaydeep Pukhraj Jain in favour of Shri Arvind Premchand Jain registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 4/5209/2005 in respect of land bearing S. no. 135/2 along with other lands mentioned therein.

**c]** Development Agreement dated 24.08.2004 by Shri Jaydeep Pukhraj Jain in favour of Pride Builders Pvt. Ltd. registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 6108/2004 in respect of land bearing S. No. 135/5, 135/4, 135/3, along with other lands mentioned therein.

**d]** Irrevocable Power of Attorney dated 26.08.2004 by Shri Jaydeep Pukhraj Jain in favour of Arvind Premchand Jain, registered at the Office of Sub Registrar Haveli No. 8 at Serial No. 6109/2004 in respect of land bearing S. No. 135/5, 135/4, 135/3, along with other lands mentioned therein

**e]** It is seen from the copy of Development agreement dated 05/12/2005 that by this Development agreement Shri Jaydeep Pukhraj Jain with the consent of Shri Chandrakumar Madhusudan Jajodiya for himself and as Power of attorney of Smt Radhadevi Madhusudan Jajodiya, Shri Pawan Mahaveerprasad agarwal, Sou Renu Pawan Agarwal, transferred development rights in respect of land bearing S. no. 135/6 along with other lands to Pride Builders Pvt. Ltd. The said Development agreement is registered at the office of Sub registrar Haveli no. 19 at Sr. no. 4439/2005.

**f]** Irrevocable General Power of Attorney dated 05.12.2005 by Shri Jaydeep Pukhraj Jain and Jajodiya in favour of Shri Arvind Premchand Jain registered at the Office of Sub Registrar Haveli No. 19 at Serial No. 4440/2005 in respect of land bearing 135/6 along with other lands mentioned therein.

(16) It is seen from mutation entry no. 12300 dated 11/02/2006 that Shri Jaydeep Pukhraj Jain and Pride Builders Pvt Ltd sold various lands along with the captioned property to one Mahaveer Co-operative Housing Society Ltd vide Sale deed dated 12/12/2005 registered at office of Sub registrar Haveli at Sr. no. 7640/2005 on 13/12/2005. The name of Purchaser society is mutated on 7/12 record by the said mutation entry. While executing the said sale deed the development rights of Pride Builders Pvt Ltd now known as Pride Builders LLP kept as it is and intact, hence Pride Builders LLP remained the sole developer.

(17) It is seen from mutation entry no. 12315 dated 08/03/2006 and copy of compromise decree dated 06/02/2006 in Special Civil Suit no. 937/2005, of Civil Court Senior Division, Pune, Shri Jaydeep Pukhraj Jain V/s Mahaveerprasad Agarwal and others that the defendants thereby admitted the sale by original owners in respect of portion of land admeasuring 1] S.No.131 area -1H. 11R, 2] S.No. 132/5 area 1H.15R 3] S.No. 298/2 area 3H.58R 4] 132/4 area 00H.38 5]135/6 area 1H. 69R 6] 132/2 area 00H.36 R in favour of late Shri PukhrajBhabutmal Jain and the documents executed and consideration paid to the original owners and the validity thereof and delivery of possession to Shri Pukhraj Bhabutmal Jain. The plaintiff paid consideration to the defendants for settlement of dispute and reimbursement of all the amounts paid by the Defendants to the original owners of the suit property and settlement

- claims of the Defendants regarding the suit property. The defendants admitted having received the said consideration in full satisfaction with no dues remaining payable.
- (18) It is seen from the copy of mutation entry bearing no. 12319 dated 8/3/2006 it is in regards to property bearing S.No. 130/2A, 130/B, 130/2C, 132/7A, 132/7B, 132/7C, 127/2, 130/3, 132/8, 131/1, 132/5, 298/2, 132/4, 135/6, 132/2, 300, 301, 302/1, 128, all these lands purchased by one Mahavir Co-operative Housing Society Ltd through Chairman Shri Arvind Premchand Jain 2) Secretary - Shri Rajesh Mulayamchand Jain 3) Member - Rakesh Kumar Agrawal from Jaydeep Pukharaj Jain & Pride Builder Pvt Ltd through Director - Arvind Jain vide sale deed dated 12/12/2005 registered at sr. no. 7640/2005 on 13/12/2005 and as per mutation entry bearing no. 12300 name of purchaser recorded on 7/12 of said property in owners column and with order issued by SDO and Court Order said m. e recorded in the revenue record.
- (19) It is seen from the copies of the Zone Certificate dated 08/01/2007 that some portion of S. No. 135 is affected by 24 mtr & and remaining portion is designated in residential Zone. It is seen from the copies of the Zone Certificate dated 08/01/2007 that some portion of S. No. 129 is affected by 24 mtr & 18 mtr road, as per no. 2/114 Primary school reservation, as per 2/113 Play ground reservation and remaining portion is designated in residential Zone. S. no. 131, is affected by 24 mtr & and remaining portion is designated in residential Zone.
- (20) It is seen from the copies of judgment of Additional Collector and Competent Authority, Pune Urban Agglomeration dated 28/01/1999 and 28/01/2000 that upon application of Pukharaj Bhabutmal Jain and others the authority held that the provision of Urban Land (Ceiling & Regulation) Act 1976 were not applicable to the said property and he thereby issued a No objection certificate. It is seen from the copy of order dated 31/08/2006 passed by Additional Collector and Competent Authority, Pune Urban Agglomeration that Mahaveer Co-Operative Housing Society Ltd had filed a return u/s 6(1) of the Urban Land (Ceiling & Regulation) Act 1976 and it was held that the said society does not hold surplus lands under the said Act.
- (21) On perusal of record it reveals that vide Agreement of Assignment dated 21.02.2007 Pride Builders Pvt. Ltd. assigned development rights of 50% undivided share in respect of S.Nos.130/1, 131/1, 130/2A, 130/2B, 130/2C, 130/3, 129/1, 129/2(part), 141/2/2 and other lands totally admeasuring 38 Hector 88 Are i.e. 97.2 acres to Cielo Realty Pvt. Ltd. The said Agreement of Assignment is registered at the office of the Sub Registrar Haveli 15 at Sr. No.1306/2007. The assignment was to take place on payment of entire consideration being made to Pride Builders Pvt. Ltd. Further from the record it appears that vide Cancellation Agreement dated 03/04/2014 registered at the Office of the Sub-Registrar Haveli 15 at Serial No. 2370/2014, the aforesaid Agreement of Assignment was cancelled.
- (22) On perusal of record it reveals that the said Mahaveer Co-operative Housing society, Jaydeep Jain entered in to Transfer deed dated dated 31/03/2013 registered at sr. no. 6409/2013 on 29/07/2013, and wherein certain properties i.e. S no 129/2, 135/3, 135/4, 135/5 has been transferred/sold to Pride Builders LLP as owner. On perusal of record it reveals that the said Mahaveer Co-operative Housing society, Jaydeep Jain entered in to Transfer deed dated dated 21/12/2020 registered at sr. no. 10888/2020, and wherein certain properties i.e. S no 135/2 & 135/6 has been transferred/sold to Pride Builders LLP as owner. On perusal of record it reveals that the said Mahaveer Co-operative Housing society, Jaydeep Jain entered in to Transfer deed dated dated 28/12/2020

registered at sr. no. 11839/2020, and wherein certain properties i.e. S no 131/1 & 131/2 has been transferred/sold to Pride Builders LLP as owner.

- (23) Public notice in respect of the captioned properties were published as follows and further it has been informed by all the respective Advocates that during course of time they have not received any objection to their respective publication:

Sr. no.	Survey No.	Name of Advocate	Name of news paper	Date
1	135/5,	Adv Geeta Borawake	Daily lokmat	24/11/2005
3	135/3	Adv D S Gole	Daily Prabhat	25/11/2005
4	135/5, 135/6, 135/3, 135/2,	Adv C S Shinde	Daily Prabhat	14/07/2001
5	135/6, 131/1	Adv Shilpa Damale	Daily Kesari	24/11/2005
6	129/2, 131/1	Adv P. M Khire	Daily prabhat	24/11/2005
7	131/2	Adv Sarika Taori	Daily prabhat	24/11/2005

(24) **Sanctions and approvals:** Upon perusal of record it appears that vide Commencement certificate bearing no BP/LayOut/Charholi/11/2013 dated 27/11/2013, Pimpri Chinchwad Municipal Corporation has approved and sanctioned Plan and based on that vide NA order bearing no. PMH/NA/SR/885/2014 dated 09/09/2014, The Collector Pune has issued Non agriculture use permission. Further the Layout revised vide layout bearing no BP/LayOut/Charholi/46/2021 dated 29/7/2021

(25) **Sub registrar Index II search:**

Adv Rekha Shegar (Palande) have caused the search of Index II registers at the office of the sub registrars for the period 30 years i.e. 1984 to 2013 and paid the requisite charges for the receipt bearing no. 4717/2013 dated 14/02/2013, and accordingly she submitted the report dated 19/02/2013, further for the year 2013 to 2015 Adv sumit Satoskar has conducted the search and issued report dated 05/01/2015 in respect of the said land and no document evidenced any subsisting, mortgage, charge or encumbrance was found recorded from the available registers, and no document evidencing any adverse entry in regard to the said land is found by her from the available record.

Adv Rekha Shegar (Palande) have caused the search of Index II registers at the office of the sub registrars for the period 30 years i.e. 1984 to 2013 and paid the requisite charges for the receipt bearing no. 3822/2013 dated 06/02/2013 and 5378/2013 dated 21/02/2013, in respect of the said land and no document evidenced any subsisting, mortgage, charge or encumbrance was found recorded from the available registers, and no document evidencing any adverse entry in regard to the said land is found by her from the available record.

Adv Atif Nadaf have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2013 to 2014 and paid the requisite charges for the receipt bearing no. 7027/2014 dated 13/02/2014, in respect of the said land and no document evidenced any subsisting, mortgage, charge or encumbrance was found recorded from the available registers, and no document evidencing any adverse entry in regard to the said land is found by him from the available record.

Adv. Atul Phatak have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2014 to 2015 and paid the requisite charges for the

receipt bearing (GRAS on line payment receipt) no. MH00145420201516E dated 09/06/2015, and also Adv Atul Phatak have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2015 to 2016 and paid the requisite charges for the receipt bearing (GRAS on line payment receipt) no. MH006986329201516E dated 03/02/2016. Further Adv Atul Phatak have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2016 to 2017 and paid the requisite charges and issued search report dated 18/01/2017, in respect of the said land and no document evidenced any subsisting, mortgage, charge or encumbrance was found recorded from the available registers, and no document evidencing any adverse entry in regard to the said land is found by him from the available record.

Adv Swapnanjali Swami have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2017 to 2018 and paid the requisite charges for the receipt bearing (GRAS on line payment receipt) no. MH010903698201718E dated 21/02/2018, and further she has taken the search of last two years i.e. 2018 to 2019 and paid the requisite charges for the receipt bearing (GRAS on line payment receipt) no. MH0120094701819E dated 16/02/2019 and further she has taken the search of last three years i.e. 2018 to 2020 and paid the requisite charges for the receipt bearing (GRAS on line payment receipt) no. MH0006382247202021E dated 21/05/2020. Thereafter Adv Vaishali R Gangane has taken the search of last two years i.e. 2020 to 2021 and paid the requisite charges for the receipt bearing (GRAS on line payment receipt) no. MH009938376202021P dated 09/01/2021 and 08/04/2021, further Adv Vaishali R Gangane has caused search dated 31/08/2021 in respect of the said land and no adverse document evidenced any subsisting, mortgage, charge or encumbrance was found recorded from the available registers, and no document evidencing any adverse entry in regard to the said land is found by her from the available record and accordingly she has issued the report dated 31/08/2021.

**(26) Opinion:**

On the basis of the same and on the basis of the documents and information given for my perusal and subject to whatever stated hereinabove, I am of the opinion that the title of Pride Builders LLP to the said land is clean, clear and marketable, free from encumbrance, charges and/or claims as detailed and subject to whatever stated herein above and Pride Builders LLP is entitle for the development rights as mentioned herein above by virtue of various development agreement and respective Power of attorney and further their development rights has been kept alive at the time of sale deed in favour of Mahaveer Co-operative Housing Society Ltd. And accordingly Mahaveer Co-operative Housing Society Ltd. Has given their consent for development of respective land by Pride Builders LLP. and executed separate Power of attorney to that extend in favour Pride Builders LLP.

All the documents are return herewith.

Yours faithfully

Adv Sarika Taori

