

**PADAM RAJ SINGH**

Hse No. 505, Near Kawde Nursing Home, Shivane (Uttam Nagar), P.O. NDA Khadakwasla, Pune 411 020.

**TITLE REPORT**

This Title Report is given upon the instruction of Kadiani & Associates and is in respect of land totally admeasuring 7800 sq.mtrs bearing Survey Number 7/1A/Plot A (being sub divided portions of larger land bearing Survey Numbers: 7/5, 7/6, 7/7, 7/8, 7/9, 7/10/1, 7/10/2/1, 7/10/2/2, 7/10/2/3, 7/11, 7/12 and 7/15, totally admeasuring 02H- 23.64 Ares i.e 22364 sq.mtrs) lying and situate at Village: Kondhwa Budruk, Taluka Haveli, District: Pune.

**HISTORY**

**1) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 50 Ares, Assessed at Rs. 03-31 ps, bearing Survey Number: 7/5, lying and situate at Village: Kondhwa Budruk, Taluka Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/5 for the period 1981-82 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2012-13 (Photocopy).
- 2) Mutation Entries: 3648, 19859 (Photocopy).
- 3) Will dated 13<sup>th</sup> October 1969 bearing Registration number: 4869/69 (Photocopy).

On perusal of the above documents, my opinion in respect of the title of the Owners to the said land and its marketability is set out as under:-

- 1) It appears that land admeasuring 50 Ares, assessed at Rs. 03-31ps bearing Survey Number: 7/5 lying and situate at Village: Kondhwa Budruk in the year 1981-82 stood in the name of Shri Ghasiram Ratanji Marwadi as an Owner of the above land. He was shown as personally cultivating the said land and was also shown in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owner himself.
- 2) Shri Ghasiram Ratnaji Dharmavat (Marwadi) had died on 25<sup>th</sup> February 1970 i.e prior to 1981-82 and as per Mutation Entry Number 3648 dated 22<sup>nd</sup> October 1983, he was survived by the following legal heirs namely (1) Shri Roopchand Ghasiram Dharmavat (s) (2) Shri Chunnilal Ghasiram Dharmavat (s) (3) Smt Tulsibai Lalji Marwadi (d) (4) Smt. Anusaya Nandram Dabi (d). It further appears from the said Mutation Entry that Shri Ghasiram Ratnaji Dharmavat prior to his death had executed a will on 13<sup>th</sup> October 1969 which was registered in the office of the Sub-Registrar Haveli-I at Serial Number: 4869/69. It came into effect after his death and as per the same, he had bequeathed one half share of the above land to the sons of Shri Roopchand Ghasiram Dharmavat [i.e his grandsons]

- namely (1) Shri Bharatlal Roopchand Dharmavat (2) Shri Dayanand Roopchand Dharmavat (3) Dhri Durgashankar alias Shirish Roopchand Dharmavat and the remaining half share to the sons of Shri Chunnilal Ghasiram Dharmavat (i.e his grandsons) namely (1) Shri Girdhari Chunnilal Ghasiram Dharmavat (2) Shri Rameshwar Chunnilal Dharmavat. In the said Will, the Survey Number of the above land is shown as Survey Number 7/15/1. After his death the names of his Grandsons as above as per the said Will were mutated in place of his name in the Owners/holders Column vide the above referred Mutation Entry Number 3648.
- 3) Shri Dayanand Roopchand Dharmavat died on 14<sup>th</sup> May 2001 and as per Mutation Entry Number: 19859 dated 22<sup>nd</sup> November 2011 he left behind the following legal heirs namely (1) Smt. Shobha Dayanand Dharmavat (w) (2) Mst. Meghshyam Dayanand Dharmavat (s) (3) Mst. Sahadev Dayanand Dharmavat (s) (4) Mst. Vikram Dayanand Dharmavat. After his death their names were mutated in place of his name in the Owners/holders Column vide the above referred Mutation Entry which was prepared on the application of Smt. Shobha Dayanand Dharmavat.

**II) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 08 Ares, Assessed at Rs. 0-44 ps, bearing Survey Number: 7/6, lying and situate at Village: Kondhwa Budruk, Taluka Haveli, District; Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/6 for the period 1981-82 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2012-13 (Photocopy).
  - 2) Mutation Entries: 1144, 1926, 2222, 2238, 21348, 25427 (photocopy).
  - 3) Will dated 9<sup>th</sup> June 2002 bearing Registration Number: 2797/02 (photocopy).
- 1) It appears that land admeasuring 08 Ares, assessed at Rs. 00-44ps bearing Survey number: 7/6 lying and situate at Village: Kondhwa Budruk in the year 1981-82 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the above land. They were cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
- 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number: 21348 dated 08<sup>th</sup> December 03, he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2) Smt. Shobha Dayanand Dharmavat (DL) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (Gs) (5) Mst. Vikram Dayanand Dharmavat (GS) (2 to 5 legal heirs of Late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001) (6) Shri Shirish Roopchand Dharmavat (s) (7) Smt. Sushila Popatlalji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiralalji Boldra (D) (10) Smt. Maya Jairajji Vyas (D).

*P. M. J.*

- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will dated 9<sup>th</sup> June 2002 which was registered in the office of the Sub-Registrar Haveli XII at serial number 2797/02 on 11<sup>th</sup> June 2002, and as per the same he had bequeathed the above land to Smt. Shobha Dayanand Dharmavat and Shri Shirish Roopchand Dharmavat. After his death, their names as per the said "Will" were mutated in place of his name in the Owners/Holders Column vide the above referred Mutation Entry No. 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.
- 4) The concerned revenue officer subsequently mutated the names of the three sons of late Shri Dayanand Roopchand Dharmavat namely (1) Mst. Meghshyam Dayanand Dharmavat (2) Mst. Sahadev Dayanand Dharmavat and (3) Mst. Vikram Dayanand Dharmavat too in the Owners/Holders Column. However while doing so no separate Mutation Entry was prepared by him.
- 5) The charge of the loan amounts which were availed by the then Owner/s of the land prior to 1981-82 were subsequently deleted from the Other Rights Column as per Order bearing Outward number: 722/U.Ni(4)/Vikas/Kondhwa Budruk/Boja/Dakhla/09 dated 4<sup>th</sup> September 2009 of the Deputy Registrar Co-operative Society, Pune City (4), Pune vide Mutation Entry Number: 25427 dated 16<sup>th</sup> October 09.

### **III) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 06 Ares, Assessed at Rs. 00-31 ps, bearing Survey Number: 7/7, lying and situate at Village Kondhwa Budruk, Taluka Haveli, District, Pune.

### **B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/7 for the period 1981-82 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2012-13 (Photocopy).
- 2) Mutation Entries: 21348, 25427 (Photocopy).
- 3) Will dated 9<sup>th</sup> June 2002 bearing Registration number: 2797/02 (photocopy).
- 1) It appears that land admeasuring 06 Ares, assessed at Rs. 0-31ps bearing Survey Number: 7/7 lying and situate at Village: Kondhwa Budruk in the year 1981-82 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the above land. They were personally cultivating the said land and were in possession thereof. The REET of the land was shown as REET-I. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
- 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number: 21348 dated 08<sup>th</sup> December 03 he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2) Smt. Shobha Dayanand Dharmavat (D!) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (Gs) (5) Mst. Vikram Dayanand

*Rupl*

Dharmavat (GS) [2 to 5 legal heirs of Late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001] (6) Shri. Shirish Roopchand Dharmavat (s) (7) Smt. Sushila Popatlalji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiratalji Boldra (D) (10) Smt. Maya Jairajji Vyas (D).

- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will on 9<sup>th</sup> June 2002 which was a registered in the office of the Sub-Registrar Haveli XI at serial number 2797/02 on 11<sup>th</sup> June 2002, and as per the same he had bequeathed the above land to Smt. Shobha Dayanand Dharmavat and Shri Shirish Roopchand Dharmavat. After his death their names as per the said Will were mutated in place of his name in the Owners/Holders Column vide the above referred Mutation Entry No. 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.
- 4) It also appears that subsequently the concerned revenue officer mutated the names of the three sons of late Shri Dayanand Roopchand Dharmavat namely (1) Mst. Meghshyam Dayanand Dharmavat (2) Mst. Sahadev Dayanand Dharmavat and (3) Mst. Vikram Dayanand Dharmavat too in the Owners/Holders Column. However while doing so no separate Mutation Entry was prepared by him.
- 5) The charge of the loan amounts which were availed by the then Owner/s of the said land prior to 1981-82 were subsequently deleted from the Other Rights Column as per Order bearing Outward number: 722/U.Ni(4)/Vikas/Kondhwa Budruk/Boja/Dakhla/09 dated 4<sup>th</sup> September 2009 of the Deputy Registrar Co-operative Society, Pune City (+), Pune vide Mutation Entry Number: 25427 dated 16<sup>th</sup> October 09.

**IV) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 16 Arcs, Assessed at Rs. 01-00 ps, bearing Survey Number: 7/8, lying and situate at Village: Kondhwa Budruk, Taluka Haveli, District; Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/8 for the period 1985-86 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2012-13 (Photocopy).
- 2) Mutation Entries: 4098, 19859, 25283, 25428, 27112 (Photocopy).
- 3) Sale Deed dated 18<sup>th</sup> October 1984 bearing Registration Number 2179/85 (photocopy).
- 4) Release Deed dated 2<sup>nd</sup> March 2009 bearing Registration Number: 1228/09 (photocopy).
- 5) Gift Deed dated 25<sup>th</sup> January 2011 bearing Registration Number: 823/11 (photocopy).
- 6) Letter dated 18<sup>th</sup> May 2016 issued by the Tehsildar, Haveli, Pune (photocopy).

*Handwritten signature*

- 1) It appears that land admeasuring 16 Ares, assessed at Rs. 01:00 ps bearing Survey Number: 7/8 lying and situate at Village: Kondhwa Budruk in the year 1985-86 stood in the name of (1) Shri Dayanand Roopchand Dharmavat (2) Shri Shirish Roopchand Dharmavat (3) Smt. Sushila Popatlal Dabi (4) Smt. Aruna Dhanraj Mawani as Owners of the above land. Their names were mutated in the Owners/holders Column vide Mutation Entry Number: 4098 dated 4<sup>th</sup> July 1985 after they purchased the said land along with land bearing Survey Number 7/10/2/1 from the then Owners of the land namely Shri Usman Haji Ali Talab, Smt. Johra Usman Talab, Smt. Shehnaj Usann Haji Ali for a total consideration of rs. 60,000/- vide a Sale Deed dated 18<sup>th</sup> October 1984 registered in the office of the Sub-Registrar Haveli-II at Serial number 2179/85. They were personally cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
- 2) A copy of the said Sale Deed has been provided to me and from the same it appears that the said Owners/Vendors had purchased lands bearing Survey Numbers: 7/8 (16 Ares) and 7/10/2/1 (54 Ares) from Shri Chintaman Maruti Kamthe and others vide a Sale Deed dated 10<sup>th</sup> February 1982 registered in the Office of the Sub-Registrar Haveli-II at Serial number: 1050/82. But in the Sale Deed of Shri Chintaman Maruti Kamthe the Survey Number of his purchased land was shown as Survey Number 7/7 in place of Survey Number 7/8 due to an oversight. The said mistake was later rectified by Shri Balkrishna alias Baban Laxman Kamthe when he executed a Correction Deed on 17<sup>th</sup> October 1974 in favour of Shri Chintaman Maruti Kamthe, which was registered in the office of the Sub-Registrar Haveli-II at Serial Number 2418/74 (copy not made available).
- 3) Shri Dayanand Roopchand died on 14<sup>th</sup> May 2001 and as per Mutation Entry Number: 19859 dated 22<sup>nd</sup> November 2011, he was survived by the following legal heirs namely (1) Smt. Shobha Dayanand Dharmavat (w) (2) Mst. Meghshyam Dayanand Dharmavat (s) (3) Mst. Sahadev Dayanand Dharmavat (s) (4) Mst. Vikram Dayanand Dharmavat. After his death their names were mutated in place of his name in the Owners/holders Column vide the above referred Mutation Entry 19859 which was prepared on the application of Smt. Shobha Dayanand Dharmavat.
- 4) Smt. Sushila Popatlal Dabi thereafter relinquished/released her rights in respect of the above land and land bearing Survey Number 10/2/1 without accepting any consideration in favour of Shri Shirish Roopchand Dharmavat and Smt. Shobha Dayanand Dharmavat vide a Release Deed dated 2<sup>nd</sup> March 2009 registered in the office of the Sub-Registrar Haveli-XII at Serial Number 1228/09. The effect to the said Release Deed was given in the Owners/holders Column vide Mutation Entry Number: 25283 dated 17<sup>th</sup> August 09 and accordingly the name of the said Releasor (i.e Smt. Sushila Popatlal Dabi) was deleted there from and the names of the said Releases were mutated therein, in place of her name.

*[Handwritten signature]*

- 5) The charge of the loan amounts which were availed by the then Owner/s of the said land prior to 1981-82 were subsequently deleted from the Other Rights Column as per Order bearing Outward Number:722/U.Ni.(4)/Vikas/Kondhwa Budruk /Boja/Dakhla/ 09 dated 4<sup>th</sup> September 2009 of the Deputy Registrar Co-operative Society, Pune City (4), Pune vide Mutation Entry Number: 25428 dated 16<sup>th</sup> October 09.
- 6) Smt. Aruna Dharaj Mawani thereafter gifted her one fourth undivided share in the above land and land bearing Survey Number 10/2/1 in favour of Shri Shirish Roopchand Dharmavat by executing a Gift Deed on 25<sup>th</sup> January 2011 which was registered in the office of the Sub-Registrar Haveli-I at Serial Number:823/11. The effect to the said Gift deed was also given in the Owners/Holders Column vide Mutation Entry Number: 27112 dated 11<sup>th</sup> May 2011. Accordingly the name of Smt. Aruna Dhanraj Mawani was deleted from the said column and the name of Shri Shirish Roopchand Dharmavat was mutated therein vide the said Mutation Entry.

V) **A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 07 Ares, Assessed at Rs. 00-50 ps, bearing Survey Number: 7/9, lying and situate at Village: Kondhwa Budruk, Taluka Haveli, District; Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/9 for the period 1981-82 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2012-13 (Photocopy).
  - 2) Mutation Entry: 21348.(Photocopy).
  - 3) Will dated 9<sup>th</sup> June 2002 bearing Registration Number 2797/07 (photocopy).
- 1) It appears that land admeasuring 07 ares, assessed at Rs. 00-50 ps bearing Survey Number: 7/9 lying and situate at Village: Kondhwa Budruk in the year 1981-82 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the above land. They were personally cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
  - 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number: 21348 dated 08<sup>th</sup> December 03, he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2) Smt. Shobha Dayanand Dharmavat (DL) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (Gs) (5) Mst. Vikram Dayanand Dharmavat (GS) (2 to 5 legal heirs of late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001) (6) Shri Shirish Roopchand Dharmavat (s) (7) Smt.

*Pr*

Sushila Popatlalji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiralalji Boldra (D) (10) Smt. Maya Jairajji Vyas (D).

- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will on 9<sup>th</sup> June 2002 which was a registered in the office of the Sub-Registrar Haveli XII at serial number 2797/02 on 11<sup>th</sup> June 2002, and as per the same he had bequeathed the above land to Smt. Shobha Dayanand Dharmavat and Shri Shirish Roopchand Dharmavat. After his death their names as per the said Will were mutated in place of his name in the Owners/Holders Column vide the above referred Mutation Entry No. 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.
- 4) It also appears that subsequently the concerned revenue officer mutated the names of the three sons of late Shri Dayanand Roopchand Dharmavat namely (1) Mst. Meghshyam Dayanand Dharmavat (2) Mst. Sahadev Dayanand Dharmavat and (3) Mst. Vikram Dayanand Dharmavat too in the Owners/Holders Column. However while doing so no separate Mutation Entry was prepared by him.

**VI) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 41 Ares, Assessed at Rs. 02-63 ps, bearing Survey Number: 7/10/1, lying and situate at Village: Kondhwa Budruk, Taluka Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/10/1 for the period 1985-86 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2015-16 (Photocopy).
- 2) Mutation Entries: 21348, 25427 (Photocopy).
- 3) Sale Deed dated 24<sup>th</sup> November 1975 bearing Registration Number 2917/75 (photocopy).
- 4) Will dated 9<sup>th</sup> June 2002 bearing Registration Number 2797/02 (photocopy).

- 1) It appears that land admeasuring 41 Ares, assessed at Rs. 02-63 ps bearing Survey Number: 7/10/1 lying and situate at Village: Kondhwa Budruk, Haveli, Pune in the year 1985-86 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the said land. They were cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
- 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number:21348 dated 08<sup>th</sup> December 2003 he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2) Smt. Shobha Dayanand Dharmavat (DL) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (GS) (5) Mst. Vikram Dayanand

*P. Singh*

- Dharmavat (GS) [2 to 5 legal heirs of Late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001] (6) Shri Shirish Roopchand Dharmavat (s) (7) Smt. Sushila Popatlalji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiralalji Boldra (D) (10) Smt. Maya Jairajji Vyas (D).
- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will on 9<sup>th</sup> June 2002 which was registered in the office of the Sub-Registrar Haveli XII at serial number 2797/02, and as per the same he had bequeathed the above land to Shri Bharatlal Roopchand Dharmavat. After his death his name as per the said Will was mutated in place of his name in the Owners/holders Column vide the above referred Mutation Entry No 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.
- 4) The charge of the loan amounts which were availed by the then Owner/s of the land prior to 1981-82 were subsequently deleted from the Other Rights Column as per Order bearing Outward number:722/U.N.(4)/Vikas/Kondhwa Budruk/Boja/ Dakhla/ 09 dated 4<sup>th</sup> September 2009 of the Deputy Registrar Co-operative Society Pune City (4), Pune vide Mutation Entry Number 25427 dated 16<sup>th</sup> October 2009.

**VII) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 54 Ares, Assessed at Rs. 03-75 Ps, bearing Survey Number: 7/10/2/1, lying and situate at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village form 7,7A and 12 of Survey Number 7/10/2/1 for the period 1985-86 to 1991-1992, 1992-93 to 2009-10, 2010-11 to 2015-16 (Photocopy).
- 2) Mutation Entries: 4098, 19859, 25283, 27112, 25427 (Photocopy).
- 3) Sale Deed dated 18<sup>th</sup> October 1984 bearing Registration Number 2179/85 (Photocopy).
- 1) It appears that land admeasuring 54 Ares, assessed at Rs. 3.75 ps bearing Survey Number: 7/10/2/1 lying and situate at Village: Kondhwa Budruk, Haveli, Pune in the year 1985-86 stood in the names of (1) Shri Dayanand Roopchand Dharmavat (2) Shri Shirish Roopchand Dharmavat (3) Smt. Sushila Popatlal Dabi (4) Smt. Aruna Dhanraj Mawani as Owners of the above land. Their names were mutated in the Owners/holders Column vide Mutation Entry Number: 4098 dated 4<sup>th</sup> July 1985 after they purchased the said land along with land bearing Survey Number 7/8 from the then Owners of the land namely Shri Usman Haji Ali Talab, Smt. Johra Usman Talab, Smt. Shehnaj Usamn Haji Ali for a total consideration of Rs. 60,000/- vide a Sale Deed dated 18<sup>th</sup> October 1984 registered in the office of the Sub-Registrar Haveli-II at Serial number 2179/85. They were personally cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means

*RAJ*

manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.

- 2) Shri Dayanand Roopchand Dharmavat died on 14<sup>th</sup> May 2001 and as per Mutation Entry Number 19859 dated 22<sup>nd</sup> November 2011, he was survived by the following legal heirs namely (1) Smt. Shobha Dayanand Dharmavat (w) (2) Mst. Meghshyam Dayanand Dharmavat (s) (3) Mst. Sahadev Dayanand Dharmavat (s) (4) Mst. Vikram Dayanand Dharmavat. After his death their names were mutated in place of his name in the Owners/Holders Column vide the above referred Mutation Entry 19859 which was prepared on the application of Smt. Shobha Dayanand Dharmavat.
- 3) Smt. Sushila Popatlal Dabi thereafter relinquished/released her rights in respect of the above land and land bearing Survey Number 7/8 without accepting any consideration in favour of Shri Shirish Roopchand Dharmavat and Smt. Shobha Dayanand Dharmavat vide a Release Deed dated 2<sup>nd</sup> March 2009 registered in the office of the Sub-Registrar Haveli-XII at Serial Number.1228/09. The effect to the said Release Deed was given in the Owners/Holders vide Mutation Entry Number 25283 dated 17<sup>th</sup> August 2009 and accordingly the name of the said Releaser (i.e Smt. Sushila Popatlal Dabi) was deleted there from and the names of the said Releasees were mutated therein, in place of her name.
- 4) Smt. Aruna Dhanraj Mawani later gifted her one fourth undivided share in the above land and land bearing Survey Number:7/8 in favour of Shri Shirish Roopchand Dharmavat by executing a Gift Deed on 25<sup>th</sup> January 2011 which was registered in the office of the Sub-Registrar Haveli-1 at Serial Number 823/11. The effect to the said Gift Deed was also given in the Owners/Holders Column vide Mutation Entry Number 27112 dated 11 May 2011. Accordingly the name of Smt. Aruna Dhanraj Mawani was deleted from the said Column and the name of Shri Shirish Roopchand Dharmavat was mutated therein vide the said Mutation Entry.

**VIII) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 16 Ares, Assessed at Rs. 01- 06 Ps, bearing Survey Number: 7/10/2/2, lying and situate at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village form 7,7A and 12 of Survey Number 7/10/2/2 for the period 1985-86 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2015-16 (Photocopy).
- 2) Mutation Entry: 21348 (Photocopy).
- 3) Will dated 9<sup>th</sup> June 2002 bearing Registration Number: 2797/02 (photocopy).

*R. S. Rao*

- 1) It appears that land admeasuring 16 Ares, assessed at Rs. 01-06 ps bearing Survey Number: 7/10/2/2 lying and situate at Village: Kondhwa Budruk, Haveli, Pune in the year 1985-86 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the said land. They were cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
- 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number:21348 dated 08<sup>th</sup> December 2003 he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2) Smt. Shobha Dayanand Dharmavat (DL) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (GS) (5) Mst. Vikram Dayanand Dharmavat (GS) [2 to 5 legal heirs of late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001] (6) Shri. Shirish Roopchand Dharmavat (s) (7) Smt. Sushila Popatlalji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiralalji Boldra (D) (10) Smt. Maya Jairajji Vyas (D).
- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will on 9<sup>th</sup> June 2002 which was a registered in the office of the Sub-Registrar Haveli XII at serial number 2797/02 on 11<sup>th</sup> June 2002, and as per the same he had bequeathed the above land to his son Bharatlal Roopchand Dharmavat absolutely. Hence after his death, his name was deleted from the Owners/holders Column and the name of his son as above was retained therein vide the above referred Mutation Entry No. 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.

**IX) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 464 sq.mtrs, Assessed at Rs. 00-30-Ps, bearing Survey Number: 7/10/2/3, lying and situate at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village form 7,7A and 12 of survey Number 7/10/2/3 for the period 1985-86 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2015-16 (Photocopy).
  - 2) Mutation Entries: 3855, 21348 (Photocopy).
  - 3) Will dated 9<sup>th</sup> June 2002 bearing Registration Number: 2797/02 (photocopy).
  - 4) Sale Deed dated 17<sup>th</sup> October 1974 bearing Registration number: 2420/17 (photocopy).
- 1) It appears that land admeasuring 464 sq mtrs, assessed at Rs. 00-30ps bearing Survey Number: 7/10/2/3 lying and situate at Village: Kondhwa Budruk, Haveli, Pune in the year 1985-86 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the said

*R. D. Ranga*

land. They were cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.

- 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number:21348 dated 08<sup>th</sup> December 2003 he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2) Smt. Shobha Dayanand Dharmavat (DL) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (GS) (5) Mst. Vikram Dayanand Dharmavat (GS) [2 to 5 legal heirs of Late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001] (6) Shri. Shirish Roopchand Dharmavat (s) (7) Smt. Sushila Popatlalji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiratalji Boldra (D) (10) Smt. Mayo Jairaji Vyes (D).
- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will on 9<sup>th</sup> June 2002 which was a registered in the office of the Sub-Registrar Haveli XII at Serial Number 2797/02 on 11<sup>th</sup> June 2002, and as per the same he had bequeathed the above land to his son Bharatlal Roopchand Dharmavat absolutely. Hence after his death, his name was deleted from the Owners/holders Column and the name of his son as above was retained therein vide the above referred Mutation Entry No. 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.

**X) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 06 Ares, Assessed at Rs. 00-47Ps, bearing Survey Number: 7/11, lying and situate at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/11 for the period 1985-86 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2015-16 (Photocopy).
  - 2) Mutation Entries: 21348, 25427 (Photocopy).
  - 3) Will dated 9<sup>th</sup> June 2002 bearing Registration Number: 2797/02 (Photocopy).
- 1) It appears that land admeasuring 06 Ares, assessed at Rs. 00-47 ps bearing Survey Number: 7/11 lying and situate at Village: Kondhwa Budruk, Haveli, Pune in the year 1985-86 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the said land. They were cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
  - 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number:21348 dated 08<sup>th</sup> December 2003 he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2)

P. D. J. L.

- Smt. Shobha Dayanand Dharmavat (DL) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (GS) (5) Mst. Vikram Dayanand Dharmavat (GS) [2 to 5 legal heirs of Late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001] (6) Shri. Shirish Roopchand Dharmavat (s) (7) Smt. Sushila Popatlaji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiralaji Boldra (D) (10) Smt. Maya Jairajji Vyas (D).
- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will on 9<sup>th</sup> June 2002, which was a registered in the office of the Sub-Registrar Haveli XII at serial number 2797/02 on 11<sup>th</sup> June 2002, and as per the same he had bequeathed the above land to his son Bharatlal Roopchand Dharmavat absolutely. Hence after his death, his name was deleted from the Owners/holders Column and the name of his son as above was retained therein vide the above referred Mutation Entry No. 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.
- 4) The charge of the loan amounts which were availed by the then Owner/s of the land prior to 1981-82 were subsequently deleted from the Other Rights Column as per Order bearing Outward number: 722/U.N(4)/Vikas/Kondhwa Budruk/Booja/Dakhla/09 dated 4<sup>th</sup> September 2009 of the Deputy Registrar Co-operative Society, Pune City (4), Pune vide Mutation Entry Number: 25427 dated 16<sup>th</sup> October 2009.

**XI) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 07 Ares, Assessed at Rs. 00-53Ps, bearing Survey Number: 7/12, lying and situate at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/12 for the period 1985-86 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2015-16 (Photocopy).
  - 2) Mutation Entry: 21348, 25427 (photocopy).
  - 3) Will dated 9<sup>th</sup> June 2002 bearing Registration number: 2797/02 (photocopy).
- 1) It appears that land admeasuring 07 Ares, assessed at Rs. 00-53 ps bearing Survey Number: 7/12 lying and situate at Village: Kondhwa Budruk, Haveli, Pune in the year 1985-86 stood in the name of Shri Roopchand Ghasiram Dharmavat and Shri Bharatlal Roopchand Dharmavat as Owners of the said land. They were cultivating the said land and were in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owners themselves.
  - 2) Shri Roopchand Ghasiram Dharmavat died on 18<sup>th</sup> September 2003 and as per Mutation Entry Number:21348 dated 08<sup>th</sup> December 2003, he was survived by the following legal heirs namely (1) Shri Bharatlal Roopchand Dharmavat (s) (2)

*Rupl*

- Smt. Shobha Dayanand Dharmavat (DL) (3) Mst. Meghshyam Dayanand Dharmavat (GS) (4) Mst. Sahadev Dayanand Dharmavat (GS) (5) Mst. Vikram Dayanand Dharmavat (GS) [2 to 5 legal heirs of Late Shri Dayanand Roopchand Dharmavat who died on 14<sup>th</sup> May 2001] (6) Shri. Shirish Roopchand Dharmavat (s) (7) Smt. Sushila Popatlalji Dabi (D) (8) Smt. Aruna Dhanrajji Mawani (D) (9) Smt. Kranti Hiralalji Boldra (D) (10) Smt. Maya Jairajji Vyas (D).
- 3) Shri Roopchand Ghasiram Dharmavat prior to his death had executed a Will on 9<sup>th</sup> June 2002, which was a registered in the office of the Sub-Registrar Haveli XII at Serial number 2797/02 on 11<sup>th</sup> June 2002, and as per the same he had bequeathed the above land to his son Bharatlal Roopchand Dharmavat absolutely. Hence after his death, his name was deleted from the Owners/Holders Column and the name of his son as above was retained therein vide the above referred Mutation Entry No. 21348 which was prepared on the application of Shri. Shirish Dayanand Dharmavat.
- 4) The charge of the loan amounts which were availed by the then Owner/s of the land prior to 1981-82 were subsequently deleted from the Other Rights Column as per Order bearing Outward number: 722/U.N(4)/Vikas/Kondhwa Budruk/Pooja/Dakhla/09 dated 4<sup>th</sup> September 2009 of the Deputy Registrar Co-operative Society, Pune City (4), Pune vide Mutation Entry Number: 25427 dated 16<sup>th</sup> October 2009.

**XII) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 08 Ares, Assessed at Rs. 00-47Ps, bearing Survey Number: 7/15, lying and situate at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

**B: LIST OF DOCUMENTS:**

- 1) Village Form 7,7A and 12 of Survey Number: 7/15 for the period 1981-82 to 1991-92, 1992-93 to 2009-10, 2010-11 to 2015-16 (Photocopy).
  - 2) Mutation Entries: 2571, 20465, 22011, 25056, 27493 (Photocopy).
  - 3) Sale Deed dated 6<sup>th</sup> May 2009 bearing Registration Number 2546/09 (photocopy).
  - 4) Sale Deed 28<sup>th</sup> May 1981 bearing Registration Number: 1962/81 (Photocopy).
- 1) It appears that land admeasuring 08 Ares, Assessed at Rs. 00-47 ps bearing Survey Number: 7/15 lying and situate at Village: Kondhwa Budruk, Haveli, Pune in the year 1981-82 stood in the name of Shri Jaywant Maruti Kamthe as an Owner of the said land. His name was mutated in the Owners/Holders Column vide Mutation Entry Number 2571 dated 24<sup>th</sup> July 1981 after he had purchased the said land along with lands bearing Survey Numbers 5/11 and 5/16 for a total consideration of Rs. 17,000 from the then Owners namely (1) Shri Rohindas Anant Kamthe (2) Smt. Sitabai Gangaram Bhandari (3) Smt.

*PPMTL*

- Geetabai Kashinath Dhone (4) Smt. Hausabai Eknath Ausare along with (5) Shri Rameshchandra Pandurang Kamthe (6) Shri Dattatray Pandurang Kamthe (7) Shri Maruti Pandurang Kamthe vide a Sale Deed dated 28 May 1981 registered at Serial Number:1962/81 in the office of the Sub-Registrar, Haveli-I, Pune. He was personally cultivating the said land and was in possession thereof. The REET of the land was shown as REET-1. REET means manner/mode of cultivation. REET-1 means cultivation by the Owner himself.
- 2) There is also a mention of Mutation Entry Number 2771 in the Other Rights Column. The said Mutation Entry has not been made available to me and I cannot comment upon the same.
  - 3) Shri Jaywant Maruti Kamthe later availed a loan of Rs. 1,00,000/- on 9<sup>th</sup> June 2002 from Sadhana Sahakari Bank by mortgaging the above land to it. A charge of the said amount was then shown in the Other Rights Column vide Mutation Entry Number 20465.
  - 4) The said amount was subsequently paid by him to the said Bank. The charge of the said amount was accordingly deleted from the Other Rights Column on the basis of letter issued by the said Bank vide Mutation Entry Number: 22011 dated 8<sup>th</sup> April 2005.
  - 5) Shri Jaywant Maruti Kamthe with the consent of his son Shri Amit Jaywant Kamthe thereafter executed a Development Agreement on 16<sup>th</sup> June 2005 and granted development rights in respect of land admeasuring 08 Acres for a total consideration of Rs. 3,62,000/- (Rupees Three lakhs Sixty Two Thousand only) to Shri Bharadaj Roopchand Dharmavat on the terms and conditions as given therein, which was registered in the office of the Sub-Registrar haveli-XII at Serial Number 3637/05.
  - 6) An Irrevocable Power of Attorney too was executed by them along with the said Development Agreement in favour of the said Developer whereby they entrusted him with various powers for carrying out the development activities upon the said land. The same was registered at Serial Number 3638/05 in the above referred Sub-Registrar office.
  - 7) Shri Bharadaj Roopchand Dharmavat as a Power of Attorney Holder of Shri Jaywant Maruti Kamthe thereafter executed a Sale Deed in his favour on 6<sup>th</sup> May 2009 on the consideration as given in the above referred Development Agreement which was registered at Serial Number 2546/09 in the office of the Sub-Registrar Haveli -XII. After the above Sale transaction the name of the purchaser was mutated in the Owners/Holders Column vide Mutation Entry Number 25056 dated 12<sup>th</sup> June 2009.
  - 8) The name of Shri Sadashiv Waman Bhat/Bharyade which appeared in the Other Rights Column since prior to 1981-82 was subsequently deleted therefrom as per Order Number: H.Non/Kavi/176/2010 dated 6<sup>th</sup> August 2011 of the Naib Tehsildar (Revenue), Haveli, Pune, vide Mutation Entry Number: 27493 dated 6<sup>th</sup> September 2011.

R. M. P.

**XIII) A: DESCRIPTION OF LAND:**

All that piece and parcel of land admeasuring 78 Ares, bearing Plot Number: A, out of Survey Number 7/1A lying and situate at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

Regarding Demarcation bearing Ati Tatkal Mora No.: 6018:

It appears that Assistant Director of Land Records, Haveli, Pune had conducted a demarcation of lands bearing Survey Numbers 7/5, 7/6, 7/7, 7/8, 7/9, 7/10+11+12, 7/15 and the boundaries of these lands were accordingly finalized. A demarcation bearing Ati Tatkal Mora number 6018 was issued by him to the Applicant Shri Bharatlal Roopchand Dharmavat on 29<sup>th</sup> October 2013.

Regarding N.A. Order:

It appears that Shri Bharatlal Roopchand Dharmavat and others had made an application on 30<sup>th</sup> December 2011 to the Collector, Pune for N.A. permission, permitting them to put their lands bearing Survey numbers: 7/6, 7/7, 7/8, 7/9, 7/10/1, 7/10/2, 7/10/2/2, 7/10/2/3, 7/11, 7/12, 7/15, totally admeasuring 22364 sq.mtrs to non agricultural use. Their application was supported by various documents including Amalgamation plan of the said Survey numbers approved by the Municipal Corporation of the City of Pune bearing number: DPO/2376/10 dated 22<sup>nd</sup> October 2010.

The said officer after perusing the documents placed before him, by exercising his powers under Section 44 of the Maharashtra Land Revenue Code permitted the said persons to use their lands for the purpose for which their plans have been sanctioned vide his Order bearing number:- PMH/NA/SR/1385/11 dated 3<sup>rd</sup> August 2012 but the same was subject to the terms and conditions as given in the said Order.

The said permission was granted by him to the extent of land admeasuring 21771.05 sq.mtrs shown in the demarcation map submitted by them to him. The area under Nala, Garden was shown as 1080.74 sq.mtrs. and which formed part of the above mentioned area. The total area under the aforesaid Survey Number was as above.

Regarding Amalgamation Plan:

An Amalgamation Plan of Survey Number 7/5 to 7/12 and 7/15 was also approved by the Municipal Corporation of the City of Pune vide its letter number DPO 2376/10 dated 22<sup>nd</sup> October 2010.

In the said Plan the area statement reflected the said facts (a) Area of Plot as per D.C. Rules:- 22970.38 sq.mtrs (b) Plot area as per 7x12 Extracts:- 22364.00 sq.mtrs (c) minimum area -21771.05 sq.mtrs.

*PP*

A simple copy of area statement after sub-division has also been provided to me. In the same the total area of Plot A is shown as 7801.21 sq.mtrs whereas the area of the said Plot considered is shown as 7800.00 sq.mtrs. Similarly the total area of Plot B in the said statement is shown as 14960.21 sq.mtrs and the area considered is shown as 14564.00 sq.mtrs.

The concerned revenue officer on the basis of the following Orders namely (1) Order bearing number: 1648/168/2017 dated 3<sup>rd</sup> July 2017 (2) Demarcation "c" copy bearing Mora number: Aji Tatkal/759/2017 issued by the office of the Land Records (3) N.A. Order bearing number: PMH/NA/SR/1385/11 dated 3<sup>rd</sup> August 2012 of the Collector Pune (4) Layout plan bearing number: 692/17 dated 13<sup>th</sup> June 2017 of Survey numbers: 7/6, 7/7, 7/8, 7/9, 7/10/1, 7/10/2, 7/10/2/2, 7/10/2/3, 7/11, 7/12, 7/15, sanctioned by Deputy Chief Engineer, Development Department, Zone- No. 2 of the Municipal Corporation of the City of Pune (whereby the above lands were amalgamated and the total area under these amalgamated lands was shown as 22364 sq.mtrs) gave new Hissa Numbers to these lands as follows:

Survey Number	Area in sq.mtrs	Owners/holders
7/1A/Plot A	2500	1) Shri Girdhari Chunnilal Dharmavat 2) Shri Rameshwar Chunnilal Dharmavat
	5300	1) Shri Bharatlal Roopchand Dharmavat 2) Shri Shirish Roopchand Dharmavat 3) Smt. Shobha Dayanand Dharmavat 4) Shri Meghshyam Dayanand Dharmavat 5) Shri Sahadev Dayanand Dharmavat 6) Shri Vikram Dayanand Dharmavat
	7800	
7/1A/Plot B	14564	1) Shri Bharatlal Roopchand Dharmavat 2) Shri Shirish Roopchand Dharmavat 3) Smt. Shobha Dayanand Dharmavat 4) Shri Meghshyam Dayanand

R.P.A.

		Dharmavat	
5)	Shri Sahadev	Dayanand	Dharmavat
6)	Shri Vikram	Dayanand	Dharmavat

Thus Survey Number 7/1A/Plot A admeasured 7800 sq.mtrs wherein the share of Shri Girdhari Chunnilal Dharmavat and another as above was shown as 2500 sq.mtrs whereas the share of Shri Bharatal Roopchand Dharmavat and five others as above was shown as 5300 sq.mtrs. A separate and a new Village Form 7,7A and 12 for the said plot was prepared in the year 2018 and the names of the aforesaid persons were mutated therein vide Mutation Entry Number: 34411 dated 18<sup>th</sup> February 2018.

Similarly Survey number 7/1A/Plot B admeasured 14564 sq.mtrs and was held by Shri Bharatal Roopchand Dharmavat and five others as above. The same was Assessed at Rs. 4797.00 ps. A separate and a new Village Form 7,7A and 12 for the said plot too was prepared in the year 2018 and the names of the Owners/Holders were mutated therein vide Mutation Entry Number: 34411. The said Village Form 7,7A and 12 however did not show the names of Shri Girdhari Chunnilal Dharmavat and Shri Rameshwar Chunnilal Dharmavat as co-owners in the said land. Apparently the allocation of share/area amongst holders may have been done at the requests of the parties. No such data is furnished and needs to be verified.

The Owners namely (1) Shri Bharatal Roopchand Dharmavat (2) Shri Durgeshankar alias Shirish Roopchand Dharmavat (3) Smt. Shobha Dayanand Dharmavat (4) Shri Meghshyam Dayanand Dharmavat (5) Shri Sahadev Dayanand Dharmavat (6) Shri Vikram Dayanand Dharmavat (7) Shri Girdhari Chunnilal Dharmavat (8) Shri Rameshwar Chunnilal Dharmavat (as Vendors) thereafter granted, sold, conveyed, transferred their freehold, non-agricultural unrestricted tenure land totally admeasuring 7800 sq.mtrs bearing Survey Number 7/1A/Plot A (being sub divided portions of larger land bearing Survey Numbers: 7/5, 7/6, 7/7, 7/8, 7/9, 7/10/1, 7/10/2/1, 7/10/2/2, 7/10/2/3, 7/11, 7/12 and 7/15, totally admeasuring 02H-23.64 Ares i.e 22364 sq.mtrs) with perpetual rights in ingress and egress and right of way in respect of (1) a strip of land 12 mtrs wide and 75 mtrs in length, admeasuring 800 sq. mtrs, being part of Survey Number 7/16 (as shown in Registered document bearing number 11400/12 registered in the office of the Sub-Registrar Haveli-) (2) a strip of land 12 mtrs wide and 72 mtrs in length, admeasuring 887.80 sq.mtrs being part of Survey number 7/1A/Plot B as shown in sanctioned layout plan bearing number: CC/0692/17 dated 13<sup>th</sup> June 2017 for a total consideration of Rs. 14,99,47,548/- (Rupees Fourteen Crores Ninety Nine Lakhs Forty Seven Thousand Five Hundred and Forty Eight only) to M/s. Sheth Realty (a partnership firm, having its principal place of business at: B-205, Konark Darshan, Zaver Road, Mulund (W), Mumbai 400 080, represented by its partner Shri Rupesh Chotalal Sheth) vide a

Rupesh

Conveyance Deed dated 5<sup>th</sup> July 2018 registered in the office of the Sub-Registrar Haveli-XV at Serial Number: 9008/18. The said purchaser on or before the execution of the said Conveyance Deed had made a part payment of Rs. 3,29,86,887/- (Rupees Three Crores Twenty Nine Lakhs Eighty Six Thousand Eight Hundred and Eighty Seven only) and issued Post dated cheques of the remaining amount to the said Vendors as shown in the said Conveyance Deed. The balance amount was a claim of the said Vendors upon the said purchaser.

The aforesaid Owners/Vendors along with the said Conveyance Deed also executed a Power of Attorney on the above date whereby they nominated, constituted and appointed M/s Sheth Realty (acting through any of its partners, the present partners being (a) Shri Rupesh Chotalal Sheth and (b) Smt. Shilpa Rupesh sheth) as their true and lawful attorney/ies (jointly and/or severally) and to do all acts, deed and things in relation to the said land as mentioned in the same, which was registered in the office of the Sub-Registrar Haveli-XV at Serial Number 9009/15.

A) Indemnity Bond in respect of lost title deeds was also executed by the aforesaid Owners/Vendors along with the aforesaid documents in favour of the said purchaser i.e. M/s Sheth Realty and the same was registered at Serial number: 9010/18 in the aforesaid Sub-Registrar office i.e. Haveli-XV.

**Regarding Index-II Search:**

I have also caused the search of Index II Registers at various Haveli's for the last thirty years as per Receipt bearing number: MH-003214690201819M dated 27<sup>th</sup> June 2018. At these Havelies some registers were made available to me for my inspection but the same were too tattered. On scrutinizing the available Index-II registers no document supporting any charge/mortgage/encumbrance was found recorded in the available Index-II registers.

**Regarding Public notices:** The usual Public Notices were also published by M/s Kadiani and Associates (Advocate) in two local daily newspapers namely (1) Indian Express dated 1<sup>st</sup> January 2017 and (2) Loksatta dated 4<sup>th</sup> January 2017 calling upon the Public at large to raise their objections in writing with proper documentary evidence within 21 days of the publication of the said notices as they were investigating the title of the Owners namely (1) Shri Bharatlal Roopchand Dharmavat (2) Shri Durga Shankar alia Shirish Roopchand Dharmavat (3) Shri Girdhari C Dharmavat (4) Shri Rameshwar C. Dharmavat (5) Smt. Shoba Dayanand Dharmavat (6) Shri Meghshyam Dayanand Dharmavat (7) Shri Sahadev Dayanand Dharmavat and (8) Shri Vikram Dayanand Dharmavat who were to be allotted northern side portion of the larger land being plot A admeasuring 7801.21 sqmtrs and which larger land comprised of lands bearing Survey numbers: 7/5, 7/6, 7/7, 7/8, 7/9, 7/10/1, 7/10/2/1, 7/10/2/2, 7/10/2/3, 7/11, 7/12 and 7/15, totally admeasuring 22364 sq.mtrs lying and situated at Village: Kondhwa Budruk, Taluka: Haveli, District: Pune.

*JP*

I am informed by M/s. Kadiani and Associates (advocates) that they have not received any objections within the period as mentioned in the said notices and thereafter till date of the issuance of the said report.

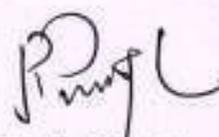
Thus on perusing the above documents and subject to the search conducted by me and also subject to whatever is stated above, I state that the title of M/s Sheth Realty to the land admeasuring 7800 sq.mtrs bearing Survey Number 7/1A Plot A appears to be clear and marketable.

I have been instructed by M/s Kadiani and Associates (advocates) to give my opinion in respect of the right, title and interest of the Owner/s to the property which is subject matter of this report.

- (a) The root of title, in terms instructed, is taken as the (i) year 1981-82 for lands bearing Survey Numbers : 7/5, 7/6, 7/7, 7/9, 7/15 (ii) year 1985-86 for land bearing Survey Numbers: 7/8, 7/10/1, 7/10/2/1, 7/10/2/2, 7/10/2/3, 7/11, 17/12. Accordingly any reference to any event/s etc prior to such cut-off date is/are not commented upon.
- (b) I have presumed that all relevant documents alongwith supplementary documents if any are submitted and there are not further document/s relating to the said property. It is presumed that, all relevant data are disclosed in entirety.
- (c) It is presumed that any event/s and/or document/s referred to is/are tenable as per the tenor thereof — apparent on the face of the record including but not limited to the matter/s that the copies of document/s furnished are true and correct copy of the original/s thereof, the data therein mentioned is duly borne out, it/they (documents) are duly executed, any statutory permission/s requisite is/are taken and the same is/are based on the import of legislation/s applicable in the matter.
- (d) This report is based on the law for the time being prevailing and as so interpreted as per conventions and/or case law applicable in the matter and excluding any retrospective invocation or otherwise interpretations either by legislation and/or norms of convention and/or case law on the subject.
- (e) This report is for the benefit and reliance of the stipulated client alone.

I report accordingly.

Pune

  
Padam Raj Singh  
Advocate

Dated : November 20, 2018.



**CHALLAN**  
MTR Form Number-4



GRN	MH003214690201819M	BARCODE	[Barcode]		Date	27/06/2018-13:11:45	Form ID	
Department	Inspector General Of Registration			Payer Details				
Search Fee	Type of Payment			Other Items		TAX ID (If Any)		
						PAN No.(If Applicable)		
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR			Full Name	Adv Padam Raj Singh			
Location	PUNE							
Year	2018-2019 One Time			Flat/Block No.				
Account Head Details		Amount In Rs.		Premises/Buiding				
0030072201	SEARCH FEE		750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				S No 7 Kondhwa Budruk Pune				
				Amount In		Seven Hundred Fifty Rupees Only		
				Words				
Total			750.00					
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CN	Ref. No.	02300042018062740264	003264501	
Cheque/DD No.				Bank Date	RBI Date	27/06/2018-13:17:56	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Jobid No. : 9420479580  
 कर्तव्य चालन 'टाइम ऑफ वेजिट' मध्ये मरुद करण्यासाठी लागू आहे. इतर कारणासाठी किंवा कोटची न कदापयचलन देऊन राहिली लागू नाही.

