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VIKRAM ANIL VAIDYA

B.Sc., LL.B
ADVOCATE

Date : 22/07/2023.

FORMAT - A
(Circular No. 28/2021)

To,
Maha RERA
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to area totally admeasuring 1 Hectare 69.4 Ares, out of Survey Nos. 451 (part) and 455/2 (part), situated at Village Bhugaon, Taluka Mulshi, District Pune (hereinafter referred to as the 'said lands')

I have investigated the title of the said lands on the request of M/s. Enerrgia Skyi Developers (ESD) (i.e. the developer of land Nos. A, B and C out of the said lands described in para No. I hereinbelow) and following documents i.e.—

I) DESCRIPTION OF LANDS UNDER THIS REPORT :

All those pieces and parcels of 3 lands totally adm. 01 Hectare 69.4 Ares, situated at Village Bhugaon, Taluka Mulshi, District Pune, within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub District Taluka Mulshi (Paud), District Pune consisting of pieces of lands bearing Survey Nos., Areas, Assessments, Subject Areas and boundaries as follows:

Land No.	Survey No.	Total Area		Assessment	Subject Area	Boundaries of Subject Area (The numbers indicate the Survey No./Hissa Nos.)
		H	Acre	Rs.	Ps.	
A	451	1	76	2	87	0 31.28
B	451	1	76	2	87	0 28.12
C	455/2	1	42.10	2	35	1 10.10



The Total Area of Subject Area Lands is 01 Hectares 69.4 Ares, which lands are hereinafter collectively referred to as 'the said lands' and any particular land thereof is individually referred to as the land No. A, the land No. B and the land No. C respectively.

II) PRESENT OWNERS OF THE SAID LANDS :

Land No.	Survey No.	Total Area		Subject Area		Present Owners
		H	Are	H	Are	
A	451	1	76	0	31.28	Omesh Kisan Kandhare
B	451	1	76	0	28.12	Ravindra Rajaram Kandhare
C	455/2	1	42.10	1	10.10	Mr. Subhash Raghunath Jadhav, Mrs. Hemlata Dnyaneshwar Shinde, Mr. Mahesh Sadanand Shetty and Mr. Vijay Jagannath Warule.

III) THE DOCUMENTS OF ALLOTMENT ON THE SAID LANDS -

(A) Documents perused in respect of Survey No. 451 :

1. 7/12 extracts from 1950 to 2023.
2. Mutation Entry Nos. 1389, 1640, 1742, 2024, 2085, 7095, 7185, 7229, 7238, 7240, 7268, 7285, 7286, 7287, 7288, 7289, 7290, 7339, 7353, 7389, 7421, 7475, 7476, 7555, 7726, 7730, 7731, 7740, 7746, 7974, 7976, 8389, 8503, 8823 (cancelled), 8981, 9093, 9173, 9264, 9369 and 9506.
3. Letter dated 09/03/2012 issued by Tehsildar, Mulshi, stating that the Mutation Entry No. 295 is not traceable with their records. (Mutation Entry is available)

4. List of title documents :

- a) Original Release Deed dated 08/04/2011 executed By Smt.Kalabai alias Kalubai Narayan Kamath and five others in favour of Mr. Sopan Tukaram Pol and four others, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 1993/2011 alongwith registration receipt and Index – II thereof.
- b) Original Release Deed dated 23/05/2011 executed By Smt. Fulabai alias Chandrabhaga Dattatreya L. Shinde in favour of Mr. Sopan Tukaram Pol, registered in the office of Sub Registrar Mulshi (Paud)



at Sr. No. 3320/2011 alongwith registration receipt and Index – II thereof.

- c) Original Release Deed dated 10/08/2011 executed By Smt. Indubai Dnynobai Dagade and four others in favour of Mr. Sopan Tukaram Pol, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4135/2011 alongwith registration receipt and Index – II thereof.
- d) Original Release Deed dated 12/08/2011 executed By Smt. Parubai alias Parvatibai Tukaram Lohakare (Lokare) and eleven others in favour of Mr. Tatyaba alias Laxman Lahanu Pol and two others, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4188/2011 alongwith registration receipts and Index – II thereof.
- e) Original Release Deed dated 18/08/2011 executed By Mrs. Kunda Shantaram Gore and three others in favour of Mr. Ravi alias Ravindra Baban Pol and two others, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4242/2011 alongwith registration receipt and Index – II thereof.
- f) Original Release Deed dated 25/08/2011 executed By Mr. Ashok Jagannath Pawar in favour of Mr. Rama alias Rambhau Lahanu Pol and another, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4361/2011 alongwith registration receipt and Index – II thereof.
- g) Original Deed of Exchange dated 23/09/2011 executed between Mr. Sopan Tukaram Pol & others and Mr. Ravi alias Ravindra Baban Pol and others, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4818/2011 alongwith registration receipt and Index – II thereof.
- h) Original Power of Attorney dated 21/10/2011 executed by Mrs. Shakuntala Tatyaba alias Laxman Pol and three others in favour of Mr. Sunil Tatyaba alias Laxman Pol, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 5280/2011 alongwith registration receipt thereof.
- i) Original Deed of Confirmation dated 21/10/2011 executed by Mr. Sunil Tatyaba alias Laxman Pol and four others in favour of Mr. Sopan Tukaram Pol registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 5284/2011 alongwith registration receipt and Index-II thereof.



- j) Original Development Agreement dated 30/01/2012 executed by Mr. Sopan Tukaram Pol & others in favour of ESD, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 454/2012 in respect of lands totally adm. 01 Hectare 60 Ares alongwith registration receipt and Index – II thereof.
- k) Original Power of Attorney dated 30/01/2012 executed by Mr. Sopan Tukaram Pol and others in favour of ESD, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 455/2012 in respect of lands totally adm. 01 Hectare 60 Ares alongwith registration receipt thereof.
- l) Original Release Deed dated 30/01/2012 executed by Mrs. Sundar alias Asha Sanjay Vavale and four others in favour of Mr. Laxman Sopan Pol and two others, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 453/2012 alongwith registration receipt and Index – II thereof.
- m) Original Release Deed dated 21/03/2012 executed by Smt. Sarika Vijay Pol and another in favour of Mr. Namdev Tukaram Pol registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 1376/2012 alongwith registration receipt and Index – II thereof.
- n) Original Sale Deed dated 31/05/2012 executed by Mr. Namdev Tukaram Pol and other in favour of ESD registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 3017/2012 alongwith registration receipt and Index – II thereof.
- o) Original Sale Deed dated 10/09/2012 executed by Mr. Dattatray Haribhau Pol and other in favour of ESD registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 5257/2012 alongwith registration receipt and Index – II thereof.
- p) Photocopy of Deed of Partition dated 31/08/2012 executed by Mr. Ravi alias Ravindra Baban Pol and others registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 5068/2012 alongwith registration receipt and Index – II thereof.
- q) Original Deed of Confirmation dated 10/10/2012 executed by Mr. Sunil Tatyaba alias Laxman Pol and others in favour of Mr. Ravi alias Ravindra Pol and others registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 5601/2012.



- r) Original Sale Deed dated 22/03/2013 executed by Mr. Ram alias Rambhau Lahanu Pol and other in favour of ESD, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 2054/2013, alongwith registration receipt and Index – II thereof.
- s) Original Sale Deed dated 22/03/2013 executed by Smt. Savitribai alias Savitribai Baban Pol and other in favour of Enerrgia Skyi Infra Projects, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 2055/2013, alongwith registration receipt and Index – II thereof.
- t) Original Sale Deed dated 22/03/2013 executed by Smt. Savitribai alias Savitribai Baban Pol and other in favour of ESD, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 2056/2013, alongwith registration receipt and Index – II thereof.
- u) Certified copy of Sale Deed dated 29/12/2012 executed by Mr. Tatyaba alias Laxman Lahanu Pol and others in favour of Umesh Kisan Kandhare, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 6595/2012, alongwith registration Index – II thereof.
- v) Original Deed of Exchange dated 12/07/2013 executed between ESD and Mr. Jyotiba Rajaba Falke and others, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 3956/2013, alongwith registration receipt and Index – II thereof.
- w) Certified copy of Sale Deed dated 21/08/2014 executed by Mr. Umesh Kisan Kandhare and others in favour of Mr. Ravindra Rajaram Kandhare, registered in the office of Sub Registrar Mulshi 2 at Sr. No. 6805/2014 for 00 Hectare 28.12 Ares.
- x) Certified copy of Power of Attorney dated 20/08/2014 executed by Mr. Umesh Kisan Kandhare and others in favour of Mr. Ravindra Rajaram Kandhare, registered in the office of Sub Registrar Mulshi 2 at Sr. No. 6806/2014.
- y) Copy of Deed of Correction dated 17/12/2014 executed by Mr. Umesh Kisan Kandhare and others in favour of Mr. Ravindra Rajaram Kandhare, registered in the office of Sub Registrar Mulshi 2 at Sr. No. 10163/2014.



z) Original Development Agreement dated 10/03/2015 executed by Mr. Umesh Kisan Kandhare & Mr. Ravindra Rajaram Kandhare in favour of ESD, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 916/2015 in respect of lands totally adm. 00 Hectare 59.4 Ares alongwith registration receipt and Index – II thereof.

aa) Original Power of Attorney dated 10/03/2015 executed by Mr. Umesh Kisan Kandhare & Mr. Ravindra Rajaram Kandhare in favour of ESD, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 917/2015 in respect of lands totally adm. 00 Hectare 59.4 Ares alongwith registration receipt thereof.

5. Photocopy of Death Certificate dated 03/05/2001 of Smt. Indumati Jagannath Pawar issued by Municipal Corporation of Greater Mumbai.

6. Photocopy of Death Certificate dated 23/08/2011 of Mr. Baban Lahanu Pol issued by Pune Municipal Corporation.

7. Death Certificate dated 24/12/2011 of Smt. Sitabai Tukaram Pol issued by Grampanchayat Bhugaon.

8. Photocopy of Death Certificate dated 07/10/2011 of Smt. Indumati Sopan Pol (wife of Sopan Tukaram Pol) issued by Grampanchayat Bhugaon.

9. Death Certificate dated 05/08/2011 of Mr. Mohan Namdev Pol (son of Mr. Namdev Tukaram Pol) issued by Grampanchayat Bhugaon.

10. Death Certificate dated 08/08/2011 of Mr. Vijay Namdev Pol (son of Mr. Namdev Tukaram Pol) issued by Grampanchayat Bhugaon.

11. True copy of Affidavit dated 12/08/2011 sworn by Mr. Mahadev Barku alias Laxman Barate, stating names of legal heirs of Smt. Anubai Barku alias Laxman Barate.

12. Affidavit dated 25/08/2011 sworn by Mr. Ashok Jagannath Pawar, stating names of legal heir of Late Indubai Jagannath alias Hanumant Pawar.

13. Affidavit dated 12/08/2011 sworn by Smt. Parubai alias Parvatibai Tukaram Lohakare alias Lokare, stating variation in her name.

14. Affidavit dated 12/08/2011 sworn by Mr. Tatyaba alias Laxman Lahanu Pol, stating variation in his name.



15. Affidavit dated 12/08/2011 sworn by Smt. Sonubai Bhaudas Devkar, stating variation in her name.
16. True copy of Affidavit sworn by Mr. Ravi alias Ravindra Baban Pol dated 12/08/2011, stating names of legal heir of Late Smt. Satabai Lahanu Pol, Late Tarabai Laxman Barate alias Anubai Barku Barate, Late Indubai Jagannath alias Hanamant Pawar and Late Baban Lahanu Pol.
17. Affidavit dated 21/03/2012 sworn by Mr. Namdev Tukaram Pol stating his legal heirs.

(B) Documents perused in respect of Survey No. 455/2 :

1. 7/12 extracts from 1950 to 2023.
2. Mutation Entry Nos. : 366, 388, 389, 428, 1389, 1517, 1647, 1762, 1962, 2024, 2085, 3193, 3251, 5183, 5249, 5862, 6264, 6678, 6895, 7095, 7185, 7228, 7287, 7353, 7974, 8250 and 8515.
3. **List of title documents :**
 - a) Index II extract of Sale Deed dated 03/11/1987, executed by Mr. Sopan Tukaram Pol with the consent of 4 others in favour of Mrs. Shailaja Sadashiv Sahastrabuddhe and Mr. Sadashiv Vishnu Sahastrabuddhe, registered in the office of Joint District Registrar Pune at Sr. No. 790/1987.
 - b) Certified copy of Sale Deed dated 24/05/1988 executed by Mr. Sopan Tukaram Pol and others in favour of Mr. Yeluji Laxman Tagad and Muktabai Laxman Tagad, registered in the office of Sub Registrar Maval at Sr. No. 447/1988.
 - c) Certified copy of Correction Deed dated 10/02/1989 executed by Mr. Sopan Tukaram Pol and others in favour of Mr. Yeluji Laxman Tagad and Mrs. Muktabai Laxman Tagad, registered in the office of Sub Registrar Maval at Sr. No. 1606/1989 on 31/03/1989.
 - d) Certified copy of Sale Deed dated 17/06/2003 executed by Mrs. Shailaja Sadashiv Sahastrabudhe and Mr. Sadashiv Vishnu Sahastrabuddhe in favour of Mr. Ravindra Dattatraya Bhalerao and Mr. Ramdas Dhondiba Darge, registered in the office of Sub



Registrar Mulshi (Paud) at Sr. No. 2913/2003 for 00 Hectare 32 Ares.

- e) Certified copy of Sale Deed dated 29/03/2004 executed by Mrs. Shailaja Sadashiv Sahstrabudhe, Mr. Ballal Sadashiv Sahstrabudhe and Mrs. Deepika Rahul Parayane in favour of Mr. Sameer Shrikant Phule, Mr. Suraj Anil Girme and Mr. Sangram Sharad Patil, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 1795/2004, on 01/04/2004.
- f) Certified copy of Sale Deed dated 30/09/2009 executed by Mr. Sangram Sharad Patil in favour of Mr. Sharad Ramrao Patil with the consent of Mr. Sameer Shrikant Phule and Mr. Suraj Anil Girme, registered in the office of Sub Registrar Mulshi No. 2 (Hinjawadi) at Sr. No. 70/2009 on even date.
- g) Certified copy of Sale Deed dated 16/09/2010 executed by Mr. Sameer Shrikant Phule, Mr. Suraj Anil Girme, Mr. Sangram Sharad Patil and Mr. Sharad Ramrao Patil in favour of Mr. Shubhash Raghunath Jadhav, Mrs. Hemlata Dnyaneshwar Shinde, Mr. Mahesh Sadanand Shetty and Mr. Vijay Jagannath Varule, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 5297/2010 on even date, alongwith Index II extract.
- h) Certified copy of Release Deed dated 08/04/2011 executed by Mr. Kalabai alias Kalubai Narayan Kamthe and others in favour of Mr. Sopan Tukaram Pol & others registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 1993/2011.
- i) Certified copy of Release Deed dated 23/06/2011 executed by Mrs. Fulabai alias Chandrabhaga Dattatray Lokhande in favour of Mr. Sopan Tukaram Pol registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 3320/2011.
- j) Certified copy of Release Deed dated 10/08/2011 executed by Smt. Indubai Dnyanoba Dagade and others in favour of Mr. Sopan Tukaram Pol registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4135/2011.
- k) Original Exchange Deed dated 13/06/2014 between Mr. Ramdas Dhondiba Darge, Mr. Ravindra Dattatraya Bhalerao and M/s. Enerrgia Skyi Developers registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 2121/2014 on even date, alongwith Index II extract and registration receipt thereof.



l) Original Exchange Deed (2nd Copy) dated 13/06/2014 between Mr. Ramdas Dhondiba Darge, Mr. Ravindra Dattatraya Bhalerao and M/s. Energia Skyi Developers registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 2122/2014 on even date, alongwith Index II extract and registration receipt thereof.

m) Original Development Agreement dated 16/10/2015 executed by Mr. Subhash Raghunath Jadhav and three others in favour of M/s. Energia Skyi Developers, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4016/2015 on even date, alongwith Index II extract and registration receipt thereof.

n) Original Power of Attorney dated 16/10/2015 executed by Mr. Subhash Raghunath Jadhav and three others in favour of Mr. Sushant Mohan Jadhav and Mr. Amit Anil Jagtap, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4017/2015 on even date, alongwith Index II extract and registration receipt thereof.

o) Photocopy of Deed of Mortgage dated 04/12/2017 executed by ESD in favour of Tata Capital Housing Finance Ltd. which has been duly registered in the Office of Sub Registrar, Mulshi 2 at Serial No. 16377/2017 on 05/12/2017, alongwith Index II extract and Registration receipt thereof.

p) Photocopy of Deed of Release dated 31/05/2022 executed by Tata Capital Housing Finance Ltd. in favour of ESD which has been duly registered in the Office of Sub Registrar, Mulshi at Serial No. 7214/2022 on even date, alongwith Index II extract and Registration receipt thereof.

IV) SEARCH OF INDEX II REGISTERS AND REVENUE RECORDS :

I had carried out search in respect of the said lands in the Index - II registers for the period of 1991 to 2023 (both inclusive) (i.e. for the period of last 33 years) in the offices of Sub-Registrar Mulshi (Paud), Pune, Joint Sub-Registrar Mulshi No. 2 (Hinjewadi), Pune, Sub-Registrar, Maval at Wadgaon Maval, Pune as well as in the office of Joint District Registrar, Pune after depositing necessary search fees for the same vide Chalan Nos. MH003111733202122P dated 01/07/2021, vide Receipt No. 1112068269 and Chalan Nos. MH003191892202122P dated 04/07/2021, vide Receipt No. 1112068327, Chalan Nos. MH003793785202324E dated 18/06/2023, vide Receipt No.



1112952217, Chalan Nos. MH003793512202324E dated 18/06/2023, vide Receipt No. 1112952193, which is annexed herewith as Annexure 'A1 to A8'. During the search, I did not come across any entry regarding creation of charge or encumbrance on the said lands and any entry, repugnant to the right, title and interest of the present Owners in respect of the said lands. However, this Report is to be read subject to any missing entry due to condition and non-availability of records in the offices of Sub Registrar, Mulshi (Paud), Sub-Registrar, Vadgaon Maval and the Joint District Registrar, Pune.

V) REGARDING VILLAGE BHUGAON :

The said lands are situated in Village Bhugaon, which is situated outside the limits of Pune Municipal Corporation, Pune and within the working limits of Zilha Parishad, Pune and Panchayat Samiti Taluka Mulshi. The said lands are situated within one kilometer distance from existing limits of the Pune Municipal Corporation on the southern side area on Pune-Paud Road and towards the south side of Ramnadi (river). The Talathi of Village Bhugaon is having his office in the same village and the office of Tahasildar, Taluka Mulshi is at Village Paud. The Sub-Registrar Office for Taluka Mulshi is at Village Paud since 1991 and prior to that the Sub-Registrar, Taluka Maval at Vadgaon Maval was the Sub-Registrar for Taluka Mulshi. Since 2009 for Taluka Mulshi, one more Sub-Registrar office is established at Village Hinjewadi, as Sub-Registrar, Mulshi 2.

VI) ZONE OF THE SAID LANDS AS PER THE FINAL REGIONAL PLAN :

It is seen from the Zone certificate dated 12/01/2015 issued by Assistant Director of Town Planning, Pune, that the said lands are situated in '**Agricultural and No Development Zone**' as per the Final Regional Plan of Pune District, made effective from 10/02/1998.

VII) ENCUMBRANCES AND CHARGES :

From the perusal of various documents and the search carried out in respect of the said lands, I did not come across any encumbrance or charge upon the said lands, **except the following encumbrance :**

- a) It appears from **Mutation Entry No. 1647** that Mr. Kondiba Jyotiba Pol had obtained loan from Bhugaon Co-operative Credit Society of Rs. 1,000/- on 20/06/1964 against lands owned by him at village Bhugaon including his half share in the land bearing Survey No. 455. The charge of said Bhugaon Co-operative Credit Society was recorded in the other rights column of 7/12 record of Survey No. 455 vide the said Mutation Entry No. 1647. However, subsequent to division / falani of Survey No. 455, the



entry for the said charge was not carried forward on the 7/12 record of Survey No. 455/2 i.e. the land No. C herein. It is informed to me by ESD that the said Bhugaon Co-operative Society is not functioning for last 23 years. In my opinion, the said encumbrance is more than 50 years old and hence, the recovery of the same, if any, has become time barred.

a) ESD by causing to mortgage the land bearing Survey No. 455/2 from the respective owners thereof has availed the loan from Tata Capital Housing Finance Ltd. of Rs.20,00,00,000/- (Rupees Twenty Crores Only). For obtaining the loan as aforesaid, ESD and others have executed Deed of Mortgage dated 04/12/2017 in favour of Tata Capital Housing Finance Ltd. which has been duly registered in the Office of Sub Registrar, Mulshi 2 at Serial No. 16377/2017 on 05/12/2017. By Mutation Entry No. 8515, entry of said the said encumbrance is entered upon other rights of Survey No. 455/2 only. ESD there after paid entire loan amount along with acured interst thereof to Tata Capital Housing Finance Ltd. who released their charge on the said lands and executed Deed of Release dated 31/05/2022, in favour of ESD which Deed has been duly registered in the Office of Sub Registrar, Mulshi at Serial No. 7214/2022 on even date. Now, there is no charge of any bank or finacial institution on the said lands.

VIII) CUSTODY OF TITLE DEEDS AND IMPORTANT DOCUMENTS :

All the available original title deeds and / or certified copies of title deeds alongwith the other documents as stated in the list of common documents stated hereunder are in the custody of ESD. All the said documents are perused by me at relevant time.

IX) PUBLIC NOTICE :

M/s. Enerrgia SKYi Developers have published public notices through Mr. Jayant Waman Mhaiskar, Advocate, in daily newspaper 'Kesari' in respect of the said lands on 06/12/2015, for inviting objections from public at large, if anybody having any right, title and interest or claim therein. He informed that he had not received any objection in response to such public notices.



X) DEMARCATON :

Survey No.	Subject Area		Mojani Register No.
	H	Arc	
451	00	59.4	13793/15
455/2	01	10.10	14278/15

I have seen demarcation of the said lands carried out on the basis of the 'vahiwat' i.e. possession of the present Owners of the said lands. However, I am informed by ESD that the said demarcation is carried out on site after issuing notices to all the Owners of adjacent Lands by Taluka Inspector of Land Records, Mulshi, Pune.

XI) APPROACH / ACCESS ROAD TO THE SAID LANDS :

It is informed to me by ESD that they have already got sanctioned layout of adjacent lands to the said lands from the PMRDA, Pune and Hence, the road under sanctioned layout is available for the said lands.

XII) OPINION ON TITLE :

On perusal of the above mentioned documents and all other relevant documents relating to title of the said lands, I am of the opinion that the title of following Owners is clear, marketable and without any encumbrances.

Land No.	Owners of the land	Subject Area	
		H	Ares
A	Umesh Kisan Kandhare	0	31.28
B	Ravindra Rajaram Kandhare	0	28.12
C	Mr. Subhash Raghunath Jadhav, Mrs. Hemlata Dnyaneshwar Shinde, Mr. Mahesh Sadanand Shetty and Mr. Vijay Jagannath Warule,	1	10.10

XIII) Qualifying comments / remarks if any;

I am of the opinion that the said lands are owned by respective present Owners and their title to the same, is good, clear and marketable beyond reasonable doubt. The flow of the title of the said lands is enclosed herewith as annexure.

Encl : Annexure reflecting flow of title.


Vikram Anil Vaidya
 Advocate
 

Office : Flat No. 2, Santosh Co-op. Hsg. Society,
CTS No. 345, Shila Vihar Colony, Paud Phata,
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VIKRAM ANIL VAIDYA

B.Sc., LL.B
ADVOCATE

FLOW OF THE TITLE OF THE SAID LANDS :

In this Report, we are concerned with two adjacent 7/12 extracts i.e (1) Survey No. 451 (i.e Land Nos. A and B) and (2) Survey No. 455/2 (i.e Land No. C).

Considering two separate 7/12 extracts, I have noted flow of title & my observation as follows:

Sr. No.	Particular
(A)	Flow of Title of Land Nos. A and B i.e. area totally adm. 00 Hectare 59.4 Ares out of Survey No. 451.
(B)	Flow of Title of Land No. C i.e. area totally adm. 01 Hectare 10.10 Ares out of Survey No. 455/2.
(C)	Litigations if any - No litigation/s.
(D)	Any other relevant entries / concerned points. 1. Sanction of Layout, Building Plans, revisions thereof and N. A. Orders 2. Registration of the Real Estate Project/s as per Real Estate (regulation and development) Act, 2016 and rules thereunder 3. Formation of Member Societies for each Phase 4. Sale of units By Enerrgia Skyi Developers in the scheme on the said Lands and mortgages by the respective unit purchasers
(E)	Title Certification/Opinion

(A) Flow of Title of Land No. A and B i.e. area totally adm. 00 Hectare 59.4 Ares out of Survey No. 451:

1) **Original Ownership of Survey No. 451:**

The Survey No. 451 at Village Bhugaon Taluka Mulshi District Pune was previously owned by one Mr. Kondiba Jyotiba Pol.

2) **Mutation Entry No. 295 not traceable:**

I could not peruse the **Mutation Entry No. 295** as it is not traceable in the record of the Tahasildar, Taluka Mulshi, District Pune. The letter dated 09/03/2012 to that effect is issued by the Tahasildar, Mulshi. The said Mutation Entry No. 295 is appearing on the 7/12 records of Survey Nos. 452 to 454. The said entry must be for the period prior to 1932 as I have come across Mutation Entry No. 366, which was passed in the year 1932.



The name of Kondiba Jyotiba Pol is appearing on 7/12 record from 1950 till the partition took place in the year 1961 as stated hereunder.

3) **Partition by Mr. Kondiba Jyotiba Pol :**

I have perused the extract of **Mutation Entry No. 1389**, which is partly **torn out and hence some part of the said Mutation Entry therefore is not legible**. However, I can observe from the legible part of the said mutation entry that partition took place amongst all members of Hindu Undivided Family of Mr. Kondiba Jyotiba Pol in respect of their lands situated at village Bhugaon and in pursuance of said partition, the properties standing in the name of Mr. Kondiba Jyotiba Pol till the year 1961, including Survey No. 451 were partitioned amongst the members of the HUF of Mr. Kondiba Jyotiba Pol, consisting of he himself, his brother Mr. Lahanu Jyotiba Pol and his son Mr. Tukaram Kondiba Pol.

As per the said partition, Mr. Kondiba Jyotiba Pol and his brother Mr. Lahanu Jyotiba Pol, each got half share of lands bearing Survey No. 451. According to the said partition, their names were mutated on the 7/12 extract of Survey No. 451 by Mutation Entry No. 1389.

4) **Irrelevant Mutation Entry No. 1640 :**

I have perused the **Mutation Entry No. 1640**, which is appearing on the 7/12 record of Survey No. 451 and I found that the said Mutation Entry is in respect of Survey Nos. 91(Part), 94(part), 95(Part), 42 & some other lands, hence the same is irrelevant for Survey No. 451. It appears that the said Mutation Entry has been wrongly written as 1640 instead of 1647, which is perused by me as stated below.

5) **Encumbrance created by Mr. Kondiba Jyotiba Pol :**

It appears from **Mutation Entry No. 1647** that Mr. Kondiba Jyotiba Pol had obtained loan from Bhugaon Co-operative Credit Society of Rs. 1,000/- on 20/06/1964 against lands owned by him at village Bhugaon including his half share in the land bearing Survey No. 451. The charge of said Bhugaon Co-operative Credit Society is duly recorded in the other rights column of 7/12 records of Survey No. 451 and other lands by Mutation Entry No. 1647.



6) Legal heirs of Late Mr. Kondiba Jyotiba Pol :

Further from **Mutation Entry No. 1962**, it is seen that, Mr. Kondiba Jyotiba Pol expired on 27/11/1975 leaving behind the legal heirs as follows:-

Name of Legal Heir	Relationship with Late Kondiba Pol
Tukaram Kondiba Pol	Son
Yamubai Ganpat Dagade	Married Daughter

The name of Mr. Tukaram Kondiba Pol is mutated in owner/occupier column and the name of Yamubai Ganpat Dagade was mutated in other rights column of the lands owned by Late Mr. Kondiba Jyotiba Pol by Mutation Entry No. 1962.

7) Legal heirs of Late Mr. Tukaram Kondiba Pol :

Further from **Mutation Entry No. 2024**, it is seen that, Mr. Tukaram Kondiba Pol expired at Village Bhugaon on 05/08/1980 leaving behind the legal heirs as follows:-

Name of Legal Heir	Relationship with Late Tukaram Pol
Sitabai Tukaram Pol	Widow
Sopan Tukaram Pol	Son
Namdev Tukaram Pol	Son
Nivrutti Tukaram Pol	Son
Haribhau Tukaram Pol	Son
Kalubai Narayan Kamath	Married Daughter
Malubai Rambhau Kadamb	Married Daughter
Shalan Murlidhar More	Married Daughter
Aruna Pandharinath Thakar	Married Daughter
Baydabai Ananda Ranawade	Married Daughter

By the said Mutation Entry No. 2024, the name of Mr. Sopan Tukaram Pol is recorded as HUF Karta in owner/occupier column of the land bearing Survey No. 451 and the name of abovementioned five married daughters of deceased were mutated in other rights column of the lands owned by Late Mr. Tukaram Kondiba Pol.



8) **Legal heirs of Late Mr. Lahanu Jyotiba Pol :**

Further from **Mutation Entry No. 2085**, it is seen that, Mr. Lahanu Jyotiba Pol expired at Village Bhugaon in the year 1979 or thereabout, leaving behind the legal heirs as follows:-

Sr. No.	Name of Legal Heir	Relationship with Mr. Lahanu Pol
1	Sitabai	Widow
2	Baban	Son
3	Tatyaba	Son
4	Rama	Son
5	Parubai Tukaram Lokare	Married Daughter
6	Anubai Baraku Barate	Married Daughter
7	Sonubai Bhanudas Devkar	Married Daughter
8	Indubai Hanumant Pawar	Married Daughter

By Mutation Entry No. 2085, the names of the legal heir Nos. 1 to 4 were mutated in owner/occupier column and the names of legal heir Nos. 5 to 8 being married daughters of deceased were mutated in other rights column of the lands owned by Late Mr. Lahanu Jyotiba Pol.

9) **Encumbrance and Clearance of Encumbrance :**

From the **Mutation Entry No. 3990** it is observed that, Survey No. 451 alongwith some other lands were mortgaged by Mr. Rama Lahanu Pol with Pirangut Vividh Karyakari Seva Sahakari Society Ltd., for the loan obtained by him and subsequently, by **Mutation Entry No. 7272**, said entry for encumbrance has been deleted, since the said loan was repaid along with interest thereon by Mr. Rama Lahanu Pol.

10) **Mr. Nivrutti Tukaram Pol Expired on 06/09/2001 :**

It is seen from the copy of Death Certificate issued by Grampanchayat Bhugaon and from Mutation Entry No. 7289 and also from other documents perused by me as stated herein that, son of Late Mr. Tukaram Pol and brother of Mr. Sopan Tukaram Pol namely Mr. Nivrutti Tukaram Pol expired at Village Bhugaon on 06/09/2001 leaving behind his legal heirs. However his legal heirs were brought on record in the year 2011, by Mutation Entry No. 7289, mentioned hereunder.



11) **Mr. Haribhau Tukaram Pol Expired on 08/05/2007 :**

It is seen from the copy of Death Certificate issued by Grampanchayat Bhugaon and from Mutation Entry No. 7290 and also from other documents perused by me as stated herein that, Mr. Haribhau Tukaram Pol expired at Village Bhugaon on 08/05/2007 leaving behind the legal heirs. However his legal heirs were brought on record in the year 2011, by Mutation Entry No. 7290, mentioned hereunder.

12) **Release Deed by five sisters and mother of Mr. Sopan Tukaram Pol in favour of Mr. Sopan Tukaram Pol and others :**

From the **Mutation Entry No. 7095** and Release Deed dated 08/04/2011, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 1993/2011, it is seen that, Kalabai alias Kalubai Narayan Kamath, Malubai Rambhau Kadam, Shalan Murlidhar More, Aruna Pandharinath Thakar, Baydabai alias Laxmibai Ananda Ranwade and Smt. Satabai Tukaram Pol released all their rights, title and interest in the land bearing Survey No. 451 along with some other lands in favour of Mr. Sopan Tukaram Pol, Mr. Namdev Tukaram Pol, Mr. Santosh Nivruti Pol, Mr. Atul Nivruti Pol and Mr. Dattatraya Haribhau Pol without receiving any consideration. On the basis of said Release Deed names of the aforesaid five sisters of Mr. Sopan Tukaram Pol being releasors were deleted from the 7/12 records of Survey No. 451 and some other lands mentioned in the Release Deed by Mutation Entry No. 7095. The name of Mr. Sopan Tukaram Pol being the Karta / Manager of HUF thereafter got continued in the same manner as it was appearing before the said Mutation Entry.

13) **Smt. Yamubai Ganpat Dagade expired on 31/08/1999 :**

It is seen from the copy of Death Certificate issued by Grampanchayat Bhugaon and from Mutation Entry No. 7287 and also from other documents perused by me as stated herein that the daughter of Late Kondiba Jyotiba Pol, and co-sharer of Survey No. 451, Yamubai Ganpat Dagde expired on 31/08/1999 at Village Bhugaon. However their legal heirs were brought on record in the year 2011, by Mutation Entry No. 7287, mentioned hereunder.

14) **Release Deed by Fulabai Lokhande :**

From the **cancelled Mutation Entry No. 7185, Mutation Entry No. 7353** and Release Deed dated 23/06/2011, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 3320/2011, it appears that, Fulabai alias



Chandrabhaga Dattatraya Lokhande, who is one of the legal heir of Late Yamubai alias Yamunabai Ganpat Dagade released all her rights, title and interest in Survey No. 451 alongwith some other lands in favour of Mr. Sopan Tukaram Pol without receiving any consideration. On the basis of said Release Deed Talathi of village Bhugaon recorded Mutation Entry No. 7185, but as the name of releasor was not appearing on revenue record, Circle Officer (Mandal Adhikari), Pirangut cancelled the same with the remark 'take legal heirs on record and make fresh mutation entry for Release Deed'. Accordingly by Mutation Entry No. 7387, legal heirs of Late Yamubai Ganpat Dagade were brought on record and fresh Mutation Entry No. 7353 was mutated for deleting name of said releasor i.e. Fulabai alias Chandrabhaga Dattatraya Dagade and the said Mutation Entry has been duly certified by Circle Officer accordingly.

15) Release Deed by remaining legal heirs of Late Smt. Yamubai Dagade :

From the **Mutation Entry No. 7228** and Release Deed dated 10/08/2011, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4135/2011, it is seen that, Smt. Indubai Dnyanoba Dagade, Mr. Santosh Dnyanoba Dagade, Mrs. Bebi alias Pushpa Devidas Nalawade, Mrs. Chhaya Vinayak Darekar and Mrs. Asha Gulab Thopte who were the other legal heirs of Late Smt. Yamubai alias Yamunabai Ganpat Dagade released all their rights, title and interest in Survey No. 451 alongwith some other lands in favour of Mr. Sopan Tukaram Pol without receiving any consideration. On the basis of said Release Deed, names of the releasors were deleted from the revenue record of Survey No. 451 and some other lands mentioned in the Release Deed by Mutation Entry No. 7228.

Hence, from Release Deed dated 23/06/2011 executed by Fulabai alias Chandrabhaga Dattatraya Lokhande and Release Deed dated 10/08/2011 executed by Smt. Indubai Dnyanoba Dagade and others, all the right, title and interest of Late Yamubai Ganpat Dagade in Survey No. 451 have been released in favour of Mr. Sopan Tukaram Pol.

16) Smt. Anubai Barku Barate Expired on 08/02/1998 :

It is seen from **Mutation Entry No. 7475**, Affidavit dated 12/08/2011 sworn by Mr. Mahadev Barku alias Laxman Barate, Affidavit dated 12/08/2011 sworn by Mr. Ravi alias Ravindra Baban Pol and the copy of Death Certificate issued by Pune Municipal Corporation and also from other documents perused by me as stated herein that, Smt. Anubai alias



Tarabai Barku alias Laxman Barate (daughter of Late Mr. Lahanu Jyotiba Pol) expired on 08/02/1998 leaving behind the legal heirs as follows:-

Name of Legal Heirs	Relationship with Late Smt. Anubai alias Tarabai Barate
Barku alias Laxman Manaji Barate (expired on 27/02/2011)	Deceased Husband
Balu alias Mahadev Laxman Barate	Son
Ashok Laxman Barate (expired)	Son
Ujwala Ashokrao Barate	Daughter in Law
Rhutik Ashokrao Barate	Grandson
Shalan Bapugopal Dangat	Married Daughter
Latabai Kundalik Padhar	Married Daughter
Vijaya Dattatraya Pol	Married Daughter
Malan Balasaheb Gangarde	Married Daughter

All above legal heirs of Late Smt. Anubai alias Tarabai Barate inherited the right, title and interest of Late Smt. Anubai alias Tarabai Barate (daughter of Late Mr. Lahanu Jyotiba Pol) in Survey No. 451, which they have released in favour of Mr. Tatya Lahanu Pol and others as stated hereunder while taking note of Mutation Entry No. 7229.

17) **Smt. Indubai Jagannath alias Hanumant Pawar Expired on 23/04/2001 :**

It is seen from the photocopy of Death Certificate issued by Municipal Corporation Greater Mumbai and from Mutation Entry No. 7286 explained hereunder and also from other documents perused by me as stated herein that, Smt. Indubai Jagannath alias Hanumant Pawar (daughter of Late Mr. Lahanu Jyotiba Pol) expired at Mumbai on 23/04/2001 leaving behind the legal heirs. However her legal heirs were actually brought on revenue record in the year 2011, by Mutation Entry No. 7286, explained hereunder.

18) **Mr. Baban Lahanu Pol Expired on 01/01/2011 :**

It is seen from the copy of Death Certificate issued by Grampanchayant Bhugaon and from Mutation Entry No. 7288 explained hereunder and also from other documents perused by me as stated herein that, Mr. Baban Lahanu Pol (Son of Late Mr. Lahanu Jyotiba Pol) expired at Village Bhugaon on 01/01/2011 leaving behind his legal heirs. However his legal heirs were actually brought on revenue record in the year 2011, by - Mutation Entry No. 7288, explained hereunder.



19) **Release Deed by two sisters and legal heirs of other two sisters of Tatyaba and Rama Lahanu Pol :**

From the **Mutation Entry No. 7229** and Release Deed dated 12/08/2011, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4188/2011, it is seen that, two sisters of Mr. Tatyaba and Mr. Rama Lahanu Pol namely Smt. Parubai alias Parvatibai Tukaram Lokare alias Lohakare and Smt. Vatsala alias Sonubai Devkar, legal heirs of Late Indubai Jagannath alias Hanumant Pawar (except her son Mr. Ashok Jagannath Pawar) namely, Mr. Dilip Jagannath Pawar, Mr. Shashikant Jagannath Pawar, Mrs. Mangala Balkrushna Raut and all Legal heirs of Late Mrs. Anubai Barku Barate namely Mr. Balu alias Mahadev Laxman Barate, Smt. Ujwala Ashokrao Barate for herself and as legal guardian of her son master Rhutik, Mrs. Shalan Bapugopal Dangat, Mrs. Latabai Kundalik Padhar, Mrs. Vijaya alias Vidya Dattatraya Pol and Mrs. Malutai alias Malan Balasaheb Gangarde released all their rights, title and interest in Survey No. 451 along with some other lands in favour of Mr. Tatyaba alias Laxman Lahanu Pol, Mr. Rama alias Rambhau Lahanu Pol and son of Late Mr. Baban Lahanu Pol namely Mr. Ravi alias Ravindra Baban Pol without receiving any consideration. On the basis of said Release Deed, names of the said releasors excepting the name of Anubai Barku Barate, were deleted from the 7/12 record of Survey No. 451 and some other lands mentioned in the Release Deed by Mutation Entry No. 7229.

It is pertinent to note that this Mutation Entry No. 7229 was entered by the Talathi of village Bhugaon on 12/08/2011 and the same has been certified by the Circle Officer on 02/11/2011 i.e. after the certification of subsequent Mutation Entry Nos. 7286 and 7288.

It is seen from the revenue record of Survey No. 451 that the name of Anubai Barku Barate is appearing in the other rights column as per the aforesaid Mutation Entry No. 2085, being the married daughter of Late Lahanu Jyotiba Pol.

It is informed to me that the said Anubai Barku Barate died on 08/02/1998 at Pune. However, her death certificate annexed to Release Deed dated 12/08/2011 executed by her legal heirs (alongwith the legal heirs of her deceased sister namely Indubai Jagannath alias Hanumant Pawar and other two sisters namely Sonubai Devkar and Parubai Lokare alias Lohakare) discloses the name of the deceased as Tarabai Laxman Barate. It is informed to me that her maiden name was Anubai Lahanu Pol and after her marriage, her marital name was changed as Tarabai Laxman alias Barku Barate. The said fact of her maiden name, changed name or



variation in her name has been stated on oath before Executive Magistrate/Tahasildar, Mulshi by her brother namely Mr. Tatyaba alias Laxman Pol, her son namely Mr. Mahadev Laxman alias Barku Barate and her nephew Mr. Ravi alias Ravindra Baban Pol in their respective Affidavits, all dated 12/08/2011.

Since, all the legal heirs of the said deceased have released all their right, title and interest in Survey No. 451 in favour of Mr. Ravi alias Ravindra Baban Pol and two others by executing and registering the Release Deed dated 12/08/2011, all the right, title and interest of the releasors are now vested with the releasee.

It is seen from the Affidavit dated 12/08/2011 sworn by Parubai alias Parvatibai Tukaram Lohakare alias Lokare that the maiden name of said Parvatibai was Parubai Lahanu Pol and their name after her marriage changed as Parubai Tukaram Lohakare. The said surname Lohakare was also written as Lokare. Hence it is stated and clarified in the said Affidavit that the names Parubai Tukaram Lokare, Parubai Tukaram Lohakare, Parvatibai Tukaram Lokare and Parvatibai Tukaram Lohakare are of one person only who was the daughter of Lahanu Jyotiba Pol and wife of Tukaram Lohakare. The said fact has also been stated in the said Release Deed dated 12/08/2011.

It is seen from the Affidavit dated 12/08/2011 sworn by Vatsala alias Sonubai wife of Bhanudas alias Chandrabhan Deokar that the maiden name of said Vatsala was Sonubai Lahanu Pol and her name after her marriage changed as Vatsala alias Sonubai wife of Bhanudas alias Chandrabhan Deokar. Hence it is stated and clarified in the said Affidavit that the names Sonubai Bhanudas Deokar, Vatsala Bhanudas Deokar, Vatsala Chandrabhan Deokar and Sonubai Chandrabhan Deokar are of one person only who was the daughter of Lahanu Jyotiba Pol and wife of Bhanudas alias Chandrabhan Deokar. The said fact has also been stated in the said Release Deed dated 12/08/2011.

Further it is seen from the Affidavit dated 12/08/2012 sworn by Tatyaba alias Laxman Lahanu Pol that he is known by the first name Tatyaba, Tatyau, Tatyabhau or Laxman.

20) **Release Deed by Mrs. Kunda Gore, Mrs. Mandabai Vasave, Mrs. Sangeeta Rikame and Mrs. Deepali Tonde in favour of their respective real brothers :**

From the **Mutation Entry No. 7238** and Release Deed dated 18/08/2011, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4242/2011, it is seen that, Mrs. Kunda Shantaram Gore, Mrs. Mandabai



Sudam Vasave, Mrs. Sangeeta Vijay Rikame and Mrs. Deepali Maruti Tonde released all their rights, title and interest in Survey No. 451 and some other lands particularly mentioned in the said Release Deed dated 18/08/2011 without receiving any consideration in favour of their respective real brothers as follows :

Released by	Released in favour of
Mrs. Kunda Shantaram Gore and Mrs. Mandabai Sudam Vasave	Mr. Ravi alias Ravindra Baban Pol
Mrs. Sangeeta Vijay Rikame	Mr. Sandeep Rama alias Rambhau Pol
Mrs. Deepali Maruti Tonde	Mr. Rahul Tatyaba alias Laxman Pol

On the basis of said Release Deed the names of the releasors namely Mrs. Kunda Shantaram Gore and Mrs. Mandabai Sudam Vasave were deleted from the 7/12 record of Survey No. 451 and some other lands mentioned in the Release Deed by Mutation Entry No.7238. The names of the other two Mrs. Sangeeta Rikame and Mrs. Deepali Tonde were not entered upon the revenue record as their respective fathers being alive.

21) Release Deed by Mr. Ashok Jagannath Pawar in favour of Mr. Rama and Mr. Tatyaba Pol :

From the **Mutation Entry No. 7240** and Release Deed dated 25/08/2011, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4361/2011, it is seen that, the remaining legal heir/ son of Late Smt. Indubai Jagannath alias Hanumant Pawar, Mr. Ashok Jagannath Pawar released all his rights, title and interest in Survey No. 451 along with some other lands in favour of Mr. Tatyaba alias Laxman Lahanu Pol and Mr. Rama alias Rambhau Lahanu Pol without receiving any consideration. On the basis of said Release Deed the name of the releasor has been deleted from the revenue record of Survey No. 451 and some other lands mentioned in the Release Deed by Mutation Entry No.7240.

It is pertinent to note that this Mutation Entry No. 7240 was entered by the Talathi of village Bhugaon on 25/08/2011 and the same has been certified by the Circle Officer on 02/11/2011 i.e. after the certification of subsequent Mutation Entry No. 7286.

22) Exchange of Lands between Kondiba Pol family and Lahanu Pol family :

From the **Mutation Entry No. 7268** and Deed of Exchange dated 23/09/2011, registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 4818/2011, it is seen that, Mr. Sopan Tukaram Pol, for himself and as



the Karta of his HUF, Mr. Laxman Sopan Pol for himself and as the natural guardian father of Amol Laxman Pol and Ms. Komal Laxman Pol, Mr. Rajendra Sopan Pol for himself and as the natural guardian father of Samruddhi Rajendra Pol, Sanskruti Rajendra Pol, Mrs. Sundar alias Asha Sanjay Vavale, Mr. Namdev Tukaram Pol for himself and Karta of his HUF, Mrs. Mangal Namdev Pol, Smt. Manisha alias Jaymala Mohan Pol for herself and as the natural guardian mother of Master Pratik Mohan Pol, Mrs. Nalini Narayan Kangude, Mrs. Leelabai alias Leela Gorakh Barne, Legal heirs of Late Nirvutti Tukaram Pol i.e. Smt. Alka Nirvutti Pol, Mr. Santosh Nirvutti Pol for himself and as Karta of his HUF and as the natural guardian father of Siddhi Santosh Pol, Riddhi Santosh Pol and Bhakti Santosh Pol, Mr. Atul Nirvutti Pol for himself and as Karta of his HUF and as the natural guardian father of Om Atul Pol, Mrs. Sunita Shankar Ozarkar, Lalita Anil Kute, Legal heirs of Late Haribhau Tukaram Pol i.e. Smt. Shobha Haribhau Pol, Mr. Datta alias Dattatraya Haribhau Pol for himself and as Karta of his HUF and as natural guardian father of Neeraj Dattatraya Pol, Mrs. Asha Ramdas Sawant, Mrs. Ashwini Santosh Manjre (hereinafter collectively referred to as '**Kondiba Pol family**'), who were then owners of lands mentioned in Table 'A' hereinafter mentioned, exchanged the lands stated in Table 'A' against the lands stated in Table 'B' then belonging to Smt. Savitribai alias Savitribai Baban Pol, Mr. Ravi alias Ravindra Baban Pol for himself and as Karta of his HUF, Mrs. Rupali Kishor Choudhari nee Rupali Ravindra Pol, Mrs. Swapnali Narendra Gore nee Swapnali Ravindra Pol, Mrs. Swati Mahesh Kadu, nee Swati Ravindra Pol, Mr. Gaurav Ravindra Pol, Mr. Tatyaba alias Laxman Lahanu Pol for himself and the Karta of his HUF, Mr. Rahul Tatyaba alias Laxman Pol, Mr. Rama alias Rambhau Lahanu Pol for himself and as Karta of his HUF, Mr. Sandeep Rambhau Pol for himself and as the natural guardian father of Sahil Sandeep Pol and Sunny Sandeep Pol. (hereinafter referred to as '**Lahanu Pol family**').

Description of Lands owned by Kondiba Pol family, which have been exchanged against lands stated in Table 'B' owned by Lahanu Pol family.

Table 'A'

Sr. No.	Survey No./ Hissa No.	Cultivable Area		Potkharaba		Total area		Assessment		Subject Area	
		H	R	H	R	H	R	Rs.	Ps.	H	R
1	447	00	67	00	03	00	70	01	12	00	13
2	450	01	21	00	31	01	52	01	56	01	52
3	451	01	50	00	26	01	76	02	87	00	44
										Total	02 09



(hereinafter all the three lands as above are referred to as 'Table 'A' Lands')

Description of Lands owned by Lahanu Pol family, which have been exchanged against lands stated in Table 'A' owned by Kondiba Pol family.

Table 'B'

Sr. No.	Survey No./ Hissa No.	Cultivable Area		Potkharaba		Total area		Assessment		Subject Area	
		H	R	H	R	H	R	Rs.	Ps.	H	R
1	449	00	26	00	15	00	41	00	28	00	20.5
2	452	00	12	00	02	00	14	00	22	00	07
3	453	00	51	00	05	00	56	00	84	00	28
4	454/1	00	25	00	00	00	25	00	49	00	12.5
5	455/1	01	20.5	00	20.5	01	41	02	34	01	41
						Total		02		09	

(hereinafter all the five lands as above are referred to as 'Table 'B' Lands')

Thus it is observed from Mutation Entry No. 7268 and the aforesaid Exchange Deed dated 23/09/2011 that, Lahanu Pol family became the owners of 'Table A lands', and incidentally Lahanu Pol family became the owners of three fourth area of Survey No. 451 and Kondiba Pol Family remained owner of one fourth area of Survey No. 451.

23) Tukaram Kondiba Pol HUF members entered on the revenue record :

From the **Mutation Entry No. 7285**, it is seen that the legal heirs (total 10 legal heirs) of Late Mr. Tukaram Kondiba Pol recorded as per the earlier Mutation Entry No. 2024, have been entered upon the revenue record by deleting the remark of the capacity of elder son Mr. Sopan Tukaram Pol being the Karta/ Manager of HUF. However, it seems that since the mother of Mr. Sopan Tukaram Pol i.e. Smt. Sitabai Tukaram Pol and his five sisters have released their respective rights, title and interest in the lands belonging to Hindu Undivided Family, including Survey No. 451 by registered Release Deed as referred in Mutation Entry No. 7095 as explained above, excepting the said six releasors, the names of other four legal heirs i.e. Sopan, Namdev, Nivrutti and Haribhau Tukaram Pol only have been entered upon the revenue record.



24) Legal heirs of Late Indubai Jagannath alias Hanumant Pawar :

Further From **Mutation Entry No. 7286**, it is seen that, Smt. Indubai Jagannath alias Hanumant Pawar (daughter of Late Mr. Lahanu Jyotiba Pol) expired at Mumbai on 23/04/2001 leaving behind the legal heirs as follows:-

Name of Legal Heirs	Relationship with Indubai Jagannath alias Hanumant Pawar
Dilip Jagannath Pawar	Son
Ashok Jagannath Pawar	Son
Shashikant Jagannath Pawar	Son
Mangal Balkrushna Raut	Married Daughter

The names of above mentioned legal heirs were duly recorded upon the revenue record of lands in which the deceased was having right, title and interest being the daughter of Late Lahanu Jyotiba Pol and Late Sitarabai Lahanu Pol including Survey No. 451 by Mutation Entry No. 7286. However, all these legal heirs have released all their right, title and interest as per the registered Release Deeds referred in Mutation Entry No. 7229 and 7240 as explained above, their names have been deleted by said two Mutation Entries.

It is pertinent to note that this Mutation Entry No. 7286 was entered by the Talathi of village Bhugaon on 08/10/2011 and the same has been certified by the Circle Officer on 02/11/2011 and thereafter Mutation Entry Nos. 7229 and 7240 have been certified.

25) Legal heirs of Late Yamubai alias Yamunabai Ganpat Dagade :

Further from **Mutation Entry No. 7287**, it is seen that Smt. Yamubai alias Yamunabai Ganpat Dagade expired at Village Bhugaon on 31/08/1999 leaving behind the legal heirs as follows:-

Name of Legal Heirs	Relationship with Late Smt. Yamubai Ganpat Dagade
Santosh Dnyanoba Dagade	Grand Son
Babi alias Pushpa Devidas Nalawade	Grand daughter
Chhaya Vinayak Darekar	Grand daughter
Asha Gulab Thopte	Grand daughter
Indubai Dnyanoba Dagade	Wife of predeceased son
Fulabai Dattatraya Lokhande	Married daughter



The names of above mentioned legal heirs were duly recorded upon revenue record of Survey No. 451 and some other lands by Mutation Entry No. 7287.

Thus, the names of aforesaid legal heirs have been deleted in pursuance of the registered Release Deed as stated in the said Mutation Entry Nos. 7228 and 7353.

26) **Legal heirs of Late Baban Lahanu Pol :**

Further From **Mutation Entry No. 7288** and copy of death certificate issued by Pune Municipal Corporation, Pune it is seen that, Mr. Baban Lahanu Pol (son of Late Lahanu Jyotiba Pol) expired at Pune on 01/01/2011 leaving behind the legal heirs as follows:-

Name of Legal Heirs	Relationship with Late Mr. Lahanu Pol
Savitrabai	Widow
Ravi alias Ravindra	Son
Kunda Shantaram Gore	Married Daughter
Manda Sudam Vasave	Married Daughter

The names of above mentioned legal heirs were duly recorded upon the revenue record of lands owned by the deceased including Survey No. 451 by Mutation Entry No.7288.

Thus, the names of two married daughters as aforesaid have been deleted in pursuance of the registered Release Deed as stated in the said Mutation Entry Nos. 7238.

27) **Legal heirs of Late Nivrutti Tukaram Pol :**

Further From **Mutation Entry No.7289** and photocopy of death certificate issued by Grampanchayat Bhugaon, that, Mr. Nivrutti Tukaram Pol expired at Village Bhugaon on 06/09/2001 leaving behind the legal heirs as follows:-

Name of Legal Heirs	Relationship with Nivrutti Tukaram Pol
Alka Nivrutti Pol	Widow
Santosh Nivrutti Pol	Son
Atul Nivrutti Pol	Son
Sunita Shankar Ozarkar	Married Daughter
Lalita Anil Kute	Married Daughter



The names of above mentioned legal heirs were duly recorded upon the revenue record of lands owned by the deceased including Survey No. 451 by the said Mutation Entry No.7289.

28) **Legal heirs of Late Haribhau Tukaram Pol :**

Further From **Mutation Entry No.7290** and photocopy of death certificate issued by Pune Municipal Corporation, Pune it is seen that, Mr. Haribhau Tukaram Pol expired at Pune on 08/05/2007 leaving behind the legal heirs as follows:-

Name of Legal Heirs	Relationship with Haribhau Tukaram Pol
Shobha Haribhau Pol	Widow
Dattatraya Haribhau Pol	Son
Asha Ramdas Sawant	Married Daughter
Ashwini Santosh Manjare	Married Daughter

The names of above mentioned legal heirs were duly recorded upon the revenue record of lands owned by the deceased including Survey No. 451 by Mutation Entry No.7290.

29) **Legal heirs of Late Sitabai Lahanu Pol :**

Further from photocopy of Death Certificate issued by Grampanchayat Bhugaon and True copy of Affidavit dated 12/08/2011 sworn by Mr. Ravi alias Ravindra Baban Pol before Tahasildar Mulshi, it is seen that, Smt. Sitabai Lahanu Pol expired at Village Bhugaon on 09/02/1997 leaving behind the legal heirs as follows:-

Name of Legal Heir	Relationship with Lahanu Pol
Baban Lahanu Pol	Son
Tatyaba Lahanu Pol	Son
Rama Lahanu Pol	Son
Parubai Tukaram Lohakare alias Lokare	Married Daughter
Sonabai alias Vatsala Bhanudas Devkar	Married Daughter
Tarabai Laxman Barate alias Anubai Baraku Barate	Married Daughter
Indubai Jagannath alias Hanamant Pawar	Married Daughter

I have perused the **Mutation Entry No. 7339**, and observed that Mr. Rama alias Rambhau Lahanu Pol made application stating said Smt.

