



CHALLAN
MTR Form Number-6



GRN MH001497870202627U		BARCODE		Date 27/04/2026-13:47:14		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV. KEVIN SHAH	
Location PUNE							
Year 2026-2027 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Search for the years 1997 to 2026 Survey No 207/1/1 and others village			
				Hadapsar Tal Haveli Dist Pune			
				Amount In		Seven Hundred Fifty Rupaes Only	
Total			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572026042742967		CPAGQLGDA6	
Cheque/DD No.				Bank Date		RBI Date	
				27/04/2026-13:24:48		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. : XXXXXX2639



KEVIN SHAH

B.Com., LL.B
ADVOCATE

OFFICE : Plot No. 37, Moti Baug Society,
Near Ruturaj Jain Mandir, Bibvewadi, Pune-411 037.
Email : adv.kevinshah@gmail.com
Mobile : 79720 12639

Dated-27/04/2026

FORMAT -A
(Circular 28/2021 dated- 08/03/2021)

To

Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, House fin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051.

LEGAL TITLE REPORT

Subject :-- Title clearance certificate with respect to all that piece and parcel of following lands situated at **Survey Nos. 207/1/1(P) + 208/1A/1(P) + 208/1A/2 + 208/1A/3/1(P), CTS No.4274 + 4300 + 4301(P) + CTS No.4301 + 4302 + 4303 + 4271+ 4272 + 4273(P)**, situated, lying and being at revenue **village-Hadapsar, Taluka-Haveli, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli :--

- 1] land admeasuring an area **00 Hectare 97.72 Ares** out of land bearing **Survey No.207/1/1 (old Survey No. 207)** totally admeasuring an area **03 Hectares 23.68 Ares** (inclusive of pot kharaba)
- 2] land bearing **Survey No.208/1A/1** totally admeasuring an area **02 Hectare 00 Ares**
- 3] land bearing **Survey No.208/1A/2** totally admeasuring an area **00 Hectare 80 Ares.**
- 4] land admeasuring an area **00 Hectare 44 Ares** out of land bearing **Survey No.208/1A/3/1 (old Survey No.208/1A/3)** totally admeasuring an area **00 Hectare 80 Ares.**
- 5] land admeasuring an area **00 Hectare 25 Ares** out of land bearing **Survey No.208/1B/1** totally admeasuring an area **00 Hectare 75 Ares.**

Pls see next Page for Area of
Land offered for RERA Reg.

[HEREINAFTER for sake of brevity referred to as "the said properties"].

Area of the Plot offered for MahaRERA Registration of the said Project– For MHADA as per sanctioned layout file HDP/0024/24-CC/4753/25, dated- 11/03/2026 is 2204.85 sq. mtrs. (out of total land area as per layout: 42,172 sq. mtrs.)

I have investigated title to the property mentioned hereinabove as per the request of **Mr. Viraj Pramod Tupe**, Having address at-Survey No.208, behind Sadhana Girls High School, Malwadi, Hadapsar, Pune and following documents i.e.

A] DESCRIPTION OF THE PROPERTY :--

ALL THAT piece and parcel of following lands situated, lying and being at revenue **village-Hadapsar, Taluka-Haveli, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli :--

- 1] land admeasuring an area **00 Hectare 97.72 Ares** out of land bearing **Survey No.207/1/1 (old Survey No.207)** totally admeasuring an area **03 Hectares 23.68 Ares** (inclusive of pot kharaba) and same is bounded as under :--

ON OR TOWARDS

East - Land owned by Mr. Arvind Bhikoba Tupe
South - Land out of Survey No.208
West - Road
North - Road

[HEREINAFTER referred to as 'the said property No.1']

- 2] land bearing **Survey No. 208/1A/1** totally admeasuring an area **02 Hectare 00 Ares** and bounded as under –

ON OR TOWARDS

East - 18 mtrs. Road
South - Survey No. 209
West - Survey No. 208 part
North - Survey No. 207

[HEREINAFTER referred to as 'the said property No.2']





- 3] land bearing **Survey No.208/1A/2** totally admeasuring an area **00 Hectare 80 Ares** and same is bounded as under :--

ON OR TOWARDS

East - Survey No. 208 part
South - Survey No. 209
West - Survey No. 208 part
North - Survey No. 207

[HEREINAFTER referred to as 'the said property No.3']

- 4] land admeasuring an area **00 Hectare 44 Ares** out of land bearing **Survey No.208/1A/3/1** (old **Survey No.208/1A/3**) totally admeasuring an area **00 Hectare 80 Ares** and same is bounded as under :--

ON OR TOWARDS

East - Survey No. 208 part
South - Survey No. 209
West - Road
North - Survey No. 207

[HEREINAFTER referred to as 'the said property No.4']

- 5] land admeasuring an area **00 Hectare 25 Ares** out of land bearing **Survey No. 208/1B/1** totally admeasuring an area **00 Hectare 75 Ares** and same is bounded as under :--

ON OR TOWARDS

East - Survey No. 208 part
South - Survey No. 208 part
West - Road
North - Survey No. 208 part

[HEREINAFTER referred to as 'the said property No.5']

[HEREINAFTER collectively the said property Nos.1 to 5 referred to as 'the said properties']

B] THE DOCUMENTS GIVEN FOR PERUSAL :-

- 1) Photo Copies of relevant 7/12 extract
2) Photo Copies of relevant mutation entries

- 3) Photo Copy of **Release Deed dated-29/12/1998** registered in the office of **Sub-Registrar Haveli No. 03 at Sr. No.6639/1998** executed by **Mrs.Surekha Suresh Kokate and others** in favour of **Mr. Raghunath Baburao Tupe and others.**
- 4) Photo Copy of **Partition Deed dated-29/12/1998** registered in the office of **Sub-Registrar Haveli No. 03 at Sr.No. 6658/1998** executed by and between **Mr. Raghunath Baburao Tupe and others**
- 5) Photo Copy of **Release Deed dated-30/04/2010** registered in the office of **Sub-Registrar Haveli No.06 at Sr. No. 3911/2010** executed by **Mrs. Vinita Pramod Tupe** in favour of **Mr. Viraj Pramod Tupe.**
- 6) Photo Copy of **Release Deed dated-25/01/2011** registered in the office of **Sub-Registrar Haveli No. 11 at Sr. No. 809/2011** executed by **Mr.Madhukar Ganpat Bajare and others** in favour of **Mr.Raghunath Baburao Tupe and others.**
- 7) Photo Copy of **Release Deed, dated-25/01/2011** registered in the office of **Sub-Registrar Haveli No.11 at Sr. No.810/2011** executed by **Mr.Pandurang Bajirao Ghule and others** in favour of **Mr.Raghunath Baburao Tupe and others.**
- 8) Photo Copy of **Release Deed dated-25/01/2011** registered in the office of **Sub-Registrar Haveli No.11 at Sr. No.811/2011** executed by **Mr.Ramchandra Anaji Akhade and others** in favour of **Mr.Raghunath Baburao Tupe and others.**
- 9) Photo Copy of **Release Deed dated-04/07/2011** registered in the office of **Sub-Registrar Haveli No.11 at Sr. No. 2987/2011** executed by **Mrs.Suman Rajaram Kakade** in favour of **Mr.Raghunath Baburao Tupe and others.**
- 10) Photo Copy **Release Deed dated-04/07/2011** registered in the office of **Sub-Registrar Haveli No. 11 at Sr. No. 5917/2011** executed by **Mr.Shahshikant Bajirao More and**





others in favour of Mr.Raghunath Baburao Tupe and others.

- 11) Photo Copy of **Confirmation Deed dated-14/07/2021** registered in the office of **Sub-Registrar Haveli No. 06 at Sr. No.2057/2021** executed by **Mrs. Bhimabai Ramchandra Akhade and others** in favour of **Mr. Raghunath Baburao Tupe and others.**
- 12) Photo Copy of **Confirmation Deed dated-14/07/2021** registered in the office of **Sub-Registrar Haveli No. 06 at Sr. No.2069/2021** executed by **Mrs. Satyabhaga Murlidhar Kale** in favour of **Mr. Raghunath Baburao Tupe and others.**
- 13) Photo Copy of **Confirmation Deed dated-28/01/2022** registered in the office of **Sub-Registrar Haveli No. 06 at Sr. No.1562/2022** executed by **Mr. Madhukar Ganpat Bajare** in favour of **Mr. Raghunath Baburao Tupe and others.**
- 14) Photo Copy of **Confirmation Deed dated-15/12/2022** registered in the office of **Sub-Registrar Haveli No. 06 at Sr. No.20652/2022** executed by **Mr. Rajendra Madhukar Akhade** in favour of **Mr.Raghunath Baburao Tupe and others.**
- 15) Photo copy of **Partition Deed dated-19/05/2023** registered in the office of **Sub-Registrar Haveli No.07 at Sr. No. 8870/2023** executed by and between **Mr.Raghunath Baburao Tupe and others.**
- 16) Photo Copy of **Confirmation Deed, dated-18/05/2023** registered in the office of **Sub-Registrar Haveli No.07 at Sr. No.8880/2023** executed by **Mrs.Hemlata Raghunath Tupe and others** in favour of **Mr.Raghunath Baburao Tupe and others.**
- 17) Photo copy of **Confirmation Deed, dated-12/09/2023** registered in the office of **Sub-Registrar Haveli No. 06 at Sr. No. 18626/2023** executed by **Mrs. Ranjana Vikram Pawar and others** in favour of **Mr. Raghunath Baburao Tupe and others**

- 18) Photo Copy of Gift Deed dated-18/09/2024 registered in the office of Sub-Registrar Haveli No. 19 at Sr. No. 20412/2024 executed by Smt. Vinita Pramod Tupe in favour of Mr. Viraj Pramod Tupe
- 19) Photo Copy of Re-conveyance Deed, dated-01/07/2024 registered in the office of Sub-Registrar Haveli No. 03 at Sr. No. 16064/2024 executed by Sadhana Sahakari Bank Limited in favour of Mrs. Dipti Pramod Tupe.
- 20) Photo Copy of Development Agreement and Power of Attorney dated-24/09/2025 registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 21543/2025 and 21544/2025 executed by Mr.Raghunath Baburao Tupe, Mrs.Hemlata Raghunath Tupe, Mr.Nitin Raghunath Tupe, Mrs.Vaishali Nitin Tupe and Mr. Sambhaji Raghunath Tupe in favour of Mr. Viraj Pramod Tupe prop. of Vyom Buildcon.
- 21) Photo Copy of Indemnity Bond dated 20/02/2025 registered in the office of Sub-Registrar Haveli No. 10 at Sr. No.5629/2025 executed by Mr. Viraj Pramod Tupe prop. of Vyom Buildcon
- 22) Photo Copy of Commencement Certificate dated-07/01/2025 bearing no. CC/3003/24 issued by Pune Municipal Corporation.
- 23) Photo Copy of Commencement Certificate dated-11/03/2026 bearing no. CC/4753/25 issued by Pune Municipal Corporation.
- 24) Photo Copy of the Lease Deed, dated-18/07/2025 which has been registered in the office of Sub-Registrar Haveli No. 3 at Sr. No. 19936/2025 entered with the MSEDCL.
- C) 7/12 EXTRACT
7/12 extract is in the name of Mr. Viraj Pramod Tupe for Survey No.207/1/1, Survey No.208/1A/2, Survey No.208/1A/3/1, Survey No.208/1B/1 and in the names of





KEVIN SHAH

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ADVOCATE

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Mobile : 79720 12639

[1]Mr. Raghunath Baburao Tupe, [2]Mrs.Hemlata Raghunath Tupe, [3]Mr.Sambhaji Raghunath Tupe, [4]Mr. Nitin Raghunath Tupe, [5] Mrs. Vaishali Nitin Tupe for Survey No. 208/1A/1.

Survey No.	Mutation Entry Nos.
Survey No.207/1/1 (old Survey No. 207)	3102, 3981, 4499, 6081, 6531, 6988, 7486, 9582, 23947, 32138, 39400, 54343, 54358, 54709
Survey No. 208/1A/1	5639, 7166, 6988, 7326,
Survey No.208/1A/2	12787, 28236, 54549,
Survey No. 208/1A/3/1 (old Survey No. 208/1A/3)	23947, 32138, 39400, 53547, 54343, 54709, 54561
Survey No. 208/1B/1	23947, 32138, 39400, 53547, 54343, 54709

D] SEARCH REPORT FOR 30 YEARS FROM 1995 TILL 2025

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the following Owners have clear, marketable and without any encumbrances and the following Developer has the rights to develop the property.

OWNER OF THE LAND

Mr. Viraj Pramod Tupe, Mr. Raghunath Baburao Tupe, Mrs.Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe and Mr. Sambhaji Raghunath Tupe.

DEVELOPER OF THE LAND

MR. VIRAJ PRAMOD TUPE

Proprietor of "VYOM BUILDCON"

Encl: Annexure A

- 1] The Flow of the Title Report is annexed herewith

E] LITIGATIONS – YES

Encl: Annexure A

- 1] The Flow of the Title Report is annexed herewith




KEVIN SHAH
[ADVOCATE]

**FORMAT -A**
(Circular 28/2021)**FLOW OF THE TITLE OF THE SAID LAND.**

- A] I have been furnished with the 7/12 extract and in respect of the said land. On perusal thereof, I note as under :--
- B] Search report for 30 years from taken from Sub-Registrar office at Haveli No.1 to 27 :--

1] **Title Flow of said property No. 1 i.e. land bearing Survey No. 207/1/1 (old Survey No. 207)**

7/12 extract is in the name of Mr. Viraj Pramod Tupe for Survey No. 207/1/1, Survey No.208/1A/2, Survey No. 208/1A/3/1, Survey No. 208/1B/1 and in the names of [1] Mr. Raghunath Baburao Tupe, [2] Mrs. Hemlata Raghunath Tupe, [3] Mr. Sambhaji Raghunath Tupe, [4] Mr. Nitin Raghunath Tupe, [5] Mrs. Vaishali Nitin Tupe for Survey No. 208/1A/1.

Survey No.	Mutation Entry Nos.
Survey No.207/1/1 (old Survey No. 207)	3102, 3981, 4499, 6081, 6531, 6988, 7486, 9582, 23947, 32138, 39400, 54343, 54358, 54709
Survey No. 208/1A/1	5639, 7166, 6988, 7326,
Survey No.208/1A/2	12787, 28236, 54549,
Survey No. 208/1A/3/1 (old Survey No. 208/1A/3)	23947, 32138, 39400, 53547, 54343, 54709, 54561
Survey No. 208/1B/1	23947, 32138, 39400, 53547, 54343, 54709

- 1] The land bearing Survey No.207 admeasuring 12 Acre 21 Gunthe was originally owned by Mr. Bhiku Balaji Tupe.

- II] That as per **Mutation Entry No. 3102**, it appears that, by **Sale Deed** in the year 1940, **Mr. Bhiku Balaji Tupe** sold, transferred, conveyed and assigned the land bearing **Survey No.207** alongwith other lands in favour of **Mr. Balwant Bhiva Gandale**. The name of **Mr. Balwant Bhiva Gandale** was recorded on the record of rights.
- III] That as per **Mutation Entry No. 3981**, it appears that, one **Mr. Bhiku Balaji Tupe** was a tenant in the land bearing **Survey No.207**. The name of **Mr. Bhiku Balaji Tupe** was recorded on the other rights column of the 7/12 extract. As per **Mutation Entry No. 16642**, it appears that, Tahsildar Pune has issued **Order, dated-17/04/1993** bearing No. **Tahao/Kavi/995/93** and by virtue of the said order, name of **Mr. Bhiku Balaji Tupe** appears to be deleted / bracketed from the other rights column of the 7/12 extract.
- IV] That as per **Mutation Entry No. 4499**, it appears that, one **Mr. Baburao Bhauso Tupe** was a tenant in the said land. The name of **Mr. Baburao Bhauso Tupe** was recorded on the other rights column of the 7/12 extract.
- V] That as per **Mutation Entry No. 6081**, it appears that, name of **Mr. Baburao Bhauso Tupe** was deleted / bracketed from the other rights column of the 7/12 extract.
- VI] That as per **Mutation Entry No. 6531**, it appears that, by **Sale Deed dated 25/07/1966**, **Mr. Balwant Bhiva Gandale** sold, transferred, conveyed and assigned the said land alongwith other properties in favour of **Mr. Arvind Bhikoba Tupe**. The name of **Mr. Arvind Bhikoba Tupe** was recorded on the record of rights.
- VII] That as per **Mutation Entry No.6988**, it appears that, the provisions of **Weights and Measures Act, 1958** and **Indian Coinage Act, 1955**, were made applicable in respect of the above mentioned land and accordingly the measurements of the land area have been converted from Acre and Guntha to Hectare and Ares accordingly.





- VIII] That as per **Mutation Entry No.7486**, it appears that, **Mr. Arvind Bhikoba Tupe** has availed loan facility from **Pune Jilha Sahakari Bhu-Vikas Bank Limited** by keeping the said property alongwith possession as security. Accordingly name of the said bank was recorded on the other rights column as well as on the ownership column of the 7/12 extract. Further as per **Mutation Entry No. 9582**, it appears that, **Mr. Arvind Bhikoba Tupe** has duly re-paid the said loan and accordingly name of **Pune Jilha Sahakari Bhu-Vikas Bank Limited** were deleted / bracketed from other rights column as well as on the ownership column of the 7/12 extract.
- IX] By **Partition Deed dated-29/12/1998**, **Mr. Arvind Bhikoba Tupe** alongwith **Mr. Raghunath Baburao Tupe**, **Mrs. Hemlata Raghunath Tupe**, **Mr. Nitin Raghunath Tupe**, **Mrs. Vaishali Nitin Tupe**, **Mr. Sambhaji Raghunath Tupe**, **Mrs. Kavita Sambhaji Tupe**, **Mr. Pramod Baburao Tupe**, **Mrs. Vinita Pramod Tupe**, **Miss. Sanyogita Pramod Tupe**, **Miss. Dipti Pramod Tupe**, **Master. Viraj Pramod Tupe** through his natural guardian **Mr. Pramod Baburao Tupe**, **Mr. Dilip Baburao Tupe**, **Mrs. Anuradha Dilip Tupe**, **Mr. Indrajit Dilip Tupe**, **Miss. Samrudhi Dilip Tupe** through her natural guardian **Mr. Dilip Baburao Tupe**, **Mrs. Indubai Baburao Tupe**, **Mrs. Shashikala Arvind Tupe**, **Mr. Yuvraj Arvind Tupe** and **Mr. Ashish Arvind Tupe** mutually partitioned the said property no. 1 (i.e. **Survey No. 207**) alongwith other lands between them. The said **Partition Deed dated 29/12/1998** has been registered in the office of **Sub-Registrar Haveli No. 03** at **Sr. No. 6658/1998**. The particulars of the said partition are as follows:--

Sr. No.	Land Area (Survey No. 207)	Name of the Owner
1	01 Hectare 42 Ares	Mr. Pramod Baburao Tupe
2	01 Hectare 42 Ares	Mr. Dilip Baburao Tupe
3	02 Hectare 23 Ares	Mr. Arvind Bhikoba Tupe, Mrs. Shashikala Arvind Tupe, Mr. Yuvraj Arvind Tupe and Ashish Arvind Tupe
TOTAL	05 Hectare 07 Ares	

And accordingly, the names of respective owners were recorded on the record of rights vide **Mutation Entry No. 23947**

- X] **Mr. Pramod Baburao Tupe** expired intestate on **08/11/2003** leaving behind widow-**Mrs. Vinita Pramod Tupe**, son-**Mr. Viraj Pramod Tupe**, daughters-**Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** as his only legal heirs and representatives. The names of **Mrs. Vinita Pramod Tupe**, **Mr. Viraj Pramod Tupe**, **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** were recorded on the record of rights vide **Mutation Entry No. 32138**
- XI] By **Release Deed** dated **30/04/2010**, **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** released / relinquished their undivided share in respect of the said land in favour of **Mrs. Vinita Pramod Tupe** and **Mr. Viraj Pramod Tupe**. The said **Release Deed** dated-**30/04/2010** were registered in the office of **Sub-Registrar Haveli No. 06** at **Sr. No. 3911/2010**. The names of **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** were deleted from the record of rights vide **Mutation Entry No. 39400**.
- XII] By **Release Deed**, dated-**25/01/2011**, other members of the family i.e. **Late Baburao Shankarrao Tupe**, through legal heir sister **Late. Smt. Yashodabai Ganpat Bajare**-through her legal heirs-[a]**Mr. Madhukar Ganpat Bajare**, [b] **Late. Mr. Bhagwant Ganpat Bajare**-through legal heirs-[1]**Smt. Shaila Bhagwant Bajare**, [2]**Mr. Yogesh Bhagwant Bajare**, [3]**Mr. Shailendra Bhagwant Bajare** and [4]**Ms. Mohini Bhagwant Bajare** released / relinquished their undivided share in respect of the land bearing **Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3** situated at **Mouje-Hadapsar Taluka-Haveli, District-Pune**, and **Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2** situated at **Sadesatara Nali and Gat No.78** situated at-**Mouje-Kamatwadi, Taluka-Daund, District-Pune** in favour of **late Baburao Shankarrao Tupe**, through legal heirs [1]**Mr. Raghunath Baburao Tupe**, [2]**Mr. Dilip Baburao Tupe**, [3]**Smt. Vinita Pramod Tupe** and **Mr. Viraj Pramod Tupe**. The said **Release Deed** dated-**25/01/2011** was



registered in the office of **Sub-Registrar Haveli No. 11 at Sr. No. 809/2011**. However, by perusing **Confirmation Deed, dated 28/01/2022**, it appears that, at the time of execution of above referred **Release Deed dated-25/01/2011**, the legal heir of **Late. Smt. Yashodabai Ganpat Bajare i.e. Mr. Madhukar Ganpat Bajare** was not present at the time of registration of the said release deed, thus for the sake of abundant precaution, said **Mr. Madhukar Ganpat Bajare** had executed said **Confirmation Deed dated 28/01/2022** which was registered in the office of **Sub-Registrar Haveli No. 06 at Sr. No. 1562/2022** to that effect.

- XIII] By **Release Deed, dated-25/01/2011**, other members of the family i.e. **Late Baburao Shankarrao Tupe**, through legal heir sister **Late. Smt. Shantabai Bajirao Ghule**-through her legal heirs-[a]**Mr. Pandurang Bajirao Ghule**, [b]**Late. Mr. Gulab Bajirao Ghule** -through legal heirs-[1]**Smt. Jayashree Gulab Ghule**, [2]**Mr. Chandrarhar Gulab Ghule**, [3]**Mr. Yuvraj Gulab Ghule**, [4]**Miss. Gitanjali Sangram Hinganekar** and [c]**Miss. Satyabhama Murlidhar Kale** released / relinquished their undivided share in respect of the land bearing **Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3** situated at **Mouje- Hadapsar Taluka-Haveli, District-Pune**, and **Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2** situated at **Sadesatara Nali and Gat No.78** situated at **Mouje-Kamatwadi, Taluka-Daund, District-Pune** in favour of **late Baburao Shankarrao Tupe**, through legal heirs [1]**Mr. Raghunath Baburao Tupe**, [2]**Mr. Dilip Baburao Tupe**, [3]**Smt. Vinita Pramod Tupe** and **Mr. Viraj Pramod Tupe**. The said **Release Deed dated-25/01/2011** was registered in the office of **Sub-Registrar Haveli No. 11 at Sr. No. 810/2011**. However, by perusing **Confirmation Deed dated 14/07/2021**, it appears that, at the time of execution of above referred **Release Deed dated-25/01/2011**, one of the legal heir of **late. Smt. Shantabai Bajirao Ghule i.e. Miss. Satyabhama Murlidhar Kale** was not present at the time of registration of the said release deed, thus for the sake of abundant precaution, said **Miss. Satyabhama Murlidhar Kale** had executed said **Confirmation Deed dated 14/07/2021** which was registered in the office of **Sub-Registrar Haveli No. 06 at Sr. No. 2069/2021** to that effect.

XIV] By Release Deed, dated-25/01/2011, other members of the family i.e. late Baburao Shankarrao Tupe, through legal heir sister late. Smt. Nilabai Anaji Akhade-through her legal heirs-[a]Mr. Ramchandra Anaji Akhade, [b] Mr. Vitthal Anaji Akhade, [c] Mr. Madhukar Anaji Akhade, [d] late Dnyandev Anaji Akhade, through legal heirs [1] Mr. Himmat Dnyandev Akhade, [2] Mr. Valmik Dnyandev Akhade, [3] Mrs. Vaishali Vishal Bhorade and [e] Mr. Namdev Anaji Akhade released / relinquished their undivided share in respect of the land bearing Survey Nos.207 [part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje- Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated-25/01/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 811/2011. However, by perusing Confirmation Deed, dated 14/07/2021, it appears that, at the time of execution of above referred Release Deed dated-25/01/2011, legal heirs of legal heirs of late. Smt. Nilabai Anaji Akhade- [a] Late. Mr. Ramchandra Anaji Akhade, through legal heirs-[1] Mrs. Bhimabai Ramchandra Akhade, [2]Mr. Balasaheb Ramchandra Akhade and [3] Mr. Mahendra Ramchandra Akhade, [b] Mr. Vitthal Anaji Akhade, [c] Late. Mr. Madhukar Anaji Akhade through legal heirs – [1] Mrs. Rukmini Madhukar Akhade, [2] Mrs. Shaila Vikas Zende, [3] Mrs. Kaveri Satish Tupe, [4] Mrs. Neha Rajesh Kalbhor and Mrs. Amruta Ashish Sawant and [d] Mr. Namdev Anaji Akhade were not present at the time of registration of the said release deed, thus for the sake of abundant precaution, said legal heirs of Late. Smt. Nilabai Anaji Akhade-[a] Late. Mr. Ramchandra Anaji Akhade through legal heirs – [1] Mrs. Bhimabai Ramchandra Akhade, [2] Mr. Balasaheb Ramchandra Akhade and [3] Mr. Mahendra Ramchandra Akhade, [b] Mr. Vitthal Anaji Akhade, [c] Late. Mr. Madhukar Anaji Akhade through legal heirs-[1] Mrs.



Rukmini Madhukar Akhade, [2] Mrs. Shaila Vikas Zende, [3] Mrs. Kaveri Satish Tupe, [4] Mrs. Neha Rajesh Kalbhor and Mrs. Amruta Ashish Sawant and [d] Mr. Namdev Anaji Akhade had executed said Confirmation Deed dated 14/07/2021 which was registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 2057/2021 to that effect.

- XV] By Release Deed, dated-25/01/2011, other members of the family i.e. Late Baburao Shankarrao Tupe, through legal heir sister Late. Smt. Nilabai Anaji Akhade-through her legal heirs-[a]Mr. Ramchandra Anaji Akhade, [b] Mr. Vitthal Anaji Akhade, [c] Mr. Madhukar Anaji Akhade, [d] late Dnyandev Anaji Akhade, through legal heirs [1] Mr. Himmat Dnyandev Akhade, [2] Mr. Valmik Dnyandev Akhade, [3] Mrs. Vaishali Vishal Bhorade and [e] Mr. Namdev Anaji Akhade released / relinquished their undivided share in respect of the land bearing Survey Nos. 207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje-Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of late Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe. The said Release Deed dated-25/01/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 811/2011. However, by perusing Confirmation Deed dated 15/12/2022, it appears that, at the time of execution of above referred Release Deed dated-25/01/2011, one of the legal heir of late. Smt. Nilabai Anaji Akhade i.e. Mr. Madhukar Anaji Akhade was not present at the time of registration of the said release deed, more so, Mr. Madhukar Anaji Akhade died in the meantime, leaving behind [1] Mrs. Rukmini Madhukar Akhade, [2] Mrs. Shaila Vikas Zende, [3] Mrs. Kaveri Satish Tupe, [4] Mrs. Neha Rajesh Kalbhor and [5] Mrs. Amruta Ashish Sawant and [6] Mr. Rajendra Madhukar Akhade as his only legal heirs. However for the sake of abundant precaution one of the legal heirs of late Madhukar Anaji Akhade i.e. Mr. Rajendra Madhukar Akhade had executed said Confirmation Deed dated

15/12/2022 which was registered in the office of **Sub-Registrar Haveli No. 06** at **Sr. No. 20652/2022** to that effect.

XVI] By **Release Deed, dated-23/02/2011**, other members of the family i.e. **late Baburao Shankarrao Tupe**, through legal heir sister **Smt. Suman Rajaram Kakade** released / relinquished her undivided share in respect of the land bearing **Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3** situated at **Mouje- Hadapsar Taluka-Haveli, District-Pune**, and **Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2** situated at **Sadesatara Nali and Gat No.78** situated at **Mouje-Kamatwadi, Taluka-Daund, District-Pune** in favour of **late Baburao Shankarrao Tupe**, through legal heirs **[1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr.Viraj Pramod Tupe**. The **Release Deed dated 23/02/2011** was registered in the office of **Sub-Registrar Haveli No.11** at **Sr. No. 2987/2011**.

XVII] In the meantime, **Smt. Suman Rajaram Kakade** expired intestate on **15/04/2020** leaving behind her **[1]Mrs. Ranjana Vikram Pawar, [2]Mrs. Sharada Dilip Gadekar, [3] Mrs. Sunanda Harish Pawar, [4] Mrs. Nirmala Vilas Salunkhe and [5] Mrs. Urmila Sanjay More** as her only legal heirs and representatives. However, by perusing **Confirmation Deed dated 12/09/2023**, it appears that, at the time of execution of above referred **Release Deed dated-23/02/2011**, **Smt. Suman Rajaram Kakade** was not present at the time of registration of the said release deed, thus for the sake of abundant precaution, legal heirs of **Late. Suman Rajaram Kakade** -**[1] Mrs. Ranjana Vikram Pawar, [2]Mrs. Sharada Dilip Gadekar, [3]Mrs. Sunanda Harish Pawar, [4]Mrs. Nirmala Vilas Salunkhe and [5]Mrs. Urmila Sanjay More** executed said **Confirmation Deed dated 12/09/2023** which was registered in the office of **Sub-Registrar Haveli No.06** at **Sr. No. 18626/2023** to that effect.

XVIII] By **Release Deed, dated-04/07/2011**, other members of the family i.e. **late Baburao Shankarrao Tupe**, through legal heir sister **Late. Smt. Krushnabai Bajirao More**, through her legal heirs-**[a] Mr. Shashikant Bajirao More, [b] Late. Mr. Bajirao**



More- through legal heirs- [1]Smt. Shobha Bhaskar More and [2] Mr. Rohan Bhaskar More released / relinquished their undivided share in respect of the land bearing Survey Nos.207[part], 208/1A/1, 208/1A/2, 208/1A/3, 208/1B and 208/3 situated at Mouje- Hadapsar Taluka-Haveli, District-Pune, and Survey Nos.176/2/1, 175/1/3A, 175/1/1, 175/1/3B and 176/2/2 situated at Sadesatara Nali and Gat No.78 situated at-Mouje-Kamatwadi, Taluka-Daund, District-Pune in favour of Late. Baburao Shankarrao Tupe, through legal heirs [1]Mr. Raghunath Baburao Tupe, [2]Mr. Dilip Baburao Tupe, [3]Smt. Vinita Pramod Tupe and Mr.Viraj Pramod Tupe. The Release Deed dated 04/07/2011 was registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 5917/2011.

XIX] That, as per Mutation Entry No. 54343 R/w. Mutation Entry No. 54358, it appears that, Collector Pune has issued Order, dated-27/09/2023PMC/NOC/SR/26/2023/2024 and Order, dated-28/03/2024PMC/NOC/SR/ 08/2024/2024, and as per the said orders, the 7/12 extract of the said property i.e. Survey No. 207, has been closed and accordingly allotted new Survey number i.e. Survey No. 207/1/1.

1B] Title flow of Land bearing Survey No.208/1A/1, 208/1A/2 and 208/1A/3/1

- I] That land bearing Survey No.208/1, was originally owned by Mr. Shankar Balaji Tupe.
- II] Mr. Shankar Balaji Tupe expired intestate on 03/12/1962 leaving behind widow – Mrs. Tanhabai Shankarrao Tupe, son – Mr. Baburao Shankarrao Tupe, six daughters – Mrs. Nilabai Ananji Arwade, Mrs. Shantabai Bajirao Ghule, Mrs. Yashodabai Ganpat Bajor, Mrs. Hirabai Harishchandra Thorat, Mrs. Suman Rajaram Kakade and Mrs. Krushnabai Bajirao More as his only legal heirs and representatives. The names of Mrs. Tanhabai Shankarrao Tupe, Mr. Baburao Shankarrao Tupe, Mrs. Nilabai Ananji Arwade, Mrs. Shantabai Bajirao Ghule, Mrs. Yashodabai Ganpat Bajor, Mrs. Hirabai Harishchandra Thorat, Mrs. Suman Rajaram Kakade and Mrs. Krushnabai Bajirao More were recorded

on the record of rights vide **Mutation Entry No. 5639**. Further, by perusing the said mutation entry, it appears that, **Mrs. Nilabai Ananji Arwade, Mrs. Shantabai Bajirao Ghule, Mrs.Yashodabai Ganpat Bajor, Mrs.Hirabai Harishchandra Thorat, Mrs. Suman Rajaram Kakade and Mrs. Krushnabai Bajirao More** have submitted an application and as per the said application their names were deleted / bracketed from the 7/12 extract.

- III] By perusing **Mutation Entry No. 7166**, it appears that, **Mr. Baburao Shankarao Tupe** have submitted an application and as per the said application said land bearing Survey No. 208/1 was sub-divided into various pot hissa's. Accordingly name of **Mr. Baburao Shankarao Tupe** has been recorded on the land bearing **Survey No. 208/1/A** and name of **Mr. Dilip Baburao Tupe** has been recorded on the land bearing **Survey No. 208/1B**.
- IV] As per **Mutation Entry No. 6988**, it appears that, the provisions of Weights and Measures Act, 1958 and Indian Coinage Act, 1955, were made applicable in respect of the above mentioned land and accordingly the measurements of the land have been converted from Acre and Guntha to Hectare and Ares accordingly.
- V] As per **Mutation Entry No.7326**, it appears that, **Mr. Baburao Shankarao Tupe** submitted an application and as per the said application said land bearing **Survey No.208/1/A** was sub-divided into below mentioned pot hissass and has been distributed between his family members :--

Sr. Nos.	Survey No.	Land Area	Name of the Owner
1	208/1A/1	02 Hectare 00 Ares	Mr. Baburao Shankarao Tupe
2	208/1A/2	00 Hectare 80 Ares	Mrs. Indubai Baburao Tupe
3	208/1A/3	00 Hectare 80 Ares	Mrs. Hemlata Raghunath Tupe





And accordingly, their names were recorded on the concerned 7/12 extract.

- VI] **Mr. Baburao Shankarao Tupe** expired intestate on **13/12/1986** leaving behind widow-**Mrs. Indubai Baburao Tupe**, 3 sons- **Mr. Raghunath Baburao Tupe, Mr. Pramod Baburao Tupe, Mr. Dilip Baburao Tupe**, 5 daughters-**Mrs. Parvatibai Dhananjay Kakade, Mrs. Surekha Suresh Kokate, Mrs. Draupadi Rajaram Borkar, Mrs. Saraswati Raghunath Tawade and Mrs. Shobha Pandurang Ghule** as his only legal heirs. Their names were recorded on the record of rights vide **Mutation Entry No. 12787**.
- VII] By **Release Deed** dated **29/12/1998**, above referred **Mrs. Parvatibai Dhananjay Kakade, Mrs. Surekha Suresh Kokate, Mrs. Draupadi Rajaram Borkar, Mrs. Saraswati Raghunath Tawade and Mrs. Shobha Pandurang Ghule** released / relinquished their undivided share in respect of the said lands (i.e. **Survey No. 208/1A/1 + 208/1A/2 + 208/1A/3**) in favour of **Mrs. Indubai Baburao Tupe, Mr. Raghunath Baburao Tupe, Mr. Pramod Baburao Tupe and Mr. Dilip Baburao Tupe**. The said **Release Deed** dated **29/12/1998** has been registered in the office of **Sub-Registrar Haveli No. 03** at **Sr. No. 6639/1998**.
- VIII] By **Partition Deed** dated **29/12/1998**, **Mrs. Indubai Baburao Tupe, Mr. Raghunath Baburao Tupe, Mr. Pramod Baburao Tupe and Mr. Dilip Baburao Tupe** alongwith **Mr. Arvind Bhikoba Tupe, Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe, Mr. Sambhaji Raghunath Tupe, Mrs. Kavita Sambhaji Tupe, Mrs. Vinita Pramod Tupe, Miss. Sanyogita Pramod Tupe, Miss. Dipti Pramod Tupe, Master. Viraj Pramod Tupe** through his natural guardian **Mr. Pramod Baburao Tupe, Mrs. Anuradha Dilip Tupe, Mr. Indrajit Dilip Tupe, Miss. Samrudhi Dilip Tupe** through her natural guardian **Mr. Dilip Baburao Tupe, Mrs. Shashikala Arvind Tupe, Mr. Yuvraj Arvind Tupe and Mr. Ashish Arvind Tupe** mutually partitioned the said lands (i.e. **Survey No. 208/1A/1, 208/1A/2 and 208/1A/3**) alongwith other lands between them. The said **Partition Deed** dated **29/12/1998** has been registered in the office of **Sub-Registrar**

Haveli No.03 at Sr. No. 6658/1998. The particulars of partition are as follows :--

- 2] **Title flow of said Property No. 2 i.e. Land bearing Survey No. 208/1A/1 :--**

Sr. No.	Land Area (Survey No. 208/1A/1)	Name of the Owner
1	00 Hectare 26 Ares	Mr. Raghunath Baburao Tupe
2	00 Hectare 26 Ares	Mrs.Hemlata Raghunath Tupe
3	00 Hectare 27 Ares	Mr. Nitin Raghunath Tupe
4	00 Hectare 27 Ares	Mrs. Vaishali Nitin Tupe
5	00 Hectare 27 Ares	Mr.Sambhaji Raghunath Tupe
6	00 Hectare 27 Ares	Mrs. Kavita Sambhaji Tupe
7	00 Hectare 32 Ares	Mr. Pramod Baburao Tupe
8	00 Hectare 08 Ares	Mrs. Vinita Pramod Tupe
Total	02 Hectare 00 Ares	

By Gift Deed, dated-11/07/2024 **Mrs. Kavita Sambhaji Tupe** transferred by way of gift her share of land admeasuring **00 Hectare 27 Ares** to and in favour of **Mr. Sambhaji Raghunath Tupe**. The said **Gift Deed, dated-11/07/2024** has been registered in the office of Sub-Registrar **Haveli No. 11 at Sr. No. 11537/2024**. The name of **Mrs. Kavita Sambhaji Tupe** has been deleted from the record of rights vide **Mutation Entry No. 54561**.

- 3] **Title flow of said property No. 3 i.e. Land bearing Survey No. 208/1A/2**

Sr. No.	Land Area (Survey No. 208/1A/2)	Name of the Owner
1	00 Hectare 24 Ares	Mrs. Vinita Pramod Tupe
2	00 Hectare 32 Ares	Miss. Sanyogita Pramod Tupe
3	00 Hectare 24 Ares	Miss. Dipti Pramod Tupe
TOTAL	00 Hectare 80 Ares	--





That as per **Mutation Entry No. 28236**, it appears that, **Miss. Dipti Pramod Tupe** have availed loan facility from **Sadhana Sahakari Bank Limited** by keeping the said property as security and accordingly charge of the **Sadhana Sahakari Bank Limited** has been recorded on the other rights column of the 7/12 extract. It further appears that, the said loan has been duly re-paid and accordingly **Sadhana Sahakari Bank Limited** has executed **Re-conveyance Deed dated-01/07/2024** registered in the office of **Sub-Registrar Haveli No. 03** at **Sr. No.16064/2024** and accordingly charge of the **Sadhana Sahakari Bank Limited** has been deleted / bracketed from the other rights column of the 7/12 extract vide **Mutation Entry No. 54549**.

- 4] **Title flow of said Property No. 4 i.e. Land bearing Survey No. 208/1A/3**

Sr. No.	Land Area (Survey No. 208/1A/3)	Name of the Owner
1	00 Hectare 08 Ares	Miss. Dipti Pramod Tupe
2	00 Hectare 32 Ares	Mr. Viraj Pramod Tupe
3	00 Hectare 40 Ares	Mr. Dilip Baburao Tupe
TOTAL	00 Hectare 80 Ares	

And accordingly, names of the respective owners were recorded on the record of rights vide **Mutation Entry No. 23947**

- I] **Mr. Pramod Baburao Tupe** expired intestate on **08/11/2003** leaving behind widow – **Smt. Vinita Pramod Tupe**, son – **Mr. Viraj Pramod Tupe**, 2 daughters – **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** as his only legal heirs and representatives. The names of **Mrs. Vinita Pramod Tupe**, **Mr. Viraj Pramod Tupe**, **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** were recorded on the record of rights vide **Mutation Entry No. 32138**
- II] **By Release Deed, dated-30/04/2010, Miss.Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** released / relinquished their undivided share in respect of the said lands

in favour of **Mrs. Vinita Pramod Tupe** and **Mr. Viraj Pramod Tupe**. The said **Release Deed** dated **30/04/2010** were registered in the office of **Sub-Registrar Haveli No. 06** at **Sr. No. 3911/2010**. The names of **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** were deleted from the record of rights vide **Mutation Entry No. 39400**

- III] By **Partition Deed** dated **19/05/2023**, **Mr. Raghunath Baburao Tupe**, **Mrs. Vinita Pramod Tupe**, **Mr. Viraj Pramod Tupe**, **Mr. Dilip Baburao Tupe**, **Mrs. Anuradha Dilip Tupe** and **Mr. Indrajit Dilip Tupe** have mutually partitioned their respective shares in lands bearing **Survey No. 208/1A/1** and **208/1A/3**. By virtue of the said partition **2 Ares** land of **Smt. Vinita Pramod Tupe** out of **Survey No. 208/1A/1** has been allotted to **Mr. Raghunath Baburao Tupe**. Further by the said partition land admeasuring **4 Ares** out of the holding of **Mr. Dilip Baburao Tupe** has been allotted to **Mr. Viraj Pramod Tupe**. The said **Partition Deed** dated-**19/05/2023** has been registered in the office of **Sub-Registrar Haveli No. 07** at **Sr. No. 8870/2023**. The effect of the said partition has been given to the record of rights vide **Mutation Entry No. 53547**.
- IV] That, as per **Confirmation Deed** dated **18/05/2023**, other family members i.e. **Mrs. Hemlata Raghunath Tupe**, **Mr. Nitin Raghunath Tupe**, **Mrs. Vaishali Nitin Tupe**, **Mr. Sambhaji Raghunath Tupe**, **Mrs. Kavita Sambhaji Tupe** and **Miss. Samruddhi Dilip Tupe** (name after marriage- **Mrs. Samruddhi Abhimanyu Khotkar**) have given their consent to the above referred **Partition Deed** dated-**19/05/2023** and accordingly executed **Confirmation Deed** dated **18/05/2023** registered in the office of **Sub-Registrar Haveli No. 07** at **Sr. No. 8880/2023** in favour of **Mr. Raghunath Baburao Tupe**, **Mrs. Vinita Pramod Tupe**, **Mr. Viraj Pramod Tupe**, **Mr. Dilip Baburao Tupe**, **Mrs. Anuradha Dilip Tupe** and **Mr. Indrajit Dilip Tupe**.
- V] That, as per **Mutation Entry No. 54343**, it appears that, **Collector Pune** has issued **Order**, dated-**28/03/2024** **PMC/NOC/SR/08/ 2024/2024**, and as per the said **Order**, the **7/12** extract of the said property i.e. property bearing **Survey**





No. 208/1A/3 has been closed and accordingly allotted new Survey number i.e. **Survey No. 208/1A/3/1.**

5] Title flow of said property No. 5 i.e. Land bearing Survey No. 208/1B/1

I] That land bearing **Survey No. 208/1B**, was originally owned by **Mr. Dilip Baburao Tupe.**

II] By **Partition Deed** dated **29/12/1998**, **Mr. Dilip Baburao Tupe** alongwith **Mrs. Indubai Baburao Tupe**, **Mr. Raghunath Baburao Tupe**, **Mr. Pramod Baburao Tupe**, **Mr. Arvind Bhikoba Tupe**, **Mrs. Hemlata Raghunath Tupe**, **Mr. Nitin Raghunath Tupe**, **Mrs. Vaishali Nitin Tupe**, **Mr. Sambhaji Raghunath Tupe**, **Mrs. Kavita Sambhaji Tupe**, **Mrs. Vinita Pramod Tupe**, **Miss. Sanyogita Pramod Tupe**, **Miss. Dipti Pramod Tupe**, **Master. Viraj Pramod Tupe** through his natural guardian **Mr. Pramod Baburao Tupe**, **Mrs. Anuradha Dilip Tupe**, **Mr. Indrajit Dilip Tupe**, **Miss. Samrudhi Dilip Tupe** through her natural guardian **Mr. Dilip Baburao Tupe**, **Mrs. Shashikala Arvind Tupe**, **Mr. Yuvraj Arvind Tupe** and **Mr. Ashish Arvind Tupe** mutually partitioned the said land (i.e. **Survey No. 208/1B**) alongwith other lands between them. The said **Partition Deed** dated **29/12/1998** has been registered in the office of **Sub-Registrar Haveli No.03** at **Sr. No. 6658/1998**. The particulars of partition are as follows :--

Sr. No.	Land Area (Survey No. 208/1B)	Name of the Owner
1	00 Hectare 09 Ares	Mr. Raghunath Baburao Tupe
2	00 Hectare 08 Ares	Mr. Nitin Raghunath Tupe
3	00 Hectare 08 Ares	Mr. Sambhaji Raghunath Tupe
4	00 Hectare 08 Ares	Mr. Pramod Baburao Tupe
5	00 Hectare 03 Ares	Mrs. Vinita Pramod Tupe
6	00 Hectare 09 Ares	Mr. Dilip Baburao Tupe
7	00 Hectare 48 Ares	Mrs. Anuradha Dilip Tupe
8	00 Hectare 48 Ares	Mr. Indrajit Dilip Tupe
9	00 Hectare 40 Ares	Miss. Samrudhi Dilip Tupe
Total	01 Hectare 81 Ares	

And accordingly, names of the respective owners were recorded on the record of rights vide **Mutation Entry No. 23947.**

- III] **Mr. Pramod Baburao Tupe** expired intestate on **08/11/2003** leaving behind widow – **Mrs. Vinita Pramod Tupe**, son – **Mr. Viraj Pramod Tupe**, 2 daughters – **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** as his only legal heirs and representatives. The names of **Mrs. Vinita Pramod Tupe**, **Mr. Viraj Pramod Tupe**, **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** were recorded on the record of rights vide **Mutation Entry No. 32138.**
- IV] By **Release Deed** dated **30/04/2010**, **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** released / relinquished their undivided share in favour of **Mrs. Vinita Pramod Tupe** and **Mr. Viraj Pramod Tupe**. The said **Release Deed** dated-**30/04/2010** were registered in the office of **Sub-Registrar Haveli No. 06** at **Sr. No. 3911/2010**. The names of **Miss. Sanyogita Pramod Tupe** and **Miss. Dipti Pramod Tupe** were deleted from the record of rights vide **Mutation Entry No. 39400.**
- V] By **Partition Deed** dated **19/05/2023**, **Mr. Raghunath Baburao Tupe**, **Mrs. Vinita Pramod Tupe**, **Mr. Viraj Pramod Tupe**, **Mr. Dilip Baburao Tupe**, **Mrs. Anuradha Dilip Tupe** and **Mr. Indrajit Dilip Tupe** have mutually partitioned their respective shares in land bearing **Survey No. 208/1B**. By virtue of the said partition **08 Ares** land of **Mrs. Anuradha Dilip Tupe** out of **Survey No. 208/1B** has been allotted to **Mrs. Vinita Pramod Tupe** and **Mr. Viraj Pramod Tupe**. Further by the said partition land admeasuring **06 Ares** out of the holding of **Mr. Indrajit Dilip Tupe** has been allotted to **Mrs. Vinita Pramod Tupe**. The said **Partition Deed** dated-**19/05/2023** has been registered in the office of **Sub-Registrar Haveli No. 07** at **Sr. No. 8870/2023**. The effect of the said partition has been given to the record of rights vide **Mutation Entry No. 53547.**





VI] That, as per **Confirmation Deed dated 18/05/2023**, other family members i.e. **Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe, Mr. Sambhaji Raghunath Tupe, Mrs. Kavita Sambhaji Tupe and Miss. Samruddhi Dilip Tupe (name after marriage - Mrs. Samruddhi Abhimanyu Khotkar)** have given their consent to the above referred Partition Deed dated-19/05/2023 and accordingly executed **Confirmation Deed dated 18/05/2023** registered in the office of **Sub-Registrar Haveli No. 07 at Sr. No. 8880/2023** in favour of **Mr. Raghunath Baburao Tupe, Mrs. Vinita Pramod Tupe, Mr. Viraj Pramod Tupe, Mr. Dilip Baburao Tupe, Mrs. Anuradha Dilip Tupe and Mr. Indrajit Dilip Tupe.**

VII] That, as per **Mutation Entry No. 54343**, it appears that, Collector Pune has issued **Order, dated-28/03/2024 PMC/NOC/SR/08/ 2024/2024**, and as per the said Order, the 7/12 extract of the said property i.e. property bearing **Survey No. 208/1B** has been closed and accordingly allotted new Survey number i.e. **Survey No. 208/1B/1.**

6] **COMMON TITLE FLOW :-**

I] Thus, by virtue of above referred deeds and documents, **Smt. Vinita Pramod Tupe and Mr. Viraj Pramod Tupe** have acquired valid right title and interest in respect of the Property Nos. 1,3,4 & 5 and a portion admeasuring 38 Ares out of said property No.2 i.e. All the piece and parcel of the **1] land admeasuring an area 00 Hectare 97.72 Ares out of land bearing Survey No. 207/1/1 (old Survey No. 207) totally admeasuring an area 03 Hectare 23.68 Ares + 2] land admeasuring an area 00 Hectare 38 Ares out of land bearing Survey No. 208/1A/1 totally admeasuring an area 2 Hectare 00 Ares + 3] land bearing Survey No. 208/1A/2 totally admeasuring an area 00 Hectare 80 Ares + 4] land admeasuring an area 00 Hectare 44 Ares out of land bearing Survey No. 208/1A/3 totally admeasuring an area 00 Hectare 62.87 Ares + 5] land admeasuring an area 00 Hectare 25 Ares out of land bearing Survey No. 208/1B/1 totally admeasuring an area 00 Hectare 75 Ares situated, lying and being at revenue village-Hadapsar, Taluka-Haveli, District-Pune and Mr. Raghunath Baburao Tupe, Mrs.Hemlata**

Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe and Mr. Sambhaji Raghunath Tupe are the owners of land admeasuring **01 Hectare 62 Ares** out of the said property No.2 i.e. **Survey No. 208, Hissa No. 1A/1.**

- II] By **Gift Deed dated 18/09/2024, Smt. Vinita Pramod Tupe** transferred her share (individual share + undivided share) in respect of the said properties by way of gift in favour of **Mr. Viraj Pramod Tupe. Gift Deed dated 18/09/2024** was registered in the office of **Sub-Registrar Haveli No. 19 at Sr. No. 20412/2024.** The name of **Smt. Vinita Pramod Tupe** has been deleted from the record of rights and name of **Mr. Viraj Pramod Tupe** has been recorded on the record of rights vide **Mutation Entry No. 54709.**
- III] By **Development Agreement and Power of Attorney dated 24/09/2025, Mr. Raghunath Baburao Tupe, Mrs. Hemlata Raghunath Tupe, Mr. Nitin Raghunath Tupe, Mrs. Vaishali Nitin Tupe and Mr. Sambhaji Raghunath Tupe** entrusted the land admeasuring an area **01 Hectare 62 Ares** out of the land bearing **Survey No. 208, Hissa No. 1A/1** for development to and in favour of **Mr. Viraj Pramod Tupe prop. of Vyom Buildcon.** The said **Development Agreement and Power of Attorney dated 24/09/2025** has been registered in the office of **Sub-Registrar Haveli No.1 at Sr. No. 21543/2025 and 21544/2025.**
- IV] Further, **Mr. Viraj Pramod Tupe prop. of Vyom Buildcon** has executed **Indemnity Bond dated 20/02/2025.** The said **Indemnity Bond dated 20/02/2025** has been registered in the office of **Sub-Registrar Haveli No. 10 at Sr. No. 5629/2025.**
- V] Further it appears from **Mutation Entry No. 55759** that, **Mr. Viraj Pramod Tupe** has granted a lease of a portion admeasuring **608.68 sq. mtrs.** out of **Survey No. 208, Hissa No. 1A/1** to the **MSEDCL** vide **Lease Deed, dated-18/07/2025** which has been registered in the office of **Sub-Registrar Haveli No. 3 at Sr. No. 19936/2025.**





- VI] By **Sale Deed dated- 7/08/2025, Mr. Viraj Pramod Tupe** sold, transferred, conveyed and assigned the land admeasuring an area 1078.88 sq.mtrs. out of the Survey No. 207/1/1 in favour of **Pune Municipal Corporation**. The said **Sale Deed dated- 07/08/2025** has been registered in the office of **Sub-Registrar Haveli No. 10 at Sr. No. 25439/2025**.
- VII] Further, **Mr. Viraj Pramod Tupe** got the layout plans sanctioned from **Pune Municipal Corporation** vide its **Commencement Certificate bearing No. CC/3003/24, dated- 07/01/2025** and **Commencement Certificate dated- 11/03/2026 bearing no. CC/4753/25** in respect of the said properties.
- C] I have caused the online search for the years i.e. **1997 to 2026** on the **website-www.igrmaharashtra.gov.in** in respect of the said property. From the available records I state that no documents evidencing any subsisting mortgage, charge, encumbrances were found entered. On the basis of the same and the documents mentioned hereinabove which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, the title of the owners and the authority of **Mr. Viraj Pramod Tupe** to develop the properties is clean, clear and marketable .
- D] **Any other relevant title- No .**
- E] **Litigations if any- YES**

One, **Mrs. Hirabai Harishchandra Thorat** alongwith other members filed Regular **Civil Suit bearing R.C.S No. 325/2011** before **Hon'ble Civil Court, Pune**, against **Mr. Raghunath Baburao Tupe and others**, seeking temporary injunction by restraining the respective persons from creating any kind of third party interest in respect of the said property. In view of the same, **Hon'ble Civil Court, Pune** has passed order on **14/08/2013** and as per the said order, said suit stands dismissed. In view of the said order, **Mrs. Hirabai Harishchandra Thorat** alongwith other members filed **Miscellaneous Civil Appeal bearing No. 343/2013** before **Hon'ble District Court, Pune** and accordingly **Hon'ble Court**

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has passed order on **08/08/2014** to that effect. As per the said order said Miscellaneous Civil Appeal stands dismissed. In the meantime, **Mrs. Hirabai Harishchandra Thorat** alongwith other members filed **Writ Petition bearing no. 11536/2014** before Hon'ble High Court, Bombay, and as per the said petition, **Mrs. Hirabai Harishchandra Thorat** and others have challenged both the above referred **orders dated 14/08/2013 and 08/08/2014**. In view of the same, Hon'ble High Court, Bombay has passed interim **order on 21/01/2019** to that effect and by virtue of the interim order, said Hon'ble High Court, Bombay has dismissed the said petition.

By perusing the relevant orders, judgments etc. which were provided to me for my perusal and as per the status of the said litigation shown on official website, it appears that, said litigations are pending before the Hon'ble court till date. Thus, my present opinion is subject to outcome of the said litigation.




KEVIN SHAH
[ADVOCATE]