



CHALLAN
MTR Form Number-6

GRN MH003294446201718E	BARCODE 	Date 08/07/2017-12:31:47	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	AMMPK4169N
Office Name HVL21_HAVELI 21 JOINT SUB REGISTRAR		Full Name	ADV VIJAY M KUMBRE
Location PUNE			
Year 2017-2018 One Time		Flat/Block No.	929 FIRST FLOOR MANTRI HOUSE
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	F C ROAD SHIVAJINAGAR
		Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 0 4
		Remarks (If Any)	
		Search of Village Peth Tal Haveli Pune Gat no 2 3 4 8 9 10 11 326 328 331	
		332 335 337 339 for 30 yrs	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332017070810839 128992962
Cheque/DD No.		Date	08/07/2017-12:32:40
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9890109595

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



Date: - 06.06.2017

SEARCH REPORT

DESCRIPTION OF PROPERTY:

All that piece and parcel of land Bearing Survey No **Gat No 2, 3, 4, 8, 9, 10, 11, 326, 328, 331, 332, 335, 337 and 339** situated at Village Peth, Taluka – Haveli, District - Pune hereinafter collectively referred as "the said properties", are the subject matter of the present Search Report.

1. I was instructed by my client to carry out search of the lands described in Para, hereinabove from the Index II registers maintained by Sub Registrar office Haveli Pune, District Pune for period of 30 years i.e. 1987 to 2017.
2. I have commenced my search by Application on 06.06.2017 vide GRN No MH003294446201718E issued by the office of Inspector General of Registrars.
3. On the basis of available information and investigation, search is taken for the last 30 years from 1987 to 2017 from the available record of Index II registers for the said properties in the offices of Sub-Registrar Haveli Pune.
4. I have also taken online search as provided in the Govt. System from 1987 to till date in respect of said properties and as per available records I have found the following entries with respect to the said properties:



Gat No 2

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare

Gat No 3

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	03.12.2014	Mortgage Deed	8003/2014	Name of Mortgagor Sau Gauri Shankar Khaisare & other Name of Mortgagee Bank of Baroda Branch Kunjerwadi Pune
3	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare



Gat No 4

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare

Gat No 8

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	10.10.2012	Sale Deed	9724/2012	Name of Owner Ankush Shankar Gavade & others Name of Purchaser Tanaji Shankar Choudhary & others
3	25.06.2013	Sale Deed	7109/2013	Name of Owner Sahadhu Vaman Gavade & others Name of Purchaser Sachin Shivaji Kalbhor
4	03.12.2014	Mortgage Deed	8003/2014	Name of Mortgagor Sau Gauri Shankar Khaisare & other



				Name of Mortgagee Bank of Baroda Branch Kunjerwadi Pune
5	19.07.2014	Correction Deed	7212/2014	Name of Party No 1 Sahadhu Vaman Gavade & others Name of Party No 2 Sachin Shivaji Kalbhor
6	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare

Gat No 9

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	12.06.2012	ATS	6160/2012	Name of Owner Arti Shamrao Dabade & others Name of Purchaser Rahul Ramchandra Shedge
2	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
3	15.04.2014	Sale Deed	3891/2014	Name of Owner Arti Shamrao Dabade & others Name of Purchaser Rahul Ramchandra Shedge
4	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare



--	--	--	--	--

Gat No 10

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare

Gat No 11

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare

Gat No 326

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
----------------	-------------	----------------------	-----------------	--------------------------------



1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare

Gat No 328

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar
2	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare

Gat No 331

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar



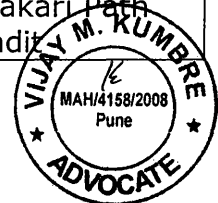
2	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare
---	------------	--------------	-----------	---

Gat No 332

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	02.01.2008	Sale Deed	74/2008	Name of Owner Dattu Kenba Choudhary & others Name of Purchaser Gulab Bhaguji Choudhary
2	08.01.2008	Sale Deed	308/2008	Name of Owner Gulab Bhaguji Choudhary Name of Purchaser Baban Somaji Choudhary
3	13.06.2013	Mortgage Deed	6674/2013	Name of Mortgagor Dnyoba Vaman Shelar & others Name of Mortgagee Naygoan Gramin Bigarsheti Sahakari Path Sanstha Maryadit

Gat No 335

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	12.10.2011	Mortgage Deed	10162/11	Name of Mortgagor Baban Laxman Katke Name of Mortgagee Naygoan Gramin Bigarsheti Sahakari Path Sanstha Maryadit



2	28.04.2014	Mortgage Deed	4267/2014	Name of Mortgagor Baban Laxman Katke Name of Mortgagee Naygoan Gramin Bigarsheti Sahakari Path Sanstha Maryadit
3	18.10.2014	Mortgage Deed	10503/14	Name of Mortgagor Sonu Balu Katke Name of Mortgagee Hanumantrao Choudhary Kalbhairavnath Nagari Sahakari Path Sanstha Maryadit
4	07.03.2015	Release Deed	2343/2015	Name of Party No 1 Shankar Govind Khaisare & others Name of Party No 2 Dattaram Govind Khaisare
5	07.11.2016	Mortgage Deed	10225/16	Name of Mortgagor Baban Laxman Katke Name of Mortgagee Naygoan Gramin Bigarsheti Sahakari Path Sanstha Maryadit

Gat No 337

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar



Gat No 339

Sr. No.	Date	Document Type	Reg. No.	Parties to the document
1	10.07.2012	Gift Deed	6510/2012	Name of Donor Indumati Raghunath Shinkar Name of Donee Siddharth Sudhir Shinkar

I have found above entries in search.

This Search Report Dated 06.06.2017.


VIJAY KUMBRE
ADVOCATE



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. : - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

TITLE OPINION

Dt. 07.07.2017

A. INTRODUCTIONS:

Under the instructions of my client **Eden Landmarks Pvt. Ltd.**, a Company duly registered under the provision of Companies Act, 1956 and amended by 2013, having its registered office at : 929, Mantri House, First Floor, F.C. Road, Pune - 411004, I have perused the deeds and documents given to me for my perusal pertaining to the right, title and interest of the owners as detailed in below to the said land and the right, title of my client to the said land and also relied upon certain oral and written information given to me by my client and on the basis of information, documents and search my opinion in the following manner.

B. DESCRIPTION OF LAND :

All that piece and parcel of below mentioned land of Village **Peth (previously known as Naigaon)**, Taluka: Haveli, District: Pune, within the registration Sub-District Taluka Haveli, District Pune and also within the local limits of Zilla Parishad, Village **Peth**, Grampanchayat Peth as follows:

- 1) **Gat No.2 (Old Gat Numbers 445, 1328)**, admeasuring area of 00 **Hector 0.374 R** out of total admeasuring area of 00 **Hector 03 R**, assessment at Rs.00 =03 Paise.
- 2) **Gat No.3 (Old Gat Numbers 444, 1329)**, Total admeasuring area of 01 **Hector 23 R**, assessment at Rs.00=41 Paise.
- 3) **Gat No.4 (Old Gat Numbers 443, 1332)**, Total admeasuring area of 00 **Hector 76 R**, assessment at Rs.00=19 Paise.
- 4) **Gat No.8 (Old Gat Numbers 439, 1327)**, admeasuring area of 03 **Hector 87 R** out of total admeasuring area of 07 Hector 74 R, assessment at Rs.00 =69 Paise.
- 5) **Gat No.9 (Old Gat Numbers 438, 1326)**, admeasuring area of 01 **Hector 60 R** out of total admeasuring area of 02 Hector 22 R, assessment at Rs.00 =28 Paise.
- 6) **Gat No.10 (Old Gat Numbers 437, 1325)**, Total admeasuring area of 00 **Hector 56 R**, assessment at Rs.00=06 Paise.
- 7) **Gat No.11 (Old Gat Numbers 436, 1324)**, Total admeasuring area of 01 **Hector 02 R**, assessment at Rs.00 =12 Paise.



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No.: - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol09@gmail.com

- 8) Gat No.326 (Old Gat Numbers 417, 1316),** Total admeasuring area of **00 Hector 57 R**, assessment at Rs.00 =01 Paise.
- 9) Gat No.328 (Old Gat Numbers 421, 1320),** admeasuring area of **00 Hector 30 R** out of total admeasuring area of **01 Hector 10 R**, assessment at Rs.00=94 Paise.
- 10) Gat No.331 (Old Gat Numbers 426, 1341),** Total admeasuring area of **01 Hector 36 R**, assessment at Rs.01=19 Paise.
- 11) Gat No.332 (Old Gat Numbers 427, 1342),** admeasuring area of **00 Hector 15.66 R** out of total admeasuring area of **01 Hector 32 R**, assessment at Rs.01=12 Paise.
- 12) Gat No.335 (Old Gat Numbers 429, 1344),** admeasuring area of **00 Hector 08 R** out of total admeasuring area of **01 Hector 78 R**, assessment at Rs.01=37 Paise.
- 13) Gat No.337 (Old Gat Numbers 425, 1340),** Total admeasuring area of **01 Hector 46 R**, assessment at Rs.01=12 Paise.
- 14) Gat No.339 (Old Gat Numbers 419, 1318),** Total admeasuring area of **00 Hector 81 R**, assessment at Rs.01=50 Paise.

(Hereinafter referred to as "The Said Land")

C. SEARCH REPORT:

Adv. Vijay Kumbre took the search relating to all that piece of land situate at Village **Peth**, Taluka: Haveli, District: Pune for the period from 1987 till 2017 in the Sub Registrar Offices at Pune. He has submitted his Search Report dated: 06.06.2017. Except the transactions herein mentioned, no transaction relating to the said land or any transaction encumbering the said land could be found during the aforesaid search. However, while carrying out the Search of the said land, some books and Index II were not available, some Index II were found in torn and illegible condition.

D. INSTRUCTIONS & COPIES OF DOCUMENTS MADE AVAILABLE FOR MY PERUSAL:

Following documents in relation to the said land:

- 1) 7/12 Extracts.
- 2) Relevant Mutation Entries.
- 3) Public Notice published in daily '**Prabhat**' Newspaper on 01.04.2017.
- 4) Public Notice No Objection dated : 20.04.2017.



ADV. NARESH A. POL

B.COM. LL.B.

Roll No. MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. : - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

- 5) Search Report dated:- 06.06.2017 given by Adv. Vijay Kumbre along with Search Receipt dated:- 06.06.2017, GRN No. MH001954659201718E-, issued by Sub-Registrar Haveli, District Pune from 1987 to 2017.
- 6) Xerox copy of Sale Deed dated- 27.03.1987, Reg.No.4575/1987.
- 7) Xerox copy of Sale Deed dated-27.03.1987, Reg.No.4576/1987.
- 8) Xerox copy of Sale Deed dated-27.03.1987, Reg.No.4577/1987.
- 9) Xerox copy of Sale Deed dated-27.03.1987, Reg.No.4572/1987.
- 10) Xerox copy of Sale Deed dated-27.03.1987, Reg.No.4573/1987.
- 11) Xerox copy of Sale Deed dated-27.03.1987, Reg.No.4574/1987.
- 12) Xerox copy of Sale Deed dated-27.03.1987, Reg.No.4603/1987.
- 13) Xerox copy of Sale Deed dated-29.11.2003, Reg.No.1195/2003.
- 14) Xerox copy of Gift Deed dated-10.07.2012, Reg. No.6510/2012.
- 15) Xerox copy of Release Deed dated-07.03.2015, Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3, 2 and 335 Reg. No.2343/2015.

1) HISTORY OF GAT NO.2 (Old Gat Nos.445, 1328)

- 1) On perusal of Mutation Entry No:**1765**, dated: 17.05.1982, it appear that, Govind Dattatraya Ghule has purchased total area of land bearing Old Gat No.1332 and 2 Ane share of 1327 and 1328 by Sale Deed dated-10.05.1982, Reg.No.3384/1982 from Abu Waman Gawade and therefore name of purchaser was mutated on the 7/12 extract.
- 2) On perusal of Mutation Entry No:**2720**, dated: 20.09.1986, it appear that, Govind Dattatraya Ghule availed loan amount of Rs.25,000/- dated- 20.09.1986 from Shriram Kunjirwadi Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society is mutated on bearing Old Gat No.1332, 1327 and 1328.
- 3) On perusal of Mutation Entry No:**3012**, dated: 10.09.1987, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangal Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar have purchased land bearing old Gat No.1327 admeasuring area 00 Hecter 96 R and old Gat No.1328 admeasuring area 2 Ane share and Gat No.1329 share of well from Govind Dattatraya Ghule.
- 4) On perusal of Mutation Entry No:**3078**, dated: 23.11.1987, it appear that, Late Mahadu Wamand Gawade died on 06.04.1986, leaving behind his legal heirs son- No, daughter- Mrs. Sindhubai Sayaji Bhandalkar, Mrs. Indubai Shivaji Chavan, Mrs. Janabai Dadabhau Chavan, Mrs. Muktabai Dattatraya Bhandalkar, Miss. Sanjana Mahadu Gawade, Miss. Anjana Mahadu Gawade, Miss. Kaushaliya Mahadu Gawade, Miss. Mangal Mahadu Gawade and dead wife- Fulabai Mahadu Gawade and therefore name of legal heirs number 1 to 4 were mutated on the other right column of the 7/12 extract and legal heirs number 5 to 8 were mutated on the ownership column of the 7/12 extract.
- 5) On perusal of Mutation Entry No:**3150**, dated: 10.03.1988, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and



ADV. NARESH A. POL

B.COM, LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No.: - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

Indumati Raghunath Sinkar are cultivated said land as per their share, therefore their Anewari as per their land were mutated on 7/12 extract.

- 6) On perusal of Mutation Entry No:**3462**, dated: 10.08.1989, it appear that, Vithoba Rama Gawade died on 16.03.1985, leaving behind his legal heirs son-No, daughter- Mrs. Sindubai Nivrutti Bhandalkar, Mrs. Bhikubai Jaywant Bhandalkar and wife- Sakhubai Vithoba Gawade and therefore name of his legal heirs were mutated on 7/12 extract.
- 7) On perusal of Mutation Entry No:**316**, dated: 01.07.1999, it appear that, Govind Raghunath Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar, Indumati Raghunath Sinkar paid loan of Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was deleted from the 7/12 extract.
- 8) On perusal of Mutation Entry No:**873**, dated: 04.08.2005, it appear that, Late Raghunath Govind Kaisare died on 06.06.05, leaving behind his legal heirs son- Sujit Raghunath Kaisare, daughter-Tanushree Raghunath Kaisare and wife- Maithali Raghunath Kaisare and therefore name of his legal heirs were mutated on 7/12 extract.
- 9) On perusal of Mutation Entry No:**1841**, dated: 19.01.2015, it appear that, Late Mangala Govind Kaisare died on 18.03.2014, leaving behind her legal heirs son- Dattaram Govind Kaisare, Shankar Govind Kaisare, Late son Raghunath Govind Kaisare died on 06.06.2005, daughter in law- Maithali Raghunath Kaisare, grandson- Sujit Raghunath Kaisare, granddaughter- Tanushree Samir Shenoy, daughter-Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar and therefore name of her legal heirs were mutated on the 7/12 extract.
- 10) On perusal of Mutation Entry No:**1133**, dated: 11.01.2008, it appear that, Late Shankar Waman Gawade died on 11.11.2007, leaving behind his legal heirs son- Ankush Shankar Gawade, Tukaram Shankar Gawade, daughter-Vimal Balu Chavan and dead wife- Sarubai Shankar Gawade and therefore name of his legal heirs were mutated on 7/12 extract.
- 11) On perusal of Mutation Entry No:**1675**, dated- 10.09.2013, it appear that, Indumati Raghunath Sinkar has gifted her 1/6 i.e. 2 Ane 7 Paise right of Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3 and 2 in the favour of Sidharth Sudhir Sinkar by Gift Deed dated- 10.07.2012 which is registered in the Office of Sub Registrar Haveli No.14 at Sr.No.6510/2012 and therefore her name is deleted from the 7/12 extract.
- 12) On perusal of Mutation Entry No:**1814**, dated: 15.09.2014, it appear that, Ankush Shankar Gawade, Tukaram Shankar Gawade and Vimal Balu Chavan availed loan amount of Rs.1,00,000/- from Bank of Baroda, Br. Naigaon and therefore charge of said Bank was mutated on 7/12 extract of land bearing Gat No.12, 8, 5, 2 and 16.



ADV. NARESH A. POL

B.COM. LL.B.

Roll No. MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. : - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

- 13) On perusal of Mutation Entry No. **1902**, dated-20.05.2015, it appear that, Shankar Govind Kaisare, Maithali Raghunath Kaisare, Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar have release their 1/6 i.e. 2 Ane 7 Paise right from the Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3, 2 and 335 in the favour of Dattatraya Govind Kaisare by Release Deed dated- 07.03.2015 which is registered in the Office of Sub Registrar Haveli No.22 at Sr.No.2343/2015 and therefore names of releaser were deleted from the 7/12 extract.
- 14) On perusal of Mutation Entry No: **1963**, dated: 13.10.2015, it appear that, Dattatraya Govind Kaisare availed loan of Rs.2,50,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 15) On perusal of Mutation Entry No: **1964**, dated: 13.10.2015, it appear that, Gauri Shankar Kaisare availed loan of Rs.2,60,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.

2) HISTORY OF GAT NO.3 (Old Gat Nos.444, 1329)

- 1) On perusal of Mutation Entry No: **3526**, dated: 24.09.1967, it appear that, Pravinkumar Ramlal Nahar through minor guardian Ramlal Kachardas Nahar has purchased land bearing Old Gat No.1326, 1327 and 1329 from Vithoba Rama Gawade, Bhikubai Jayawanta Bhandalkar and Dagadabai Nivrutti Bhandalkar by Sale Deed dated-05.07.1966 and therefore name of purchaser was mutated on the 7/12 extract.
- 2) On perusal of Mutation Entry No: **16** dated: 14.03.1968, , it appear that, Pravinkumar Ramlal Nahar through his minor guardian Ramlal Kachardas Nahar has purchased land bearing Old Gat No.1326 from Vithoba Rama Gawade, Bhikubai Jayawanta Bhandalkar, and Dagadabai Nivrutti Bhandalkar by Sale Deed and therefore name of purchaser was mutated on the 7/12 extract.
- 3) On perusal of Mutation Entry No: **993**, dated: 09.12.1976, it appear that, as per order of Tahsildar Haveli bearing Order No.JamaKavi/211-76, dated-02.12.1976, outward letter No.341 of Urli Kanchan dated-02.12.1976, remark of invalid transaction is removed from the other right column of the old Gat No.1326, 1327 and 1329.
- 4) On perusal of Mutation Entry No: **1183**, dated: 10.07.1978, it appear that, as per Tahsildar letter No.Kavi/919/78, dtd.17.02.1978, remark of other right column regarding consolidation was deleted from the 7/12 extract.
- 5) On perusal of Mutation Entry No: **1353** dated: 11.01.1980, it appear that, Mrs. Leelawati Arun Ghule has purchased part land old Gat No.1326, 1327- Ane-6 and 1329 by Sale Deed dtd.15.10.1979 from Pravin Ramlal



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No.: - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

Nahar and Ramlal Kachardas Nahar and therefore name of purchaser was mutated on the 7/12 extract.

- 6) On perusal of Mutation Entry No:**2261**, dated: 21.09.1984, it appear that, Arun Dattatraya Ghule, Pramila Dattatraya Ghule and Leelavati Arun Ghule availed loan of Rs.7,39,500/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 7) On perusal of Mutation Entry No:**2296**, dated: 24.11.1984, it appear that, Leelavati Arun Ghule availed loan amount of Rs.50,000/- from Bank of Baroda, Br. Theur and therefore charge of said Bank was mutated on 7/12 extract.
- 8) On perusal of Mutation Entry No:**2721**, dated: 20.09.1986, it appear that, Leelavati Arun Ghule availed loan amount of Rs.50,000/- dated-20.09.1986 from Shriram Kunjirwadi Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society is mutated on bearing Old Gat No.1326, 1329 and 1327.
- 9) On perusal of Mutation Entry No: **3010**, dated: 10.09.1987, Leelavati alias Leelabai Arun Ghule sold land bearing Gat No.1326 admeasuring area 01 Hector 60 R, Gat No.1327 admeasuring area 02 Hector 91 R, Gat No.1329 his total area to Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar by Sale Deed Reg.No.4572/1987, dated-27.03.1987 and therefore name of purchaser was mutated on the 7/12 extract.
- 10) On perusal of Mutation Entry No: **3044**, dated: 12.11.1987, it appear that, as per inquiry and Order of Additional Tahsildar of Tenancy Law and Agriculture, Tal. Haveli, Dist. Pune bearing Order No.Hukum No.84C/1/87, Pune dated-10.11.1987 remark of 84C of other right column of 7/12 extract is not related as per provision of Bombay Tenancy and Agriculture Act, 1948 therefore remark of 84C is deleted from the other right column of 7/12 extract.
- 11) On perusal of Mutation Entry No:**3150**, dated: 10.03.1988, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar are cultivated said land as per their share, therefore their Anewari as per their land were mutated on 7/12 extract.
- 12) On perusal of Mutation Entry No:**3731**, dated: 15.04.1991, it appear that, Raghunath Govind Kaisare availed loan of Rs.80,000/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 13) On perusal of Mutation Entry No: **3930** dated: 24.01.1992, it appear that, Raghunath Govind Kaisare availed loan of Rs.1,23,000/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.



ADV. NARESH A. POL

B.COM. LL.B.

Roll No. MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. : - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol08@gmail.com

- 14) On perusal of Mutation Entry No:**316**, dated: 01.07.1999, it appear that, Govind Raghunath Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar, Indumati Raghunath Sinkar paid loan of Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was deleted from the 7/12 extract.
- 15) On perusal of Mutation Entry No:**873**, dated: 04.08.2005, it appear that, Late Raghunath Govind Kaisare died on 06.06.05, leaving behind his legal heirs son- Sujit Raghunath Kaisare, daughter-Tanushree Raghunath Kaisare and wife- Maithali Raghunath Kaisare and therefore name of his legal heirs were mutated on 7/12 extract.
- 16) On perusal of Mutation Entry No:**1675**, dated- 10.09.2013, it appear that, Indumati Raghunath Sinkar has gifted her 1/6 i.e. 2 Ane 7 Paise right of Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3 and 2 in the favour of Sidharth Sudhir Sinkar by Gift Deed dated- 10.07.2012 which is registered in the Office of Sub Registrar Haveli No.14 at Sr.No.6510/2012 and therefore her name is deleted from the 7/12 extract.
- 17) On perusal of Mutation Entry No:**1841**, dated: 19.01.2015, it appear that, Late Mangala Govind Kaisare died on 18.03.2014, leaving behind her legal heirs son- Dattaram Govind Kaisare, Shankar Govind Kaisare, Late son Raghunath Govind Kaisare died on 06.06.2005, daughter in law- Maithali Raghunath Kaisare, grandson- Sujit Raghunath Kaisare, granddaughter- Tanushree Samir Shenoy, daughter-Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar and therefore name of her legal heirs were mutated on the 7/12 extract.
- 18) On perusal of Mutation Entry No:**1902**, dated-20.05.2015, it appear that, Shankar Govind Kaisare, Maithali Raghunath Kaisare, Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar have release their 1/6 i.e. 2 Ane 7 Paise right from the Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3, 2 and 335 in the favour of Dattatraya Govind Kaisare by Release Deed dated- 07.03.2015 which is registered in the Office of Sub Registrar Haveli No.22 at Sr.No.2343/2015 and therefore names of releaser were deleted from the 7/12 extract.
- 19) On perusal of Mutation Entry No:**1963**, dated: 13.10.2015, it appear that, Dattatraya Govind Kaisare availed loan of Rs.2,50,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 20) On perusal of Mutation Entry No:**1964**, dated: 13.10.2015, it appear that, Gauri Shankar Kaisare availed loan of Rs.2,60,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.

3) HISTORY OF GAT NO.4 (Old Gat Nos.443, 1332)

- 1) On perusal of Mutation Entry No:**1765**, dated: 17.05.1982, it appear that, Govind Dattatraya Ghule has purchased total area of land bearing Old Gat No.1332 and 2 Ane share of 1327 and 1328 by Sale Deed dated-



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. : - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

10.05.1982, Reg.No.3384/1982 from Abu Waman Gawade and therefore name of purchaser was mutated on the 7/12 extract.

- 2) On perusal of Mutation Entry No: **2297** dated: 24.11.1984, it appear that, Govind Dattatraya Ghule availed loan amount of Rs.59,000/- from Bank of Baroda, Br. Kunjirwadi (Theur) and therefore charge of said Bank was mutated on the 7/12 extract.
- 3) On perusal of Mutation Entry No:**2720**, dated: 20.09.1986, it appear that, Govind Dattatraya Ghule availed loan amount of Rs.25,000/- dated-20.09.1986 from Shriram Kunjirwadi Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society is mutated on bearing Old Gat No.1332, 1327 and 1328.
- 4) On perusal of Mutation Entry No:**2721**, dated: 20.09.1986, it appear that, Leelavati Arun Ghule availed loan amount of Rs.50,000/- dated-20.09.1986 from Shriram Kunjirwadi Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society is mutated on bearing Old Gat No.1326, 1329 and 1327.
- 5) On perusal of Mutation Entry No:**3012**, dated: 10.09.1987, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangal Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar have purchased land bearing old Gat No.1327 admeasuring area 00 Hecter 96 R and old Gat No.1328 admeasuring area 2 Ane share and Gat No.1329 share of well from Govind Dattatraya Ghule.
- 6) On perusal of Mutation Entry No: **3044**, dated: 12.11.1987, it appear that, as per inquiry and Order of Additional Tahsildar of Tenancy Law and Agriculture, Tal. Haveli, Dist. Pune bearing Order No.Hukum No.84C/1/87, Pune dated-10.11.1987 remark of 84C of other right column of 7/12 extract is not related as per provision of Bombay Tenancy and Agriculture Act, 1948 therefore remark of 84C is deleted from the other right column of 7/12 extract.
- 7) On perusal of Mutation Entry No:**3150**, dated: 10.03.1988, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar are cultivated said land as per their share, therefore their Anewari as per their land were mutated on 7/12 extract.
- 8) On perusal of Mutation Entry No:**3731**, dated: 15.04.1991, it appear that, Raghunath Govind Kaisare availed loan of Rs.80,000/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 9) On perusal of Mutation Entry No:**873**, dated: 04.08.2005, it appear that, Late Raghunath Govind Kaisare died on 06.06.05, leaving behind his legal heirs son- Sujit Raghunath Kaisare, daughter-Tanushree Raghunath Kaisare and wife- Maithali Raghunath Kaisare and therefore name of his legal heirs were mutated on 7/12 extract.



ADV. NARESH A. POL

B.COM. LL.B.

Roll No. MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. :- 8624861484, Tel. No.:- 912066858653,

Fax No.: 912066858889, Email: - nareshpol09@gmail.com

- 10) On perusal of Mutation Entry No: **1305** dated: 11.08.2010, it appear that, Kisan Rajaram Chaudhary, Chandrabhaga Kisan Chaudhary and Shivaji Kisan Chaudhary availed loan of Rs.1,78,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 11) On perusal of Mutation Entry No. **1675**, dated- 10.09.2013, it appear that, Indumati Raghunath Sinkar has gifted her 1/6 i.e. 2 Ane 7 Paise right of Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3 and 2 in the favour of Sidharth Sudhir Sinkar by Gift Deed dated- 10.07.2012 which is registered in the Office of Sub Registrar Haveli No.14 at Sr.No.6510/2012 and therefore her name is deleted from the 7/12 extract.
- 12) On perusal of Mutation Entry No: **1841**, dated: 19.01.2015, it appear that, Late Mangala Govind Kaisare died on 18.03.2014, leaving behind her legal heirs son- Dattaram Govind Kaisare, Shankar Govind Kaisare, Late son Raghunath Govind Kaisare died on 06.06.2005, daughter in law- Maithali Raghunath Kaisare, grandson- Sujit Raghunath Kaisare, granddaughter- Tanushree Samir Shenoy, daughter- Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar and therefore name of her legal heirs were mutated on the 7/12 extract.
- 13) On perusal of Mutation Entry No. **1902**, dated-20.05.2015, it appear that, Shankar Govind Kaisare, Maithali Raghunath Kaisare, Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar have release their 1/6 i.e. 2 Ane 7 Paise right from the Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3, 2 and 335 in the favour of Dattatraya Govind Kaisare by Release Deed dated- 07.03.2015 which is registered in the Office of Sub Registrar Haveli No.22 at Sr.No.2343/2015 and therefore names of releaser were deleted from the 7/12 extract.
- 14) On perusal of Mutation Entry No: **1963**, dated: 13.10.2015, it appear that, Dattatraya Govind Kaisare availed loan of Rs.2,50,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 15) On perusal of Mutation Entry No: **1964**, dated: 13.10.2015, it appear that, Gauri Shankar Kaisare availed loan of Rs.2,60,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.

4) HISTORY OF GAT NO.8 (Old Gat Nos.439, 1327)

- 1) On perusal of Mutation Entry No: **3526**, dated: 24.09.1967, it appear that, Pravinkumar Ramlal Nahar through minor guardian Ramlal Kachardas Nahar has purchased land bearing Old Gat No.1326, 1327 and 1329 from Vithoba Rama Gawade, Bhikubai Jayawanta Bhandalkar and Dagadabai Nivrutti Bhandalkar by Sale Deed dated-05.07.1966 and therefore name of purchaser was mutated on the 7/12 extract.



ADV. NARESH A. POL

B.COM. LL.B.

Roll No. MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,
Near Om Super Market, Shivajinagar,
Pune - 411016.

Mob. No.: - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

- 2) On perusal of Mutation Entry No: **16** dated: 14.03.1968, , it appear that, Pravinkumar Ramlal Nahar through his minor guardian Ramlal Kachardas Nahar has purchased land bearing Old Gat No.1326 from Vithoba Rama Gawade, Bhikobai Jayawanta Bhandalkar, and Dagadabai Nivrutti Bhandalkar by Sale Deed and therefore name of purchaser was mutated on the 7/12 extract.
- 3) On perusal of Mutation Entry No: **774** dated: 09.09.1974, it appear that, bunding expenses amount of Rs.113.47/- was charged on old Gat No.1318 of Narayan, Sakham, Tukaram Ashru Chaudhary on the 7/12 extract.
- 4) On perusal of Mutation Entry No: **972** dated: 02.09.1976, it appear that, Shankar Waman Gawade availed loan amount of Rs.8000/- on 2.09.1976 from Naigaon Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society was mutated on 7/12 extract.
- 5) On perusal of Mutation Entry No: **993**, dated: 09.12.1976, it appear that, as per order of Tahsildar Haveli bearing Order No.JamaKavi/211-76, dated-02.12.1976, outward letter No.341 of Urli Kanchan dated-02.12.1976, remark of invalid transaction is removed from the other right column of the old Gat No.1326, 1327 and 1329.
- 6) On perusal of Mutation Entry No: **1183**, dated: 10.07.1978, it appear that, as per Tahsildar letter No.Kavi/919/78, dtd.17.02.1978, remark of other right column regarding consolidation was deleted from the 7/12 extract.
- 7) On perusal of Mutation Entry No: **1353** dated: 11.01.1980, it appear that, Mrs. Leelawati Arun Ghule has purchased part land old Gat No.1326, 1327- Ane-6 and 1329 by Sale Deed dtd.15.10.1979 from Pravin Ramlal Nahar and Ramlal Kachardas Nahar and therefore name of purchaser was mutated on the 7/12 extract.
- 8) On perusal of Mutation Entry No: **1660**, dated: 03.08.1981, it appear that, Shankar Waman Gawade has availed loan amount of Rs.10,000/- on 02.08.1981 from Naigaon Vikas Karyakari Seva Sahakari Society Ltd. and therefore charge of said society was mutated on the 7/12 extract.
- 9) On perusal of Mutation Entry No: **1765**, dated: 17.05.1982, it appear that, Govind Dattatraya Ghule has purchased total area of land bearing Old Gat No.1332 and 2 Ane share of 1327 and 1328 by Sale Deed dated-10.05.1982, Reg.No.3384/1982 from Abu Waman Gawade and therefore name of purchaser was mutated on the 7/12 extract.
- 10) On perusal of Mutation Entry No: **2183** dated: 17.04.1984, it appear that, Mrs. Leelawati Arun Ghule has availed loan amount of Rs.50,000/- on 17.04.1984 from Shriram Kunjirwadi Vikas Karyakari Seva Sahakari Society Ltd. and therefore charge of said society was mutated on the 7/12 extract.
- 11) On perusal of Mutation Entry No: **2261**, dated: 21.09.1984, it appear that, Arun Dattatraya Ghule, Pramila Dattatraya Ghule and Leelavati Arun



ADV. NARESH A. POL

B.COM. LL.B.

Roll No. MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. :- 8624861484, Tel. No.:- 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

Ghule availed loan of Rs.7,39,500/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.

- 12) On perusal of Mutation Entry No: **2289**, dated: 15.11.1984, it appear that, Popat Haribhau Dhavale has purchased 2 Ane share i.e. 97 R by Sale Deed dated-23.05.1984, Reg.No.4045 from Mahadu Waman Gawade and therefore name of purchaser was mutated on the 7/12 extract.
- 13) On perusal of Mutation Entry No: **2296**, dated: 24.11.1984, it appear that, Leelavati Arun Ghule availed loan amount of Rs.50,000/- from Bank of Baroda, Br. Theur and therefore charge of said Bank was mutated on 7/12 extract.
- 14) On perusal of Mutation Entry No: **2297** dated: 24.11.1984, it appear that, Govind Dattatraya Ghule availed loan amount of Rs.59,000/- from Bank of Baroda, Br. Kunjirwadi (Theur) and therefore charge of said Bank was mutated on the 7/12 extract.
- 15) On perusal of Mutation Entry No: **2720**, dated: 20.09.1986, it appear that, Govind Dattatraya Ghule availed loan amount of Rs.25,000/- dated-20.09.1986 from Shriram Kunjirwadi Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society is mutated on bearing Old Gat No.1332 1327 and 1328.
- 16) On perusal of Mutation Entry No: **2721**, dated: 20.09.1986, it appear that, Leelabai Arun Ghule availed loan amount of Rs.50,000/- dated-20.09.1986 from Shriram Kunjirwadi Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society is mutated on bearing Old Gat No.1326 1329 and 1327.
- 17) On perusal of Mutation Entry No: **3010**, dated: 10.09.1987, Leelavati alias Leelabai Arun Ghule sold land bearing Gat No.1326 admeasuring area 01 Hecter 60 R, Gat No.1327 admeasuring area 02 Hecter 91 R, Gat No.1329 his total area to Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar by Sale Deed Reg.No.4572/1987, dated-27.03.1987 and therefore name of purchaser was mutated on the 7/12 extract.
- 18) On perusal of Mutation Entry No: **3044**, dated: 12.11.1987, it appear that, as per inquiry and Order of Additional Tahsildar of Tenancy Law and Agriculture, Tal. Haveli, Dist. Pune bearing Order No.Hukum No.84C/1/87, Pune dated-10.11.1987 remark of 84C of other right column of 7/12 extract is not related as per provision of Bombay Tenancy and Agriculture Act, 1948 therefore remark of 84C is deleted from the other right column of 7/12 extract.
- 19) On perusal of Mutation Entry No: **3012**, dated: 10.09.1987, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangal Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar have purchased land bearing old Gat No.1327 admeasuring area 00 Hecter 96 R and old Gat No.1328 admeasuring area



ADV. NARESH A. POL

B.COM. LL.B.

Roll No. MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No.: - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

2 Ane share and Gat No.1329 share of well from Govind Dattatraya Ghule.

- 20) On perusal of Mutation Entry No:**3114**, dated: 11.02.1988, it appear that, Shivaji Kisan Chaudhary has purchase 2 Ane share i.e. admeasuring area 00 Hecter 97 R from land bearing Old Gat No.1327 and 8 Ane share i.e. admeasuring area 00 Hecter 02 R for well purpose from Popat Haribhau Dhavale by Sale Deed dated-31.12.1987 Reg.No.17302/1987 and therefore name of purchase is mutated on the 7/12 extract.
- 21) On perusal of Mutation Entry No:**3150**, dated: 10.03.1988, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar are cultivated said land as per their share, therefore their Anewari as per their land were mutated on 7/12 extract.
- 22) On perusal of Mutation Entry No:**3299** dated: 18.06.1988, it appear that, Chandrabhaga Kisan Chaudhary has purchased 2 Ane share i.e. admeasuring area 00 Hecter 70 R from Sahadu Waman Gawade, Dnyanoba Sahadu Gawade and Shivaji Sahadu Gawade by Sale Deed dated-22.04.1988, Reg.No.5872/1988 and therefore name of purchaser was mutated on the 7/12 extract.
- 23) On perusal of Mutation Entry No:**3731**, dated: 15.04.1991, it appear that, Raghunath Govind Kaisare availed loan of Rs.80,000/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 24) On perusal of Mutation Entry No: **3930** dated: 24.01.1992, it appear that, Raghunath Govind Kaisare availed loan of Rs.1,23,000/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 25) On perusal of Mutation Entry No: **218** dated: 20.12.1997, it appear that, Kisan Rajaram Chaudhary, Shivaji Kisan Chaudhary and Chandrabhaga Kisan Chaudhary has availed loan amount of Rs.7,50,000/- on 19.12.1997 from Bank of Baroda, Br. Kunjirwadi (Theur) and therefore charge of said Bank is mutated on old Gat No.433, 434, 441, 439, 442, 439, 441.
- 26) On perusal of Mutation Entry No:**316**, dated: 01.07.1999, it appear that, Govind Raghunath Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar, Indumati Raghunath Sinkar paid loan of Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was deleted from the 7/12 extract.
- 27) On perusal of Mutation Entry No:**374** dated: 07.01.2000, it appear that, Late Tanhubai Waman Gawade died on dated- 27.05.1980, leaving behind her legal heirs son- Shankar Waman Gawade, Late Mahadu Waman Gawade died on 06.04.1986, leaving behind his legal heirs wife- Fulabai Mahadu Gawade, son- No, daughter- Mrs. Sindhubai Sayaji Bhandalkar, Mrs. Indubai Shivaji Chavan, Mrs. Janabai Dadabhau Chavan, Mrs. Muktabai Dattatraya Bhandalkar, Miss. Sanjana Mahadu



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. : - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - narshpol03@gmail.com

Gawade, Miss. Anjana Mahadu Gawade, Miss. Kaushaliya Mahadu Gawade, Miss. Mangal Mahadu Gawade and son-Sahadu Waman Gawade and therefore name of her legal heirs were mutated on the 7/12 extract.

- 28) On perusal of Mutation Entry No: **549** dated:12.01.2002, it appear that, Shankar Waman Gawade availed loan amount of Rs.15,000/- from Bank of Baroda, Br. Naigaon and therefore charge of said Bank was mutated on the 7/12 extract.
- 29) On perusal of Mutation Entry No: **644**, dated: 25.01.2003, it appear that, Kisan Rajaram Chaudhary, Chandrabhaga Kisan Chaudhary and Shivaji Kisan Chaudhary availed loan amount of Rs.75,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 30) On perusal of Mutation Entry No:**925** dated: 20.12.2005, it appear that, Kisan Rajaram Chaudhary, Chandrabhaga Kisan Chaudhary and Shivaji Kisan Chaudhary availed loan amount of Rs.1,20,000/- from Bank of Baroda, Br. Naigaon and therefore charge of said Bank was mutated on the 7/12 extract.
- 31) On perusal of Mutation Entry No: **1670** dated: 10.09.2013, it appear that, Sachin Shivaji Kalbhor has purchased admeasuring area 96.75 R of land bearing Gat No.8 from Sahadu Waman Gawade, Shivaji Sahadu Gawade, Dnyaneshwar Sahadu Gawade, Tarabai Shivaji Bhandwalkar, Late Fulabai Mahadu Gawade's legal heirs- Sindubai Sayaji Bhandalkar, Late Fulabai Mahadu Gawade's legal heirs Muktabai Dattatraya Bhandwalkar, Sangeeta Popat Jadhav, Kaushaliya alias Laxmi Prakash Bhandwalkar, Anjana Nivrutti Chavan, Mangal Hanumant Jadhav alias Mangal Mahadu Gawade with the consent of Suresh Raman Chaudhary by Sale Deed dated- 25.06.2013, Reg.No.7109/2013 and therefore name of purchaser was mutated on the 7/12 extract.
- 32) On perusal of Mutation Entry No: **1795** dated: 12.08.2014, it appear that, Shankar Waman Gawade paid loan amount of Rs.15,000/- on 01.08.2014 of Bank of Baroda, Br. Naigaon and therefore charge of said Bank was deleted from 7/12 extract of Gat No.12, 8 and 5.
- 33) On perusal of Mutation Entry No:**1814**, dated: 15.09.2014, it appear that, Ankush Shankar Gawade, Tukaram Shankar Gawade and Vimal Balu Chavan availed loan amount of Rs.1,00,000/- from Bank of Baroda, Br. Naigaon and therefore charge of said Bank was mutated on 7/12 extract of land bearing Gat No.12, 8, 5, 2 and 16.
- 34) On perusal of Mutation Entry No:**873**, dated: 04.08.2005, it appear that, Late Raghunath Govind Kaisare died on 06.06.05, leaving behind his legal heirs son- Sujit Raghunath Kaisare, daughter-Tanushree Raghunath Kaisare and wife- Maithali Raghunath Kaisare and therefore name of his legal heirs were mutated on 7/12 extract.
- 35) On perusal of Mutation Entry No:**1018** dated: 07.10.2006, it appear that, Shivaji Kisan Chaudhary and Chandrabhaga Kisan Chaudhary availed loan of Rs.3,00,000/- from Bank of Baroda, Br. Theur by Mortgage Deed



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No.: - 8624861484, Tel. No.: 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

dated-27.09.2006, Reg.No.8248/2006 and therefore charge of said Bank was mutated on the 7/12 extract.

- 36) On perusal of Mutation Entry No:**1133**, dated: 11.01.2008, it appear that, Late Shankar Waman Gawade died on 11.11.2007, leaving behind his legal heirs son- Ankush Shankar Gawade, Tukaram Shankar Gawade, daughter-Vimal Balu Chavan and dead wife- Sarubai Shankar Gawade and therefore name of his legal heirs were mutated on 7/12 extract.
- 37) On perusal of Mutation Entry No:**1199** dated: 16.12.2008, it appear that, Chandrabhaga Kisan Chaudhary, Kisan Rajaram Chaudhary and Shivaji Kisan Chaudhary availed loan of Rs.70,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 38) On perusal of Mutation Entry No: **1305** dated: 11.08.2010, it appear that, Kisan Rajaram Chaudhary, Chandrabhaga Kisan Chaudhary and Shivaji Kisan Chaudhary availed loan of Rs.1,78,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 39) On perusal of Mutation Entry No:**1649** dated: 12.06.2013, it appear that, Tanaji Shankar Chaudhary, Bapusaheb Baban Chaudhary, Sagar Baban Chaudhary, Pandurang Haribhau Chaudhary, Rahul Sopan Kadam, Atul Sopan Kadam with the consent of Tukaram Shankar Gawade, Sitabai Ankush Gawade, Pandurang Ankush Gawade, Asha Pandurang Gawade, Nitin Ankush Gawade, Jyoti Nitin Gawade have purchased admeasuring area 00 Hecter 43.5 R of land bearing Gat No.8 from Ankush Shankar Gawade and Vimal Balu Chavan by Sale Deed dated-10.10.2012 which is registered in the Office of Sub Registrar at Haveli No.6 Reg.No.9724/2012 and therefore name of purchaser was mutated on the 7/12 extract.
- 40) On perusal of Mutation Entry No.**1675**, dated- 10.09.2013, it appear that, Indumati Raghunath Sinkar has gifted her 1/6 i.e. 2 Ane 7 Paise right of Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3 and 2 in the favour of Sidharth Sudhir Sinkar by Gift Deed dated- 10.07.2012 which is registered in the Office of Sub Registrar Haveli No.14 at Sr.No.6510/2012 and therefore her name is deleted from the 7/12 extract.
- 41) On perusal of Mutation Entry No:**1841**, dated: 19.01.2015, it appear that, Late Mangala Govind Kaisare died on 18.03.2014, leaving behind her legal heirs son- Dattaram Govind Kaisare, Shankar Govind Kaisare, Late son Raghunath Govind Kaisare died on 06.06.2005, daughter in law- Maithali Raghunath Kaisare, grandson- Sujit Raghunath Kaisare, granddaughter- Tanushree Samir Shenoy, daughter-Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar and therefore name of her legal heirs were mutated on the 7/12 extract.
- 42) According to Release Deed dated-07.03.2015, it appear that, Maithali Raghunath Kaisare, Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar have release their 1/6 i.e. 2 Ane 7 Paise right from the Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3, 2 and 335 in the favour of Dattatraya Govind Kaisare by Release Deed dated- 07.03.2015 which is



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. :- 8624861484, Tel. No.:- 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

registered in the Office of Sub Registrar Haveli No.22 at Sr.No.2343/2015 and therefore names of releaser were deleted from the 7/12 extract.

- 43) On perusal of Mutation Entry No.**1902**, dated-20.05.2015, it appear that, Shankar Govind Kaisare, Maithali Raghunath Kaisare, Sangeeta Subhash Kekare and Sumedha Sudhir Sinkar have release their 1/6 i.e. 2 Ane 7 Paise right from the Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3, 2 and 335 in the favour of Dattatraya Govind Kaisare by Release Deed dated- 07.03.2015 which is registered in the Office of Sub Registrar Haveli No.22 at Sr.No.2343/2015 and therefore names of releaser were deleted from the 7/12 extract.
- 44) On perusal of Mutation Entry No:**1963**, dated: 13.10.2015, it appear that, Dattatraya Govind Kaisare availed loan of Rs.2,50,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.
- 45) On perusal of Mutation Entry No:**1964**, dated: 13.10.2015, it appear that, Gauri Shankar Kaisare availed loan of Rs.2,60,000/- from Bank of Baroda, Br. Kunjirwadi and therefore charge of said Bank was mutated on the 7/12 extract.

5) HISTORY OF GAT NO.9 (Old Gat Nos.438, 1326)

- 1) On perusal of Mutation Entry No:**3526**, dated: 24.09.1967, it appear that, Pravinkumar Ramlal Nahar through minor guardian Ramlal Kachardas Nahar has purchased land bearing Old Gat No.1326, 1327 and 1329 from Vithoba Rama Gawade, Bhikubai Jayawanta Bhandalkar and Dagadabai Nivrutti Bhandalkar by Sale Deed dated-05.07.1966 and therefore name of purchaser was mutated on the 7/12 extract.
- 2) On perusal of Mutation Entry No: **16** dated: 14.03.1968, , it appear that, Pravinkumar Ramlal Nahar through his minor guardian Ramlal Kachardas Nahar has purchased land bearing Old Gat No.1326 from Vithoba Rama Gawade, Bhikubai Jayawanta Bhandalkar, and Dagadabai Nivrutti Bhandalkar by Sale Deed and therefore name of purchaser was mutated on the 7/12 extract.
- 3) On perusal of Mutation Entry No:**993**, dated: 09.12.1976, it appear that, as per order of Tahsildar Haveli bearing Order No.JamaKavi/211-76, dated-02.12.1976, outward letter No.341 of Urli Kanchan dated-02.12.1976, remark of invalid transaction is removed from the other right column of the old Gat No.1326, 1327 and 1329.
- 4) On perusal of Mutation Entry No: **1183**, dated: 10.07.1978, it appear that, as per Tahsildar letter No.Kavi/919/78, dtd.17.02.1978, remark of other right column regarding consolidation was deleted from the 7/12 extract.
- 5) On perusal of Mutation Entry No: **1274** dated: 27.03.1979, it appear that, Special Land Acquisition Officer No.2 (Panshet Beneficiary Land)



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No.: - 8624861484, Tel. No.: 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

bearing Order No.LAQ/SR/42/76, dtd.27.03.1979 and possession letter land admeasuring area 00 Hector 62 R land bearing old Gat No.1326 name of Collector/Deputy Directory of Rehabilitation (Land) was mutated on the 7/12 extract.

- 6) On perusal of Mutation Entry No: **1353** dated: 11.01.1980, it appear that, Mrs. Leelawati Arun Ghule has purchased part land old Gat No.1326, 1327- Ane-6 and 1329 by Sale Deed dtd.15.10.1979 from Pravin Ramial Nahar and Ramlal Kachardas Nahar and therefore name of purchaser was mutated on the 7/12 extract.
- 7) On perusal of Mutation Entry No: **2183** dated: 17.04.1984, it appear that, Mrs. Leelawati Arun Ghule has availed loan amount of Rs.50,000/- on 17.04.1984 from Shriram Kunjirwadi Vikas Karyakari Seva Sahakari Society Ltd. and therefore charge of said society was mutated on the 7/12 extract.
- 8) On perusal of Mutation Entry No:**2261**, dated: 21.09.1984, it appear that, Arun Dattatraya Ghule, Pramila Dattatraya Ghule and Leelavati Arun Ghule availed loan of Rs.7,39,500/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 9) On perusal of Mutation Entry No:**2296**, dated: 24.11.1984, it appear that, Leelavati Arun Ghule availed loan amount of Rs.50,000/- from Bank of Baroda, Br. Theur and therefore charge of said Bank was mutated on 7/12 extract.
- 10) On perusal of Mutation Entry No:**2721**, dated: 20.09.1986, it appear that, Leelavati Arun Ghule availed loan amount of Rs.50,000/- dated-20.09.1986 from Shriram Kunjirwadi Vikas Karyakari Sahakari Society Ltd. and therefore charge of said society is mutated on bearing Old Gat No.1326, 1329 and 1327.
- 11) On perusal of Mutation Entry No: **3010**, dated: 10.09.1987, Leelavati alias Leelabai Arun Ghule sold land bearing Gat No.1326 admeasuring area 01 Hector 60 R, Gat No.1327 admeasuring area 02 Hector 91 R, Gat No.1329 his total area to Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati Raghunath Sinkar by Sale Deed Reg.No.4572/1987, dated-27.03.1987 and therefore name of purchaser was mutated on the 7/12 extract.
- 12) On perusal of Mutation Entry No: **3044**, dated: 12.11.1987, it appear that, as per inquiry and Order of Additional Tahsildar of Tenancy Law and Agriculture, Tal. Haveli, Dist. Pune bearing Order No.Hukum No.84C/1/87, Pune dated-10.11.1987 remark of 84C of other right column of 7/12 extract is not related as per provision of Bombay Tenancy and Agriculture Act, 1948 therefore remark of 84C is deleted from the other right column of 7/12 extract.
- 13) On perusal of Mutation Entry No:**3150**, dated: 10.03.1988, it appear that, Raghunath Govind Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar and Indumati



ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. :- 8624861484, Tel. No.:- 912066858853,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

Raghunath Sinkar are cultivated said land as per their share, therefore their Anewari as per their land were mutated on 7/12 extract.

- 14) On perusal of Mutation Entry No:**3731**, dated: 15.04.1991, it appear that, Raghunath Govind Kaisare availed loan of Rs.80,000/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 15) On perusal of Mutation Entry No: **3930** dated: 24.01.1992, it appear that, Raghunath Govind Kaisare availed loan of Rs.1,23,000/- from Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was mutated on the 7/12 extract.
- 16) On perusal of Mutation Entry No:**316**, dated: 01.07.1999, it appear that, Govind Raghunath Kaisare, Gauri Shankar Kaisare, Mangala Govind Kaisare, Sudhir Raghunath Sinkar, Sumedha Sudhir Sinkar, Indumati Raghunath Sinkar paid loan of Bank of India, Br. Uruli Kanchan and therefore charge of said Bank was deleted from the 7/12 extract.
- 17) On perusal of Mutation Entry No:**873**, dated: 04.08.2005, it appear that, Late Raghunath Govind Kaisare died on 06.06.05, leaving behind his legal heirs son- Sujit Raghunath Kaisare, daughter-Tanushree Raghunath Kaisare and wife- Maithali Raghunath Kaisare and therefore name of his legal heirs were mutated on 7/12 extract.
- 18) On perusal of Mutation Entry No: **1053** dated: 11.01.2007, it appear that, as per Tahsildar Haveli bearing letter No.TahaVa /Kavi/967/2006, dtd.04.01.2007, remark of New Tenure Land mutated by Mutation entry no.3360 on the other right column of land bearing old Gat No.1326 for admeasuring area 00 Hecter 62 R is wrongly mutated on the 7/12 extract for whole land of 7/12 extract which is only for acquisition land.
- 19) On perusal of Mutation Entry No.**1675**, dated- 10.09.2013, it appear that, Indumati Raghunath Sinkar has gifted her 1/6 i.e. 2 Ane 7 Paise right of Gat No.326, 339, 328, 337, 331, 11, 10, 9, 8, 4, 3 and 2 in the favour of Sidharth Sudhir Sinkar by Gift Deed dated- 10.07.2012 which is registered in the Office of Sub Registrar Haveli No.14 at Sr.No.6510/2012 and therefore her name is deleted from the 7/12 extract.
- 20) On perusal of Mutation Entry No: **1742** dated: 24.03.2014, it appear that, as per Sub Divisional Officer, Pune bearing Order No.UviA/Punar/SR/09/2013, dtd.15.03.2014, remark of New Tenure Land on the other right column of land bearing old Gat No.1326 is deleted from 7/12 extract for admeasuring area 00 Hecter 62 R.
- 21) On perusal of Mutation Entry No:**1777**, dated: 19.06.2014, it appear that, Rahul Ramchandra Shendge has purchased admeasuring area 00 Hecter 60 R of land bearing Gat No.9 by Sale Deed dtd.15.04.2014, Reg.No.3891/2014 from Ankush Dagadu Dabade, Vidya Ankush Dabade, Vishal Ankush Dabade, Jyoti Ankush Dabade, Shamrao Dagadu Dabade, Jayshree Shamrao Dabade, Sagar Shamrao Dabade, Arti Shamrao Dabade, Smt. Laxmibai Narayan Kolekar and Janabai Vishnu More

