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इतर पावती

Original/Duplicate

Friday, 25 May 2018 6:02 PM

नोंदणी क्र.: 39

Regn.: 39M

पावती क्र.: 4840

दिनांक: 25/05/2018

गावाचे नाव: गुणवडी

दस्तऐवजाचा अनुक्रमांक: बमत-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड विजय विनायक लोणकर

वर्णन गट नं. 372 चा सन 1989 ते 2018 या 30 वर्षांचा शोध

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Baramati

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक कार्या-२
बारामती-१

Office :
 Shalimar Corner, Shop No. 27
 Near Court, Bhigwan Road,
 Baramati, Dist - Pune.
 Mobile No. 9422513520.

Shri. Vijay V. Lonkar,
 B.A. LL.B, (Advocate)
 A/p. Katewadi, Tal. Baramati,
 Dist. - Pune, Pin - 413102.
 Mobile No. 8308708219

Date: - 25/05/2018

SEARCH AND TITLE REPORT
TO WHOM SOEVER IT MAY CONCERN

Sub :- Search & Title Report in respect of area
 admeasuring 80 R. out Gat No. 372 and
 under construction thereupon building
 named as “Devraj Devbhumi”
 Wing/Building -A, B, C & D at Village
 Gunawadi Tal. Baramati, Dist. Pune.

Respected Sir,

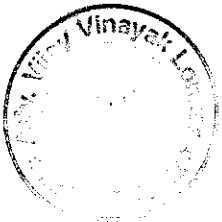
This is to certify that I have taken the search of revenue records and registry for the period of last 30 years in respect of above said property described in the schedule hereunder which is belonging to Devraj Housing Development Pvt. Ltd. through its director Vikrant Vishwasrao Tambe PA holder of Land owner Balasaheb Janardan Pawar & Suryakant Janardan Pawar at Vishwashnagar Gunawadi Road, Baramati Tal. Baramati, Dist. Pune.

2] Papers and documents refers for :-

- a) Development Agreement dt. 22/02/2018 at Sr. No.1055.
 executed in between Devraj Housing Development
 Pvt. Ltd. through its director Vikrant Vishwasrao
 Tambe & 1) Balasaheb Janardan Pawar, 2) Suryakant
 Janardan Pawar

Xerox

- b) Power of Attorney dt. 22/02/2018 at Sr. No. 1056.
 executed in between Devraj Housing Development

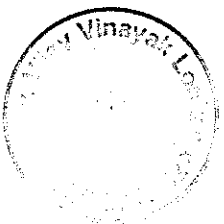


- Pvt. Ltd. through its director Vikrant Vishwasrao
 Tambe & 1) Balasaheb Janardan Pawar, 2) Suryakant
 Janardan Pawar Xerox
- c) 7/12 extracts of Gat No. 372 Xerox
 at village Gunawadi Tal.Baramati, Dist. Pune. Xerox
- d) Extracts of Mutation Entries Xerox
- e) N.A. Order with Construction permission bearing No.
 NA/SR/56/2018 dt. 19/05/2018 Xerox
- f) Building Plan sanctioned by T.P. Baramati on 19/04/21018
 approved by S.D.O. Baramati on 19/05/2018. Xerox

3] As per the information given by Shri. Vikrant Vishwasrao Tambe, Director of Devraj Housing Development Pvt. Ltd and papers handed over to me for taking search for the period of last 30 years of above mentioned property.

Originally old Gat No.806 area admeasuring 02H:54R owned by Shri. Devrao Ramrao Vayase. And in the year 1984 he made application on 25/12/1984 for Annewari (partition)to Tahsildar to enter annewari as follow 00H:40R on the name of Balaso Janardan Pawar & 01H:34R on the name of Suryakant Janardan Pawar through his Legal guardian Gopikabai Janardan Pawar as per the M.E. No. 337 effect of Annewari (partition) given in record of right register and said entry certified by C.O. Baramati on 01/02/1985. I also find that Gat number changed as per the order of Tahashildar Baramati old Gat No. 806 become new Gat no. 372.

Thereafter Said owners Shri. Balaso Janardan Pawar & Suryakant Janardan Pawar discuss with Devraj Housing Development Pvt. Ltd. through its Director Vikrant Vishwasrao Tambe about development of area admeasuring 00H:80R out of Gat No.372(old Gat No.806). After discussion said owners agreed to execute development Agreement for accepting consideration As a refundable security deposit of 43,50,000/- and 1452 Sq. Mtrs. Super built-up Residential flat construction.



Thereafter said owners Shri. Balaso Janardan Pawar & Suryakant Janardan Pawar with consent of Asha Balasaheb Pawar & Vaishali Suryakant Pawar executed Development Agreement in favour of Devraj Housing Development Pvt. Ltd. through its Director Vikrant Vishwasrao Tambe on 23/02/2018 & Said Development Agreement registered in the office of Sub-registrar Baramati bearing Sr. No. 1055 dt. 23/02/2018. And said land owners also executed Power of Attorney on same day in favour of Devraj Housing Development Pvt. Ltd. through its Director Vikrant Vishwasrao Tambe & Said Power of Attorney registered in the office of Sub-Registrar Baramati bearing No.1056 dt. 23/02/2018. At the time of executing Development Agreement the land was agricultural land & said land within the area of Residential Zone of said Village. As per the development agreement developer decided to give name of the Project as a Devraj Rivera but now developer change the name of project as a Devraj Devbhumi.

Then after said developer Devraj Housing Development Pvt. Ltd. through its director Shri. Vikrant Vishwasrao Tambe as a developer & P.A. holder of land owner filed an application for N. A. with construction permission for constructing Multistoried Buildings along with layout & building plan to S.D.O. Baramati on 28/02/2018. After submitting plan, the Town Planning office sanctioned the plan of Building and as well as Layout on 19/04/2018 bearing its No. Layout/Residential/Gunawadi/Baramati/Gat No. 372/NRB/460 dt. 19/04/2018 and same was approved by S.D.O. Baramati bearing order No. NA/SR/56/2018 Baramati dt. 19/05/2018.

While taking search no any entry regarding loan, mortgage, charge, lease agreement to sale is traced out to me. Except the loan charge of Gunawadi Vikas Society Gunawadi

The title of land on the name of land owners Shri. Balaso Janardan Pawar & Suryakant Janardan Pawar. And Development right belongs to Devraj Housing Development Pvt. Ltd. through its Director Vikrant Vishwasrao Tambe got right to develop said



property. And as per the Development Agreement Devraj Housing Development Pvt. Ltd. got right to construction.

At the time of disbursement of loan files out of Building N.O.C. of Gunawadi Vikas Society Gunawadi should be taken.

This search have been carried out in the Sub-Registrar office Baramati for the year 1989 to 2018 after depositing government fees of Rs. 750/- vide receipt bearing no. 4840 dt. 25/05/2018.

SCHEDULE OF PROPERTY

All that piece and parcel area admeasuring 80 R. out Gat No. 372 and under construction thereupon building named as "**Devraj Devbhumi**" Wing/Building -A, B, C & D at Village Gunawadi Tal. Baramati, Dist. Pune.

And bounded as under -

On or towards East-	Gat No.373
On or towards South-	land remaining out of gat no 372.
On or towards West-	land remaining out of gat no 372
On or towards North-	land remaining out of gat no 372

Hence, this search report.

Baramati.

Date : 25/05/2018

Yours faithfully,


ADV. VIJAY VINAYAK LOKHAR
 Barak No - Mah/1438/1988
 Stationer Corner, Shop No.27, Near Court,
 Bhigwan Road, Baramati, Dist. Pune
 Mob : 9308708219/9422513520