

Adv. Sandip Tatyasaheb Chavan

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FORMAT - A
(Circular No. 28/2021)

To,
Maha Rera
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

(Legal Title Report)

Subject :- Search and Title report in respect of property **Shiv Parv Heights "B"**
Building being construction upon **N.A. area admeasuring 3400.00**
sq.mtrs., out of **Gat No. 7** totally land admeasuring 1 H. 46.00 R.sq.mtrs.,
+ P.k. 0 H. 11.00 R.sq.mtrs., total 1 H. 57.00 R.sq.mtrs., situated at village
Karanjepul, Tal. Baramati, Dist. Pune, within the limits of Baramati
Municipal area and within the limits of Sub-registrar office of Baramati, Tal.
Baramati, Dist. Pune belonging to the present owner **Shri. Dheeraj Vitthal**
Gaikwad here in under called as "Said Property"

I have investigated the title of said plots on the request of **Shri. Dheeraj Vitthal**
Gaikwad and following documents.

1) Description of Property :-

(Description of Property i.e. Plot Description)

All piece and parcel property bearing land admeasuring **1 H. 46.00 R.sq.mtrs., +**
P.k. 0 H. 11.00 R.sq.mtrs., total 1 H. 57.00 R.sq.mtrs., of **Gat No. 7** it's assessment
2 Rs. 87 paise situated at village **Karanjepul,** Tal. Baramati, Dist. Pune, within the limits
of Baramati Municipal area and within the limits of **Sub-registrar office of Baramati,**
Tal. Baramati, Dist. Pune.

which is bounded by :-

East :- Karanjepul to Someshwar Road
South :- Gat No. 5



West :- Gat No. 9

North :- Gat No. 8

out of said **Gat No. 7 N.A. land admeasuring 3400.00 sq.mtrs.**, belonging to the present owner **Shri. Dheeraj Vitthal Gaikwad.**

2] The Documents of allotment of Plot :-

Gift-deed executed by Shri. Vitthal Kashinath Gaikwad in favour of 1] Shri. Dheeraj Vitthal Gaikwad and 2] Shri. Nilesh Vitthal Gaikwad registered on dtd. 12-10-2020 at Sr. No. 4389/2020.

3] 7/12 extract of Gat No.7 of village Karanjepul, Tal. Baramati, Dist. Pune issued by Talathi office of Baramati Dated 24-01-2022.

4] Search Report for 30 years from 1993 till 2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties, I am of the opinion that the title of **Shri. Dheeraj Vitthal Gaikwad** is clear, marketable and without any encumbrance.

Owners of land :- Shri. Dheeraj Vitthal Gaikwad

(1) 7/12 extract of Gat No. 7 situated at village Karanjepul, Tal. Baramati, Dist. Pune

(2)

(3)

(4) Qualifying Comments/Remarks if Any- No

3/- The report reflecting the flow of the title of the **Shri. Dheeraj Vitthal Gaikwad** on the said N.A. property is enclosed herewith annexure.

Enc :- Annexure
Date :- 16-02-2022



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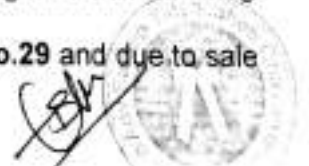
FLOW OF THE TITLE OF THE LAND/PLOTS.

a. While taking Search of Index-II Registers as available in the office of Sub-Registrar **Baramati** for the period of Last 30 years i.e. from 1992 to 2021 & documents as mentioned in above. I found that **Shiv Parv Heights "B" Building** being construction upon **N.A. area admeasuring 3400.00 sq.mtrs.**, out of **Gat No. 7** totally land admeasuring 1 H. 46.00 R.sq.mtrs., + P.k. 0 H. 11.00 R.sq.mtrs., total 1 H. 57.00 R.sq.mtrs., situated at village **Karanjepul**, Tal. Baramati, Dist. Pune, within the limits of Baramati Municipal area and within the limits of Sub-registrar office of Baramati, Tal. Baramati, Dist. Pune.

b. I also found that the **Said Properties** is part and parcel of agriculture land admeasuring 1 H. 46 R + P.k. 0 H. 11 R total 1 H. 57 R of Gat No. 2022 of village **Karanjepul** Tal. Baramati, Dist. Pune previously agriculture land and it was previously owned and possessed by Shri. Kashinath Balku Gaikwad.

It is found and observed that due to sub-division of village **Karnjepul** therefore some landed properties have been transferred into new village therefore said old Gat No. 2022 has been changed into new Gat No. 7 of village **Karanjepul**, Tal. Baramati, Dist. Pune and said effect given by the revenue authority in the revenue record by **M.E.No.1**.

It is found and observed that Shri. Kashinath Balku Gaikwad has sold out land admeasuring 0 H. 02 R to Shri. Dilip Shripati Patole by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dtd. 12-06-1990, hence by virtue of said sale-ded the name of purchaser Shri. Dilip Shripati Patole has been recorded in the record of rights in respect of said purchasing land admeasuring 0 H. 02 R and his name is recorded in the record of rights by **M.E.No.29** and due to sale



transaction the land of Shri. Kashinath Balku Gaikwad has been reduced and it became 1 H. 42 R + P.k. 0 H. 11 R total 1 H. 53 R out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune.

It is found and observed that Shri. Kashinath Balku Gaikwad has sold out land admeasuring 0 H. 04 R with equally half share i.e. land admeasuring 0 H. 02 R each to 1] Shri. Jagannath Baburao Rithe and 2] Shri. Ramdas Raghuanth Doiphode by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dt.d 29-03-1993 at Sr. No. 850/1993, hence by virtue of said sale-deed the names of purchasers 1] Shri. Jagannath Baburao Rithe and 2] Shri. Ramdas Raghunath Doiphode have been recorded in the record of rights in respect of land admeasuring 0 H. 02 R each out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and their names were recorded in the record of rights by **M.E.No.136** and due to sale transaction the land of Shri. Kashinath Balku Gaikwad has been reduced and it became 1 H. 38 R + P.k. 0 H. 11 R total 1 H. 49 R out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune

It is found and observed that Shri. Kashianth Balku Gaikwad has sold out land admeasuring 0 H. 04 R out of Gat No. 7 to Shri. Lakhmichand Budharam Agarwal by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dtd. 02-04-1993 at Sr. No. 906/1993, hence by virtue of said sale-deed the name of Shri. Laxmhinchand Budharam Agarwal has been recorded in the record of rights in respect of said purchasing land admeasuring 0 H. 04 R out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and his name is recorded in the record of rights by **M.E.No.141** and due to sale transaction the land of Shri. Kashianth Balku Gaikwad has been reduced and it became 1 H. 34 R + P.k. 0 H. 11 R total 1 H. 45 R out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune.

It is found and observed that there was annewari in respect of said landed property and other landed properties in the family members as per the family settlements, therefore Shri. Kashinath Balku Gaikwad has given an application to the Hon'ble Tahsildar Baramati for making entries in the revenue record as per the said annewari, accordingly the Hon'ble Tahsildar Baramati has passed order vide it's order



no. Hano/SR/802/98, Baramati, dtd. 21-08-1998, hence by virtue of said order the land admeasuring 7 anne 4 pai share each i.e. land admeasuring 0 H. 66 R + P.k. 0 H. 05 R total 0 H. 71 R each are recorded in the names of 1] Shri. Atmaram Kashinath Gaikwad and 2] Shri. Vitthal Kashinath Gaikwad and said effect given by the revenue authority in the revenue record by **M.E.No.416**.

It is found and observed that Shri. Atmaram Kashinath Gaikwad and Shri. Vitthal Kashinath Gaikwad have sold out land admeasuring 0 H. 06 R each i.e. totally land admeasuring 0 H. 12 R with equally half share i.e. land admeasuring 0 H. 04 R each to 1] Shri. Dilip Jivraj Bhand, 2] Shri. Sanjay Jivraj Bhand, 3] Shri. Rajkumar Jivraj Bhand by way of execution of sale-deed and said sale-deed, hence by virtue of said sale-deed the names of these purchasers 1] Shri. Dilip Jivraj Bhand, 2] Shri. Sanjay Jivraj Bhand, 3] Shri. Rajkumar Jivraj Bhand have been recorded in the record of rights in respect of land admeasuring 0 H. 04 each out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and their names were recorded in the record of rights by **M.E.No.460** and due to sale transaction the land of Shri. Vitthal Kashinath Gaikwad and Shri. Atmaram Kashinath Gaikwad have been reduced and it became 0 H. 60 R + P.k. 0 H. 05 R total 0 H. 66 R (approximately) each out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune.

It is found and observed that Shri. Vitthal Kashinath Gaikwad has executed Gift Deed in respect of land admeasuring 0 H. 34 R each in favour of Shri. Dheeraj Vitthal Gaikwad and Shri. Nilesh Vitthal Gaikwad and said Gift Deed is registered in the office of sub-registrar Baramati on dtd. 12/10/2020 at Sr. No. 4389/2020, hence by virtue of said sale-deed Shri. Dheeraj Vitthal Gaikwad and Shri. Nilesh Vitthal Gaikwad became the absolute owner of land admeasuring 0 H. 34 R each out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and their names were recorded in the record of rights by **M.E.No.2424**.

It is found and observed that Shri. Dheeraj Vitthal Gaikwad has prepared layout plan and construction plan in respect of land admeasuring 0 H. 34 R i.e. 3400.00 sq.mtrs., out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and submitted on 17-05-2021 to the Sub-divisional officer of Baramati for obtaining N.A. permission and



construction permission for residential use thereafter the Sub-divisional officer of Baramati has send said layout and construction plan to the Town Planner and Valuation Department of Baramati for approval, thereafter the Town Planner and Valuation Department of Baramati has sanctioned said layout plan and construction plan vide it's no. Residential/At-Karanjepul/Tal.Baramati/Gat No. 7 (part)/Naraba/607, dtd. 20-07-2021, thereafter the Sub-divisional officer of Baramati has given N.A. permission and construction permission vide it's no. NA/SR/85/2021, dtd. 20-08-2021, hence by virtue of said order said land admeasuring 3400.00 sq.mtrs., out of Gat No. 7 has been converted into N.A. use and as well as Shri. Dheeraj Vitthal Gaikwad has got construction permission.

It is found and observed that 1] Shri. Nilesh Vitthal Gaikwad and 2] Shri. Dheeraj Vitthal Gaikwad have sold out land admeasuring 0 H. 03 R each i.e. totally land admeasuring 0 H. 06 R to 1] Shri. Sunil Atmaram Gaikwad, 2] Shri. Sandip Atmaram Gaikwad, 3] Shubhnagi Atmaram Gaikwad and 4] Mandabai Atmaram Gaikwad by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dtd. 31-08-2021 at Sr. No. 5493/2021, hence by virtue of said sale-deed the names of these purchasers 1] Shri. Sunil Atmaram Gaikwad, 2] Shri. Sandip Atmaram Gaikwad, 3] Shubhnagi Atmaram Gaikwad and 4] Mandabai Atmaram Gaikwad have been recorded in the record of rights in respect of said purchasing land admeasuring 0 H. 06 R out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and their names were recorded in the record of rights by **M.E.No.2608** and due to sale transaction the land of Shri. Dheeraj Vitthal Gaikwad and Shri. Nilesh Vitthal Gaikwad have been reduced and it became 0 H. 31 R each out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune.

It is found and observed that out of above mentioned owners 1] Shri. Sunil Atmaram Gaikwad, 2] Shri. Sandip Atmaram Gaikwad, 3] Shubhangi Atmaram Gaikwad and 4] Mandabai Atmaram Gaikwad have sold out land admeasuring 0 H. 03 R which had been purchase from Shri. Dheeraj Vitthal Gaikwad with consenter Shri. Nilesh Vitthal Gaikwad to Shri. Dheeraj Vitthal Gaikwad by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dtd. 23-11-2021 at

Sr.I No. 7128/2021, hence by virtue of said sale-deed Shri. Dheeraj Vitthal Gaikwad became the absolute owner of land admeasuring 0 H. 03 R out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and his name is recorded in the record of rights by **M.E.No. 2636** and due to sale transaction the land of Shri. Dheeraj Vitthal Gaikwad has been increased and it became 0 H. 34 R i.e. 3400.00 sq.mtrs., out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune.

That the business of Shri. Dheeraj Vitthal Gaikwad is to purchase plots, to develop, them by making construction thereupon and to sell out to the proposed purchasers commonly known as "Ownership Scheme".

c. It is found and observed that after getting necessary permissions from the concern authorities Shri. Dheeraj Vitthal Gaikwad has started ownership Scheme by named and styled "**Shiv Parv Heights**", Wing - B upon said N.A. land admeasuring 3400.00 sq.mtrs., out of Gat No. 7 of village Karanjepul, Tal. Baramati, Dist. Pune and Shri. Dheeraj Vitthal Gaikwad is going on to construct 8 flats each floor i.e. 24 Flats in said scheme and Shri. Dheeraj Vitthal Gaikwad will sell all flats and Shops to the proposed purchasers under his Proprietary firm.

d. No any other transaction or dealing in respect of "Said Property" is Traced out.

e. Hence, in my opinion **Shri. Dheeraj Vitthal Gaikwad** is the owner area admeasuring 3400.00 R.sq.mts., out of Gat No. 7 and he has developing said plots by making ownership construction thereupon by named and styled "**Shiv Parv Heights**" Building and the title of said property is free from encumbrance.

Sr. No.

- 1] 7/12 extracts / P.R. card as on date of application for registration .
- 2] Search Report for 30 years from 1993 taken from Sub-Registrar, office at Baramati.
- 3] Any other relevant title :- No
- 4] Litigations if any :- No

Date :- 16-02-2022


Advocate

