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2014年12月15日

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बलाय/बाबा/जमीन/कुलक ३२०/१५

सिमांक ए. ६. २४९ गु.

पञ्चदशसूक्तम्

श्रीगुरुभ्यो नमः

सावर करणायचे नाव-**हण्ड केशर पाजरे**

असौख्यमार्गे श्री मिश्रवर्मा

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बौद्धों की

Abstract

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कक्षा प्रश्नपत्र

Abstract

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नौदगीकुल बाकीने पाछवली जाईल.

या कार्यशालात देण्यात येणाऱ्या

सुययम नियंत्रक औद्योगिक.५

इस्तादेषज खाली नाम दिसेल्य़ा व्यक्तीक़्या

माथे नोंदणीकृत झवेरी पारळवावा, जायली (मेळा)

दुबाली कदावा.

साधकगोपी

Shri. Kedar Shrivallabh Panse
Advocate

Add. :- 3, Sumit, Saiganesh Nagar, Bhigwan road, Baramati, Dist : Pune. 413102, Mob. 9822295820

Ref. No.

Date : / /201

SEARCH AND TITLE REPORT

Upon the instructions from my client Mr. Mahesh Dattatrya Deshmukh. I the undersigned Adv. Kedar S. Panse, Baramati after perusal of revenue as well record with Sub Registrar Jawli (Tal - Medha) kindly submit and narrate the Search and Title report for last 30 years i.e. from 1982 to 2015 after paying requisite charges through receipt No. 648/2012 dated 21/12/2012 and 614/2015 dated 6/4/2015 with sub Registrar Jawli regarding the following property:

1) Description of Property.

All that piece and parcel of land situated at Village Ruighar, Tal - Medha, Dist- Satara which is within the local limits of Sub- Registrar- Jawali (Tal - Medha) and which is more particularly mentioned and described as under -

Gat No.	Area	Assessment
	H.R.	Rs. Ps.
497	12-63	9-18
	P.K. 00-58	

Total 13-21		

Which is bounded as per government record.

Out of which 3 H 12 R area which is purchased by Mr. Mahesh Dattatray Deshmukh by two different sale deeds dated 5/8/2008 (Area 1 H 92 R) and 5/6/2010 (Area 1 H 20 R) and the said area subsequently converted into residential non agricultural purpose (Admeasuring 31200 Sq.mtrs) & the name is bounded in total as under -

East	South	West	North
Shindewadi Shiv	Ruighar Road	Chanel & Genba	Remaining part
	And Gat No. 500,501	Kamble	of Gat No. 497

The above mentioned and bounded 3 H 12 R (non agricultural area adm. 31200 Sq.mtrs.) area is the subject matter of the present Search and Title Report.

Mr. Panse Kedar S.
B. Com. LL.B Advocate
Baramati, Dist. Pune.

Shri. Kedar Shrivallabh Panse
Advocate

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2) An agricultural land bearing Gat No. 497 at village Ruighar, Tal - Jawali was initially owned and possessed by one Mr. Dhondi Babaji Belose. Since 1932 onwards. It seems that the land was that of an ancestral property of Belose family. Then after by virtue of mutation entry No. 2037 name of Mr. Sadu Dhondi Belose was entered into 7/12 extract as Karta of joint family. The mutation is effected in 70's decade. Then after the names of other co-sharers namely Mr. Shankar Babu Belose and Mr. Vishnu Mahadev Belose were entered into 7/12 extract along with the name of Mr. Sadu Dhondi Belose. This entry was made through a mutation bearing No. 2242. According to this it seems that a family arrangement / partition was effected amongst these three co-sharers. Each one was given 1/3 share i.e. 5 anna 4 pai area. Since mutation entry No. 2242 each of these three shares is enjoying his 1/3 share separately as owner and possessor.

3) Accordingly Mr. Shankar Babu Belose, who became separate owner of his 1/3 share sold his 3 anna 10 pai share (Admeasuring 3 H 20 R) to one Mr. Mangesh Vishwanath Tharwal by way of registered sale deed dated 19/12/2005.

The name of the purchaser Mr. Mangesh Vishwanath Tharwal was entered into 7/12 extract by virtue of M.E. No. 492 dated 17/5/2006 and he was put in possession as the owner to the extent of purchased area by the erstwhile owner Mr. Shankar. Then after Mr. Mangesh Vishwanath Tharwal on 26/6/2007 entered into an agreement to sale with Mr. Mahesh Dattatraya Deshmukh & Mr. Dilip Sadashiv Ghadge. This agreement was duly registered and bears No. 710/2007. Then after Mr. Tharwal abiding by the terms and conditions of agreement to sale dated 26/6/2007, executed a registered sale deed on 5/2/2008 in favour of Mr. Mahesh Dattatraya Deshmukh and Mr. Dilip Sadashiv Ghadge bearing No. 227/2008. Out of 3 H 20 R area purchased by Mr. Tharwal. He sold 1 H 92 R to Mr. Deshmukh and 1 H 28 R to Mr. Ghadge. Accordingly name of both the purchasers are entered into 7/12 extract by way of M.E. No. 552 dated 1/4/2008.

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4) Thereafter again Mr. Shankar Babu Belose who became separate owner of his 1/3 share sold 1 anna 5.5 pai area (Admeasuring 1H 20 R) from his share to one Mr. Prashant Kashinath Save. This sale deed was executed on 23/4/2004 through registered document bearing its No. 521/2004. The name of the purchaser Mr. Prashant Kashinath Save was entered into 7/12 extract by way of M.E. No. 435. Accordingly the purchaser was put in possession of 1 H 20 R.. Accordingly the purchaser i.e. Mr. Prakash Save was put in possession of 1 H 20 R area of Gat No. 497. This Mr. Prashant Kashinath Save sold this 1 H 20 R area to Mr. Mahesh Dattatrya Deshmukh through a registered sale deed dated 5/6/2010 bearing its No. 688/2010. Then after the name of Mr. Mahesh Dattatrya Deshmukh is entered into 7/12 extract by way of M.E. No. 724 dated 8/7/2010. Accordingly as mentioned herein above in para No. 3 Mr. Mahesh Dattatrya Deshmukh owns & possesses an area to the extend of 3 H 12 R in total in original Gat No. 497 if village Ruighar, Tal - Madha by virtue of two different sale deeds dated 26/6/2007 & 5/6/2010.

5) Then after Mr. Mahesh Dattatrya Deshmukh & Mr. Dilip Sadashiv Ghadge made an application to collector- Satara to convert the agricultural land into non agricultural purpose, bearing its No. SR - 2 - 2009 dated 9/11/2009. After making all necessary enquiries and scrutinizes Learned Collector Satara made an order dated 25/5/2011 directing a conversion of agricultural land into non agricultural especially for residential purpose. This order manifests an area of 44000 sq.mts. and the record shows that Mr. Mahesh Dattatrya Deshmukh owns and possesses an area to the extent of 31240 sq. mtrs for residential purpose.

6) Thenafter Mr. Mahesh Deshmukh decided to start a residential project on the non agricultural area owned by him under the name and style as 'flower- valley' under the name of Onkar Construction a proprietary, solely owned by he himself. It is pertinent to note that after obtaining all the required sanctions as well getting the plan sanctioned, Mr. Deshmukh started construction. On the same. It seems that he had decided to sell residential premises/ tenements to proposed buyers. With this intention, Mr. Deshmukh who is original owned developer entered into registered agreement to sale with certain buyers. The details of the same are as follows

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Sr. No.	Name of the Buyer	Date of Agreement	Register No of Document.
1)	Mrs. Roshan Mukhtar Tejani	8/3/2013	251/2013
2)	Mrs. Lalita Raju Gilani	8/3/2013	252/2013
3)	Mr. Vikram Vilas Salunke	7/6/2014	643/2014
4)	Mrs. Shilpa Mahesh Deshmukh	18/3/2015	302/2015

These above entries appear there with the Sub- Registrar office Medha, so far as the portion owned by Mr. Mahesh Deshmukh is owned out of Gat No. 497 of village Ruighar is concerned.

7) During the travel with the documents it appears that Mr. Mahesh Dattatraya Deshmukh availed off a project loan for Rs. 250.00 Lakh from Bank of Maharashtra Panchgani Br. Void sanction letter No. Aug/ Loan/ 2012-13 dated 12/4/2013. For that purpose an area of an about 5010.06 sq.ft. (especially plot Nos. 11, 12, 13, 14, 15 & 29 from sanctioned lay out) of Gat No. 497 is mortgaged with the said bankers. The said document for mortgage is in the nature of equitable mortgage and the title deeds for the same area with the mortgage bankers.

8) Considering all above facts, circumstances and the documents referred. I have not hesitation to state that Mr. Mahesh Dattatraya Deshmukh has clear and marketable title to 31240 sq.mtrs. area from original Gat No. 497 of village Ruighar, Tal - Jawli which is free from all encumbrances, charges and aquisitions. Subject to the charge of Bank of Maharashtra Br. Panchagani for Rs. 250.00 Lakh as mentioned and described in para 6 herein above. He has got total legal right to develop the same, to construct town ship on the same to sell the tenaments as per his own will.

This search and title report.

Baramati

Date :


Mr. K.S. Panse
(Advocate)

Mr. Panse Kedar S.
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Baramati, Dist. Pune.

Mr. Kedar S.
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