



* ऑफिस - बोम्बे आळी, सासवड, ता. पुरंदर, जि. पुणे. पिनकोड मं. ४१२३०९.

* निवास - सार्वकृष्ण हॉसिंग सोसायटी, गुरुकुल प्राथमिक विद्या मंदिराशेजारी, सासवड, ता. पुरंदर, जि. पुणे.

संदर्भ क्र.

दिनांक : 27/2/2020

SEARCH & TITLE REPORT

**Applicant: Jay Sadguru Builders & Developers Through Partners
Sou. Dhanashri Dhawaleshwar Kumbharkar & others
Flat No. B-4, Jyoti Park, Saswad.**

The Search & Title Report in respect of below mentioned Non-Agricultural Land and Proposed Construction Property and proposed construction described below, for 18 years i.e. 2002 to 2020 is furnished to me.

(1) DESCRIPTION OF LAND PROPERTY:

A) All that piece and parcel of Land Property bearing Survey No. 4, land admeasuring 05 H. 63 Are Plus Pot Kharaba 00 H. 79 Are, i.e. Total land admeasuring 06 H. 42 Are, Assessed at 8 Rs. 75 paise, which is lying and situated at Saswad Nagarpalika, Tal. Purandar, Dist. Pune and also within the limits of Zilla Parishad, Pune and Nagarpalika Saswad, Panchyat Samiti Purandar & also within the jurisdiction limits of Sub-Registrar Purandar and Revenue district Pune & entire land is bounded as under:

ON OR TO WARS EAST : By Survey No.72 and 73, Saswad-Sonori Road.

ON OR TOWARS SOUTH :By Survey No. 2 and Survey No.3.

ON OR TO WARS WEST : By Survey No.5.

ON OR TO WARS NORTH : By Survey No.6.

(Boundaries as per the Sale-Deed bearing No. 4540/2019, Dt. 23/07/2019)

-----"Herein after referred as Land Property"

All that piece and parcel of Land Property bearing Survey No. 4, land admeasuring 05 H. 63 Are Plus Pot Kharaba 00 H. 79 Are, i.e. Total land admeasuring 06 H. 42 Are, Assessed at 8 Rs. 75 paise, out of that Land admeasuring 01 H. 28 Are out of which as per Non-Agricultural sanctioned Plan bearing outward no. 2669, Dt. 02/11/2016 having revised Survey No. 4/2 admeasuring 01 H. 28 Are out of that 01 H. 00 Are having south-sided Plot No. 1 to 18, North-sided Plot No. 19 to 23 and internal road and open space which is lying and situated at Saswad Nagarpalika, Tal. Purandar, Dist. Pune and also within the limits of Zilla Parishad, Pune and Nagarpalika Saswad, Panchayat Samiti Purandar & also within the jurisdiction limits of Sub-Registrar Purandar

-----"Herein after referred as Non- Agricultural Land Property"

- C) All that piece and parcel of Land Property bearing Survey No. 4, land admeasuring 05 H. 63 Are Plus Pot Kharaba 00 H. 79 Are, i.e. Total land admeasuring 06 H. 42 Are. Assessed at 8 Rs. 75 paise, out of that Land admeasuring 01 H. 28 Are out of which as per Non-Agricultural sanctioned Plan bearing outward no. 2669, Dt. 02/11/2016 having revised Survey No. 4/2 admeasuring 01 H. 28 Are out of that 01 H. 00 Are having south-sided Plot No. 1 to 18, North-sided Plot No. 19 to 23 and internal road and open space out of which North sided 24 Mtrs. Road and adjacent to Saswad-Sosori Road self- acquired Non-Agricultural Plot bearing No. 4/2/12 admeasuring 222.51 Sq. Mtrs. alongwith Non-Agricultural Plot bearing No. 4/2/17 admeasuring 158.95 Sq. Mtrs. and Non-Agricultural Plot bearing No. 4/1/16 admeasuring 156.29 Sq. Mtrs. i.e. plot no. 12, 16 and 17 total admeasuring 537.75 Sq. Mtrs. belongs to M/s. Jay Sadguru Builders & Developers through its partners Mrs. Dhanashri D. Kumbharkar, Rajashri N. Kumbharkar,

Sujata S. Kumbharkar which is lying and situated at Saswad Nagarpalika, Tal. Purandar, Dist. Pune and also within the limits of Zilla Parishad, Pune and Nagarpalika Saswad, Panchayat Samiti Purandar & also within the jurisdiction limits of Sub-Registrar Purandar and said 537.75 Sq. Mtrs land is bounded as under:

- ON OR TO WARS EAST : By S.No. 4/2/18 & Property of Konde & Jagtap.
 ON OR TOWARS SOUTH : By S.No. 4/2/15, 4/2/14 & 4/2/13.
 ON OR TO WARS WEST : By 9 mt. wide road.
 ON OR TO WARS NORTH: By 24 mt. wide road & remaining portion of S.No. 4/2.

"Herein after referred as Said Non- Agricultural Land Property"

- D) All that piece and parcel of Land Property bearing Survey No. 4, land admeasuring 05 H. 63 Are Plus Pot Khansba 00 H. 79 Are, i.e. Total land admeasuring 06 H. 42 Are, Assessed at 8 Rs. 75 paise, out of that Land admeasuring 01 H. 28 Are out of which as per NonAgricultural, sanctioned Plan bearing outward no. 2669, Dt. 02/11/2016 having revised Survey No. 4/2 admeasuring 01 H. 28 Are out of that 01 H. 00 Are having south-sided Plot No. 1 to 18, North-sided Plot No. 19 to 23 and internal road and open space out of which North sided 24 Mtrs. Road and adjacent to Saswad-Sonori Road self- acquired Non-Agricultural Plot bearing No. 4/2/12 admeasuring 222.51 Sq. Mtrs. alongwith Non-Agricultural Plot bearing No. 4/2/17 admeasuring 158.95 Sq. Mtrs. and Non-Agricultural Plot bearing No. 4/1/16 admeasuring 156.29 Sq. Mtrs. i.e. plot no. 12, 16 and 17 total admeasuring 537.75 Sq. Mtrs. 21. on which M/s. Jay Sadguru Builders & Developers through its partners Mrs. Dhanashri D. Kumbharkar, Rajashri N. Kumbharkar, Sujata S.

Kumbharkar have obtained Building permission from C.E.O Saswad Nagarpalika, Saswad bearing Outward No. SNP/BANDKAM/214/2020, Dt. 20/09/2019 and accordingly C.E.O Saswad Nagarpalika, Saswad has sanctioned permissible Built-up construction admeasuring 922.36 Sq. Mtrs. and Ground Floor = 84.65 Sq. Mtrs. + First Floor = 229.99 Sq. Mtrs. + Second Floor = 229.99 Sq. Mtrs. + Third Floor 229.99 Sq. Mtrs. + Fourth Floor 147.74 Sq. Mtrs. The said proposed construction has 6 shops at Ground and 5 Flat at First to third Floor, 4 Flats at Fourth Floor i.e. total 6 Shops and 19 Flats.

"Herein after referred as Proposed Construction Property"

(3) LIST OF DOCUMENT PRODUCED:

- a) Xerox Copy of 7/12 Extract of Survey No. 4 for year 1931-1950.
- b) Xerox Copy of 7/12 Extract of Survey No. 4 for year 1951-1980.
- c) Xerox Copy of 7/12 Extract of Survey No. 4 for year 190-2001.
- d) Xerox Copy of 7/12 Extract of Survey No. 4 for year 2001-2018.
- e) Xerox Copy of 7/12 Extract of Survey No. 4/2/1 to 4/2/5.
- f) Xerox Copy of Concerned Mutation Entries.
- g) Xerox Copy of Sale-Deed bearing No. 1493/2009, Dt. 02/05/09.
- h) Xerox Copy of P.O.A. bearing No. 7258/2017, Dt. 15/12/2017.
- i) Xerox Copy of Sale-Deed bearing No. 4540/2019, Dt. 23/07/2019.
- j) Xerox Copy of Plan of Final Measurement bearing No. BHUMAPAN/TOT HISSA MOJANI/PURVANOLAKAN/1015, Dt. 26/06/2015.
- k) Xerox Copy of Plan of Asst. Superintendent Survey Officer, Parandur bearing No. BHUMAPAN/SHINSHETI/ ATTATADI MORAN NO. 81/2018, Dt. 25/02/2019 bearing Outward No. 1114/19.

- i) Xerox Copy of N.A. order bearing No. NA/SR/56/2007, Dt. 26/12/2007.
- ii) Xerox Copy of Plan Copy sanctioned by C.E.O. Sarwad Nagarpalika, Sarwad outward no.
- iii) Xerox Copy of Plan Sanctioned by C.E.O Sarwad Nagarpalik Sarwad bearing Commencement Certificate No. 214/2002-2020.
- iv) Building Permission No. 214/2020 dt. 31.1.2020
- v) Present online T/12 extract and 8-A extract.
- vi) M.E. No. 28668.
- vii) Online Search.
- viii) Xerox Copy of Sale-Deed bearing No. 5195/2020, Dt. 26/8/2019
- ix) Xerox copy of Power of Attorney bearing No. 5196/2020 dated 26/8/2020.

After perusing the above documents and from the actual search is carried out, it is revealed that.

(3) I have arranged for search on 13/2/2020 of the said Non-Agricultural Land and Proposed Construction Property more particularly described in Para No. 1 of Index II registers maintained in the Office of the Sub-Registrar, Parandur for last 18 years, i.e. 2003 to 2020. I have also perused T/12 Extract and various documents of the said Non-Agricultural Land and Proposed Construction Property. Actual search was carried out in the office of the Sub-Registrar, Sarwad & also caused Online Search vide Receipt No. MH-007620089201920E, Dt. 23/10/2019. after paying the requisite fees Online. The registers for the year 1990 to 2019 with the office were available but I found few Record of Index II Extract and few pages of some documents scattered here and there and some Index II and documents were in torn conditions. Rather than there is no reverse entry regarding said Non-Agricultural Land and Proposed Construction Property found in my inspection.

(4) HISTORY OF DEVOLUTION OF TITLE:

AND WHEREAS after perusal of Contents of 7/12 Extract for the year 1931 and documents produced for search, it reveals that Survey No. 4 was originally owned and Possessed by Mr. Anant Ganpati Jagtap and others for area admeasuring 13 Acre 37 Guntas plus Pot Kharsba 01 Acre 38 Guntas, Assessed at 8 Anna 12 Paise plus Jodi of 7 Rs. 04 Paise with names of Jagrath Ganpati Zirange, Nathu Wadari and Sawala Sopan Raut in other rights column.

AND WHEREAS it reflects from 7/12 Extract for the year 1956, it reveals that Survey No. 4 was originally owned and Possessed by Mr. Anant Ganpati Jagtap and others for area admeasuring 13 Acre 37 Guntas plus Pot Kharsba 01 Acre 38 Guntas, Assessed at 8 Anna 12 Paise plus Jodi of 7 Rs. 04 Paise with name of Jagrath Ganpati Zirange as the mortgage-in-possession in other rights column and names of Nathu Wadari and Sawala Sopan Raut were removed with remark that selling rights not available and thus the entire Survey No. 4 was converted from Occupancy Class I to Occupancy Class II. 

AND WHEREAS it reflects from M.E. No. 61140, Dt. 05/12/1969 that Weights and Measurement Act 1958 and Indian Coin Act 1956 was applied to Village Saswad and accordingly the New Assessment was applied to Gauri Saswad. Said effect was entered into 7/12 extract of Sr. No. 4 vide M.E. No. 61140.

AND WHEREAS as per the order of Mamledhar, Parandhar, Pune bearing No. W.T.N/W.S/1962, Dt. 29/12/1962 the land was deleted from Patul Wast Inam and was made Khalsa by deleting the Jodi of Rupaye 7 Annas 4 Paise and the name the Government was entered in the holder's column vide M.E. No. 8922, Dt. 26/04/1963.

AND WHEREAS it reflects from M.E. No. 11586, Dt. 07/12/1970 that

Mr. Ananta Ganpati Jagtap has paid 80 Rs. 37 Paise and Re-granted the said Survey No. 4 new Tenure and said effect was entered into 7/12 extract of Sr. No. 4 vide M.E. No. 11386.

AND WHEREAS it reflects from the 7/12 extract that said Survey No. 4 land was originally stood in the names of the holders and with their respective annewari as under :-

No. Name Annawari

1. Jagrnath Ganpat Zirange	1 Aana
2. Rajaram Bhawani Jagtap	1 Aana
3. Nathu Yesuji Jagtap	1 Aana
4. Maruti Ganpati Jagtap	1 Aana
5. Bhagwant Shripoti Jagtap	3 Pai
6. Ravji Daulati Jagtap	3 Pai
7. Gangaram Baiwant Jagtap	3 Pai
8. Genu Nanaaji Jagtap	3 Pai
9. Vishnu Raghu Jagtap	3 Pai
10. Bapurao Kondi Jagtap	3 Pai
11. Tukaram Dhondi Jagtap	6 Pai
12. Babaji Ravji Jagtap	1 Aana
13. Ganpati Manaji Jagtap	1 Aana
14. Nana Gopala Jagtap	1 Aana
15. Genu Umaji Jagtap	6 Pai
16. Yedu Anyabal Jagtap	6 Pai
17. Namdeo Bala Jagtap	1 Aana
18. Bhasu Bala Jagtap	1 Aana
19. Bala Babaji Jagtap	1 Aana
20. Anandirao Narayan Jagtap	1 Aana

(Minor represented by Sundra Narayan)




21. Tukaram Ramji Jagtap

1 Aana

22. Tai Konda Konda

1 Aana

16 Aana

AND WHEREAS Thereafter, out of the said co-holders, excepting No. 4 (Shri Maruti Ganpati Jagtap), No. 12 (Shri Babaji Ravji Jagtap), No. 13 (Shri Ganpati Manaji Jagtap), No. 14 (Shri Nana Gopala Jagtap) and No. 18 (Shri Bhan Bala Jagtap) other co-holders expired from time to time leaving behind their legal heirs whose names came to be entered on the 7/12 extract by relevant extracts of mutation entries from time to time.

AND WHEREAS the implementation of Metric system was entered on the 7/12 extract vide Mutation Entry No. 11140 dated 05/12/1969 and the area was converted as 06 H 42 Acre (inclusive of pot-kharaba of 00 H 79 Acre) and revenue assessment at Rs. 8-75 paise.

AND WHEREAS from the reading of Order No. Watan/WS/296/1986 dated 19/12/1986 passed by the Tahsildar, Parandur (Sawad) it is found that the said erstwhile Pucil Watan land which was re-granted on 'New Tenure' in the names of Shri Ananta Ganpati Jagtap and others, but it was in the physical and actual possession and occupation of Shri Pralhad Jagannath Zirange as the mortgagee-in-possession. Shri Pralhad Jagannath Zirange paid the conversion charges of Rs. 175-00 + Rs. 276-63 on 11/4/1984 and consequently, the land was converted on 'Old Term' and granted in the name of Shri Pralhad Jagannath Zirange by the said Order dated 19/12/1986.

AND WHEREAS aggrieved by the above said order Shri Govind Raghunath Jagtap and another filed Appeal No. Watan/AP/13/88 before the S.D.O. Baranasi against the said Order dated 19/12/1986. In the said Appeal Shri Pralhad Jagannath Zirange PLUS eight members of his family were made as Respondents. The said Appeal was heard and S.D.O.,

Baramati passed the Order dated 23/01/1992 dismissing the said Appeal. The revenue effect for the said Orders was given vide M. E. No. 16102 dated 20/4/1992.

AND WHEREAS notwithstanding the said Order dated 19/12/1986 passed by the Tahsildar, Purnimar (Sawad) allowing conversion on 'Old Term' and granting it in the name of Shri Prahlad Jagmuth Zirange and which was duly confirmed in Appeal by S.D.O., Baramati vide Order dated 15/01/1992, the legal heirs of Jagtap family as the land-owners sold and transferred their respective shares to Shri Vilas Prahlad Zirange and others by executing various Sale Deeds from time to time which are as follows:

IN FAVOUR OF MR. VILAS PRAHLAD ZIRANGE

VENDERS	AREA (H. ARE)	SALE-DEED DATED	M.E. NO
(Legal heirs of late Bhagwat Ramji Jagtap) Babaso Bhagwat Jagtap Hiralal Bhagwat Jagtap Tarachand Bhagwat Jagtap Gajansbai Bhagwat Jagtap	00.40	10/07/1992	16145 21/07/1992
(Legal heirs of late Nandev Bala Jagtap) Jaggannath Nandev Jagtap	00.40	10/07/1992	16146 21/07/1992
Rambhau Ganapati Jagtap Smt. Yamunabai Gensba Jagtap Son. Usha Yashavant Kadu	00.40	20/07/1992	16147 21/07/1992
Narayan Gensba Jagtap Lilabai Ravso Kalkde (Legal heirs of late Yashavant Bhagwat Jagtap)	Undivided share	23/03/1994	16118 09/05/1994
(Acquired Property by will Dt. 06/08/1984 executed by			

Gurabai Shaker Takawale)	00.20	05/04/1994	16527 10/06/1994
Narmadabai Anantao Jagtap (Legal heirs of late Vishnu Raghu Jagtap) Ganpat Vishnu Jagtap	00.10	05/04/1994	16528 10/06/1994
Dinkar Nana Jagtap	00.40	04/04/1994	16529 10/06/1994
(Legal heirs of late Kondiba Vithoba Jagtap i.e. Branch of late Bhagwant Shripati Jagtap) Sonabai Kondiba Jagtap Putalabai Kondiba Jagtap Aral Kondiba Jagtap Soni. Sharda Seehun Kadi Suresh Kisan Shinde	00.01	--	16566 25/08/1994
(Legal heirs of branch late Rajaram Bhavai Jagtap) Anjanabai Dattu Jagtap (Sold 10 Arc) Ranchhondra Jaysingh Jagtap Narmyan Jaysingh Jagtap (Sold 10 Arc) Rajendra Digambar Jagtap Sanjay Digambar Jagtap Deepak Digambar Jagtap (Sold 10 Arc)	00.30	24/10/1994	16633 28/02/1995
(Son of Smt. Phabai Balwant Kokde i.e. Daughter of late Bala Balaji Jagtap) Sangpat Balwant Jagtap	00.20	19/10/1994	16634 28/02/1995
(Legal heirs of late Tai Konde Konde) Jaywantao Kondiram Dheshmulch	00.40	03/02/1995	16686 25/07/1995
Vijay Laxman Jagtap Mahendra Laxman Jagtap, Suresh Laxman Jagtap Indumati Laxman Jagtap Nalini Netaji Shitole Khanderao Laxman Jagtap Ravindra Baburao Gharpade	00.40	03/02/1995 (Regn No. 721/1995)	16687 25/07/1995

(Legal heirs of late Babai Rajaram Jagtap i.e. Son of Rajaram Bhawani Jagtap) Kausalya Babai Jagtap Laxman Babai Jagtap Rohidas Babai Jagtap Bhavadas Babai Jagtap	00.10	27/03/1996	16832 16/05/1996
Gangabai Shamrao Konde Shashikala Shrirang Nikam Through POA Sulochana Shamrao Konde Subhadra Namdevrao Nigde	00.40	25/04/1996	16833 16/05/1996
Govind Raghunath Jagtap Smt. Anjana Krushnaji Shinde	1 Anna	03/07/1997	17149 07/07/1997
Gulabrao Ravba Jagtap Tarabai Babai Jagtap Nivrutti Shivram Jagtap (Legal heirs of late Genu Umaji Jagtap)	00.20 (1/2 Anna)	21/08/1997	17196 08/09/1997
Ramchandra Yadavrao Jagtap Ramchandra Yadavrao Jagtap Madhukar Yadavrao Jagtap (Legal heirs of late Yashwant Bhagwant Jagtap)	1 Pal (i.e. 03.33 Acre)	22/08/1997	17297 08/09/1997

IN FAVOUR OF MR. SUDHIR PRALHAD ZIRANGE

VENDERS	AREA (H. ARE)	SALE DEED DATED	M.E. NO
Narayan Nivrutti Jagtap Subhash Nivrutti Jagtap Vilas Nivrutti Jagtap Diip Nivrutti Jagtap Pratap Sopanrao Jagtap Smt. Padmavati Sampat Marne (Legal heirs of late Baburao/ Babaji Ravji Jagtap i.e. Son of late Ravji Daulati Jagtap)	00.40 (1 Anna)	20/02/1998 (Regn. No. 505/1998)	17329 02/03/1998

Nilkanth Anandrao Jagtap Shashikant Anandrao Jagtap Indumati Anandrao Jagtap All through their POA holder Vilas Pralhad Zhirange (Legal heirs of late Anandrao Narayan Jagtap)	00.40 (1 Anna)	29/05/1998 (Regn. No. 1249/1998)	17417 01/06/1998
Tanhubai Anandrao Jadhav Venhubai Parasram Patilkar (refer Mutation 15526) Sopan Ramchandra Jadhav Nivruti Ramchandra Jadhav Dnyanoba Ramchandra Jadhav Anjana Dattoba Fadare Subhadra Sitaram Jagtap Anubai Shankarrao Jagtap Vatsala Manikrao Shitole (Legal heirs of late Banubai Ramchandra Jadhav i.e. legal heirs of Genu Nansji Jagtap) Shalan Bhalchandra Jagtap	00.19.99	02/04/1998	17416 01/06/1998

IN FAVOUR OF MR. PRAKASH PRALHAD ZIRANGE

VENDERS	AREA (H. ARE)	SALE-DEED DATED	M.E. NO
Shevntabai Shankar Shinde (legal heirs of late Yeda Anyaba Jagtap) Eknath Vishnu Jagtap (Legal heirs of late Yashvant Bhagwant Jagtap i.e. Son of Bhagwant Shripati Jagtap)	00.21	26/05/1998 (Regn. No. 1248/1998)	17415 01/06/1998
Manikrao Baburao Jagtap Dashrath Baburao Jagtap Shakuntala Nanasa Konde (legal heirs of late Baburao Tukaram Jagtap i.e. son of late Tukaram Dhondi Jagtap)	00.20 (6 Pai)	10/08/1998 (Regn. No. 1828/1998)	17548 23/11/1998

By virtue of above M.E. Numbers Mr. Vilas Pralhad Zirange has become sole owner and possessor of land admeasuring 434.33 Are, Mr. Sudhir Pralhad Zirange has become sole owner and possessor of land admeasuring 99.99 Are and Mr. Prakash Pralhad Zirange has become and possessor of land admeasuring 41 Are.

AND WHEREAS it reflects from M.E. No. 19025, Dt. 14/05/2002 that Mr. Vilas Pralhad Zirange has sold land admeasuring 00 H. 80 Are from Sr. No. 4 to Shree Shivaji Shikshan Prasharak Mandal Sarwad through its Chairman Mr. Chandrakant Nivrutti Jagtap for consideration of Rs. 28,50,000/- (Twenty Eight Lakhs Fifty Thousand Only) by executing Sale deed registered in the Office of Sub-Registrar Parandur at Sr. No. 977/2002 Dt. 02/05/2002. By virtue of said Sale-Deed the name of new purchaser i.e. Shivaji Shikshan Prasharak Mandal Sarwad through its Chairman for area admeasuring 00 H. 80 Are has been entered into the owners column of 7/12 extract of Sr. No. 4 vide M.E. No. 19025, Dt. 14/05/2002 (said sale-deed needs to be produced for verification).

AND WHEREAS it reflects from M.E. No. 19435, Dt. 10/04/2003 that Mr. Vilas Pralhad Zirange, Mr. Sudhir Pralhad Zirange and Mr. Prakash Pralhad Zirange with consent Shantaram Jagganath Zirange, Vasant anath Zirange, Pandurang Jaganath Zirange, Keshav Jaganath Zirange, Son. Pramilla Laxman Mouje, Lalla Laxman Mouje, Kalatai Sudhakar Jathar, Poojya Gangadhar Shinde, Sanita Arvind Golande, Mangal Subhash Golande, Shobha Vitthal Jathar, Asha Ramakant Khadke, Shobha Dilip Kankariya, Dilip Moichand Kankariya have sold land admeasuring 00 H. 42 Are from Sr. No. 4 to Shivaji Shikshan Prasharak Mandal Sarwad through its Manager Mr. Ravindra Manikrao Jagtap for consideration of Rs. 17,50,000/- (Seventeen Lakhs Fifty Thousand Only) by executing Sale-Deed registered in the Office of Sub-Registrar Parandur at

Sr. No. 468/2003, Dt. 15/03/2003. By virtue of said Sale-Deed the name of new purchaser i.e. Shree Shivaji Shikshan Prashastik Mandal Sarwad through its Chairman for area admeasuring 00 H. 42 Acre has been entered into the owners column of 12 entry of Sr. No. 4 vide M.E. No. 19435, Dt. 10/04/2003 (said sale-deed needs to be produced for verification).

AND WHEREAS it reflects from the documents produced to search that Shree Shivaji Shikshan Prashastik Mandal Sarwad through its Chairman had applied for Non-Agricultural permission in respect of land admeasuring 01 H. 22 Acre from Sr. No. 4 to S.D.O Bhor and S.D.O. Bhor vide its order bearing No. NA/SR/36/2007, Dt. 26/12/2007 has allowed the said land for Non-Agricultural Use and has converted said Survey No. 4 from New Tenure to Old Tenure i.e. Land was converted from Occupancy Class II to Occupancy Class I.

AND WHEREAS it reflects from M.E. No. 22637, Dt. 25/01/2010 that Shree Shivaji Shikshan Prashastik Mandal Sarwad through its Chairman Mr. Chodankant Jagtap has sold land admeasuring 01 H. 00 Acre i.e. 100 Acre (Non-Agricultural Plots) to various purchasers namely- Gorkeshnath Vinhal Bharg 100 Sq. Mtrs, Mahadeo Kisan Raykar 100 Sq. Mtrs., Madhukar Ananta Gaidwad 100 Sq. Mtrs, Ajay Pandurang Jagtap 93.80 Sq. Mtrs, Nandkumar Pandharinath Sagar 238.52 Sq. Mtrs, Utam Dattatray Tilkar 225.03 Sq. Mtrs, Madhukar Sopan Jagtap 211.48 Sq. Mtrs, Sushilaji Parvati Jagtap 97.94 Sq. Mtrs, Prabhakar Abasa Kad 100 Sq. Mtrs, Suresh Rameshchandra Jadhav 100 Sq. Mtrs, Vinhal Umaji Dardekar 97.39 Sq. Mtrs, Utam Narayan Nigade 271.78 Sq. Mtrs, Shailaja Manohar Konde 254.28 Sq. Mtrs, Pralhad Dinkarrao Pawar 154.25 Sq. Mtrs, Rajaram Bhagvan Patal 100 Sq. Mtrs., Pralhad Rameshchandra Girame 100 Sq. Mtrs, Popat Ganpat Rane 187.90 Sq. Mtrs, Gorkeshnath Bhikaji Jendar 100 Sq. Mtrs, Sumita Balasheb Jagtap 106.97 Sq. Mtrs, Ravindra

Manikrao Jagtap 102.43 Sq. Mtrs, Pandurang Jijaba Jadhav 102.43 Sq. Mtrs, Ramprabhu Dasharath Pathkar 104.85 Sq. Mtrs, Santosh Sopan Nawale 100 Sq. Mtrs, Rajendra Sopan Jagtap 104.85 Sq. Mtrs, Chandrakant Barwari Nimbalkar 100.70 Sq. Mtrs, Vijay Gangaram Chikane 104.85 Sq. Mtrs, Ganpat Mahipati Tekawade 100.70 Sq. Mtrs, Suresh Thakaji Tikone 104.85 Sq. Mtrs, Ajit Shamrao Kadam 100 Sq. Mtrs, Laxman Dharmaji Gole 104.85 Sq. Mtrs, Suresh Vyankat Jagtap 100 Sq. Mtrs, Prataprao Gulabrao Garud 104.85 Sq. Mtrs, Manoharlal Deyanewar Nigade 100 Sq. Mtrs, Vikas Laxman Raut 100.85 Sq. Mtrs, Pandurang Ganpati Patil 100.70 Sq. Mtrs, Ushadevi Ramesh Jagtap 104.85 Sq. Mtrs, Mina Rajendra Bhairavkar 100.70 Sq. Mtrs, Vinthal Nandoo Kadam 104.85 Sq. Mtrs, Sanil Dattatray Ghodake 100 Sq. Mtrs, Malini Balasheeb Mahadkar 104.85 Sq. Mtrs, Lata Narayan Sahunke 100 Sq. Mtrs, Shahaji Pandurang Jadhav 104.85 Sq. Mtrs, Balasheeb Kisan Jagtap 100 Sq. Mtrs, Tanaji Baburao More 104.85 Sq. Mtrs, Mahendra Ramchandra Bhosale 100 Sq. Mtrs, Shivaji Machhindra Kote 104.85 Sq. Mtrs, Mahadeo Eknath Shendekar 100 Sq. Mtrs, Sanbhaji Kundalik Shinde 104.85 Sq. Mtrs, Sanjay Deyanoba Bhinsade 170 Sq. Mtrs, Dattatray Vinthal Kadam 104.85 Sq. Mtrs, Ashok Nandoo Paygude 100 Sq. Mtrs, Vijay Pandharinath Kakade 282.82 Sq. Mtrs, Manohar Haribhai Nutu 100 Sq. Mtrs, Lilachand Bhagwan Salavi 100 Sq. Mtrs, Nadikumar Sadashiv Barvkar 261.70 Sq. Mtrs, Ramesh Laxman Borevade 100 Sq. Mtrs, Ramdas Vinthal Jagtap 100 Sq. Mtrs, Deyandeo Digambar Sutar 131.07 Sq. Mtrs, Sonaba Raghunath Durgade 100 Sq. Mtrs, Sanjay Maruti Kapare 100 Sq. Mtrs, Indrabhan Sopan Pathare 100 Sq. Mtrs, Rajrang Nivrutti Jagtap 100 Sq. Mtrs, Balasheeb Madhav Pathare 100 Sq. Mtrs, Prakash Jaysing Malik 100 Sq. Mtrs and Dilip Narayan Jagtap 91.76 Sq. Mtrs for consideration of Rs. 1,26,00,000/- (One Core Twenty Six Lakhs Only) by executing Sale-Deed

registered in the Office of Sub-Registrar Purandar at Sr. No. 1493/2009.
Dt. 02/05/09, By virtue of said Sale-Deed the name of new purchaser
namely Gorkashnath Vinthal Bhang 100 Sq. Mtrs, Mahadeo Kisan Raykar
100 Sq. Mtrs., Madhakar Ananta Gaikwad 100 Sq. Mtrs, Ajay Pandurang
Jagtap 93.80 Sq. Mtrs, Nandkumar Pandharinath Sagar 238.52 Sq. Mtrs,
Uttam Dattatray Tilekar 225.03 Sq. Mtrs, Madhakar Sopan Jagtap 211.48
Sq. Mtrs, Sanbhaji Parvati Jagtap 97.94 Sq. Mtrs, Prabhakar Abasa Kad
100 Sq. Mtrs, Suresh Ramchandra Jadhav 100 Sq. Mtrs, Vinthal Umaji
Dardekar 97.39 Sq. Mtrs, Uttam Narayan Nigade 271.78 Sq. Mtrs, Shailaja
Manohar Konde 254.28 Sq. Mtrs, Prathad Dinkarrao Pawar 154.25 Sq.
Mtrs, Rajaram Bhagvan Pisal 100 Sq. Mtrs., Pralhad Ramchandra Girane
100 Sq. Mtrs, Popat Ganpat Rane 107.90 Sq. Mtrs, Gorakshnath Bhikaji
Jandkar 100 Sq. Mtrs, Sunita Balasaheb Jagtap 106.97 Sq. Mtrs, Ravindra
Manikrao Jagtap 102.43 Sq. Mtrs, Pandurang Jijaba Jadhav 102.43 Sq.
Mtrs, Ramprabhu Dasharath Pethakar 104.85 Sq. Mtrs, Santosh Sopan
Nawale 100 Sq. Mtrs, Rajendra Sopan Jagtap 104.85 Sq. Mtrs,
Chandrakant Bhanwant Nimalkar 100.70 Sq. Mtrs, Vijay Gangaram
Chikane 104.85 Sq. Mtrs, Ganpat Mahipati Tekawade 100.70 Sq. Mtrs,
Suresh Thakaji Tikone 104.85 Sq. Mtrs, Ajit Shamrao Kadu 100 Sq. Mtrs,
Laxman Dharmaji Gole 104.85 Sq. Mtrs, Suresh Vyankat Jagtap 100 Sq.
Mtrs, Prataprao Gulabrao Garud 104.85 Sq. Mtrs, Manoharlal Dnyaneshwar
Nigade 100 Sq. Mtrs , Vikas Laxman Raut 100.85 Sq. Mtrs, Pandurang
Ganpati Patil 100.70 Sq. Mtrs , Ushadevi Ramesh Jagtap 104.85 Sq. Mtrs,
Mina Rajendra Bhairavkar 100.70 Sq. Mtrs, Vinthal Nandoo Kadam
104.85 Sq. Mtrs, Sunil Dattatray Ghodake 100 Sq. Mtrs, Malini Balasaheb
Mahasakar 104.85 Sq. Mtrs, Lata Narayan Salunke 100 Sq. Mtrs, Shahaji
Pandurang Jadhav 104.85 Sq. Mtrs, Balasaheb Kisan Jagtap 100 Sq. Mtrs,
Tanaji Baburao More 104.85 Sq. Mtrs, Mahendra Ramchandra Bhosale

100 Sq. Mtrs, Shivaji Machhindra Kolte 104.85 Sq. Mtrs, Mahadeo Eknath Shendakar 100 Sq. Mtrs, Sambhaji Kandalik Shinde 104.85 Sq. Mtrs, Sanjay Dnyanoba Bhintade 170 Sq. Mtrs, Dattatray Vitthal Kadam 104.85 Sq. Mtrs, Ashok Namdeo Pargude 100 Sq. Mtrs, Vijay Pandharinath Kakade 282.82 Sq. Mtrs, Manohar Haribhanu Natu 100 Sq. Mtrs, Lilachnad Bhagwan Salavi 100 Sq. Mtrs, Nandkumar Sadasheev Baravkar 261.70 Sq. Mtrs, Ramesh Laxman Boravade 100 Sq. Mtrs, Ramdas Vitthal Jagtap 100 Sq. Mtrs, Dnyandeo Digambar Sutar 131.07 Sq. Mtrs, Sonaba Raghunath Durgade 100 Sq. Mtrs, Sanjay Maruti Kapare 100 Sq. Mtrs, Indrabhan Sopan Pathare 100 Sq. Mtrs, Bajrang Nivrutti Jagtap 100 Sq. Mtrs, Balasaheb Madhav Pathare 100 Sq. Mtrs, Prakash Jaysing Mulik 100 Sq. Mtrs and Dnyanesh Jagtap 91.76 Sq. Mtrs for total area measuring 01 H. 00 Are i.e. 100 Are has been entered into the owners column of 7/12 extract of Sr. No. 4 vide M.E. No. 22637, Dt. 25/03/2010 (permission has been taken from Deputy Registrar Purandar to sale the land, Dt. 28/04/2009 and resolution Dt. 02/05/2009).

AND WHEREAS all the owners i.e. Gorkeshnath Vitthal Bhang 100 Sq. Mtrs, Mahadeo Kisan Raykar 100 Sq. Mtrs., Madhukar Ananta Gaikwad 100 Sq. Mtrs, Ajay Pandurang Jagtap 93.80 Sq. Mtrs, Nandkumar Pandharinath Sagar 238.52 Sq. Mtrs, Uttam Dattatray Tilekar 225.03 Sq. Mtrs, Madhukar Sopan Jagtap 211.48 Sq. Mtrs, Sambhaji Parvati Jagtap 97.94 Sq. Mtrs, Prabhakar Abaso Kad 100 Sq. Mtrs, Suresh Ramchandra Jadhav 100 Sq. Mtrs, Vitthal Umaji Dardekar 97.39 Sq. Mtrs, Uttam Narayan Nigade 271.78 Sq. Mtrs, Shailaja Manohar Konde 254.28 Sq. Mtrs, Prahlad Dinkarrao Pawar 154.25 Sq. Mtrs, Rajaram Bhagwan Pisal 100 Sq. Mtrs., Prahlad Ramchandra Girmee 100 Sq. Mtrs, Popat Gangai Rane 107.90 Sq. Mtrs, Gorkeshnath Borkaji Jandur 100 Sq. Mtrs, Sunita Balasaheb Jagtap 106.97 Sq. Mtrs, Ravindra Mamkrai Jagtap

102.43 Sq. Mtrs, Pandurang Jigsha Jadhav 102.43 Sq. Mtrs, Ramprabhu
 Dasharath Pedekar 104.85 Sq. Mtrs, Santosh Sopan Nawale 100 Sq. Mtrs,
 Rajendra Sopan Jagtap 104.85 Sq. Mtrs, Chandrakant Banwani Nimbalkar
 100.70 Sq. Mtrs, Vijay Gangaram Chilkar 104.85 Sq. Mtrs, Ganpat
 Mahipati Tekawade 100.70 Sq. Mtrs, Suresh Thakaji Tikone 104.85 Sq.
 Mtrs, Ajit Shamrao Kado 100 Sq. Mtrs, Laxman Dharmaji Gole 104.85 Sq.
 Mtrs, Suresh Vyankat Jagtap 100 Sq. Mtrs, Prataprao Gulabrao Garud
 104.85 Mtrs, Manoharlal Dnyaneshwar Nigade 100 Sq. Mtrs, Vikas
 Laxman Raut 100.85 Sq. Mtrs, Pandurang Ganpati Patil 100.70 Sq. Mtrs
 Ushadevi Ramesh Jagtap 104.85 Sq. Mtrs, Mina Rajendra Bhairavkar
 100.70 Sq. Mtrs, Vinhal Namdeo Kadam 104.85 Sq. Mtrs, Sunil Dattatray
 Ghodake 100 Sq. Mtrs, Malini Balasaheb Mahadkar 104.85 Sq. Mtrs, Lata
 Narayan Salunke 100 Sq. Mtrs, Shahaji Pandurang Jadhav 104.85 Sq.
 Mtrs, Balasaheb Kisan Jagtap 100 Sq. Mtrs, Tanaji Babarao More 104.85
 Sq. Mtrs, Mahadeo Ramchandra Bhosale 100 Sq. Mtrs, Shivaji
 Machchindra Kolhe 104.85 Sq. Mtrs, Mahadeo Eknath Shendekar 100 Sq.
 Mtrs, Sambhaji Kandalik Shinde 104.85 Sq. Mtrs, Sanjay Deyanoba
 Bhintade 170 Sq. Mtrs, Dattatray Vinhal Kadam 104.85 Sq. Mtrs, Ashok
 Namdeo Paygude 100 Sq. Mtrs, Vijay Pandharinath Kakade 282.82 Sq.
 Mtrs, Manohar Haribhai Nattu 100 Sq. Mtrs, Lilachand Bhagwan Salavi
 100 Sq. Mtrs, Nandkumar Sadashiv Baravkar 261.70 Sq. Mtrs, Ramesh
 Laxman Boravade 100 Sq. Mtrs, Ramdas Vinhal Jagtap 100 Sq. Mtrs,
 Dnyandeo Digambar Sutar 131.07 Sq. Mtrs, Sonaba Raghunath Durgade
 100 Sq. Mtrs, Sanjay Maruti Kapare 100 Sq. Mtrs, Indrabhan Sopan
 Pathare 100 Sq. Mtrs, Bajrang Nivruti Jagtap 100 Sq. Mtrs, Balasaheb
 Madhav Pathare 100 Sq. Mtrs, Prakash Jaysing Mulik 100 Sq. Mtrs and
 Dilip Nanyan Jagtap 91.76 Sq. Mtrs have given Special Power of Attorney
 to Projected Shree Shivaji Shikshan Prasarak Mandal Co-operative

Housing Society Ltd., through its Chief Promoter Mr. Shivaji Machindra Kolte by executing and registering in the Office of Sub-Registrar Pandur at Sr. No. 7258/2017, Dt. 15/12/2017. In the said P.O.A. the power were given by Gorkhnath Vitthal Bharg, Mahadeo Kisan Raykar, Madhukar Ananta Gaikwad, Ajay Pandurang Jagtap, Nandkumar Pandharinath Sagar, Uttam Dattatray Tilekar, Madhukar Sopan Jagtap, Sanbhaji Purnati Jagtap, Prabhakar Abasa Kad, Suresh Ramchandra Jadhav, Vitthal Umaji Dardkar, Uttam Narayan Nigade, Shailaja Manohar Konde, Pralhad Dinkarrao Pawar, Rajaram Bhagwan Peol, Pralhad Ramchandra Giramse, Popat Ganpat Rane, Gorkhnath Bhikaji Jambhar, Sunita Balasaheb Jagtap, Ravindra Manikrao Jagtap, Pandurang Ejjaba Jadhav, Ramprabhu Dusharath Pethakar, Santosh Sopan Nirwale, Rajendra Sopan Jagtap, Chandrakant Banwant Nimbelkar, Vijay Gangaram Chikane, Ganpat Mahipati Tekawade, Suresh Thakaji Tikone, Ajit Shamroo Kada, Laxman Dharmaji Gole, Suresh Vyankat Jagtap, Prataprao Gulsabroo Ganod, Manoharlal Dnyaneshwar Nigade, Vikas Laxman Raut, Pandurang Ganpati Patil, Ushadevi Ramesh Jagtap, Mima Rajendra Bhairavkar, Vitthal Nandoo Kadam, Sunil Dattatray Ghodake, Malini Balasaheb Mahurkar, Lata Narayan Sahaske, Shishaji Pandurang Jadhav, Balasaheb Kisan Jagtap, Tanaji Baburao More, Mahendra Ramchandra Bhosale, Shivaji Machchindra Kolte, Mahadeo Eknath Shendekar, Sanbhaji Kundalik Shinde, Sanjay Dnyanoba Bhileade, Dattatray Vitthal Kadam, Ashok Nandoo Puygade, Vijay Pandharinath Kakade, Manohar Haribhau Natta, Lilachand Bhagwan Salavi, Nandkumar Sadashiv Baravkar, Ramesh Laxman Boravade, Raindas Vitthal Jagtap, Dnyandoo Digambar Sutar, Sonaba Raghunath Dorgade, Sanjay Maruti Kapare, Indrabhan Sopan Pathare, Bajrang Nivrutti Jagtap, Balasaheb Madhav Pathare, Prakash Jaysing Malik and Dilip Narayan Jagtap to Projected Shree Shivaji

Shikshan Prasarak Mandal Co-operative Housing Society Ltd., through its Chief Promoter Mr. Shivaji Machindra Kolte to execute and confer the registration of Documents.

AND WHEREAS as per the order of Tashildar Purandar bearing No. HANO/KAVI/4194/14, Dt. 31/10/2014 and AssR. Superintendent Survey Officer, Purandar bearing No. BHUMAPAN/POT HIS SA/MORAN/NO. 66/13, outward No. 2203/18, Dt. 18/09/2014 the said Survey No. 4 was measured and corrected and divided into Hissas and accordingly the Survey No. 4 Hissa No. 2 area admeasuring 01 H. 22 Are Plus Pot Kharaba 00 H. 16 Are i.e. total land admeasuring 01 H. 28 Are assessed at 01 Rs. 06 Paise was sub-divided and allotted to Shree Shivaji Shikshan Prasarak Mandal Sarwad through its Chairman Mr. Chadrakant Jagatap and its members and said effect was entered into the 7/12 extract of Sr. No. 4, H. No. 2 vide M.E. No. 25357, Dt. 31/10/2014.

AND WHEREAS as per the order of Tashildar Purandar bearing No. HANO/KAVI/1183/15, Dt. 11/08/2015 and Ass. Superintendent Survey Officer, Purandar bearing No. BHUMAPAN/POT HISSA/MORAN NO. 1642/15, outward No. 2203/18 and final Measurement bearing No. BHUMAPAN/POT HISSA MOJANI/PURVANOLAKAN/1015, Dt. 26/06/2015 new sub-division of the said Survey No. 4 was measured and corrected and divided into Hissas and old effect of M.E. No. 25357 was deleted and accordingly the Survey No. 4 Hissa No. 2 was measured for area admeasuring 01 H. 22 Are Plus Pot Kharaba 00 H. 16 Are i.e. total land admeasuring 01 H. 28 Are assessed at 01 Rs. 06 Paise was sub-divided and allotted to Shree Shivaji Shikshan Prasarak Mandal Sarwad through its Chairman Mr. Chadrakant Jagatap and its members and said effect was entered into the 7/12 extract of Sr. No. 4, H. No. 2 vide M.E. No. 5908, Dt. 11/08/2015.

AND WHEREAS as per the order of Tashildar Purandar bearing No. HNO/KAVI/344/19, Dt. 08/03/2019 and Ass. Superintendent Survey Officer, Purandar bearing No. BHUMAPAN/BINSHETI/ ATITATADE MORAN NO. 81/2018, Dt. 23/02/2019 bearing Outward No. 1114/19 subdivision of the said Survey No. 4, Hissa No. 2 was measured and corrected and divided into Sub- Hissas and allotted to its various plot owners and accordingly Survey No. 4 Hissa No. 2/21 admeasuring 716.55 Sq. Mtrs assessed at Rs. 9677.00, Survey No. 4 Hissa No. 2/220 admeasuring 1200.85 Sq. Mtrs assessed at Rs. 16219.00, Survey No. 4 Hissa No. 2/23 admeasuring 1314.13 Sq. Mtrs assessed at Rs. 17749.00 were formed and said effect was entered into the owners column vide M.E. No. 28398, Dt. 20/03/2019 (Demarcation and Zone not required).

(5) ABOUT N.A. ORDER

AND WHEREAS Shree Shivaji Shikshan Prasarak Mandal Saswad through its Chairman Mr. Chadrakant Jagatap have obtained permission for Non-Agricultural use of the area admeasuring 12,200 Sq. Mtrs., out of Survey No. 4 from S.D.O. Bhor, Pune vide order bearing No. NA/SR/36/2007, Dt. 26/12/2007 and has allowed the said land for Non-Agricultural Use and has converted the said Survey No. 4 from New Tenure to Old Tenure i.e. Land was converted from Occupancy Class II to Occupancy Class I.

AND WHEREAS Projected Shree Shivaji Shikshan Prasarak Mandal Co-operative Housing Society Ltd., through its Chairman Mr. Chadrakant Jagatap have obtained permission for construction and sanctioned the Construction Layout Plan from C.E.O. Saswad Nagarpalika, Saswad, Purandar, Pune outward no. SNP/BANDKAM/2669/2016-17.

AND WHEREAS Projected Shree Shivaji Shikshan Prasarak

Mandal Co-operative Housing Society Ltd., through its Chief Promoter Mr. Shivaji Machindra Kolte have obtained additional permission for Non Agricultural use of the area admeasuring 600 Sq. Mtrs., out of Survey No. 4/2 from Collector, Pune vide order bearing No. JAMIN/PURANDAR/SR/09/2017, Dt. 13/08/2018 and has allowed the additional said land for Non-Agricultural Use.

(6) ABOUT TITLE AND OWNERSHIP OF JAY SADGURU

BUILDERS & DEVELOPERS :

I have gone through the Certified Xerox copy of the sale deed dated 26/8/2019 which shows that M/s. Jay Sadguru Builders & Developers through its partners Mrs. Dhanashri D. Kumbharkar, Rajashri N. Kumbharkar, having head office at Flat No. 4-B, Jyoti Park, Sacred through partners Mrs. Dhanashri D. Kumbharkar, Rajashri N. Kumbharkar, Sujata S. Kumbharkar. Said document is regd. in the office of Sub-Reg. Parandur at Sr. No. 5195/2019 and document is executed by Gorakshnath Vitthal Bhong & others on behalf of Shivaji Shikshan Prasarak Mandal and document shows that Purchaser M/s. Jay Sadguru Builders & Developers has purchased out of sanctioned layout Plot bearing No. 4/2/12 admeasuring 222.51 Sq. Mtrs. alongwith Non-Agricultural Plot bearing No. 4/2/17 admeasuring 158.95 Sq. Mtrs. and Non-Agricultural Plot bearing No. 4/1/16 admeasuring 156.29 Sq. Mtrs. i.e. plot no. 12, 16 and 17 total admeasuring 537.75 Sq. Mtrs. out of Survey No. 4/2, admeasuring 01 H. 28 Are out of that 01 H. 00 Are having south-sided Plot No. 1 to 18, North-sided Plot No. 19 to 23 and internal road and open space out of which North sided 24 Mtrs. out of bounded as follows :-



ON OR TO WARS EAST : By S.No. 4/2/18 & Property of Konde & Jagtap.
ON OR TOWARS SOUTH : By S.No. 4/2/15, 4/2/14 & 4/2/13.
ON OR TO WARS WEST : By 9 mt. wide road.
ON OR TO WARS NORTH: By 24 mt. wide road & remaining portion of S.No. 4/2.

"Herein after referred as Said Non- Agricultural Land Property"

Thus above mentioned plot No. 12, 16, 17 have purchased by above named owner for consideration of Rs. 21,00,000/- and said document is signed by Shri. Shivaji Machhindra Kolte on behalf of Shri Shivaji Shikshan Prasarak Mandal for himself and on behalf of owner No. 1 to 65. I have also gone through the Index II extract which shows that said document is duly registered and purchaser has paid proper stamp duty and registration Charges and they obtain possession of Plot No. 12, 16, 17 from the sanctioned lay out. Document also shows that original owner Gorakshnath Vitthal Bhong & others has executed Power of Attorney of whole the property 1 H. 28 R. in favour of Shivaji Machhindra Kolte for the purpose of presenting the document before Sub-Reg. Parandur for registration. Said power of attorney is for the purpose of Special Power of Attorney only for presenting the document before Sub-Reg. Said document is regd. in the office of Sub-Reg. Parandur at Sr. No. 7258/17. Thus above named owner M/s. Jay Sadguru Builders & Developers has acquired right, title and ownership in the above property Non agricultural Plot No. 12, 16, 17 out of S.No. 4/2.

I have gone through the 7x12 extract Plot No. 4/2/12, 4/2/16, 4/2/17, which shows that on the basis of sale deed dated 26/8/2019 name of the Jay Sadguru builders & Developers Gajadant Builders & Developers is duly entered to the 7x12 extract on the basis of M.E. No. 28668, which is duly

certified by the Mandal Adhikari Saswad on 29/1/2020. Thus name of the above purchaser is mutated in the revenue record of the said property as per the regd. Sale deed.

And I have also gone through the special Power of attorney dated 26/8/2019 executed by Jay Sadguru builders through partners Mrs. Dhamekri D. Kumbharkar, Rajashri N. Kumbharkar, Sujata S. Kumbharkar in favour of Dhavaleshwar Gangaram Kumbharkar as a partner of above firm. Said Special Power of Attorney regarding the plot Nos. 12, 16, 17 and document shows that above partners has given power to Dhavaleshwar Gangaram Kumbharkar for the purpose of presenting the documents and appear before for execution of the document of the firm. The said document is duly regd. at Sr. No. 5196/2019. The Dhavaleshwar Gangaram Kumbharkar on behalf of firm through the other partners to present the document of the firm.

I have gone through the Sanad issued by Collector Pune dated 13/8/2019 to the owner Shivaji Shikshan Prasarak Mandal dated 13/8/2018.

I have also gone through the Measurement map dated 29/8/2011 as per the N.A. order of Collector having No. NA order/land/Purandar/SR/9/2017 M.R. No. 81/18 which shows that area of the plot No. 1 to 23 and area of Road open space.

I have also gone through the Amalgamation map approved by Chief officer Saswad Municipal Council Commencement Certificate No. 214/20 which shows that after the execution of the sale deed above named owner have amalgamated property which is approved by Saswad Municipal Council.

I have gone through the building map prepared by the Arch. Savish & Creos Associates Reg. No. CA/2017 82837 and said plan is sanctioned by Chief officer Saswad Municipal Council bearing Commencement

Certificate No. 214/2020 dated 31/1/2020. Thus Sarwad Municipal Council had granted Construction permission to Jay Sadguru Builders & Developers through Partner Dhanashree Dhawaleshwar Kumbharkar & other two. Further permission is issued by Council by putting terms and conditions u/s 45 of MRTP Act. Thus above named owner has got construction permission which is duly approved by Sarwad Municipal Council and they are entitled to construct building over the Plot No. 12,16, & 17 out of S.No. No. 4/2.

(7) ABOUT ANY ENCUMBRANCES OR CHARGE:

After perusal of document produced before me and also in the search a there does not exist any encumbrances or charges above the said Non-Agricultural Land and Proposed Construction Property described in para No. 1.

(8) AVAILABILITY OF THE RECORDS:

I have investigated document showed to me and also consider the Online Search vide Receipt No. MH0076200892019208, Dt. 22/10/2019 after paying the requisite fees Online. I have inspect the Index II online for the year 2002- 2019 & I do not inspect Index II which are kept in the sub-Reg. office and also not take any receipt from concern office and online Search report.

(9) CERTIFICATE OF TITLE:

Considering the above facts and search taken by me for 18 years and on perusal of the documents submitted for my inspection I have come to the conclusion that the said Non-Agricultural Land and Proposed Construction Property more particularly described in Para No. 1 of Jay Sadguru Builders & Developers through Partner Dhanashree Dhawaleshwar Kumbharkar & other two as per Sale-Deed bearing No. 5195/2019, Dt. 26/08/2019, present 7/12 extract, Khate extract and other orders from concerned authorities

there is no any encumbrances, charges, debts over the said Non-Agricultural Land and Proposed Construction Property more particularly described in Para No. 1 of any kind whatsoever, after the clearance of charge mention in Para No.7.

(10) LEGAL SAFEGUARDS:

The said Construction is more than 5000 Sq. Ft and hence the said project should be registered as per the RERA Act.

(11) REQUIREMENTS:

- (1) Original Copy of Sale-Deed bearing No. 1493/2009, Dt. 02/05/09.
- (2) Original Copy of P.O.A. bearing No. 7258/20 17, Dt. 15/12/20 17.
- (3) Original Copy of Sale-Deed bearing No. 4540/2019, Dt. 23/07/2019.
- (4) Original Copy of Sale-Deed bearing No. 460/2003, Dt. 15/03/2003.
- (5) Original Copy of Sale-Deed bearing No. 977/2002, Dt. 02/05/2002.
- (6) Xerox Copy of Plan of Final Measurement bearing N
BHUMAPAN/POT HISSA MOJANI/PITRVANOLAKN/1015,
26/06/2015.
- 7) Certified Copy of Plan of Ass. Superintendent Survey & Purandar
bearing No. BHUMAPANIBINSHETHI ATTATADI MORAN NO.
81/2018, Dt. 25/02/2019 bearing Outward No. 1114/19.
- 8) Xerox Copy of N.A. order bearing No. NA/SR136/2007, Dt.
26/12/2007.
- 9) Xerox Copy of Plan Copy sanctioned by C.E.O. Saswad
Nagarpallika, Saswad outward no. SNPTBANDKAM/2669/2016-17.
- 10) Xerox Copy of Collector, Pune vide order bearing No.
JAMIN/PURANDAR/SR/09/2017, Dt. 13/08/2018.
- 11) Original Copy of identification No.AAO-2804 Dt. 14/02/2019 from
Govt. of India, Ministry of Corporate Affairs, Central Registration
Centre.

- 12) Original Copy of Plan Sanctioned by C.E.O Saswad Nagarpalika, Saswad bearing Outward No. SNP/BANDKAM/214/2020, Dt. 31/01/2020.
- 13) Affidavit cum Undertaking from Borrower in respect of Sanction Plan are as per the laws and binding on them.
- 14) Affidavit from land owner that said property has no suit filed or pending in any civil, criminal, family or revenue court.
- 15) Present Certified updated Copy of 7/12 Extract of said Property.
- 16) Present Certified updated Copy of Kathe Extract of Said Property.
- 17) Sale deed dated 26/8/2019.

SCHEDULE -I

All that piece and parcel of Land Property bearing Survey No. 4, land measuring 05 H. 63 Are Plus Pot Kharaba 00 H. 79 Are, i.e. Total land measuring 06 H. 42 Are, Assessed at 8 Rs. 75 paise, which is lying and situated at Saswad Nagarpalika, Tal. Purandar, Dist. Pune and also within the limits of Zilla Parishad, Pune and Nagarpalika Saswad, Panchayat Samiti Purandar & also within the jurisdiction limits of Sub-Registrar Purandar and Revenue district Pune & entire land is bounded as under:

ON OR TO WARS EAST : By Survey No.72 and 73, Saswad-Sonori Road.

ON OR TOWARS SOUTH :By Survey No. 2 and Survey No.3.

ON OR TO WARS WEST : By Survey No.5.

ON OR TO WARS NORTH : By Survey No.6.

Hence issued this Search Report and contents in the said Search report are true and correct as per the documents are submitted to me and as per the online Index II above named partnership firm Jay Sadguru Builders

..28..

& Developers through Partner Dhanashree Dhawaleshwar Kumbharkar & other two are the owner and having free & marketable title. All the documents are returned back by me to the owner. I do not check Index II from the office of Sub-Registrar. I have check online Index II for 18 years.


(P. C. Kikde)

Saswad

Date: 27/2/2020.

Advocate



