



श्री. विवेक मनोहर हाडके

बी.कॉम.,(ऑ.) एल.एल.बी.

अॅडवोकेट, बारामती

निवास: 'आशिर्वाद' २/२०, महावीर पथ, बारामती ४१३१०२ जि. पुणे ☎ : (०२११२) २२५००४ मो. ९८५०१०१८१८

संदर्भ क्र.:

To Whom-So-Ever it may be concern,

दिनांक : 05/2/2018

Subject :- Search and Title Report.

Sir,

I have taken the Search of Revenue Record of Right, i.e. 7 x 12 Extract, Pherphar Extract and Index-II Registrar in the office of Sub-Registrar, Baramati for the last 30 Year's (i.e. from 1989 to till date.) in respect of property at Baramati Tal. Baramati, Dist. Pune bearing Survey No.22/1/2/3/4, Plot N0 41 Area 322.72 Sq. mtr. Plot N0 42 Area 322.72 Sq. mtr & Plot No 43 Area 306.84 Sq. mtr belonging to Smt Taruna Nikhil Gujar, & her Two sons Mr Bhavin Nikhil Gujar ,Mr Chetan Nikhil Gujar and found the following things.

1) Discription of the Property:-

Property at Baramati, Tal. Baramtai Dist. Pune within the limits of Baramati Nagar Parishad, Baramati, Tal. Baramati, Dist. Pune & within the Jurisdiction of Sub-Registrar, Baramati, bearing:-

Sr. No	Survey No.	Plot No.	Area (Sq. mtr.)	Assesment (Rs-P.)
1	22/1/2/3/4,	41	322.72	242=69
2	22/1/2/3/4,	42	322.72	242=69
3	22/1/2/3/4,	43	306.84	230.74

:: Bounded As Under ::

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|---------------------------|--------------------------|
| on or toward East | :- Plot No.44 & 45 |
| on or toward West | :- 9 Mtr. Internal road, |
| on or toward South | :- Plot No.35 & 36, |
| on or toward North | :- Open space, |

2. Origin of Title :-

Originally the All Property bearing Survey No.22 is belonged to Shri. Chimanlal Rangildas Gujar. On 30/10/1967 Shri. Chimanlal Rangildas Gujar was given an application to Tahashildar, Baramati for the above all Survey No.22 was transfer in the name of his wife Sau. Sudhabai Chimanlal Gujar. Therefore the name of Sau. Sudhabai Chimanlal Gujar was entered into the 7 x 12 Extract & revenue record at Baramati, Tal. Baramati.

Thereafter Sau. Sudhabai Chimanlal Gujar was given an application to Tahashildar, Baramati for family partition in to the name of her & her son's & Daughter of the above property. So the above Survey No.22 was divided by three parts/ three hisses in the name of Sau. Sudhabai Chimanlal Gujar & her son's & Daughter as follows :

Survey No.	Area (He - Aar)	Name of Owner
22/1	4H-00Aar	Shri Nikhil Chimanlal Gujar
22/2	1H-60Aar	Minakumari Chimanlal Gujar
22/3	0H94Aar	
+ Po.Kha.	0H-18Aar	Sau. Sudhabai Chimanlal Gujar

Therefore the name of Shri Nikhil Chimanlal Gujar was entered into the Survey No.22/1, as well as the name of Minakumari Chimanlal Gujar was entered into the Survey No.22/2 & the name of Sau. Sudhabai Chimanlal Gujar was entered into the Survey No.22/3. And the said effect was given into the 7 x 12 Extract & revenue record as per Mutation Entry No.5816 Dt. 10/11/1971 at Baramati, Tal. Baramati.

Thereafter Minakumari Chimanlal Gujar was given an application to Tahashildar, Baramati for partition of her Survey No.22/2. As per the application Tahashildar, Baramati passed order bearing it's Order No.-HANO / VASI / 296 / 1980 Dt. 15/02/1980. & the name of Minakumari Chimanlal Gujar was deleted & the name of her brother Shri Anil Chimanlal Gujar was entered into the Above Survey No.22/2 Area 1H-60Aar. The effect was given into 7 x 12 Extract & revenue record as per Mutation Entry No.7442 Dt. 28/02/1980 at Baramati, Tal. Baramati.



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संदर्भ क्र.: Thereafter there was partition incurred between श्री. Chimanlal Rangildas Gujar, his wife Sau. Sudhabai Chimanlal Gujar, & there three sons i.e. Shri Nikhil Chimanlal Gujar, Shri Anil Chimanlal Gujar, & Shri Mehul Chimanlal Gujar. As per the application Tahashildar, Baramati passed order for family partition in to the name of Shri. Chimanlal Rangildas Gujar, his wife Sau. Sudhabai Chimanlal Gujar, & there three sons i.e. Shri Nikhil Chimanlal Gujar, Shri Anil Chimanlal Gujar, & Shri Mehul Chimanlal Gujar. of the above property. as follows :

Survey No.	Area	Name of Owner
22/1	(He - Aar) 2H-03Aar	Shri Nikhil Chimanlal Gujar
22/2	2H-03Aar	Shri Anil Chimanlal Gujar
22/3	2H03Aar	
+ Po.Kha.	0H-18Aar	Sau. Sudhabai Chimanlal Gujar
22/4	0H-45Aar	Shri Mehul Chimanlal Gujar

Therefore The name of Shri Nikhil Chimanlal Gujar was entered into the Survey No.22/1 Area 2H-03Aar, The name of Shri Anil Chimanlal Gujar was entered into the Survey No.22/2 Area 2H-03Aar, The name of Sau. Sudhabai Chimanlal Gujar was entered into the Survey No.22/3 Area 2H-03Aar + Po.Kha.0H-18Aar = Total Area 2H-21Aar, & The name of Shri Mehul Chimanlal Gujar was entered into the Survey No.22/4 Area 0H-45Aar, And the said effect was given into the 7 x 12 Extract & revenue record as per Mutation Entry No.7732 at Baramati, Tal. Baramati.

Thereafter Shri Nikhil Chimanlal Gujar, Shri Anil Chimanlal Gujar, Shri Mehul Chimanlal Gujar. & Sau. Sudhabai Chimanlal Gujar were jointly submitted the proposal of the said Survey No. 22/1, 22/2, 22/3 & 22/4 total Area 67200 Sq. Mtr. into Non- Agricultural use. The Town Planner, Town Planning Department, Baramati has approved the Lay-Out Plan as per the Order of TOWN PLANNING/ N.A.B.P./ Mauje Baramati / Tal. Baramati / Survey No.22/1,2,3,4/NARBA./357/ Dt.27/11/2008 & Thereafter the said land was converted into Non- Agricultural use by an order of Sub-Divisional Officer, Baramati Division, Baramati bearing No. N.A./SR / 2 / 2009 dated 06/03/2009.

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Thereafter Shri Nikhil Chimanlal Gujar, Shri Anil Chimanlal Gujar, Shri Mehul Chimanlal Gujar. & Sau. Sudhabai Chimanlal Gujar were submitted Revised plan for the proposal of the said Survey No. 22/1, 22/2, 22/3 & 22/4 total Area 67200 Sq. Mtr. into Non- Agricultural use. The Town Planner, Town Planning Department, Baramati has approved the Revised Lay-Out Plan as per the Order of N.A.B.P./Mauje Baramati / Tal.Baramati/Survey No.22/1,2,3,4 / NARBA./1585/ Dt.10/09/2012 & Thereafter the said land was converted into Non-Agricultural use by an Revised Order of Sub-Divisional Officer, Baramati Division, Baramati bearing No. N.A./SR / 373 / 2012 dated 15/09/2012.

As per the order of Non-Agricultural use of the above Survey No.22/1,2,3,4.area 67200 Sq. Mtr. there was total 68 N.A. Plot's existed & Plot NO 41 Area 322.72 Sq. mtr. Plot NO 42 Area 322.72 Sq. mtr & Plot No 43 Area 306.84 Sq. mtr were transferred in the name of Mr.Nikhil Chimanlal Gujar. And the said effect was given into the 7 x 12 Extract & revenue record as per Mutation Entry No.31933 at Baramati, Tal. Baramati.

Thereafter unfortunately Mr. Nikhil Chimanlal Gujar was expired on Dt.24/11/2014 Therefore the above property bearing Plot NO 41 Area 322.72 Sq. mtr. Plot NO 42 Area 322.72 Sq. mtr & Plot No 43 Area 306.84 Sq. mtr in the Survey No.22/1,2,3,4.at Baramati, Tal. Baramati was transfer in the name of his legal heirs i.e. his wife Smt. Taruna Nikhil Gujar, & his Two Son's namely 1. Shri. Chetan Nikhil Gujar and 2. Shri. Bhavin Nikhil Gujar by way of Succession. Accordingly the names of Smt. Taruna Nikhil Gujar, & his Two Son's namely 1. Shri. Chetan Nikhil Gujar and 2. Shri. Bhavin Nikhil Gujar were entered to the 7 x 12 Extract & revenue record as per Mutation Entry No.33469 dated 24/02/2015 at Baramati, Tal. Baramati.

III) Thereafter above Plot Owner's Smt. Taruna Nikhil Gujar, & his Two Son's namely 1. Shri. Chetan Nikhil Gujar and 2. Shri. Bhavin Nikhil Gujar were made Registered Development Agreement with M/s NAMAN DEVELOPER'S A Partnership Firm, Baramati through it's Partners 1) Shri. Chetan Nikhil Gujar, 2). Shri. Bhavin Nikhil Gujar, 3) Smt.Taruna Nikhil Gujar, 4) Mrs.Amita Bhavin Gujar and 5) Mrs.Soniya Chetan Gujar on dated 22/09/2015. The said Development Agreement was registered in the Office of Sub-Registrar, Baramati at as per Serial No. 7868/2015 dated 22/09/2015.



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संदर्भ क्र.:

दिनांक ०५/१२/२०१८

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Thereafter Plot Owner Owner's Smt. Taruna Nikhil Gujar, & his Two Son's namely 1. Shri. Chetan Nikhil Gujar and 2. Shri. Bhavin Nikhil Gujar were given Power of Attorney in favour M/s NAMAN DEVELOPER'S A Partnership Firm, Baramati throuhg it's Partners 1) Shri. Chetan Nikhil Gujar, 2). Shri. Bhavin Nikhil Gujar, 3) Smt.Taruna Nikhil Gujar, 4) Mrs.Amita Bhavin Gujar and 5) Mrs.Soniya Chetan Gujar The said Power of Attorney was registered in the Office of Sub-Registrar, Baramati at as per Serial No.7869/2015 dated 22/09/2015.

As well as at the same time Partner of the above firm namely M/s NAMAN DEVELOPER'S through it's Partners 1). Shri. Bhavin Nikhil Gujar, 2) Smt.Taruna Nikhil Gujar, 3) Mrs.Amita Bhavin Gujar and 4) Mrs.Soniya Chetan Gujar were given Power of Attorney in favour M/s NAMAN DEVELOPER'S A Partnership Firm, Baramati throuhg it's Authorized Partner Shri. Chetan Nikhil Gujar. The said Power of Attorney was registered in the Office of Sub-Registrar, Baramati at as per Serial No.7870/2015 dated 22/09/2015.

IV) Thereafter Plot Owner Smt. Taruna Nikhil Gujar, & his Two Son's namely 1. Shri. Chetan Nikhil Gujar and 2. Shri. Bhavin Nikhil Gujar were obtained necessary permission for Residential construction i.e. Residential proposed Building Name & style " NILKANTH APARTMENT " on the above Plot N0 41 Area 322.72 Sq. mtr. Plot N0 42 Area 322.72 Sq. mtr & Plot No 43 Area 306.84 Sq. mtr in the Survey No.22/1,2,3,4.at Baramati, Tal. Baramati, from Baramati Nagar Parishad , Baramati as per permission of Building Construction Certificate No 22/2015-2016 Dated 02/05/2015.

Therefore M/s NAMAN DEVELOPER'S throuhg it's Partners throuhg it's Partners 1) Shri. Chetan Nikhil Gujar, 2). Shri. Bhavin Nikhil Gujar, 3) Smt.Taruna Nikhil Gujar, 4) Mrs.Amita Bhavin Gujar and 5) Mrs.Soniya Chetan Gujar have right to construct and sale out of the constructed Flats from the above proposed building namely " NILKANTH APARTMENT " on the above Plot N0 41 Area 322.72 Sq. mtr. Plot N0 42 Area 322.72 Sq. mtr & Plot No 43 Area 306.84 Sq. mtr in the Survey No.22/1,2,3,4.at Baramati, Tal. Baramati,

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IV) SEARCH IN THE OFFICE OF SUB-REGISTRAR, BARAMATI.

After perusal of Index -II from sub-Registrar Office at Baramati no other entry, charge, lease, mortgage in respect of Plot NO 41 Area 322.72 Sq. mtr. Plot NO 42 Area 322.72 Sq. mtr & Plot No 43 Area 306.84 Sq. mtr in the Survey No.22/1,2,3,4.at Baramati, Tal. Baramati, were found during last 30 Year's i.e. in the year of 1989, & 1991 to 1994, 1997, 1999 to 2018 i.e. till date. That the record for the year 1989, 1990, 1995, 1996 & 1998 is not available at Sub-Registrar Office, Baramati.

Therefore In my personnel opinion that caption party namely Smt. Taruna Nikhil Gujar & his two son's Mr. Bhavin Nikhil Gujar & Mr. Chetan Nikhil Gujar, All residing at Saral Apartment, Siddheshwar Galli, Post Baramati, Tal. Baramati, Dist. Pune of the said Plots have good, & marketable title in the said property described in para (II)above.

Hence this Opinion and Search Report.

PLACE : BARAMATI.

DATE : 05/12/2018


Vivek M. Hadke
B.Com.(Hon.) L.L.B.
Advocate
BARAMATI Dist. - Pune

Encl. :- Document submitted for perusal are returned herewith with extra copy of Search Report.