

Adv. Sunil I. Vasekar

B.A. LL.M.

Office :- E-7, M.I.D.C., (Behind Dynamix Diary)

Baramati, Tal - Baramati, Dist- Pune Mobile No. 9960114311

To Whomsoever It May Concern:

Sub :- Search and Title report in respect of property belonging to "Mukti Sahakar Gruhrachana Sanstha Ltd. Gat No. 51 Wanjarwadi, Tal. Baramati, Dist. Pune" bearing Non-agriculture area admeasuring 4000.00 Sq. mtrs out of Gat No. 51 situated at Village Wanjarwadi, within the limits of extended Baramati Municipal area, and within the limits of Sub-Registrar Baramati, Tal – Baramati, Dist- Pune here in under called as "Said Property" belonging to the present owner "Mukt Sahakari Gruhrachana Sanstha Ltd. Gat No. 51 Wanjarwadi, Tal. Baramati, Dist. Pune"

Respected Sir,

This is to certify that, Shri. Prafulla Bhimdeo Taware, Chairman of "Mukti Sahakar Gruhrachana Sanstha Ltd. Gat No. 51 Wanjarwadi, Tal. Baramati, Dist. Pune" approached in person and handed over to me 7x12 extract, Sale-deed, mutation extract, N.A. order & Building construction permission and requested me to take a legal search for last 30 years.

So, I have perused the revenue records i.e. 7x12 extract, mutation entry extract & other relevant documents. I have also taken search of Index II registers which are available in the office of Sub-Registrar, Baramati for period of last 30 years i.e. from 1984 to 2013 in respect of the property described hereunder in the schedule, herein after called as the "said Property".

I) DESCRIPTION OF THE DOCUMENTS :-

SR. NO.	Name of Documents	Date of Documents	Whether Original/ Xerox / Certified
1.	Registered Sale-deed executed between Pandurang Vithoba Kumbharkar & others 7 in favour of "Proposed Mukti Sahakari Gruh Nirman Sanstha Ltd. Wanjarwad." through its Chief Promoter namely Shri. Prafulla Bhimdeo Taware registered in the office of Sub-Registrar, Baramati, at Sr. No. 11138/2012	11-12-2012	Original
2.	M.E. Nos. 1, 2, 440, 970, 988	-----	Certified
3.	N.A. Order & Building Commencement letter issued by S.D.O. Baramati vide no NA/SR/63/2013, Baramati	08-08-2013	Certified

4.	Certificate of Registration of Mukti Sahakari Gruhrachana Sanstha Ltd. Gat No. 51 Wanjarwadi, Tal. Baramati, Dist. Pune issued by Assistant registrar Cooperative Society Baramati vide no. P.N.A./B.A./HSG/TC/12868/2013	22-08-2013	original
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II) DESCRIPTION OF PROPERTY :-

A] The property bearing N.A. area admeasuring 4000.00 sq.mtrs. out of Gat No. 51 situated at Wanjarwadi, and within the limits of extended Baramati Municipal area, Tal- Baramati. Dist- Pune, Sub - Division and Taluka Baramati, and within the limits of Sub-Registrar, Baramati, which is bounded by.

East :- Remaining land of Gat No. 51
 South :- Road and Gat No. 49
 West :- Land Gat No. 52
 North :- Land Gat No. 57

(It is called as "Said Property")

III) TRACING OF PROPERTY :-

1) While taking search I found that the said property is situated within the jurisdiction of Sub-Registrar Office, Baramati, Tal. Baramati, Dist. Pune.

2) That the land in Gat No. 51 (old Gat No. 123) 0 H. 76 R + P.k. 0 H. 02 R total 0 H. 76 R of village Wanjarwadi, Tal. Baramati, Dist. Pune it was previously in the names of Vitthal Appa Kumbharkar and it was originally situated at village Rui, Tal. Baramati, Dist. Pune.

It is found and observed that as per the order of Honb'le Tahsildar Baramati vide no. Jamin/421/87 dtd. 18-11-1987 Gat No. 1 to 168 originally situated at village Rui was transferred into new village i.e. village Wanjarwadi said entry shown as **M.E.No.1**

Hence by virtue of said order Gat No. 123 has been changed into new Gat No. 51 of village Wanjarwadi, Tal. Baramati, Dist. Pune and it is initially recorded in the name of Shri. Vithoba Appa Kumbharkar.

Thereafter Shri. Vithobha @ Vitthal Appa Kumbharkar make an application to the revenue authority for the purpose of annewari between himself and his brother accordingly Shri. Vithobha @ Vitthal Appa Kumbharkar has got area admeasuring 0 H. 38 R + P.k. 0 H. 02 R total 0 H. 40 R & Shri. Nivrutti Appa Kumbharkar has got 0 H. 38 R in Gat No. 51 of village Wanjarwadi, Tal. Baramati, Dist. Pune and their names were recorded in the record of rights by **M.E.No.2**

Thereafter Shri. Vithobha @ Vitthal Appa Kumbharkar was died on dtd. 14-08-1999 leaving behind his legal heirs namely 1] Pandurang Vithoba Kumbharkar (son), 2] Late Avinash Vithoba Kumbharkar (son) 3] Lanka Avinash Kumbharkar (daughter in law, i.e. wife of late Avinash Kumbharkar), 4] Somnath Avinash Kumbharkar (Nephew) 5] Archana Avinash Kumbharkar (Nephew), 6] Sanjay Avinash Kumbharkar (Nephew), 7]

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Late Yashwant Vithoba Kumbharkar (son), 8] Vaishali Yashwant Kumbharkar (daughter in law i.e. wife of Late Yashwant Kumbharkar) 9] Arun Yashwant Kumbharkar (Nephew), 10] Muktabai Arvind Rajpure (married nephew), 11] Devibai Rambhau Bhosale (married nephew), 12] Leelabai Vithoba Kumbharkar (wife) all these legal heirs of Late. Vithobha Kumbharkar were recorded in the record of rights by **M.E.No. 440** Out of No. 4 to 6 names recorded through their natural guardian mother namely Lanka Avinash Kumbharkar and No. 9 name recorded through her natural guardian mother namely Vaishali Yashwant Kumbharkar.

Thereafter Vaishali Yashwant Kumbharkar and Arun Yashwant Kumbharkar died leaving behind their legal heirs namely 1] Pandurang Vithoba Kumbharkar 2] Lanka Avinash Kumbharkar 3] Somnath Avinash Kumbharkar 4] Archana Avinash Kumbharkar 5] Sanjay Avinash Kumbharkar 6] Muktabai Arvind Rajpure 7] Devibai Rambhau Bhosale 8] Leelabai Vithoba Kumbharkar therefore these legal heirs again recorded in the record of rights by **M.E.No.970**

Thereafter 1] Somnath Avinash Kumbharkar 2] Archana Avinash Kumbharkar 3] Sanjay Avinash Kumbharkar became major therefore remark of natural guardian has been cancelled from the record of rights on dt. 22-09-2012.

It is further found and observed that 1] Pandurang Vithoba Kumbharkar 2] Lanka Avinash Kumbharkar 3] Somnath Avinash Kumbharkar 4] Archana Avinash Kumbharkar (after marriage name i.e. Sou. Archana Nitin Bhosale) 5] Sanjay Avinash Kumbharkar 6] Muktabai Arvind Rajpure 7] Devibai Rambhau Bhosale 8] Leelabai Vithoba Kumbharkar have sold out area admeasuring 0 H. 40 R to to "Nivojit Mukti Sahkari Gruh Nirman Sanstha Ltd. Wanjarwadi through its Chief Promoter namely Shri. Prafulla Bhimdeo Taware by registered sale-deed and said sale-deed registered in the office of sub-registrar office Baramati on dtd. 11-12-2012 at Sr. No. 11138/2012, hence by virtue of said sale-deed "Nivojit Mukti Sahkari Gruh Nirman Sanstha Ltd. Wanjarwadi became the absolute owner of area admeasuring 0 H. 40 R in Gat No. 51 of Baramati, Tal. Baramati, Dist. Pune and its name is recorded in the record of rights by **M.E.No.988**

3) Thereafter Shri. Prafulla Bhimdeo Taware a Chief Promoter of "Proposed Mukti Sahkari Gruh Nirman Sanstha Ltd. Wanjarwadi prepared Combined Lay-out for residential purpose of Non-agricultural use & construction permission for residential purpose in respect of total area admeasuring 4000.00 Sq. mtrs Out of Gat No. 51 & submitted application & lay-out on dated 18/01/2013 to Sub-Divisional Officer, Baramati for the permission of Non-agriculture purpose & Construction permission. Thereafter Sub-Divisional Officer, Baramati has send layout to Town planner & Assessment Department Baramati, Branch - Baramati, Thereafter Town planner & Assessment Department Baramati, Branch - Baramati was sanctioned layout & make a recommendation vide its. No. NABP/At-Wanjarwadi/Tal.Baramati/out of Gat No.51/Naraba/868, dated 13/04/2013 and thereafter Sub-Divisional Officer, Baramati Division, Baramati, has passed N.A order & Construction Permission vide its No. NA/SR/63/2013 Baramati, Dtd.

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G.D.C.&A.
Baramati
Apartment,
Baramati 413102
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08-08-2013, hence by virtue of said order said land was converted into Non agricultural for residential purpose and as well as "Proposed Mukti Sahkari Gruh Nirman Sanstha Ltd. Wanjarwadi got the construction permission upon said land area admeasuring 4000.00 sq.mtrs. in Gat No. 51 of Wanjarwadi, Tal. Baramati, Dist. Pune

- 4) It is further found and observed that Proposed Mukti Sahkari Gruh Nirman Sanstha Ltd. Wanjarwadi has been registered with the name of "Mukti Sahkari Gruhrachana Sanstha Ltd. Gat No. 51 Wanjarwadi, Tal. Baramati, Dist. Pune vide No. P.N.A./B.A./HSG/TC/12868/2013 on dt. 22-08-2013 and said certificate is issued by Assistant registrar of Co-operative Society Baramati.
- 5) No any other transaction or dealing in respect of "Said Property" is traced out. The Title of the "The Said Property" described hereinabove is Clear, Marketable & free from encumbrances.

Hence, this search report.

Date :- 23/08/2013

Place :- Baramati



Signature of Advocate
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