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इतर  
पावती

Original/Duplicate

Friday, 21 July 2017 5:49 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3411 दिनांक: 21/07/2017

गावाचे नाव: बारामती शहर

दस्तऐवजाचा अनुक्रमांक: बमत2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड रामराजे एस मुळीक

वर्णन स नं 261/1 प्लॉट नं 1 चा सन 2005 ते 2017 चा शोध.

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

सह दुय्यम विभागक वरिष्ठ  
बारामती-२

1); देयकाचा प्रकार: By Cash रकम: रु 325/-

24/07/2017

Plot No. 01  
d at village  
ision Pune,  
b-Registrar,  
lla Ozarde,  
i. Prashant

Prafulla Ozarde AND M/s. Onkar Developers through its partner Shri. Prasad Laxman Gaikwad & Shri. Anandrao Narhari Shinde has developed as per Development Agreement.

Respected Sir,

1] This is to certify that, Shri. G.B. Gawade has taken search of revenue records i.e. 7/12 extract, Mutation entry extract, N.A. order etc. for the period of 1986 to 2015 and therefater I have also taken search of Index-II registers. which are available in the

**Ramraje S. Mulik**

B.Com. LL.B., Advocate, Baramati  
Off- Shop No. 05, Siddhivinayak Tower,  
Behind Hotel Mini Punjab, Bhigwan Road,  
Baramati, Dist. Pune  
M.No.9822919368

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Date :- 24/07/2017

**SEARCH AND TITLE REPORT**

**To Whom-So-Ever It May Concern :-**

**Sub : -** Search & Title Report in respect of Non-Agricultural property **Plot No. 01** admeasuring 1030.12 sq.mtrs. out of Survey No.261/1/1 situated at village Baramati, Tal- Baramati. Dist- Pune within the jurisdiction of Division Pune, Sub-Division and Taluka Baramati and within the limits of Sub-Registrar, Baramati, which is belonging to present owner **Shri. Abhijit Prafulla Ozarde, Shri. Pratik Prafulla Ozarde, Shri. Pravin Prafulla Ozarde & Shri. Prashant Prafulla Ozarde AND M/s. Onkar Developers** through its partner **Shri. Prasad Laxman Gaikwad & Shri. Anandrao Narhari Shinde** has developed as per Development Agreement.

**Respected Sir,**

1] This is to certify that, Shri. G.B. Gawade has taken search of revenue records i.e. 7/12 extract, Mutation entry extract, N.A. order etc. for the period of 1986 to 2015 and therefater I have also taken search of Index-II registers, which are available in the office of Sub-registrar, Baramati, for the period of last 03 yrs. i.e. from the year 2015



to 2017 in respect of property described herein under in the schedule (and hereinafter called "Said Property")

2] I have perused & scrutinized the following documents at the time of taking search of records

| SR. NO | Name of Documents                                                                                    | Date of Documents | Whether Original/ Xerox / Certified |
|--------|------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------|
| a.     | 7/12 Extract of Survey No.261/1/1 Plot No.01 of village Baramati, Tal. Baramati, Dist. Pune          | 23-07-2017        | Photo Copy                          |
| b.     | N.A. order passed by S.D.O. Baramati vide No. N.A./SR/38/2012                                        | 03-09-2013        | Photo Copy                          |
| c.     | Building Sanctioned plan vide No.10/2015-2016                                                        | 29-04-2015        | Photo Copy                          |
| d.     | Development agreement                                                                                | 10-08-2015        | Photo Copy                          |
| e.     | Power of Attorney                                                                                    | 10-08-2015        | Photo Copy                          |
| f.     | M.E.No. 5578, 6063, 10131, 23507, 26174, 27529, 32873 of village Baramati, Tal. Baramati, Dist. Pune | 19-11-2015        | Photo Copy                          |

3] Tracing of Title :-

While taking search of the records it is found & observed that, land Survey No. 261/1 admeasuring 00 H 72.63 R of village Baramati Tal. Baramati Dist Pune was ancestral land and it was previously owned and possessed by Shri. Vasant Malikarjun Ozarde by M.E.No. 6063.

Thereafter it is found and observed that, Shri. Vasant Malikarjun Ozarde has sold out land admeasuring 00 H 03 R out of said landed property to Shri. Shrikant Balappa Parbhane by registered sale deed dtd. 27/11/1986 hence by virtue of said sale deed the area of Shri. Vasant Malikarjun Ozarde has been reduced and it became



land admeasuring 00 H 69.63 R in S.No. 261/1 of village Baramati Tal. Baramati Dist. Pune and effect thereof was recorded in the record of rights by M.E.No.10131.

Likewise Shri. Vasant Malikarjun Ozarde has again sold out land admeasuring 00 H 03 R out of said landed property to Sou, Sapna Krishna Jadhav by registered sale deed dtd. 11/09/2002, hence by virtue of said sale deed the area of Shri. Vasant Malikarjun Ozarde has been again reduced and it became land admeasuring 00 H 66.63 R in S.No. 261/1 of village Baramati Tal. Baramati Dist. Pune and effect thereof was recorded in the record of rights by M.E.No.21413.

Thereafter it is found and observed that, Shri. Vasant Malikarjun Ozarde was died on 26/04/2005 by leaving behind the legal heirs namely Shri. Vaibhav Vasant Ozarde, Shri. Vikas Vasant Ozarde, Sou. Vijayanti Shivputra Parmane, Sou. Vaishali Sanjay Shete and Smt. Nirmala Vasant Ozarde, hence the names of these legal heirs were recorded in the record of rights of said plot by M.E.No.23760.

Thereafter it is found and observed that, Sou. Vijayanti Shivputra Parmane and Sou. Vaishali Sanjay Shete have executed power of attorney in favour of Shri. Vikas Vasant Ozarde in respect of said plot, which is registered in the office of Sub-registrar Baramati at Sr. No.4754/2005 dtd. 19/09/2005 and as per said power of attorney they have released their title, interest and share out of said landed property in favour of Shri. Vaibhav Vasant Ozarde, Shri. Vikas Vasant Ozarde and Smt. Nirmala Vasant Ozarde by way of registered release deed dtd. 26/09/2007, which was registered in the office of Sub-registrar Baramati at Sr.No.6606/2007, hence by virtue of said deed Shri. Vaibhav Vasant Ozarde, Shri. Vikas Vasant Ozarde and Smt. Nirmala Vasant Ozarde became the legal owners of said landed property and effect thereof was recorded in the record of rights by M.E.No.26174.

Thereafter it is found and observed that, Shri. Vikas Vasant Ozarde and others have gifted said landed property to Shri. Prashant Prafull Ozarde, Shri. Pravin Prafull Ozarde, Shri. Pratik Prafull Ozarde and Shri. Abhijit Prafull Ozarde by registered gift deed dtd. 30/12/2008 which was registered in the office of Sub-registrar Baramati at Sr.No.10087/2008, hence by virtue of said gift deed they became the legal and

absolute owners of said landed property and their names were recorded in the record of rights by M.E.No.27529.

Thereafter it is found and observed that, said owners Shri. Prashant Prafull Ozarde, Shri. Pravin Prafull Ozarde, Shri. Pratik Prafull Ozarde and Shri. Abhijit Prafull Ozarde have prepared layout of 00 H 66.63 R and given application to the S.D.O. Baramati for obtaining permission for non agricultural use of said land and accordingly said proposal was sent to the Town Planning office Baramati for approval and recommendations and accordingly Town Planning office Bramati has approved said layout and therefater the S.D.O. Baramati has given N.A. permission vide order No. NA/SR/38/2012 dtd.03/09/2013, hence by virtue of said order said land was converted into non agricultural and the various N.A. plots came into existence & the separate 7/12 extracts were prepared by the revenue authority and out of them Plot No. 01 admeasuring 1030.12 Sq.mtrs and which was recorded in the name of Shri. Prashant Prafull Ozarde, Shri. Pravin Prafull Ozarde, Shri. Pratik Prafull Ozarde and Shri. Abhijit Prafull Ozarde and effect thereof was recorded in the record of rights.

It is further & observed that, Shri. Prashant Prafull Ozarde, Shri. Pravin Prafull Ozarde, Shri. Pratik Prafull Ozarde and Shri. Abhijit Prafull Ozarde have decided to construct a ownership building upon this plot, therefore they prepared building plan and given an application the Baramati Muncipal Council for the permission for construction upon this plot, thereafter Baramati Muncipal Council has sanctioned said building plan by passing order vide No. 10/2015-2016 dtd. 29/04/2015. However due to lack of knowledge & financial difficulties he has decided to handover said project to M/s. Onkar Developers through is partner Shri. Prasad Laxman Gaikwad and Anandrao Narhari Shinde and therefore executed Development Agreement and power of attorney dt. 10/08/2015 in favour of said M/s. Onkar Developers and thereby M/s. Onkar Developers has got the right to develop said plot.

Thereafter it is further found and observed that, after taking necessary permissions, M/s. Onkar Developers has started a construction of ownership namely Ozarde Complex consisting various residential flat and commercial shops.

*21/11/15*

4] It is found and observed that, Shri. Abhijit Prafulla Ozarde, Shri. Pratik Prafulla Ozarde, Shri. Pravin Prafulla Ozarde & Shri. Prashant Prafulla Ozarde AND M/s. Onkar Developers through its partner Shri. Prasad Laxman Gaikwad & Shri. Anandrao Narhari Shinde have not created previous charge of Kamla Nehru Vivid Kary. Seva Society Ltd. upon said property, hence said property is under encumbrance, therefore there is necessity to settle the previous loan and to obtain No Dues Certificate from said society.

#### SCHEDULE OF PROPERTY

All the piece and parcel of property Plot No. 01 admeasuring 1030.12 sq.mtrs. out of Survey No.261/1/1 situated at village Baramati, Tal- Baramati. Dist- Pune within the jurisdiction of Division Pune, Sub-Division and Taluka Baramati and within the limits of Sub-Registrar, Baramati which is bounded by-

East : Baramati –Tandulwadi Road

South : S.No.261/1 (pt)

West : Plot No. 02 & 03

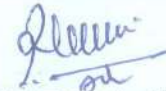
North : 9 mtrs wide Road

Hence, this report.

Baramati

Date :- 24/07/2017

Your's Faithfully,



(Adv. R.S.Mulik)

**R. S. Mulik**

B. Com. (Hons.) LL.B  
ADVOCATE

BARAMATI (Pune)

गाव नमुना सात

अधिकार अभिलेख पत्रक

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- बारामती

तालुका :- बारामती

जिल्हा :- पुणे

अहवाल दिनांक - 23-07-2017

प्रलंबित फेरफार क्र. : 34881

| गट क्रमांक व<br>उपविभाग     | भुधारणा पद्धती           | भोगवटदाराचे नांव |
|-----------------------------|--------------------------|------------------|
| 261/1/1/प्लॉट<br>नं.1       | भोगवटादार वर्ग<br>-1     |                  |
| शेतीचे स्थानिक नांव         | क्षेत्र आकार आणि पै      | पो.ख. फे.फा      |
| क्षेत्र एकक आर.चौ.मी        | अभिजीत प्रफुल्ल ओझडे     | ( 5313           |
| बिन शेती 1030.12.00         | प्रतिक प्रफुल्ल ओझडे     | 32873 )          |
| बिन शेती 776.16             | प्रविण प्रफुल्ल ओझडे     | 32873 )          |
| आकारणी                      | प्रशांत प्रफुल्ल ओझडे    | 32873 )          |
| जिरायत -                    | प्रशांत प्रफुल्ल ओझडे    | 32873 )          |
| बागायत -                    | -----सामाईक क्षेत्र----- | 1030.12.00776.16 |
| तरी -                       |                          |                  |
| वरकस -                      |                          |                  |
| इतर -                       |                          |                  |
| एकुण क्षेत्र-               |                          |                  |
| पोटखराब (लागवडीस<br>अयोग्य) |                          |                  |
| वर्ग (अ) -                  |                          |                  |
| वर्ग (ब) -                  |                          |                  |
| एकुण पो 0.00.00             |                          |                  |
| ख                           |                          |                  |
| जुडी किवा -                 |                          |                  |
| विशेष                       |                          |                  |
| आकारणी                      |                          |                  |



सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गाव नमुना बारा

अहवाल दिनांक: 23-07-2017

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव: बारामती

तालुका: बारामती

जिल्हा: पुणे

|         |              | पिकाखालील क्षेत्राचा तपशील |               |                                      |              |               |                |                          |               |              | निर्भळपिकाखालील                     |  | जल<br>सिंचनाचे<br>साधन | शेरा |
|---------|--------------|----------------------------|---------------|--------------------------------------|--------------|---------------|----------------|--------------------------|---------------|--------------|-------------------------------------|--|------------------------|------|
|         |              | मिश्र पिकाखालील क्षेत्र    |               |                                      |              |               |                | निर्भळ पिकाखालील क्षेत्र |               |              | लागवडीसाठी<br>उपलब्ध नसलेली<br>जमीन |  |                        |      |
|         |              | मिश्रणाचा संकेत<br>क्रमांक |               | घटक पिके व प्रत्येकाखालील<br>क्षेत्र |              |               |                |                          |               |              |                                     |  |                        |      |
| वर्ष    | हंगाम        | जल<br>सिंचित               | अजल<br>सिंचित | पिकांचे<br>नाव                       | जल<br>सिंचित | अजल<br>सिंचित | पिकांचे<br>नाव | जल<br>सिंचित             | अजल<br>सिंचित | स्वरूप       | क्षेत्र                             |  |                        |      |
| 2016-17 | संपूर्ण वर्ष |                            |               |                                      |              |               |                |                          |               | बिगर<br>शेती | 1030.1200                           |  |                        |      |

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.