

पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक २२३१९५

दिनांक २५/५/१९५५ सन १०

दस्तावेजाचा प्रकार-

शाध

सादर करणाऱ्याचे नाव- डॉ. राजेश अमरनाथ जि. २०१३

खालीलप्रमाणे फी भिळावी:-

नोंदणी फी १००० मॅट्रो मुंबई

नकल फी (फोटोखो

प्रमाणित २२५)

पुढाकानाची नकल फी

१००१९५१९

नकल किंवा शापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

१०५१२, १००१५

दंड-कलम २५ अन्वये

१०५१२, १००१५

कलम ३४ अन्वये

प्रमाणित नकल (कलम ५७) (फोटोखो

१०५१२, १००१५

१०५१२, १००१५

दतर फी (मागील पानावरील) बाब क्र.

१०५१२, १००१५

" १०२६४ मी२

" २२५१ २०१५ ते २०१५

(२०१५)

एकूण ...

रु.	पै.
३००१	
३००१	

दस्तावेज

रोजी तयार होईल व

नोंदणीकृत डाकने पाठवली जाईल.

नकल

१०५१२, १००१५

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकने पाठवावा.  
हवाली करावा.

सह. दुय्यम निबंधक (वर्ग-२)

हवेली, क्र. ६, पुणे

वे.का.मु.३,९,००० पु. (१०० पानी) -३-२०१५-मी२ ४ - (इ.स) २२६

0258002

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजनात फी.
३. फाईल करण्याची फी.  
अनुच्छेद अकरा अन्वये.  
अनुच्छेद वीस अन्वये.
४. मुबलत्तारनामा अनुप्रमाणत.
५. गुडभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा विशेष.
८. मोहोरबंद पाकिटे उषडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भन्ना.

दस्तऐवज परत केला.

ये.का.मु.१७०,००० रु. (१०० पानी)-२-२०१२-११९ ४- (इर) ३२५

दुयम निबंधक

RAJESH R. NIRGUDE  
B.Com L.L.B  
Advocate & Notary

P.S.House , Flat.No.10  
Hadapsar, Pune 028

Date 04/06/2015

SEARCH REPORT

Name and Address of the Referencer  
M/s KESHAVLILA PROPERTIES  
Through its Partner  
1. Mr.Vishwas Keshavrao Gaikwad  
2. Mr. Ajit Keshavrao Gaikwad  
Off Add – C-103 ,Ground Floor , Megha Center , Hadapsar ,  
Pune 411028

Dear Sir,

At the request of M/s KESHAVLILA PROPERTIES Through its Partner , hereinafter to as the Promoter/ Developer , I have investigated the title for the period of 2014 to 2015 in respect of all that piece and parcels of

a) Survey No.40, Hissa No.1C/1, total area admeasuring 00 he. 40 Aar , assessed Rs. 00 Ps 61 situated at village Mundhawa , Tal- Haveli , Dist- Pune and within the Limits of Zilha Parishad Pune & Taluka Panchyat Samiti Haveli & within the Jurisdiction of Sub – Registrar Haveli No. 1 to XXVI , District Pune Aar and this bounded as follows –

ON OR TOWARDS THE –

EAST	-	Survey No.40/1c/2 property of Mr.Ajit K. Gaikwad's
SOUTH	-	Survey No.40/1b/1 property of Tarabai A. Gaikwad's
WEST	-	Survey No.40/1b/1 property of Tarabai A. Gaikwad's & Rasane's
NORTH	-	Mundhwa Manjari Diary Farm Road

b) Survey .No.40 , Hissa No.1C/2 , total area admeasuring 00 he. 20 Aar , assessed Rs. 00 Ps 30 situated at village Mundhawa , Tal- Haveli , Dist- Pune and within the Limits of Zilha Parishad Pune & Taluka Panchyat Samiti Haveli & within the Jurisdiction of Sub – Registrar Haveli No. 1 to XXVI , District Pune Aar and this bounded as follows –

ON OR TOWARDS THE –

EAST	-	Survey No.40/1c/4 out of said Survey Number
SOUTH	-	Survey No.40/1b/1 property of Tarabai A. Gaikwad's
WEST	-	Survey No.40/1c/1 property of Vishwas K. Gaikwad's
NORTH	-	Mundhwa Manjari Diary Farm Road

*Sample*

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**Date 04/06/2015**

c) Survey No.40 , Hissa No.1C/4 , total area admeasuring 00 he. 40 Aar , assessed Rs. 00 Ps 55 , **out of land admeasuring Area 12094 Square foot** situated at village **Mundhawa** , Tal- Haveli , Dist- Pune and within the Limits of Zilha Parishad Pune & Taluka Panchyat Samiti Haveli & within the Jurisdiction of Sub – Registrar Haveli No. 1 to XXVI , District Pune Aar and this bounded as follows –

**ON OR TOWARDS THE –**

EAST	-	Survey No.40/1c/3 & Survey No.40/1c/4 out of said Survey Number
SOUTH	-	Survey No.40/1b/1 property of Tarabai A. Gaikwad's
WEST	-	Survey No.40/1c/2 property of Ajit K. Gaikwad's
NORTH	-	Mundhwa Manjari Diary Farm Road

Hereinafter referred as the said property I caused the search if Index – II registers maintained at the various offices of the Sub Registrar , Haveli . As regards the search of Index II extracts , I state that I did not come across any entry of any registered transaction in respect of the said Property , Which would in any manner prove to be detrimental to the title of the above mentioned owners . However the search is rely on which were made available for my inspection. I wish to put or record that most of the Index- II registers were in a torn condition or missing . Thus the search and in turn my title opinion shall always be subject to the available / unavailable records.

**The Developers furnished for my inspection perusal the following documents**

- 7/12 extracts in respect of the said Property for the years 2014 to 2015 .
- Mutation extracts as mentioned in 7/12 extracts in respect of the said Property 1161,1995, 2156, 2314, 3083, 3152, 3385, 3500, 3682 , 4157 , 4985 , 5566 , 5874 , 5875 , 5882 , 5883 , 5884 , 6640 , 7099 , 11907 , 11941 , 12009
- Power of Attorney executed by the owners in favour of the **KESHAVLILA PROPERTIES Through its Partners**

Upon perusing the 7/12 extracts of the said Property , it is evident that the property bearing **Survey No. 40, Hissa No.1** , totally area admeasuring 07 Acre 07 Gunthe was originally owned by **Mr. Jaywantrao Ranguji Gaikwad** .

Thereafter the said **Mr. Jaywantrao Ranguji Gaikwad** is died and **Mr. Anandrao Jaywantrao Gaikwad** is recorded in to 7/12 record as a heir (H.U.F.) by M.E. No. 1161 .

*Abhishek*

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**Date 04/06/2015**

Thereafter the said **Mr. Anandrao Jaywantrao Gaikwad & Mr. Keshavrao Jaywantrao Gaikwad** made an application to the Talathi for partition and accordingly a partition took place of the said property and **Survey No. 40, Hissa No. 1B** is came into the share of **Mr. Anandrao Jaywantrao Gaikwad** and **Survey No. 40, Hissa No. 1C & Hissa No. 1A** is came into the share of **Mr. Keshavrao Jaywantrao Gaikwad.** and their name is recorded according to their share on 7/12 extract by M.E. No. 1995.

Thereafter the said **Mr. Keshavrao Jaywantrao Gaikwad** made an application to the Talathi for partition and accordingly said application the **Hissa No. 1C** is divided in four shares and **Hissa No. 1C/1** is given to the **Mr. Keshavrao Jaywantrao Gaikwad** and **Hissa No. 1C/2** is given to the **Ajitkumar Keshavrao Gaikwad** minor through his natural guardian **Sou. Lilavati Keshavrao Gaikwad.** & **Hissa No. 1C/3** is given to the **Vishwas Keshavrao Gaikwad** minor through his natural guardian **Sou. Lilavati Keshavrao Gaikwad.** & **Hissa No. 1C/4** is given to the **Sou Lilavati Keshavrao Gaikwad.** and their name is recorded on 7/12 extract by M.E. No. 2156.

Thereafter **Mr. Keshavrao Jaywantrao Gaikwad** availed loan against the land bearing **Survey No. 40, Hissa No. 1C,** sum of Rs. 3,137/- from **Mundhawa Co. Op. Credit Society** on dt. 8/6/1961 and the encumbrances of the said loan is recorded on 7/12 extract by mutation entry No. 2314

There after **Weights and measurement act 1955 ( वजन माप )** of **Maharashtra Govt. and Indian Currency act ( भारतीय नोटा )** 1955 came in to effect and this was effected on 7/12 extract by mutation entry No. 3083 dated 30/01/1971

Thereafter said **Mr. Keshavrao Jaywantrao Gaikwad** is died on dt.31/08/1971 left behind legal heirs namely **1) Vishwas Keshavrao Gaikwad 2) Ajit Keshavrao Gaikwad 3) Sushila Keshavrao Gaikwad 4) Pratibha Keshavrao gaikwad 5) Hemlata keshavrao Gaikwad 6) Lilavati Keshavrao Gaikwad (Number 2 to 5 its Natural Guardian No.6 Lilavati Keshavrao Gaikwad).** & **Mr. Vishwas Keshavrao Gaikwad** is recorded as a H.U.F on the said **Survey No. 40, Hissa No. 1c/1** is recorded into 7/12 record by M.E. No. 3152.

Thereafter **Mr. Vishwas Keshavrao Gaikwad** availed loan against the **Survey No. 40, Hissa No. 1c/1,** sum of Rs. 7000/- from **Bank of Maharashtra** on dt.9/5/1973 & the encumbrances of the said loan is recorded on 7/12 extract by mutation entry No. 3385.

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**Date 04/06/2015**

Thereafter **Lilawati Keshavrao Gaikwad** availed loan sum of Rs. 2000/- against **Survey No. 40, Hissa No. 1C/4**, from **Mundhawa Co. Op. Society** on dt.21/12/1976 and the encumbrances of the said loan is recorded on 7/12 extract by mutation entry No. 3500.

Thereafter **Ajit Keshavrao Gaikwad & Lilawati Keshavrao Gaikwad** availed loan sum of Rs. 6000/- against **Survey No. 40, Hissa No. 1c/2**, from **Mundhawa Co. Op. Society** of the said on dt.27/8/1980 and the encumbrances of the said loan is recorded on 7/12 extract by mutation entry No. 3682

Thereafter **Mr. Vishwas Keshavrao Gaikwad** availed loan sum of Rs. 3,00,000/- against **Survey No. 40, Hissa No. 1c/1**, on dt.4/2/1989 from **Mundhawa Co. Op. Society** and the encumbrances of the said loan is recorded on 7/12 extract by mutation entry No. 4157

Thereafter the said **Mr. Vishwas Keshavrao Gaikwad & others** repaid the entire loan amount which is availed from **Mundhawa Co. Op. Society & Bank of Maharashtra** and the encumbrances of the said loan is deleted from the said **Survey No. 40, Hissa No. 1c/1 , Survey No. 40, Hissa No. 1c/2 & Survey No. 40, Hissa No. 1c/4** from 7/12 extract by mutation entry No. 4985

Thereafter **Mr. Vishwas Keshavrao Gaikwad** availed loan sum of Rs. 1,00,000/- against **Survey No. 40, Hissa No. 1c/1**, on 19/1/1995 from **Bank of Maharashtra, Branch Mundhawa Pune** . The said Mortgage deed is registered in the office of sub Registrar **Haveli No. III** on 19/01/1995 at **Sr.No.471/1995** and the encumbrances of the said loan is recorded on 7/12 extract by mutation entry No. 5566

Thereafter the said **Lilawati Keshavrao Gaikwad** sold the land admeasuring 00 H. 03 R out of **Survey No. 40, Hissa No. 1c/4**, totally admeasuring 00 He. 40 Aar, to **Mr. Ramkrushna Baburao Lokhande & others** by a registered Sale deed which is registered in the office of sub Registrar **Haveli No. III** at **Sr. No. 7405/1997** dated 18/11/1997 . Accordingly the name of said **Mr. Ramkrushna Baburao Lokhande & others** is recorded on 7/12 extract by **M.E. No. 5874**

Thereafter the said **Lilawati Keshavrao Gaikwad** sold the land admeasuring 00 H. 04.5 R out of land **Survey No. 40, Hissa No. 1c/4**, totally admeasuring 00 He. 40 Aar to **Mr. Umesh Maruti Kadarn** by a registered Sale deed which is registered in the office of sub Registrar **Haveli No. III** at **Sr. No. 7404/1997**

*Mundhwa*

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**Date 04/06/2015**

dated 18/11/1997. Accordingly the name of said **Mr. Umesh Maruti Kadam** is recorded on 7/12 extract by M.E. No. 5875

Thereafter the said **Lilawati Keshavrao Gaikwad** sold the land admeasuring 00 H. 03 R out of land **Survey No. 40, Hissa No. 1c/4**, totally area admeasuring 00 He. 40 Aar, to **Sanjiwani P.Gaikwad & others** by a register Sale deed. Which is registered in the office of sub Registrar Haveli No. 3 at Sr.No 7508/1997 dated 21/11/1997 Accordingly the name of said **Sanjiwani P. Gaikwad & others** is recorded on 7/12 extract by M.E. No.5882

Thereafter the said **Lilawati Keshavrao Gaikwad** sold the land admeasuring 00 H. 02 R out of land **Survey No. 40, Hissa No. 1c/4**, totally area admeasuring 00 He. 40 Aar, to **Anant & Shaila Vijay Udawant** by a register Sale deed. Which is registered in the office of sub Registrar Haveli No. III at Sr. No. 7506/1997 dated 21/11/1997 . Accordingly the name of said **Anant & Shaila Vijay Udawant** is recorded on 7/12 extract by M.E. No.5883

And thereafter the said **Lilawati Keshavrao Gaikwad** sold the land admeasuring 00 H. 01 R out of land **Survey No. 40, Hissa No. 1c/4**, totally area admeasuring 00 He. 40 Aar to **Basaveshwar Ganpat Sanai** by a registered Sale deed. Which is registered in the office of sub Registrar Haveli No. 3 at Sr. No. 7507/1997 dated 21/11/1997 . Accordingly the name of said **Basaveshwar Ganpat Sanai** is recorded on 7/12 extract by M.E. No. 5884

Thereafter the said **Mr. Vishwas Keshavrao Gaikwad** repaid the entire loan amount of Rs. 1,00,000/- which is availed from Bank of Maharashtra Branch **Mundhawa Pune** and the encumbrances of the said loan is deleted from the said **Survey No. 40, Hissa No. 1c/1** from 7/12 extract by mutation entry No. 6640

Thereafter **Mr. Vishwas Keshavrao Gaikwad** availed loan sum of Rs. 4,00,000/- against **Survey No. 40, Hissa No. 1c/1**, on 16/11/2000 from **Pune Cantonment Co. Operative Bank Branch Mundhawa Pune** at Inward No. 287/2001 and the encumbrances of the said loan is recorded on 7/12 extract by mutation entry N.. 7099

Thereafter **Lilawati Keshavrao Gaikwad** is died on dt.15/10/2009 left behind legal heirs namely 1) **Vishwasrao Keshavrao Gaikwad** 2) **Ajit Keshavrao Gaikwad** 3) **Manisha Prakash Machale (Sushila Keshavrao Gaikwad)** 4) **Pratibha Netaji Dhumal (Pratibha Keshavrao Gaikwad )** 5) **Rajashri Rajendra Dhumal (Hemlata Keshavrao Gaikwad )**.

**RAJESH R. NIRGUDE**  
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**Date 04/06/2015**

Thereafter said **Manisha Prakash Machale (Sushila Keshavrao Gaikwad) Pratibha Netaji Dhumal (Pratibha Keshavrao Gaikwad ) & Rajashri Rajendra Dhumal (Hemlata keshavrao Gaikwad) married daughter of Late Keshavrao Jaywantrao Gaikwad & Lilawati Keshavrao Gaikwad** released their entire undivided Share from the said property of **Survey No. 40, Hissa No. 1c/4** in favour of their real brother namely **Vishwas Keshavrao Gaikwad & Ajit Keshavrao Gaikwad** by a registered Release deed & the said deed is registered in the office of sub Registrar Haveli No. 3 at Sr. No. 9876/2012 on dated 2/11/2012. Accordingly the name of above mention Sisters is deleted from the 7/12 extract by M.E. No. 11907.

Thereafter the said **Vishwasrao Keshavrao Gaikwad** made an application to the Talathi that his name as a Chief of Joint Hindu family (H.U.F) is recorded by M. E. 3152 on **Survey No. 40, Hissa No. 1c/1** is to be cancelled due to all the legal heirs become major & one heir i.e. Lilawati is died & other legal heirs namely **Manisha Prakash Machale (Sushila Keshavrao Gaikwad) Pratibha Netaji Dhumal (Pratibha Keshavrao Gaikwad ) & Rajashri Rajendra Dhumal (Hemlata keshavrao Gaikwad) released their entire undivided share** from the said property & the name of Mr. Vishwasrao & Mr. Ajit Keshavrao Gaikwad is to be record and accordingly of said application the name of **Vishwasrao Keshavrao Gaikwad & Ajit Keshavrao Gaikwad** is recorded on 7/12 extract by M.E. No. 11941

Thereafter **Ajit Keshavrao Gaikwad** made an application to the talathi that as per the notification TAG/1088/ / प.सं.2214/5 of Maharashtra Revenue & Forest department Mantrayalaya Mumbai dated 31/12/1988 the encumbrances of the Bail Tagai which is recorded in other columns rights of 7/12 extract is to be delete & as per the said notification and application of said **Ajit Keshavrao Gaikwad** the charge of Tagai was deleted from 7/12 extract of property **Survey No. 40, Hissa No. 1c/2** by mutation entry No. 12009.

Thereafter **Mr. Ajit Keshavrao Gaikwad** executed a Power of Attorney in favour **Mr. Vishwasrao Keshavrao Gaikwad** in respect of the half portion of the entire properties a) **Survey No. 40, Hissa No. 1c/1**, totally area admeasuring 00 he. 40 Aar b) **Survey No. 40, Hissa No. 1c/2**, totally area admeasuring 00 he. 20 Aar & c) **Area 12094 Square foot out of Survey No. 40, Hissa No. 1c/4**, totally area admeasuring 00 he. 40 Aar the said power of attorney is registered in the office of Sub registrar of Haveli No. VI at Sr. No. 4034/2014 respectively dated 02/04/2014.

*M. S. K. K. K.*

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**Date 04/06/2015**

Thereafter **Mr. Vishwasrao Keshavrao Gaikwad** executed a Power of Attorney in favour **Mr. Ajit Keshavrao Gaikwad** in respect of the half portion of the entire properties a) Survey No. 40, Hissa No. 1c/1, totally area admeasuring 00 ha. 40 Aar b) Survey No. 40, Hissa No. 1c/2, totally area admeasuring 00 he. 20 Aar & c) Area 12094 Square foot out of Survey No. 40, Hissa No. 1c/4, totally area admeasuring 00 he. 40 Aar the said power of attorney is registered in the office of Sub registrar of Haveli No. VI at Sr. No. 4035/2014 respectively dated 02/04/2014

- a. I have also caused search in respect of the property described in above Para from the Index II registers maintained in the offices Sub Registrar Haveli Pune for last 01 years vide application for Search bearing No. 923/2015 and vide receipt of payment bearing Receipt No.0258002, dated 27/05/2015 issued by the office of Sub Registrar Haveli No. VI Pune and after having perused all the documents mentioned herein above, I am of the Opinion that the except the loan of Pune Cantonment Co-op. Bank Ltd. Br. Mundhwa Pune the said **M/s KESHAVLILA PROPERTIES** in respect of the said property is clean, clear and marketable **M/s KESHAVLILA PROPERTIES** is well and sufficiently entitled to develop the said property and alienate the tenements, commercial and other premises as may be constructed thereon without any legal impediment.

  
Yours Sincerely

**Rajesh R. Nirgude**  
Advocate

**RAJESH R. NIRGUDE**  
ADVOCATE & NOTARY (IN AND OUT OF INDIA)  
**P. S. HODDAPUR**  
HADAPSAR, PUNE-28.