

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

Physiotherapy Faculty

INFRASTRUCTURE DETAILS OF COLLEGE AND HOSPITAL

Sr. No.	Particulars to be verified	Actual Available	Lacuna
College			
1	Land details (as per M.S.R.): Total land (Not less than 2 acres), (Owned or leased land), unitary or not, NA of all land, 7/12 extracts of all land, Constructed Area Details.....Sq.ft./Sq.mtr. (Applicable only to Private Colleges). (Verify land documents & Government permissions documents are uploaded on College Website.) (No Land/ Construction documents shall be submitted to the University. Only deficit information to be pointed out to the University).	87120 sq. ft.	
2	Dean office, Professor's Office, Associate Professor's Office, Assistant Professor's Office, Administrative Block as per M.S.R..	1600 sq.ft.	
3	All DEPARTMENTS (as per M.S.R.): Human Anatomy, Human Physiology, Electrotherapy & Electrodiagnosis, Kinesiotherapy & Physical Diagnosis, Musculoskeletal Physiotherapy, Neuro Physiotherapy, Cardiovascular & Respiratory Physiotherapy, Community Physiotherapy	6000 sq. ft.	
4	College Library (as per M.S.R.): Area (1200 Sq.Ft.), Reading Rooms for Students, Staff Reading Room, Room for Books & Journals, Rooms for Librarian and Other Staff; Journal Room, Number of Computers with internet facility with minimum 15 nodes, Photocopier Machine, Total No. of books, Number of Journals: (Titles only), (Multiple volumes / issues of one title should be counted as ONE).	2400 sq. ft.	
	No. of books added in last year: No. of Journals titles added in last year : [Bills shall be verified by the Committee.]		
	Digital Library / e – Library availability		
	MUHS Digital Library Availed		
5	Details of all Lecture Theatres with Seating Capacity (as per M.S.R.) along with AV Aids including overhead projector, LCD Projector and a microphone / multi Podium system. There shall be provision for E-class. Lecture halls must have facilities for conversion into E-class/Virtual class for teaching.	3000 sq. ft.	
6	Conference Room for Faculty: (as per M.S.R.)	300 sq. ft.	
7	Mini Auditorium: (15 Sq.Ft./Student) (as per M.S.R.)	2400 sq. ft.	
8	Class Rooms: (15 Sq.Ft./Student) (as per M.S.R.)	3000 sq. ft.	
9	Core Laboratories: (as per M.S.R.) Exercise Physiology & Fitness : Computerized Treadmill, Bicycle ergometer with speedometer, Skin fold caliper, Body composition analyzer, Weighing scale with height measurement, Spirometer, Peak flow meter, Energy Consumption analyzer, Pulse Oxymeter, ECG, Flutter, Inspiratory Muscle Trainer, Oxygen Cylinder, Nebulizer (ultrasonic), Nebulizer (Jet), Portable Suction Machine, B.P. Apparatus & Stethoscope, Shuttle Walk Test Software (Desirable).	1200 sq. ft.	
10	Physiotherapy Museum: (as per M.S.R.) (Desirable)		
11	Yoga / Clinical Skill Laboratory: (as per M.S.R.) Yoga Mats / Pediatric Mats / Mats for Training Neurotherapeutic Skills, Adjustable Manual Therapy Plinth, Therabands & Theratubes, Swiss balls, Stability Trainers, Sensory Assessment Kit, Balance Assessment & Training Equipment, Stools, Benches, Wheel Chairs, Stairs, Ramps For Training Transfers.	1200 sq. ft.	
12	University Examination Infrastructure: Strong Room for examination a) (Area- 1200 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopier Machine, Examination hall with benches, Parking Facility for University vehicle, Guest house facility	1200 sq. ft.	
13	Residential quarter facility for staff: Teaching, Non-teaching, Paramedical & Nursing staff	1000 sq. ft.	



14	Other facilities: Hospital Waste Management Unit, Research Cell, Intercom Network, Playground, P.T Teacher or Instructor, Common Rooms for Boys, Common Room for Girls, Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility,.	79298 sq. ft.	
15	Hostel Facility: Boys (UG), Girls (UG), Interns, Canteen Facility, Warden/ Rector, Hygiene, etc. [Note: Verify Canteen Facility is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]	25400 sq. ft.	
<ul style="list-style-type: none"> As per Central Council Norms/ University Norms, above Infrastructure must be available at College and all information with photographs must be uploaded on College Website. If Infrastructure is available, then mark "Adequate" & do not attach any documents. In case of "Inadequate", it must be marked as "Inadequate" with documentary evidence. 			

HOSPITAL			
16	Hospital Details	Actual Available	Lacuna
	Name of the Hospital : Shree Mayureshwar Rural Hospital	Adequate	
	Bed Strength : 100		
	Number of beds registered as per BNH act: 100		
17	Clinical Facilities : Parent / Attached Hospital (Govt./Civil/Private) Must be within 10km. radius of the College		
a.	Total built up area of Hospital (in Sq.Ft.) : 24000 sq.ft.		
b.	Whether Hospital is registered under any act under Local Authority such as Corporation, Municipality, Gram Panchayat etc.: (Please attach copy of registration certificate)	Gram Panchayat	
c.	Whether Casualty is available and functional :	Adequate	
18	Required Beds (UG & PG) Indoor and Outdoor Facility (as per M.S.R.)		
19	Ambulances : Owned, Hired	Tie up	
	Any other		
<ul style="list-style-type: none"> As per Central Council Norms/ University Norms, above Infrastructure must be available at College and all information with photographs must be uploaded on College Website. If Infrastructure is available, then mark "Adequate" & do not attach any documents. In case of "Inadequate", it must be marked as "Inadequate" with documentary evidence. 			

Infrastructure

College Building: Own

Total built up are a available for college building: 28000 sq.ft.

intake capacity: 40



The below mentioned is Minimum Standard Requirement For UG

Space allotment	10 Intake	30 Intake	31 to 40 Intake	41 to 50 Intake	51 to 60 Intake	61 to 100 Intake	Actual available	Lacuna
Administrative office with storage space	300	300	300	400	400	500	500	
Director/dean/principal /H.O.D.'s office	400	400	400	400	400	400	400	
Professor's office	NA	300	300	600	600	750	300	
Associate Professor's office	100	400	400	600	600	1000	400	
Assistant Professor's office	225	525	525	600	600	1275	300	
Conference room	300	300	300	300	500	500	300	
Mini Auditorium	1500	1500	1500	1500	1500	1600	1500	
Anatomy	1200	1200	1200	1200	1500	1500	1200	
Physiology	1200	1200	1200	1200	1500	1500	1200	
Electrotherapy & Electrodiagnosis	1200	1200	1200	1200	1500	1500	1200	
Kinesiology, Kinesiotherapy & Movement Sciences	1200	1200	1200	1200	1500	1500	1200	
Clinical Skill Lab / Yoga Lab	1200	1200	1200	1200	1500	1500	1200	
Therapeutic Gym	1200	1200	1200	1200	1500	1500	1200	
Indoor-physiotherapy department	1200	1200	1200	1200	1200	1200	1200	
Out-door physiotherapy department	5000	5000	5000	5000	6000	6000	3000	
Recreational Area	600	600	1000	1200	1200	1200	1000	
Library Space	300	600	900	1000	1200	2000	2400	
Class Rooms (15 Sq Ft per student 1 class room for each year)	150 / Classroom	450 / Classroom	600 / Classroom	750 / Classroom	900 / Classroom	1500 / Classroom	3000	
	600	1800	2400	3000	3600	6000		
Student Girls Common Rooms	600	500	800	1000	1000	1200	800	
Student Boys Common Rooms	250	250	250	400	400	600	250	
Final Year Departmental Area	1200	1200	1200	1500	1500	2000	1200	
Total Available	19775	22075	23675	25900	29700	35225	25450	

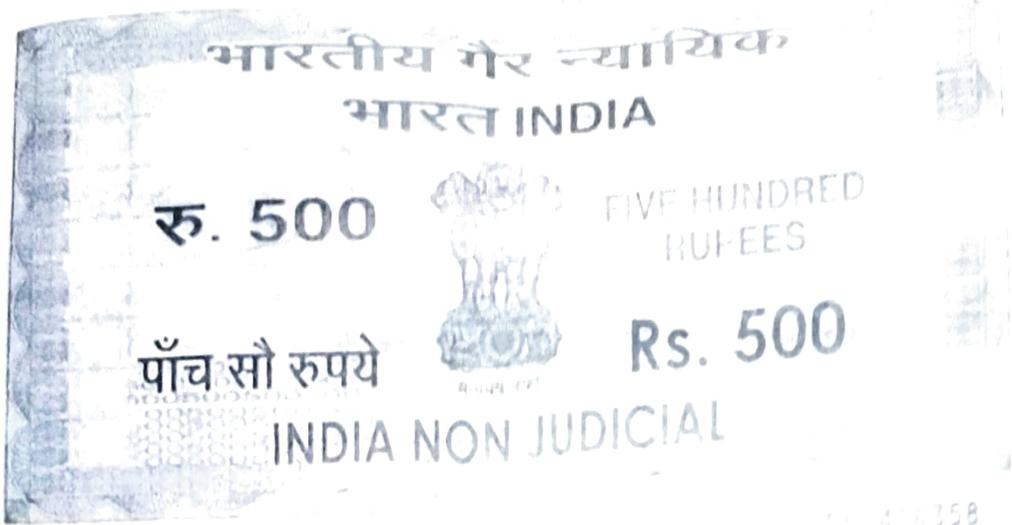
* In absence of attached Medical College:
Library space should be 2000 Sq.Ft

Dean/ Principal Stamp & Signature

Dr. B. B. Khaladkar Physiotherapy College
Kedgoan, Pune

Verified by The LIC Committee Members





महाराष्ट्र MAHARASHTRA

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वापरणे करण - रकम ५००
 दिनांक -
 जाण -
 जाण -
 जाण -
 जाण -
 श्री. आर. आर. भिकीलकर
 एडम्व् व्हॅट्स सेलगाव
 परवाना क्र २२०५०१२
 परवान्याची मुदत - २९/३/२०२३

MEMORANDUM OF UNDERSTANDING

The Memorandum of Understanding (MOU) is signed on the 06/01/2024

Between

Bharatiya Sanskriti Darshan Trust, Pune through its representative, Dr. B.B. Khaladkar, Ayurved Mahavidyalaya, Pune
 Chiam, Kesnand Road, Wagholi, Pune - 412207 Represented by its duly authorized representative,
 Principal BSDT's Ayurved Mahavidyalaya, Pune



Handwritten signature and initials in black ink.

Which expression shall unless there be anything repugnant to the subject or contrary to the context thereof and include its present and future Trustee, their Heirs, legal representatives, Executors, administrators, assigns, here in after referred to as College " First part " for the

And

Vasudha Bahuuddeshiya Sevabhavi Sanstha, Kupwad, Sangali, Miraj, Head Office - Shree Mayureshwar Rural Hospital, Kedgaon Chaufula Road, Boripardhi, Tal. Daund Dist. Pune - 412203 Represented by its duly authorized signatory Mrs. Bhupali Bharat Khaladkar, Secretary. (Dr. B. B. Khaladkar Physiotherapy College, Tal. Daund Dist. Pune - 412203).

Which expression shall unless there be anything repugnant to the subject or contrary to the context thereof include its present and future Trustee, their Heirs, legal representatives, Executors, administrators, assigns, here in after referred to as College " Second part " for the

WHEREAS Dr. Anand B. Kulkarni, Principal B.S.D.T's Ayurved Mahavidyalaya, Tal. Daund Dist. Pune whereas the Bharatiya Sanskrit Darshan Trust, Pune owns and manages the college namely B.S.D.T's Ayurved Mahavidyalaya with its territorial jurisdiction

And

WHEREAS Mrs. Bhupali Bharat Khaladkar, Secretary, Vasudha Bahuuddeshiya Sevabhavi Sanstha, Kupwad, Sangali, Miraj, Head Office - Shree Mayureshwar Rural Hospital, Kedgaon Chaufula Road, Boripardhi, Tal. Daund Dist. Pune - 412203 is having the authority to execute contracts on behalf of Vasudha Bahuuddeshiya Sevabhavi Sanstha, Kupwad, Sangali, Miraj, Head Office - Shree Mayureshwar Rural Hospital, Kedgaon Chaufula Road, Boripardhi, Tal. Daund Dist. Pune - 412203 whereas Dr. B. B. Khaladkar, Secretary, Dr. B. B. Khaladkar Physiotherapy College, Tal. Daund Dist. Pune - 412203 owns and manages the college namely Dr. B. B. Khaladkar Physiotherapy College, Tal. Daund Dist. Pune with its territorial jurisdiction

Dr. B. B. Khaladkar Physiotherapy College established in the year 2023, duly approved by government of Maharashtra vide G.R. No PSO 2022/P. No 234/22/Shikshan - 1 And Mrs. Bhupali Bharat Khaladkar, Secretary, Vasudha Bahuuddeshiya Sevabhavi Sanstha, Sangali, Miraj, Head Office - Shree Mayureshwar Rural Hospital, Kedgaon Chaufula Road, Boripardhi, Tal. Daund Dist. Pune is having the authority to execute contracts on behalf of Vasudha Bahuuddeshiya Sevabhavi Sanstha, Kupwad, Sangali, Miraj, Head Office - Shree Mayureshwar Rural Hospital, Kedgaon Chaufula Road, Boripardhi, Tal. Daund Dist. Pune for the practical training of the 1st year B.P.Th students of Dr. B. B. Khaladkar Physiotherapy College, Wakhar, Tal. Daund Dist. Pune

(The said colleges may be individually or jointly referred to as "the colleges" and the said parties as "the parties")

1. SCOPE

The scope of this understanding entered into between the said parties is to provide the said college FIRST PART to intake capacity for all classes for imparting of practical training and examination of students contemplated by the concerned syllabus/curriculum for the 44th students as proposed by its faculty members to the said college (First part) And the said college shall be liable to pay the amount as mentioned to the said college (Second part)

2. DURATION

2.1 The duration of this understanding shall be for the period of 12 months commencing from 1st July 2023-24 unless expressly extended by the concerned parties in writing.

2.2 Both the parties may cancel or terminate this understanding by giving terms and the procedure in writing to each other.

3. AGREEMENT

3.1 The First Part hereby agrees and permits the said college SECOND PART to send students up to its intake capacity divided into different batches led by its faculty members to the said college for imparting of practical training and examination of students contemplated by the concerned syllabus/curriculum for the 44th students as proposed by its faculty members to the said college (First part) And the said college shall be liable to pay the amount as mentioned to the said college (Second part)

3.2 The said college shall acquaint the students with the norms of the premises of the said college premises of the said college First Part with regard to the practical training and examination of the students, the college First Part shall be liable to pay the amount as mentioned to the said college First Part

3.3 Both the parties have accepted that there shall be a professional charges of Rs. Five hundred per hour (1500/-) of the academic services offered from the First Part to the Second part



Handwritten signature

In Witness where of, the parties here to have signed and executed this AGREEMENT on the date here in before first mentioned. This agreement will be Inforce from the admission of first student of Dr. B. B. Khaladkar Physiotherapy College from the academic Year 2023-2024.

Signatory Authority
Dr. Anand B. Kulkarni

[Signature]

Signatory Authority

Mrs. Bhupali Bharat Khaladkar

[Signature]

Principal
BSDT's Ayurved Mahavidyalaya, Pune

Witness
College Seal

Date :
Place :

[Signature]
Dr. Priyanka Shinde

Non-Secretary
Dr. B. B. Khaladkar Physiotherapy College, Wakhan
Witness
College Seal



NOTED AND REGISTERED
AT SR NO 892/2024
DATE 12/10/24
OFF NO. 35

BEFORE ME
12/10/24
MANSINGH SHINDE
NOTARY PUBLIC
GOVT. OF INDIA



NOTARIAL

NOTARIAL

NOTARIAL

NOTARIAL

NOTARIAL



[Signature]



SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency
Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D4

Form B

[See Section 3(3) and rule 4(2)]

Six Monthly Certificates to be given in every January to June And July to December by the owner or the occupier for Compliance of Fire prevention and life safety measures.

Certificate

Certified that I/We have carried out inspection of the fire prevention and life safety measures Installed in the following building or premises, namely: -

"M/S. VASUDHA BAHUDDSHIYA SEVABHAVI SANSTHA'S."
DR. B.B. KHALADKAR PHYSIOTHERAPY COLLEGE

ADD – BUILDING NO 2, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR, POST KEDGAON, TAL DAUND, DIST PUNE 412303.

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (1 January 2026 to 30 Jun 2026) as required under the provision of Maharashtra Fire Prevention and Life safety Measures Act, 2006 (MAH III of 2007). The details of the inspection of the installations carried out by me/we are mentioned in the report appended here with.

Period: -1 JAN. 2026 To 30 JUN 2026
Issues Date: - 24/01/2026
Place: - Mumbai
License No: MFS-LA-RF- 39
License No: MFS-LA-RD-38

Digitally signed by
ARKAM
Date: 2025.01.24
15:56:13 +05'30'

Signatories:



Reg Office : Ekta Nagar Near Shah Lime Depot, Hill No. 4, Opp. Glass Factory, Ghatkopar West, Mumbai - 400086.
Work : 1st floor Malwa compound. L.b.s road naryan nagar near Mahindra park ghatkopar west mumbai 400086.
Contact No. +91 7208128824 / 7208128854 Email Id.: safestakes92@gmail.com



SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY
Approved By Government of Maharashtra License Agency
Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D4

With reference cited above, below are the details of fire Fighting system at:

“M/S. VASUDHA BAHUDESHEIYA SEVABHAVI SANSTHA'S.”
DR. B. B. KHALADKAR PHYSIOTHERAPY COLLEGE

ADD – BUILDING NO 2, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR,
POST KEDGAON, TAL DAUND, DIST PUNE 412303.

Annexure for Form B

SR NO	DESCRIPTIONS	QTY	REMARK
1	ABC TYPE FIRE EXTINGUISHER 6KG	10 NOS.	OK
2	CO2 TYPE FIRE EXTINGUISHER 4.5KG	02 NOS.	OK

The above said fire Protection equipment installed in good working condition. There after any alteration in above system by occupant or developer will make this certificate in valid.

Thanking You.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 39

License No: MFS-LA-RD-38

Digitally signed by
ARKAM
Date: 2025.01.24
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Signatories:



Govt. of Maharashtra
Directorate of Maharashtra Fire Service
Vidyanagri, Hans Bhugra Marg, Santacruz (East).
Mumbai - 400 098, Tel-022-26677555, Fax-022-26677666
www.mahafireservice.gov.in

FORM N
[(See section 9 (3) and rule 14]
License to act as a License Agency for the purpose of
Fire Prevention and Life Safety Measure

License No. MFS / LA / RF-39 / RD- 38

Date: 13.01.2026

License is hereby granted under the provisions of sub-section (3) of section 9 of the Maharashtra Fire Prevention and Life Safety Measure Act, 2006 (Mah. III of 2007) to **M/s. Safe Stakes Fire Safety Services** having their registered office at **Ekta Nagar, Hill No. 04, Ghatkopar (W), Mumbai 400086** and their contact details are Office Number: 9833939623 and Email ID: safestakes92@gmail.com with PAN registration No. CNKPA8363B and GST No. 27CNKPA8363B1Z4 to act as a Licensed Agency for the purpose of the said Act for execution of the fire prevention and life safety measures in relation to **M/S. Vasodha Bahuvudeshiya Sevabhau Sanstha's**.

1. Fire Fighting and Sprinkler System: Class D
2. Detection and Fire Suppression System: Class D

M/s. Safe Stakes Fire Safety Services shall not issue Form A or Form B under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance failing which license granted / renewed shall be suspended or cancelled as per sub section (4) of section 9 and shall be liable for penalty under section 36 of the Act.

Subject to the provision of sub section (4) of section 9 of the said Act and rule 14 of the Maharashtra Fire Prevention and Life Safety Measures Rules, 2009, the license will be valid for a period from **13.01.2026 to 12.01.2027**

Hatyal
Kiran
Asst Director

Digitally signed
by Hatyal
Kiran
Date: 2024.01.15
18:46:16 +05:30

ARKAM

Digitally signed
by ARKAM
Date: 2024.01.15
22:14:05 +05:30

Santosh
Shridhar
Warick

Digitally signed by
Santosh Shridhar
Warick
Date: 2024.01.25
20:38:51 +05:30

(S S Warick)
Director

Maharashtra Fire Service

Digital Signature of Authorized Person to sign Form A or Form B

Note:

* in absence of digital sign of license holder (responsible to issue Form A or Form B) the license will be treated as invalid.



Handwritten signature



SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D5

With reference cited above, below are the details of fire Fighting system at:

"M/S. VASUDHA BAHUDESHEIYA SEVABHAVI SANSTHA 'S."
YASHODAMATA GIRLS HOSTEL

**ADD – BUILDING NO3, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR,
POST KEDGAON, TAL DAUND, DIST PUNE 412303.**

Annexure for Form B

SR NO	DESCRIPTIONS	QTY	REMARK
1	ABC TYPE FIRE EXTINGUISHER 6KG	10 NOS.	OK
2	CO2 TYPE FIRE EXTINGUISHER 4.5KG	02 NOS.	OK

The above said fire Protection equipment installed in good working condition. There after any alteration in above system by occupant or developer will make this certificate in valid.

Thanking You.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 40

License No: MFS-LA-RD- 39

Digitally signed by

ARKAM

ARKAM

Date: 2025.01.24

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Signatories:



[Handwritten signature]

Reg Office : Ekta Nagar Near Shah Lime Depot, Hill No. 4, Opp. Glass Factory, Ghatkopar West, Mumbai - 400086.

Work : 1st floor Malwa compound. L.b.s road naryan nagar near Mahindra park ghatkopar west mumbai 400086.

Contact No. +91 7208128824 / 7208128854 Email Id.: safestakes92@gmail.com



SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D5

Form B

[See Section 3(3) and rule 4(2)]

Six Monthly Certificates to be given in every January to June And July to December by the owner or the occupier for Compliance of Fire prevention and life safety measures.

Certificate

Certified that I/We have carried out inspection of the fire prevention and life safety measures installed in the following building or premises, namely: -

"M/S. VASUDHA BAHUDESHEIYA SEVABHAVI SANSTHA'S."
YASHODAMATA GIRLS HOSTEL

**ADD – BUILDING NO3, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR, POST
KEDGAON, TAL DAUND, DIST PUNE 412303.**

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (1ST July 2024 to 31ST December 2024) as required under the provision of Maharashtra Fire Prevention and Life safety Measures Act, 2006 (MAH III of 2007). The details of the inspection of the installations carried out by me/we are mentioned in the report appended here with.

Period: - 1 January 2026 To 30 Jun 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF-40

License No: MFS-LA-RD-39

Digitally signed by

ARKAM ARKAM

Date: 2025.01.24

15:56:13 +05'30'

Signatories:



Govt. of Maharashtra
Directorate of Maharashtra Fire Service
Vidyanagri, Hans Bhugra Marg, Santacruz (East),
Mumbai - 400 098, Tel-022-26677555, Fax-022-26677666
www.mahafireservice.gov.in

FORM N
[(See section 9 (3) and rule 14]
License to act as a License Agency for the purpose of
Fire Prevention and Life Safety Measure

License No. MFS / LA / RF-40 / RD- 39

Date: 13.01.2026

License is hereby granted under the provisions of sub-section (3) of section 9 of the Maharashtra Fire Prevention and Life Safety Measure Act, 2006 (Mah. III of 2007) to **M/s. Safe Stakes Fire Safety Services** having their registered office at Ekta Nagar, Hill No. 04, Ghatkopar (W), Mumbai 400086 and their contact details are Office Number 9833939623 and Email ID: safestakes92@gmail.com with PAN registration No. CNKPA8363B and GST No. 27CNKPA8363B1Z4 to act as a Licensed Agency for the purpose of the said Act for execution of the fire prevention and life safety measures in relation to **M/S. Vasudha Bahuvodeshiya Sevabhauli Sanstha's**.

1. Fire Fighting and Sprinkler System: Class D
2. Detection and Fire Suppression System: Class D

M/s. Safe Stakes Fire Safety Services shall not issue Form A or Form B under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance failing which license granted / renewed shall be suspended or cancelled as per sub section (4) of section 9 and shall be liable for penalty under section 36 of the Act.

Subject to the provision of sub section (4) of section 9 of the said Act and rule 14 of the Maharashtra Fire Prevention and Life Safety Measures Rules, 2009, the license will be valid for a period from **13.01.2026 to 12.01.2027**

Hatyal
Kiran
Asst Director

Digitally signed
by: Hatyal Kiran
Date: 2024.01.25
18:06:19 +05:30'

ARKAM
Digitally signed
by ARKAM
Date: 2024.01.15
22:14:05 +05:30'

Santosh
Shridhar
Warick
(S S Warick)
Director
Maharashtra Fire Service

Digitally signed by
Santosh Shridhar
Warick
Date: 2024.01.25
20:30:53 +05:30'

Digital Signature of Authorized Person to sign Form A or Form B

Note:

* in absence of digital sign of license holder (responsible to issue Form A or Form B) the license will be treated as invalid.

Handwritten signature





SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D6

Form B

[See Section 3(3) and rule 4(2)]

Six Monthly Certificates to be given in every January to June And July to December by the owner or the occupier for Compliance of Fire prevention and life safety measures.

Certificate

Certified that I/We have carried out inspection of the fire prevention and life safety measures Installed in the following building or premises, namely: -

"M/S. VASUDHA BAHUUDDESHIYA SEVABHAVI SANSTHA'S."
BABAN ANNA BOY'S HOSTEL

ADD – BUILDING NO7, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR, POST KEDGAON, TAL DAUND, DIST PUNE 412303.

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (1ST July 2024 to 31ST December 2024) as required under the provision of Maharashtra Fire Prevention and Life safety Measures Act, 2006 (MAH III of 2007). The details of the inspection of the installations carried out by me/we are mentioned in the report appended here with.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 41

License No: MFS-LA-RD- 40

Digitally signed by

ARKAM

ARKAM

Date: 2025.01.24

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Signatories:





SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D6

With reference cited above, below are the details of fire Fighting system at:

"M/S. VASUDHA BAHUDDSHIYA SEVABHAVI SANSTHA'S."
BABAN ANNA BOY'S HOSTEL

ADD – BUILDING NO7, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR,
POST KEDGAON, TAL DAUND, DIST PUNE 412303.

Annexure for Form B

SR NO	DESCRIPTIONS	QTY	REMARK
1	ABC TYPE FIRE EXTINGUISHER 6KG	10 NOS.	OK
2	CO2 TYPE FIRE EXTINGUISHER 4.5KG	02 NOS.	OK

The above said fire Protection equipment installed in good working condition. There after any alteration in above system by occupant or developer will make this certificate in valid.

Thanking You.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 41

License No: MFS-LA-RD- 40

Digitally signed by
ARKAM
ARKAM
Date: 2025.01.24
15:56:35 +05'30'

Signatories:



Govt. of Maharashtra
Directorate of Maharashtra Fire Service
Vidyanagri, Hans Bhugra Marg, Santacruz (East),
Mumbai - 400 098, Tel-022-26677555, Fax-022-26677666
www.mahafireservice.gov.in

FORM N
[(See section 9 (3) and rule 14]
**License to act as a License Agency for the purpose of
Fire Prevention and Life Safety Measure**

License No. MFS / LA / RF-41 / RD-40

Date: 13.01.2026

License is hereby granted under the provisions of sub-section (3) of section 9 of the Maharashtra Fire Prevention and Life Safety Measure Act, 2006 (Mah. III of 2007) to **M/s. Safe Stakes Fire Safety Services** having their registered office at **Ekta Nagar, Hill No. 04, Ghatkopar (W), Mumbai 400086** and their contact details are Office Number: 9833939623 and Email ID: safestakes92@gmail.com with PAN registration No. CNKPA8363B and GST No. 27CNKPA8363B1Z4 to act as a Licensed Agency for the purpose of the said Act for execution of the fire prevention and life safety measures in relation to **M/S. Vasodha Bahuvudeshiya Sevabhali Sanstha's**.

1. Fire Fighting and Sprinkler System: Class D
2. Detection and Fire Suppression System: Class D

M/s. Safe Stakes Fire Safety Services shall not issue Form A or Form B under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance failing which license granted / renewed shall be suspended or cancelled as per sub section (4) of section 9 and shall be liable for penalty under section 36 of the Act.

Subject to the provision of sub section (4) of section 9 of the said Act and rule 14 of the Maharashtra Fire Prevention and Life Safety Measures Rules, 2009, the license will be valid for a period from **13.01.2026 to 12.01.2027**

Hatyal
Kiran
Asst Director

Digitally signed
by Kiran
Date: 2024.01.15
18:06:15 +05'30'

Digitally signed
by ARKAM
Date: 2024.01.15
22:14:05 +05'30'

ARKAM

Santosh
Shridhar
Warick

Digitally signed by
Santosh Shridhar
Warick
Date: 2024.01.25
20:38:51 +05'30'

(S S Warick)
Director

Maharashtra Fire Service

Digital Signature of Authorized Person to sign Form A or Form B

Note:

* in absence of digital sign of license holder (responsible to issue Form A or Form B) the license will be treated as invalid.



Handwritten signature



SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency
Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D6

With reference cited above, below are the details of fire Fighting system at:

"M/S. VASUDHA BAHUDESHEEVA SEVABHAVI SANSTHA'S
BABAN ANNA BOY'S HOSTEL

ADD - BUILDING NO7, KUSUM NAGAR, INAMDAR WASTI, AT WAKHARI
POST KEDGAON, TAL DAUND, DIST PUNE 412303.

Annexure for Form B

SR NO	DESCRIPTIONS	QTY	REMARKS
1	ABC TYPE FIRE EXTINGUISHER 6KG	10 NOS.	
2	CO2 TYPE FIRE EXTINGUISHER 4.5KG	02 NOS.	

The above said fire Protection equipment installed in good working condition. There after any alteration in above system by occupant or developer will make this certificate in valid.

Thanking You.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 41

License No: MFS-LA-RD- 40

ARKAM

Signatories:



Reg Office: Ekta Nagar Near Shah Lime Depot, Hill No. 4, Opp. Glass Factory, Ghatkopar West, Mumbai - 400 086.

Work: 1st floor Malwa compound, L.b.s road naryan nagar near Mahindra park ghatkopar west Mumbai - 400 086.

Contact No. +91 7208128824 / 7208128854 Email Id.: safestakes92@gmail.com



SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D 6

Form B

[See Section 3(3) and rule 4(2)]

Six Monthly Certificates to be given in every January to June And July to December by the owner or the occupier for Compliance of Fire prevention and life safety measures.

Certificate

Certified that I/We have carried out inspection of the fire prevention and life safety measures installed in the following building or premises, namely: -

"M/S. VASUDHA BAHUUDDESHIYA SEVABHAVI SANSTHA'S"
BABAN ANNA BOY'S HOSTEL

ADD – BUILDING NO7, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR, POST, KEDGAON, TAL DAUND, DIST PUNE 412303.

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (1ST July 2024 to 31ST June 2024) as required under the provision of Maharashtra Fire Prevention and Life safety Measures Act, 2006 (MAH III of 2007). The details of the inspection of the installations carried out are mentioned in the report appended here with.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 41

License No: MFS-LA-RD- 40

ARKAM

Signature



Reg Office : Ekta Nagar Near Shah Lime Depot, Hill No. 4, Opp. Glass Factory, Ghatkopar West, Mumbai
Work : 1st floor Malwa compound. L.b.s road naryan nagar near Mahindra park ghatkopar west, Mumbai
Contact No. +91 7208128824 / 7208128854 Email Id.: safestakes92@gmail.com

Govt. of Maharashtra
Directorate of Maharashtra Fire Service
Vidyanagri, Hans Bhugra Marg, Santacruz (East),
Mumbai - 400 098, Tel-022-26677555, Fax-022-26677866
www.mahafireservice.gov.in

FORM N
[(See section 9 (3) and rule 14)
License to act as a License Agency for the purpose of
Fire Prevention and Life Safety Measure

License No. MFS / LA / RF-41 / RD-40

Date: 13.01.2026

License is hereby granted under the provisions of sub-section (3) of section 9 of the Maharashtra Fire Prevention and Life Safety Measure Act, 2006 (Mah. III of 2006) to M/s. Safe Stakes Fire Safety Services having their registered office at Ekta Nagar, No. 04, Ghatkopar (W), Mumbai 400086 and their contact details are Office Number: 9833939623 and Email ID: safestakes92@gmail.com with PAN registration No. CNKPA8363B and GST No. 27CNKPA8363B1Z4 to act as a Licensed Agency for the purpose of the said Act for execution of the fire prevention and life safety measures in relation to *M/S. Vasudha Bahuvudeshiya Sevabhali Sanstha*

1. Fire Fighting and Sprinkler System: Class D
2. Detection and Fire Suppression System: Class D

M/s. Safe Stakes Fire Safety Services shall not issue Form A or Form B under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance failing which license granted / renewed shall be suspended or cancelled as per sub section (4) of section 9 and shall be liable for penalty under section 36 of the Act.

Subject to the provision of sub section (4) of section 9 of the said Act and rule 14 of the Maharashtra Fire Prevention and Life Safety Measures Rules, 2009, the license will be valid for a period from 13.01.2026 to 12.01.2027

Hatyal
Kiran
Asst Director

Digitally signed
by: Kiran
Date: 2024.01.15
16:06:16 +05'30'

ARKAM

Digitally signed
by: ARKAM
Date: 2024.01.15
22:14:05 +05'30'

Santosh
Shridhar
Warick

Digitally signed
by: Santosh Shridhar
Warick
Date: 2024.01.15
20:38:51 +05'30'

(S S Warick)
Director

Maharashtra Fire Service

Digital Signature of Authorized Person to sign Form A or Form B

Note:

* in absence of digital sign of license holder (responsible to issue Form A or Form B) the license will be treated as invalid.



Handwritten signature



Govt. of Maharashtra
Directorate of Maharashtra Fire Service
Vidyanagri, Hans Bhugra Marg, Santacruz (East),
Mumbai – 400 098, Tel-022-26677555, Fax-022-26677666
www.mahafireservice.gov.in

FORM N
[(See section 9 (3) and rule 14)
License to act as a License Agency for the purpose of
Fire Prevention and Life Safety Measure

License No. MFS / LA / RF-95 / RD-90

Date:01/01/2026

License is hereby renewed under the provisions of sub-section (3) of section 9 of the Maharashtra Fire Prevention and Life Safety Measure Act, 2006 (Mah. III of 2007) to **M/s. Fire Fight Safety Solutions** having their registration office at **Flat No. 204, Kalpataru Estate, Pimple Gurav, Pune 411027** and their contact details are Office Number: **9970548822** and Email ID: **info@ffss.in** with PAN registration No. **AACFF8864H** and GST No. **27AACFF8864H1Z3** to act as a License Agency for the purpose of the said Act for execution of the fire prevention and life safety measures in relation to

1. **Fire Fighting and Sprinkler System:** Class A
2. **Detection and Fire Suppression System:** Class A

M/s. Fire Fight Safety Solutions shall not issue Form A or Form B under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance failing which license granted / renewed shall be suspended or cancelled as per sub section (4) of section 9 and shall be liable for penalty under section 36 of the Act.

Subject to the provision of sub section (4) of section 9 of the said Act and rule 14 of the Maharashtra Fire Prevention and Life Safety Measures Rules, 2009, the license will be valid for a period from **01/01/2026 TO 31/12/2026**

Hatya
Digitally signed by Hatya Kiran
Date: 2024.02.12
16:49:44 +05'30

Asst Director

Gaurav
Digitally signed by Gaurav Prakash Vaidya
Date: 2024.02.12
16:07:53 +05'30

Digital Signature of Authorized Person to sign Form A or Form B

Santosh
Digitally signed by Santosh Shridhar Warick
Date: 2024.02.13
11:02:46 +05'30

(S S Warick)
Director
Maharashtra Fire Service

Note:

* in absence of digital sign of license holder (responsible to issue Form A or Form B) the license will be treated as invalid.



This license has been issued under the provisions in section 9 (5) and section 18 (2) and is valid in all Local Authorities as defined in section 2 (7) & Planning Authorities as defined in section 2(12) of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006.

1. The licence shall be :-

- a) Non-transferable
- b) Valid for two year from the date of issue, unless suspended or cancelled earlier.
- c) Renewable, if so desired, before expiry of the licence.

2. Changes, if any. In respect of the –

- a) Partners, Directors or Members
- b) Address of the office of the License Agency

Shall be forthwith reported to the Directorate of Maharashtra Fire Service.

3. The Licensed Agency shall always keep the work executed or being executed, open for inspection by the Director, or any Fire Officer authorized by the Director.

4. The Licensed Agency shall issue a certificate in Form "A" to the client in respect of the works executed by them and shall issue a six monthly certificate in Form –"B", in every January and July after carrying out inspection of the Fire Prevention and Life Safety Measures work executed, being executed by them is in good repair and efficient conditions at all times.

5. Refer Circular issued by this Office vide No. MFS/51/2022/236, dated 15.02.2022

6. **M/s. Fire Fight Safety Solutions (Partnership)** has paid amount of Rs. 50,000/- (Rs. Fifty Thousand Only) vide UTR No. BKIDY24003536310, dated 03.01.2024 towards registration fees.



Govt. of Maharashtra
Directorate of Maharashtra Fire Service
Vidyanagri, Hans Bhugra Marg, Santacruz (East),
Mumbai – 400 098, Tel-022-26677555, Fax-022-26677666
www.mahafireservice.gov.in





Reference Number: FFSS/25-26FB-390

Date:01/01/2026

FORM B

[See section 3(3) and rules 4 (2)]

Six monthly certificate to be given in every January and July by the owner or the occupier for compliance of the Fire Prevention and Life Safety Measures

CERTIFICATE

Certified that I/We have carried out inspection of the Fire Prevention and Life Safety Measures installed in the following building or premises, Namely :-

Shree Mayureshwar Rural Hospital
Kedgaon - Choufula Road, Boripardhi Tal.Daund Dist. Pune

I/We further certify that these installations in the above mentioned buildings are maintained in good repair and efficient conditions during the period from

01/01/2026 To 30/06/2026

as required under the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Mah. III of 2007) The details of the work and related activities which I or we have executed or performed are mentioned in the list

Place: Pune

Date: 17/01/2026

Address of the Licensed Agency:-

Fire Fight Safety Solutions

Office No.204/7A, Kalpataru Estate, Phase-3, Jawalkar Nagar,
Pimple Gurav, Pune

License No.:-

1) MPS / LA / RF-95 / RD-90



Gaurav
Prakash
Vaidya
Authorised Signature

Digitally signed
by Gaurav
Prakash Vaidya
Date: 2024.07.31
16:32:29 +05'30'



Fire Fight Safety Solutions

Off. No. 204/7A, "Kalpataru Estate", Phase - III, Jawalkar Nagar, Pimple Gurav, Pune - 411 027.

☎ : 9970548822 📞 : 8087509999 ✉ : info@ffss.in 🌐 : www.ffss.in



- वाचले :- १) अर्जदार अर्जदार मे. वसुदा बहुउद्देशीय सेवाभावी संस्था तर्फे रती.भूपाली भरत खळदकर यांचा मा.पुणे महानगर प्रदेश विकास प्राधिकरण पुणे यांचे कार्यालयाकडे केलेला अर्ज
- २) मा.पुणे महानगर प्रदेश विकास प्राधिकरण पुणे यांचे कार्यालयाकडील पत्र क्रं जा.क्र. बीडीए/मौ.वाखारी/ग.नं.१२१ पै व १३६पै /प्र.क्र.११२१ जा.क्र.३१४ दि. २०/१०/२०२२
- ३) महाराष्ट्र शासन महसुल व वन विभाग यांचेकडील महाराष्ट्र अध्यादेश क्रं.०२ दि.०५/०१/१७
- ४) शासनाच्या महसुल व वनविभागाकडील दि. १९/०८/२०१७ रोजीचे शासन परिपत्रक क्रं. एनएए-२०१७/प्र.क्र.११५/टी-१



जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी
आणि ती वरील भार याबाबत पत्र
 (महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४४ अ)

उपविभागीय अधिकारी दौंड-पुरंदर
 उपविभाग पुरंदर यांचे कार्यालय
 क्र. PMF/PMRDA/NA/SR/४४/२०२२
 पुरंदर दिनांक. २८/१०/२०२२

प्रति,

मा.महानगर आयुक्त
 तथा मुख्य कार्यकारी अधिकारी
 पुणे महानगर प्रदेश विकास प्राधिकरण

विषय - जमिनीचा वर्ग , तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी आणि ती वरील भार याबाबत

मौजे वाखारी ता.दौंड जि.पुणे येथील गट नं १२१/१/९ , १२१/१/१०, १२१/१/११ , १३६/४ , १३६/७ पै सुधारित क्षेत्र २०३०० चौ.मी.मधील वाणिज्य (शैक्षणिक) प्रयोजनार्थ अकृषिक परवानगी देणेबाबत.

संदर्भ - १.आपले कार्यालयाकडील पत्र बीडीए/मौ.वाखारी/ग.नं.१२१/१/९ , १२१/१/११पै/प्र.क्र.१६४/२० दि. /१०/२०२०

२.आपले कार्यालयाकडील पत्र जा.क्र. बीडीए/मौ.वाखारी/ग.नं.१२१ पै व १३६पै /प्र.क्र.११२१ जा.क्र.३१४ दि. २०/१०/२०२२

३.या कार्यालयाकडील पत्र क्र. PMF/PMRDA/NA/SR/३०/२०२० दि. २९/१०/२०२०

महोदय,

विषयांकित पत्रान्वये मौजे वाखारी ता.दौंड जि.पुणे येथील गट नं १२१/१/९ , १२१/१/१०, १२१/१/११ , १३६/४ , १३६/७ पै सुधारित क्षेत्र २०३०० चौ.मी.मधील वाणिज्य(शैक्षणिक) प्रयोजनार्थ महाराष्ट्र नगररचना अधिनियम १९६६ चे कलम १८ नुसार रेखांकन/बांधकाम परवानगी मिळणेबाबत आपले कार्यालयाकडे अर्ज दाखल केलेला होता.



fu *Sharma*

२. महाराष्ट्र शासन, महसुल व वन विभाग यांचेकडील शासन परिपत्रक क्र.एनएए-२०१७/प्र.क्र.११५/टी-१ दिनांक १९/०८/२०१७ मधील तरतुदीनुसार आपलेकडील संदर्भिय पत्र क्र. १ अन्वये सादर जमिनीच्या संदर्भातील भोगवटा / धारणाधिकार/अधिभार/अकृषिक आकारणी व इतर शासकीय देणी या मुद्द्यांची माहिती मिळणेकामी प्रस्तुतचा प्रस्ताव व त्यालगतची कागदपत्रे या कार्यालयाकडे सादर केलेली होती.त्यास अनुसरून या संदर्भ क्र. ३ अन्वये अर्जदाराने मागणी केलेले क्षेत्र १३९०० चौ.मी क्षेत्राकरिता अर्जदार यांचेकडून अकृषिक आकारणी पोटी र रु एकुण ९७३०/- चलन नं MH००६३०४९०६ २०२०२१M दिनांक २९/१०/२०२० अन्वये कोषागारात जमा करून घेवून या कार्यालयाकडून अभिप्राय कळविणेत आलेले होते.

तसेच आपण आपलेकडील संदर्भ क्र. २ अन्वये अर्जदार यांनी गौजे वाखारी ता.दोंड जि.पुणे येथील गट नं १२१/१/९ , १२१/१/१०, १२१/१/११ , १३६/४ , १३६/७ पै सुधारित क्षेत्र २०३०० चौ.मी.मधील वाणिज्य(शैक्षणिक) सादर जमिनीच्या संदर्भातील भोगवटा / धारणाधिकार/अधिभार/अकृषिक आकारणी व इतर शासकीय देणी या मुद्द्यांची माहिती मिळणेकामी प्रस्तुतचा प्रस्ताव व त्यालगतची कागदपत्रे या कार्यालयाकडे सादर केलेली आहेत. त्याअनुषंगाने अर्जदार यांचेकडून उर्वरित क्षेत्र ६४०० चौ मी करिता र रु. ४४८०/- चलन नं MH००९७८७८०६ २०२२३M दिनांक २८/१०/२०२२ अन्वये कोषागारात जमा करून घेतलेली आहे.

३. त्यानुसार महाराष्ट्र शासन, महसुल व वन विभाग यांचेकडील शासन परिपत्रक क्र.एनएए-२०१७/प्र.क्र.११५/टी-१/ दिनांक १९/०८/२०१७ मधील तरतुदीनुसार शासन परिपत्रकातील परिच्छेद क्रं.(१) (२) (I)मधील (अ) ते (इ) मध्ये नमुद मुद्द्यांचे अनुषंगाने खालीलप्रमाणे सादर करण्यात येत आहे.

४. मौजे वाखारी ता.दोंड जि.पुणे येथील जमिन गट नं १२१/१/९ , १२१/१/१०, १२१/१/११ , १३६/४ , १३६/७ पै येथील खालील वर्णनाची जमिन जमिनमालक यांचे हक्कनोंदणीस दाखल आहे.

अ.क्र.	गावाचे नांव	तालुका	सर्व्हे नं/गट नं/सिटी सर्व्हे नं
१	वाखारी	दोंड	गट नं १२१/१/९ , १२१/१/१०, १२१/१/११ , १३६/४ , १३६/७
अ.क्र.	जमिन मालकाचे नांव	सर्व्हे नं/ गट नं /सि.स.न.	प्रस्तावित क्षेत्र (चौ.मी.)
१-	मे. वसुदा बहुउद्देशीय सेवाभावी संस्था तर्फे सौ.भूपाली भरत खळदकर	१२१/१/९ , १२१/१/१०, १२१/१/११ , १३६/४ , १३६/७	९९०० चौ.मी ५१००चौ.मी ४०००चौ.मी १०००चौ.मी ३००चौ.मी
	एकुण क्षेत्र :-		२०३०० चौ.मी
	वापरात बदलाचे प्रयोजन :- वाणिज्य(शैक्षणिक) प्रयोजन		२०३००चौ.मी



(Handwritten signature)

५. विषयांकित जमिन ही भोगवटादार वर्ग १ ची आहे.
६. या कार्यालयाकडील उपलब्ध अॅलिनेशन रजिस्टर मधील नोंदी पाहता सदर जमिन यत्नाची असलेचे दिसून येत नाही.
७. विषयांकित जमिनीचे अधिकार अभिलेखाच्या इतर हक्कामध्ये अर्जदार यांचे नावे वँकेचा वोजा असल्याचे दिसून येत नाही.
८. सन १९५० पासूनचे ७/१२ उतारे व त्यावरील फेरफार नोंद यावरून सदरची जमिन खाजगी/राखीव वनसंवर्गात मोडत नाही.
९. प्रस्तुत जमिन कुळकायदा संवर्गातील नाही.
१०. प्रस्तुत जमिनीचा देय असलेला रुपांतरण कर, अकृषिक आकारणी तसेच यथस्थिती नजराना किंवा अधिमुल्य आणि इतर शासकीय देणी खालीलप्रमाणे जमा आहेत.

१	बिगरशेती क्षेत्र	२०३०० चौ.मी.
२	बिनशेती आकारणीचा प्रति.चौ.मी. दर	०.०५
३	वार्षिक आकारणी (नियत)	१०१५/-
	वाढीव अकृषिक सारा	
४	रुपांतरीत कर	५०७५/-
५	जि.प.कर	७१०५/-
६	ग्रा.पं.कर	१०१५/-
७	अनाधिकृत अकृषिक वापर ४० पट दंड	----/-
८	जुनी शर्तीची जमिन असल्याने ५० टक्के नजराना रक्कम	----/-
९	कु.का.क.३२एम नुसार मिळालेली असलेस आकाराचे ४० पट नजराना र.रु.	----/-
१०	तडजोड शुल्क	----/-
११	वसुल करावयाची एकुण रक्कम	१४२१०/-

अर्जदार यांनी अकृषिक आकारणी पोटी क्षेत्र १३९००चौ.मी क्षेत्राकरिता र रु एकुण ९७३०/- चलन नं MH००६३०४१०६ २०२०२१M दिनांक २९/१०/२०२० तसेच उर्वरित क्षेत्र ६४०० चौ मी करिता र रु. ४४८०/- चलन नं MH००९७८७८०६ २०२२३M दिनांक २८/१०/२०२२ अन्वये कोषागारात जमा केलेली आहे.

११. नागरी कमाल जमिन धारणा कायदयाअंतर्गत असलेल्या केसेस (यु.एल.सी), कुलमुखत्यारपत्र. वनजमिन, मोजणी नकाशा, जागा पाहणी, विद्युतवाहिनी, भूसंपादन, पर्यावरण विभाग ना- हरकत (Environment Clearance) एअर फोर्स,रेडझोन परिक्षेत्र (वर्क्स ऑफ डिफेन्स अॅक्ट) उदा. देहु ऑम्प्युनेशन डेपो, दिधी मॅग्रेझिन, उच्च ऊर्जा पदार्थ अनुसंधान प्रयोगशाळा (HEMRL), INS शिवाजी, राष्ट्रीय संरक्षण प्रबोधिनी (NDA), पर्यावरण संवेदनशिल असलेली गावे (ESA) इ.तांत्रिक बाबींची खात्री नियोजन प्राधिकारी म्हणुन पुणे महानगर विकास क्षेत्र प्राधिकरण यांनी त्यांचे स्तरावर करुनच रेखांकन/बांधकाम नकाशांना परवानगी देणे अपेक्षित आहे.

वरीलप्रमाणे विषयांकित जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, ती वरील अधिभार, रुपांतरण कर, अकृषिक आकारणी तसेच यथस्थिती नजराना अधिमुल्य आणि इतर शासकीय देणी याबाबतची वस्तुनिष्ठ माहिती सादर करण्यात येत आहे. तरी विषयांकित जमिनीवरील रेखांकन/बांधकाम



आराखड्यांना उपरोक्त नमुद बाबीच्या पडताळणी अंती मंजुरी देण्याबाबत महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील कलम ४२ क अन्ये तसेच शासन परिपत्रक दिनांक १९/०८/२०१७ मधील परिच्छेद क्र. (i) (२) (ii) मध्ये नमुद केलेप्रमाणे आपले स्तरावर विहित मुदतीत पुढील ती कार्यवाही करावी.

अंती × × ×

(प्रमोद गायकवाड)

उपविभागीय अधिकारी दौंड पुरंदर
उपविभाग पुरंदर

प्रत :- अर्जदार मे. वसुदा बहुउद्देशीय सेवाभावी संस्था तर्फे रती.भूपाली भरत खळदकर रा. वाखारी ता.दौंड जि.पुणे

शासन परिपत्रक दिनांक १९/०८/२०१७ मधील परिच्छेद क्र(i) (२) (iv)मध्ये नमुद केलेप्रमाणे पुणे महानगर विकास क्षेत्र प्राधिकरण यांनी त्यांचे स्तरावर रेखांकन/बांधकाम नकाशांना परवानगी दिलेनंतर शासनास देय रकमा विहित लेखाशिर्षाखाली भरल्या संदर्भातील चलनाची प्रत व रेखांकन/बांधकाम परवानगीची साक्षांकित प्रत या कार्यालयाकडे सादर करावी. जेणेकरून प्रस्तुत जमिनीच्या गा.न.न.७/१२ मध्ये जमिन अकृषिक झाल्याची नोंद घेणेकामी पुढील आवश्यक ती कार्यवाही करता येईल.



(प्रमोद गायकवाड)

उपविभागीय अधिकारी दौंड पुरंदर
उपविभाग पुरंदर

For [Signature]



प्रति,

तहसिलदार दौंड
ता.दौंड जि.पुणे



विषय - जमिन अकृषिक झाल्याची नोंद संबंधित जमिनीच्या गा.नं.नं २ तसेच ७/१२ सदर्दी घेणेबाबत
मौजे चाखारी ता. दौंड जि.पुणे येथील गट नं १२१/१/९, १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै क्षेत्र २०३००.०० चौमी प्रयोजन शैक्षणिक प्रयोजनासाठी

- संदर्भ - १) अर्जदार मे. वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे सौ भूपाली भारत खळदकर या चाखारी ता. दौंड जि.पुणे यांचा अर्ज
२) महाराष्ट्र शासन महसुल व वन विभाग यांचेकडील दि.०५/०१/२०१७ रोजीची अधिसूचना
३) शासन परिपत्रक क्र.एनए-२०१७/प्र.क्र.११५/टी-१ दि.१९ ऑगस्ट २०१७
४) मा.महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी पुणे महानगर प्रदेश विकास प्राधिकरण यांचेकडील पत्र जा.क्र.बीडीए /मौ / ग.नं ९७ पै /प्र.क्र ११९६ /२२-२३ दि.१५/०२/२०२३

उपरोक्त नमुद विषयान्वये, शासन परिपत्रक दिनांक १९/०८/२०१७ मधील परिच्छेद क्रं. (I) (२) (iv) नध्ये नमुद केलेप्रमाणे अर्जदार मे. वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे सौ भूपाली भारत खळदकर या चाखारी ता. दौंड जि.पुणे यांनी मौजे चाखारी ता. दौंड जि.पुणे येथील गट नं १२१/१/९, १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै क्षेत्र २०३००.०० चौमी प्रयोजन शैक्षणिक प्रयोजनासाठी जमिन अकृषिक झाल्याची नोंद संबंधित जमिनीच्या गा.नं.नं. २ तसेच ७/१२ सदर्दी घेणेबाबत संदर्भिय पत्र क्रं.१ अन्वये विनंती अर्ज या कार्यालयाकडे दाखल केलेला आहे.

२. अर्जदार यांनी विनंती केलेल्या मिळकतीचे वर्णन खालीलप्रमाणे आहे

अ.क्र.	जमिन मालकाचे नांव	सर्व्हे नं/गट नं/ सिटी सर्व्हे नं	जमिनीचे वापरातील बदलाचे क्षेत्र (चौ.मी.)
१	मे. वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे सौ भूपाली भारत खळदकर	१२१/१/९ १२१/१/१० १२१/१/११ १३६/४ १३६/७	९९००.०० चौ.मी ५९००.०० चौ.मी ४०००.०० चौ.मी १०००.०० चौ.मी ३००.०० चौ.मी
	एकूण क्षेत्र		२०३००.०० चौ.मी
	प्रयोजन		शैक्षणिक प्रयोजन

३. प्रकरणी या कार्यालयाकडील पत्र क्रं. PMF/PMRDA/NA/SR/३०/२०२० दि. २९/१०/२०२० तसेच PMF/PMRDA/NA/SR/४४/२०२२ दि. २८/१०/२०२२ अन्वये खालीलप्रमाणे अकृषिक सारा, रूपांतरण कर तसेच यथास्थिती नजराना किंवा अधिमूल्य आणि इतर शासकीय देणी अर्जदार यांचेकडून शासनजमा करून घेऊन पुणे महानगर विकास क्षेत्र प्राधिकरणास कळविणेत आलेले होते.

For [Signature]



१	बिगरशेती क्षेत्र	२०३०० चौ.मी.
२	बिनशेती आकारणीचा प्रति चौ.मी.दर	०.०५ पैसे
३	वार्षिक आकारणी (नियत)	१०१५/-
	वाढीव अकृषिक सारा	--/-
४	रुपांतरित कर	५०७५/-
५	जि.प.कर	७१०५/-
६	ग्रा.प.कर	१०१५/-
७	अनाधिकृत अकृषिक घापर ४० पट दंड	---/-
८	तडजोड शुल्क	--/-
९	वसुल करावयाची एकूण रक्कम	१४२१०/-

अर्जदार यांनी- अकृषिक आकारणी पोटी १३१०० चौ.मी. क्षेजाकरिता र. रु. १७३० घेऊन नं
MH006308906 202029M दि. २९/१०/२०२० तसेच उर्वरीत क्षेत्र ६४०० चौ.मी. करिता र. रु. ४४८० घेऊन
नं MH00960206 202223M दिनांक २८/१०/२०२२ रोजी कोपागारात जमा केलेली आहे.

सबब आपणास या पत्रान्वये कळविण्यात येते कि, शासन परिपत्रक दिनांक १९/०८/२०१७ मधील
परिच्छेद क्रं. (I) (2) (iv) मध्ये नमुद केलेप्रमाणे विषयांकित नमुद मिळकत अकृषिक झालेबाबतची योग्य ती नोंद
नमुद मिळकतीचे ७/१२ सदरी घेण्याकामी फेरफार घेण्यासंदर्भात कार्यवाही करण्यास तसेच त्यानुसार गाव
नमुना नं २ अदयावत करून दुरुस्त अधिकार अभिलेखाची प्रत व फेरफार अर्जदारास उपलब्ध करून
देणेबाबत संबंधित तलाठी वाखारी यांना आपले स्तरावरून कळविण्यात यावे. तसेच विषयांकित मिळकत
अकृषिक झालेबाबतची नोंद नमुद मिळकतीचे ७/१२ सदरी व गाव नमुना नं २ ला घेणेची कार्यवाही संबंधित
गाव कामगार तलाठी यांचे स्तरावरून झाली किंवा कसे? याची पडताळणी आपले स्तरावरून करणेत येऊन
तद्नंतर प्रस्तुतची नोंद तालुका नमुना नं २ ला घेणेकामी योग्य ती कार्यवाही करावी.
सोबत - आपले कार्यालयाचे अभिलेखात जतन करणेकामी मुळ संचिका

सही
(प्रमोद गायकवाड)
उपविभागीय अधिकारी
दौंड-पुरंदर उपविभाग पुरंदर

प्रति - १) श्री. वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे सौ भूपाली भारत खळदकर रा वाखारी ता. दौंड जि.पुणे
प्रत - २) मा.महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास क्षेत्र
प्राधिकरण, सयाजीराजे गायकवाड, उदयोग भवन, औध पुणे -०७
३) तलाठी वाखारी ता. दौंड जि.पुणे



सही
(प्रमोद गायकवाड)
उपविभागीय अधिकारी
दौंड-पुरंदर उपविभाग पुरंदर

सही





पुणे महानगर

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

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सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रस्ताहन नियमावलीतील नियम क्र.६.६.१ नुसार)

जा.क्र.: DP/बीडीए / मो. वाखारी / ग.नं. १२१/१/९ पै. व इतर / प्र.क्र. ११२१/२२-२३/ दि. १५/०२/२०२३

प्रति,

मे.वसुधा बहुउद्देशीय सेवाभावी संस्था तर्फे सौ. भूपाली भारत खळदकर

पत्ता : मौजे- वाखारी, तालुका- दौंड, जिल्हा-पुणे

मौजे-वाखारी, तालुका-दौंड, जिल्हा-पुणे येथील ग.नं. १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै. क्षेत्र- २०,३००.०० चौ.मी. क्षेत्रावर शैक्षणिक (मेडिकल इन्स्टिट्यूट) वापराचा सुधारित बांधकाम परवानगी मिळण्याबाबतचा प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट ' अ ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)



(Signature)

महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

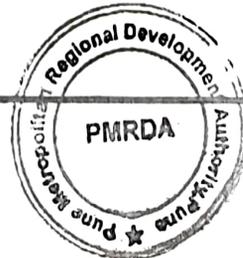
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता



(Signature)

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि-१५/०२/२०२३ रोजीचे पत्र क्र. ११२१/२२-२३ सोबतचे
परिशिष्ट ' अ '

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) उपविभागीय अधिकारी, दौंड-पुरंदर उपविभाग, पुणे यांचेकडील पत्र क्र. PMF/PMRDA/NA/SR/४४/२०२२, दि- २८/१०/२०२२ या पत्रातील जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी आणि ती वरील भार याबाबत पत्र यामधील अटी व शर्ती अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- ३) प्रस्तावासोबत मोजणी मो.र.नं.१२५५४/२०२२, दि- १९/०८/२०२२ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने / विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे / हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद / न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार / विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
- ४) प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा बोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वस्वी जबाबदार राहतील.
- ५) नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु.५००/- च्या स्टॅम्प पेपरवरील दि-०५/०१/२०२३ रोजी नोटरी श्री. आनंद जवळकर यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार / जमीनमालक / विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
- ६) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची रुंदी, जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.
- ७) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासुन पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- ८) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त शैक्षणिक याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल.
- ९) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता/स्ट्रक्चरल अभियंता /सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल/भूमी अभिलेखात एकत्रिकरण/ उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- १०) इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.



Handwritten signature and initials in blue ink.

मोजे-वाखारी, तालुका-दांड, जिल्हा-पुणे येथील ग.नं. १२१/१, १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै. क्षेत्र- २०,३००.०० चौ.मी.
क्षेत्रावर शैक्षणिक (मेडिकल इन्स्टिट्यूट) वापराचा सुधारित बांधकाम परवानगी मिळण्याबाबतचा प्रस्ताव

- ११) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत / प्रादेशिक योजना रस्ते/रस्ता रूंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १२) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने / विकासकांने / जमीनमालकांने भूखंड / सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १३) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १४) नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते / रस्तारूंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १५) जागेलगतच्या नाल्याच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल.
- १६) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
- १७) स्ट्रक्चरल इंजिनियर/डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- १८) अर्जदार / विकासक / जमिनमालक यांनी दि-०५/०१/२०२३ अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येत असून प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)
- १९) मंजूर नकाशामध्ये समाविष्ट ग.नं. १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै. क्षेत्र- २०,३००.०० चौ.मी. या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर ग.नं. १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै. मधील क्षेत्रामध्ये एकत्रिकरणाबाबतची सक्षम अधिकाऱ्याची मान्यता घेऊन त्यानुसार आवश्यक ती नोंद महसूल दफ्तरी होऊन तसा नोंदीबाबतचा प्रॉपर्टी कार्ड उतारा / ७/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकासक / जमिनमालक यांच्यावर बंधनकारक आहे.
- २०) शासन नगर विकास विभागाकडील दि. ११/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/ ४१०२/ प्र.क्र.३५९/ ०८/नवि-११ नुसार अर्जदार / विकासक / जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक मजल्याचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमोड, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक / जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- २१) नियोजित इमारतीसाठी / विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वसित केलेल्या सक्षम प्राधिकरणाने / ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमीन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
- २२) ओला व सुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडूळखत प्रकल्प अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.



F. J. J. J.

मोजे-वाखारी, तालुका-दांड, जिल्हा-पुणे घेधील ग.नं. १२१/१, १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ ये. क्षेत्र- २०,३००.०० चौ.मी.
क्षेत्रावर शैक्षणिक (मेडिकल इन्स्टिट्यूट) वापराचा सुधारित बांधकाम परवानगी मिळण्याबाबतचा प्रस्ताव

२३) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्यांची जोपासना करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.

२४) सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार / विकासक / जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.

२५) वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा व रेन वॉटर हार्वेस्टिंग यंत्रणा उभारणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासना यासाठी करणे आवश्यक आहे.

२६) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार / विकासक / जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशा: / पूर्णतः वापर सुरु केल्यास अर्जदार / विकासक / जमिनमालक कारवाईस पात्र राहिल.

२७) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-

a) अनुषंगिक वापराच्या अनुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण यांनी पत्र क्र. FPD/४८७/२०२३, दि- ०९/०२/२०२३ ने दिलेल्या " Provisional No Objection Certificate " मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल. शाळेचा वापर सुरु करण्यापूर्वी अग्निशमन विभागाकडील अंतिम ना-हरकत दाखला सादर करणे अर्जदारांवर बंधनकारक राहिल.

२८) केंद्र शासनाच्या Ministry Of Civil Aviation ची अधिसूचना क्र. G.S.R.७५१(E) दि-३०/०९/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या COLOUR CODED ZONING MAP नुसार सदर प्रकरणातील मिळकतीस लागू नाही.

२९) प्रकरणी अर्जदार यांनी सादर केले प्रमाणे सोलापूर -पुणे महामार्गापासून बापकर वस्ती या रस्त्यावरून पोहोच मार्ग उपलब्ध होत आहे. सदर रस्त्यापासून पुढे ग.नं १२१ /१ मधील हिस्सा क्र. ६, ७, ८, ९ मधून ४०.० फूटी रस्ता अनुषंगाने नोंदणीकृत दस्त क्र. ६८४०/२०२१, दि-१०/१०/२०२१ सादर केला आहे. तरी प्रकरणी भोगवटा प्रमाणपत्र प्राप्त करणेपूर्वी सदर रस्ता पूर्णपणे विकसीत करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.

३०) प्रस्तुत जमिनीवर भविष्यात छाननी शूलक, प्रिमीयम शूलक, विकास शूलक व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

३१) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

प्रस्तावासोबतच्या रेखांकन/ बांधकाम नकाशांचे दोन संच स्वाक्षान्कित करून सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

[Signature]

महानगर आयुक्त,
तथा
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता



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गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुविधित ठेवणे) नियम १९७१ यातील नियम २१]

गाव :- वाखारी (५५६३६५)

तालुका :- दांड

जिल्हा :- पुणे

गट क्रमांक व उपविभाग

१२५/५१

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		गेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.ची.मी	हे.आर.ची.मी			हे.आर.ची.मी	
२०१९-२०	रबी		निर्मळ	गहू	०.९९००					
२०२०-२१	रबी		निर्मळ	गहू	०.९७००					
								एक विहिर पड	०.०२००	

टीप :- सदरची नोंद मोबाइल अॅप द्वारे येणेत आलेली आहे

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महाराष्ट्र सहकार

गाव नमुना सात (अधिकार अधिलेख पत्रक)

[महाराष्ट्र ग्रामीण महसुल अधिकार अधिलेख आणि भोदवट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ अन्विष्ट]

गाव :- खाखरी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे



INJ-ID : 29751059194

गट क्रमांक व उपविभाग

१२५/११

29751059194

पुनारणा पध्दती भोगवट्टादार वर्ग -१

शेताचे रचणीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्टादाराचे नाव	क्षेत्र	आकार	पो. रज.	फेरफार क्र	मुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.पो.पी	७०९	संतोष शिवाजी इनामदार				(२९७६)	मुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत ०.३२.०० बागायत - एकुल ला.पो. क्षेत्र ०.३२.००	१८०९	यसुधा बहुउद्देशीय सेवाभावी संस्था सुपवाड सा.भिरण जि.सांगली संस्थेतर्फे सांचिव री पुपाली भारत खळदकर सामाईक क्षेत्र	०.४०.००	०.३८		(२८६०) (२८६०)	इतर अधिकार अभूषिक वापर - कागिज्य (गायदागा वाहेरिल) श्रीदाशिक प्रयोजनासाठी बिनमिती क्षेत्र ४००० चौ.मी ये.यसुधा बहुउद्देशीय सेवाभावी संस्था हिस्सा (३६४३)
ब) भोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुल पो.ख.क्षेत्र ०.००.०० एकुल क्षेत्र ०.३२.०० (अ+ब) आकारणी ०.६८ जुडी किया विंगोप आकारणी	१८३८	जींदुबर संतोष इनामदार	०.३२.००	०.३०		(२९७६)	दोजा - सहकारी सोसायटी इकरार दिनांक २०/११/२०२३ रोजी याचारी वी का से लो मर््या चा जींदुबर संतोष इनामदार यांच्या नावे रु.३०००००/- या रकमेचा इकार केला. (३७१८) दोजा प्रमाणे जींदुबर संतोष इनामदार यांनी पुणे जिल्हा मध्यवर्ती सहकारी बँक लि. पुणे शाखा केंडगाव यांच्या कडून रक्कम रुपये १५५०००.०० कर्ज घेवून महागखत करून दिले. (४९८०) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ४९८० व दिनांक : २०/०४/२०२५
जुने फेरफार क्र. : (१) (६५) (७७८) (५००) (५३२) (६२४) (१२०७) (१३१३) (१४५४) (१४५९) (१४९८) (१५३५) (१५७७) (१५९५) (१६६७) (१८०५) (१९७७) (२०६८) (२२१५) (२२१९) (२२४७) (२२९५) (२४८४) (२४९०) (२५२५) (२७००) (२७९५) (२७३७) (२७४४) (२७४६) (२७४८) (२८६०)							सीमा आणि भुमापन चिन्हे :



ज्ञ गाव नमुना क्रमांक ७ दिनांक २०/०४/२०२५ ११:२५:२४ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्विकारणार्थित असाव्यामुळे २०/१२ अजिणे वापर कर

कोणत्याही काडी शिक्क्याची आवश्यकता नाही.

२०/१२ अजिणे दि. : ०७-०१-२०२६ : ११:२०:५३ PM, शिक्का पडताळणीसाठी <https://ajijetabakara.mahasahakar.gov.in/ajijet> या संकेत स्थळावर साऊन 2509100001312145 हा क्रमांक वापरता.

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गाव नमुना वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व गुंथितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वावारी (५५६३६५)

तालुका :- दांड

जिल्हा :- पुणे

मट क्रमांक व उपविभाग

१२९/११

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.ची.मी	हे.आर.ची.मी			हे.आर.ची.मी	
२०२३-२४	संपूर्ण वर्ष	१८३८	निर्बळ	अडसाली कच	०.३०००			विहिर		

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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महाराष्ट्र शासन

गाव नमुना शात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवट्टा (सधार करणे व पुश्चितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- वाखारी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे



PJ-ID : 20795558592

गट क्रमांक व उपविभाग

१३६/४

20795558592

पुनारणा पद्धती भोगवट्टाद्वारे वर्ग -१

शेताचे रथानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्टाद्वाराचे नाव	क्षेत्र	आकार	पो. र.।	फेरफार क्र.	मुळ, रईत व इतर अधिकार
क्षेत्राचे एकक हे.आर.पी.पी	०८२	रवी भगवान कुंभार	०.०५.००	०.०४		(२९३६)	मुळाचे नाव व खड
अ) लागवड योग्य क्षेत्र	१८२	राहुल भगवान कुंभार	०.०५.००	०.०४		(२९३६)	इतर अधिकार
जिरायत -							बोजा - सहकारी सोसायटी इकरार
बागायत ०.५०.००	११९४	राणी बाबाजी कुंभार	०.१०.००	०.०८		(१६६४)	बाखारी वि.का.सं.स.सो.इकरार र.रु. २०००००/-
एकुण							ता.१२/३/१९ (१)
ला.पो. क्षेत्र ०.५०.००	१५६४	[रामा गिळा देवकाते	०.२०.००	०.१५		(३८२०)	बाखारी वि.का.सं.स.सो.इकरार र.रु. २५००००/-
							ता.२४/१०/२००९ (१)
ब) घोटखराब क्षेत्र	१६७९	संस्थेवरुं सचिव ची प्रुपाली भारत खडदकर				(२९३६)	इतर
(लागवड अयोग्य)		यसुधा बहुउद्देशीय सेवानावी संस्था कुपवाड				(२९३६)	मिना भगवान कुंभार यांना वे.०.२० आर मनुन
वर्ग (अ) -		सा.निरज जि.सांगली	०.१०.००	०.०८			जाणयायेण्यासाठी १२ फुट रुदीया रस्ता
वर्ग (ब) -		सागाईक क्षेत्र					वापरण्याचा हक्क (१६६४)
एकुण							बोजा - सहकारी सोसायटी इकरार
पो.ख.क्षेत्र ०.००.००	३३३४	रामगुरु गिका देवकाते	०.२०.००	०.१५		(३८२०)	बाखारी वि.का.सोसायटी र.रु.१०००००/राहुल डि (२३९३)
एकुण क्षेत्र ०.५०.०० (अ+ब)							बोजा - सहकारी सोसायटी इकरार
आकारणी ०.३८							दिनांक १४/०८/२०१८ रोजी वाखारी वि का सेजा
जुटी किंवा आकारणी							सह सोसा लि चा राणी बाबाजी कुंभार यांच्या नावे
							र.रु.१०००००/- कर्ज. (३०८२)
							इकरार
							इकरार वि का से सो वाखारी र
							रु.२५०००००/-दिनांक १४/१२/२०२१ रामा गिका
							देवकाते यांचे हि वर. (३१७९)
							बोजा - सहकारी सोसायटी इकरार
							दिनांक १५/०२/२०२२ रोजी वाखारी वी का से सो
							चा रवी भगवान कुंभार यांच्या नावे र.रु.३०००००/-
							कर्ज. (३२१७)
							बोजा - सहकारी सोसायटी इकरार
							दिनांक ०५/०८/२०२२ रोजी वाखारी वी का से सो
							चा रामा गिका देवकाते यांच्या नावे र.रु.१०००००/-
							या रकमेचा इकार फेला. (३७०२)
							अकृषिक वापर - चाणिल्य (मायाउष्णा बाहेरील)



हा गाव नमुना क्रमांक ७ दिनांक १८/०४/२०२१ २४/११/२० १५ रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित अस्त्यागुजे ७/१२ अगिते वापर वर

कोणत्याही चढी शिक्क्याची अडवावकटा नाही.

७/१२ काउन्सिल डि. : ०७-०१-२०२६ : १३:०१:२० १५४. वेळापत्रक पडताळणीसाठी <https://digitaltax.maharashtra.gov.in/> चा संकेत स्थळार जाऊन 2509100001293191 रीत क्रमांक वापराव.

पृष्ठ क्र. १/३

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श्रीशक्ति प्रयोजनासाठी विनमोदी क्षेत्र १००० चौ.मी.
 ये. मगूना बहुउद्देशीय सेवासाठी संस्था विस्था (३६४३)
 पो.स. - राहणी चौ.साय.पी. टुंग.रा.रा.
 दिनांक ०४/०३/२०२४ रोजी वाहारी वी.का.से.सो.
 पर्यायी या राणी बाबाजी कुंभार चौक्या मागे
 ६.४९१०००/- या रकमेचा इकरार केला. (३९३०)

प्रलंबित फेरफार : नाही.

शेवटचा फेरफार क्रमांक : ३९३० व दिनांक :
 २६/०३/२०२४

रीगा अणि मुलायम विन्हे :

कुने क्रमांक क्र. : ७३२ (१४७३) (१६६७) (२१२३) (२१६३) (२२०७) (२३६३) (२४८४) (२६०४) (२९०९) (२९३६)



२१०



हा माव मगूना क्रमांक ७ दिनांक १८/०४/२०२४ मध्ये १९०१४ रोजी डिजिटल स्वाक्षरीत केला आहे व माव मगूना क्रमांक १२ या वेळी स्वयंपाणित अस्तवामुळे ४/१२ अधिलेखावर वर
 कोणत्याही बाबी शिडकावाची आवश्यकता नाही.
 ४/१२ काढवली व दि. : ०४-०१-२०२६ ; १३/०१/२०१७. शिवाय पत्राचारणीसाठी shikhar@maharashtra.gov.in या ई-मेल खात्यावर पाऊ.प. २३०९१००००१३९३१९१ हा क्रमांक
 वापरता.

५४३ क्र. २/३

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गाव नमुना बारा (पिकांधी नोंदवही)
 [महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वाखारी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे

गट क्रमांक व उपविभाग

१३६/४

वर्ष	हंगाम	खाते क्रमांक	पिकांखालील क्षेत्राचा तपशील					लगवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.ची.मी		हे.आर.ची.मी			हे.आर.ची.मी
२०२३-२४	संपूर्ण वर्ष	११९४*	निर्भळ	अडसाली ऊत	०.१०००			विहिर		
२०२४-२५	रब्बी	११९४*	निर्भळ	कांदा बी	०.१०००			विहिर		
		४८२*	निर्भळ	कांदा बी	०.०५००			विहिर		
		१८२*	निर्भळ	कांदा बी	०.०५००			विहिर		
२०२५-२६	खरीप	३३३४*	निर्भळ	गहू	०.२०००			विहिर		

टीप :- सदरची नोंद नोबाहल अॅप द्वारे घेणेत आलेली आहे

(Handwritten Signature)





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- वाखारी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे



RJ-D : 14136857198

गट क्रमांक व उपविभाग

१३६/७

14136857198



हा गाव नमुना क्रमांक ७ दिनांक २५/०४/२०२५ ०४:५४:२९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंसेवाकेंद्र अहमदाबाद ०५/१२ ऑक्टोबर २०२५ रोजी

कीमतीची सही शिक्क्याची आवश्यकता नाही.
०५/१२ डाऊनलोड दि. : ००-०१-२०२६ : १३:०१:५४ PM, शिक्का पडदावट्टाची सादी <https://digitalrecords.mahadkarni.gov.in/daud/> या संकेत स्थळावर प्लॉट नं 2509100001343539 हा क्रमांक वाचरावा.

पृष्ठ क्र. १/३

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भुगवटादार बर्न - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खारो क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	गो.सं.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.घो.मी	१०८	[गजानन भिका देवकाते] [कोछल गजानन देवकाते अ पा क्र आर्द गिराल]	०.१४.००	०.१३	०.११.३३]	(३७३२)	कुळाने नाव व खंड
अ) लागवड योग्य क्षेत्र		विमल गजानन देवकाते				(४०९७)	इतर अधिकार
जिराबत -		कोमल गजानन देवकाते				(४१८८)	इतर
बागायत ०.५३.००		— सामाईक क्षेत्र —	०.०७.००	०.०५	०.०३.३३		(१३४७)(१५७३)(१५०९)(१५१०)(१५७१)(१६११)(१८१७) (१०३७)(१९०९)(१९२६)(२१९३)(७३३)(१५३७)(१२१२)
एकुण							
ला.घो. क्षेत्र ०.५३.००	५०१	राजाराम भिका देवकाते	०.१८.००	०.१३	०.१४.३४	(१२१२)	(१७१५)(२११३) (१८११) गोजा - सहकारी सोसायटी इकरार
क) मोटखराब क्षेत्र (लागवड अयोग्य)	१५६४	[शराम भिका देवकाते]	०.१८.००	०.१३	०.१४.३३]	(३८२०)	वाखारी.वि.का.शेवा.सह.सोसा.लि.वाखारीरु. ७०००००/-दि.२/८/१३.राजाराम.हि (२२१९)
बर्न (अ) ०.५३.००	१८०२	संस्थेतर्फे सचिव सी भूपाली भारत खळदकर				(२७४५)	गोजा - सहकारी सोसायटी इकरार
बर्न (ब) -		बसुधा बहुउद्देशीय सेवामावी संस्था कुपवाड			०.०३.००	(२७४५)	वाखारी वि का से स रो इकरार पत्र र क
एकुण		सा.भिरण जि.सांगली					७०००००/- ता १/२/११ गजानन हि (२९०९)
पो.ख.क्षेत्र ०.५३.००		— सामाईक क्षेत्र —	०.००.००	०.००	०.०३.००		इकरार
एकुण क्षेत्र ०.१६.०० (अ+ब)	३३३४	शरामाळ भिका देवकाते	०.१८.००	०.१३	०.१४.३३	(३८२०)	इकरार वि का से रो वाखारी र रु.२५०००००/-दिनांक १४/१२/२०२१ राना भिका देवकाते यांचे हि वर. (३१७९)
आकारणी ०.५१	३४३७	दशरथ बबन देवकाते	०.१०.००	०.०८	०.०८.००	(४१८८)	गोजा - सहकारी सोसायटी इकरार दिनांक ०५/०८/२०२२ रोजी वाखारी वी का से रो वा रामा भिका देवकाते यांच्या नावे रु.१०००००/- या रकमेचा इकरार केला. (३४०२)
जुटी किंवा विशेष आकारणी							गोजा - सहकारी सोसायटी इकरार दिनांक २३/०८/२०२२ रोजी वाखारी वी का से रो वा राजाराम भिका देवकाते यांच्या नावे रु.१०००००/- या रकमेचा इकरार केला. (३४१३) अवृथिक वापर - याणिज्य (गावाठाणा बाहेरील) शैक्षणिक प्रयोजनासाठी विनशेती क्षेत्र ३०० चौ मी मे.यसुधा बहुउद्देशीय सेवामावी संस्था हिस्ता (३६४३)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ४१८८ व दिनांक : २५/०४/२०२५
							सोमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक २५/०४/२०२५ २५/५४/२१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंमणित अंतरासमूह ७/१२ अनिरोस्तर भर
कोमत्याही सही शिष्यवाची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०९-०९-२०२६ : १३:२१:५७ PM, शिवाय परदाराणीसाठी <https://digitalabwa.mahatkar.gov.in/cha/> या संकेत स्थळावर जाऊन 2509100001345319 ची प्रमांन घ्यायला.

Signature



A.P. Shinde

R.S.L.L.B.

Office & Correspondence:

Patil Chowk Kedgaon Station,

Tal. Daund, Dist. Pune, Pin 412203

Phone No. 0422222730

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वाखारी (५५६३६५)

तालुका :- दांड

जिल्हा :- पुणे

गट क्रमांक व उपविभाग

१३६/७

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी तपलव्या नसलेली जमीन		मेट
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२३-२४	संपूर्ण वर्ष	१५६४*						एक विहिर पड	०.०२००	
२०२४-२५	संपूर्ण वर्ष	५०९*	निर्मळ	अडसाली कस	०.३२००		विहिर			
२०२५-२६	खरीप	३३३४*	निर्मळ	कांदा	०.१६००		विहिर			
			मिठ	बाजरी	०.१४३३		विहिर			
			मिठ	कांदा	०.१४३३		विहिर			
संपूर्ण वर्ष		३३३४*					एक विहिर पड	०.०२००		

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

fr 



A.P. Shinde

B.S.L.L.B.

Advocate



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SEARCH AND TITLE REPORT

To,

Whom it may so ever concern

Dear Sir/Madam,

As per instructions of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar and for and on behalf of them, I have investigated the title as well as taken a search in respect of the following property for a period commencing from date 01.01.1990 to 15.01.2025 owned and possessed by Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali.

❖ **A) DESCRIPTION OF PROPERTY:**

All the piece and parcel of land within the Registration District Pune, Sub- Registration District and Tal -Daund, situated within the local limit of Sub-Registrar Daund & Kedgaon and within the limit of Grampanchayat & revenue village Wakhari bearing **Gat No. 136/7 Area 00H53R + P.K. 00H43R Total Area 00H96R** Assessed at Rs.00 Ps.41 out of that Pol-Kharaba area **00H03R** belonging to Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar & bounded as follows:-

Towards East- Gat No.121/1/9 Land of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha

Towards South- Gat No.136/8 Land of Mr. Kumbhar

Towards West- Land of Gajanan Bhika Devkate out of Gat No.136/7

Towards North- Common Road & Gat No.121/1/9 Land of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha

❖ **B) Description of Documents Scrutinized:-**

Sr. No.	Date of execution of Document	Details of registration of Documents/Conveyance.	Place of Sub-Registrar, Office	Property Falls under Sub Registrar	Remarks
1.	05.10.2019	Sale Deed No KDG-5169/2019	Kedgaon	Daund & Kedgaon	Original
2.	7/12 extract of Gat No. 136/7 of village Wakhari				Certified
3.	Gav Namuna No. 8A extract of A/C No. 1802 (Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar)				Certified
4.	7/12 extract of Gat No. 136 of village Wakhari from year 1967-68 to 1989-90				Certified
5.	7/12 extract of Gat No. 136/7 of village Wakhari from year 1991-92 to 2020-21				Certified
6.	Mutation Entry Numbers, Development Permission & commencement Certificate and relevant documents referred in Search Report				Certified

❖ **C) Tracing of Title:-**

❖ 1. Previously Gat No.136/7 Area 00H53R + P.K. 00H43R Total Area 00H96R Assessed at Rs.00 Ps.41 of village Wakhari was owned & possessed by Mr. Pandurang Sambhu Baravkar(8Anne) and Mr. Dhondi Arjuna Baravkar(8Anne) & bearing old Gat No.136 having area 04H11R + P.K. 01H71R Total Area 05H82R Assessed at Rs.03 Ps.16.

❖ 2. The Indian Coinage Act, 1956 and The Bombay Weights and Measures (Enforcement) Act, 1958 came into force and therefore land record of the village Wakhari was effectually converted into decimal measures system and consolidation scheme in accordance with Aakarbandh prepared by Special District Superintendent Land Record (Decimal System) This transaction recorded to 7/12 extract by Mutation Entry No.69 dated 16.05.1970.

❖ 3. After the demise of Mr. Dhondiba Arjuna Baravkar on dated 10.01.1963 names of 1) Mr. Tulshiram Baravkar(Son), 2) Mr. Nivruti Dhondiba Baravkar(Son), 3) Mr. Sopana Dhondiba Baravkar(Son), 4) Smt. Dagadaba Dhondiba Baravkar(Wife), 5) Mrs. Ambubal Krushnaji Zagado(Daughter), 6) Mrs. Subhadra Mahadeo Narake(Daughter), 7) Mrs. Sonabai Chandar Narake(Daughter), 8) Mrs. Venubai Maruti Jadhav(Daughter), 9) Mrs. Yashwantrao Zurunge(Daughter), 10) Mrs. Kasabai Ambadas Ghorpade(Daughter), 11) Mrs. Muktabai Devram Shinde(Daughter) recorded as legal heirs to 7/12 extract of Gat No. 136, 111 of village Wakhari. This transaction recorded to 7/12 extract by Mutation Entry No. 175 dated 15.09.1975 certified by Circle Officer, Kedgaon on dated 28.01.1976.



zurunge(Daughter), 10) Mrs. Kasabai Ambadas Ghorpade(Daughter), 11) Mrs. Muktabai Devram Shinde(Daughter) recorded as legal heirs to 7/12 extract of Gat No. 136, 111 of village Wakhari. This transaction recorded to 7/12 extract by Mutation Entry No. 175 dated 15.09.1975 certified by Circle Officer, Kedgaon on dated 28.01.1976.



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- ❖ 2 Mr. Tulshram Dhondiba Baravkar had repaid the loan of Kedgaon Multipurpose Society Kedgaon therefore charge of said society removed from 7/12 extract of Gat No.136 of village Wakhari by Mutation Entry No. 414 dated 04 11 1983 certified by Circle Officer Kedgaon on dated 21 01 1984
- ❖ 3 Mr. Tulshram Dhondiba Baravkar as a Manager of HUF with the consent of 1) Mrs. Ambubai Krushnaji Zagade, 2) Mrs. Subhadra Mahadeo Narake, 3) Mrs. Sonabai Chandar Narake, 4) Mrs. Venubai Marub Jadhav, 5) Mrs. Kasaba Ambadas Ghorpade had executed Sale Deed of 8 Anne share from northern side out of Gat No.136 of village Wakhari in favour of Mr. Rama Bhika Devkate for a consideration of Rs 15,000/- (Rupees Fifteen Thousand only). This transaction registered in the office of Sub-Registrar, Daund on dated 28 01.1982 This transaction recorded to 7/12 extract by Mutation Entry No. 415 dated 04 11.1983 certified by Circle Officer, Yawal on dated 06 07.1984
- ❖ 4. Mr. Pandurang Sambhu Baravkar had executed Sale Deed of 8 Anne share from southern side out of Gat No.136 of village Wakhari in favour of Mr. Bhika Khandu Devkate for a consideration of Rs 15,000/- (Rupees Fifteen Thousand only) This transaction registered in the office of Sub-Registrar, Daund on dated 28 01.1982 This transaction recorded to 7/12 extract by Mutation Entry No. 416 dated 04 11 1983 certified by Circle Officer, Yawal on dated 03 07.1984
- ❖ 5 By the order No. Watap/SR/164/92 dated 10.07.1992 of Hon'ble Tahsildar, Daund partion of Gat No.136 of village Wakhari took place & names of owners are recorded as follows -

Sr. No.	Gat No.	Area		P.K.		Total Area		Name of Owners	Share
		H	R	H	R	H	R		
1	136/1	00	50	00	00	00	50	Mr. Rajaram Bhika Devkate	Full
2	136/2	00	50	00	00	00	50	Mr. Gajanan Bhika Devkate	Full
3	136/3	00	50	00	00	00	50	Mr. Baban Bhika Devkate	Full
4	136/4	00	50	00	00	00	50	Mr. Rama Bhika Devkate	Full
5	136/5	00	53	00	42	00	95	Mr. Rajaram Bhika Devkate	Full
6	136/6	00	53	00	43	00	96	Mr. Gajanan Bhika Devkate	Full
7	136/7	00	53	00	43	00	96	Mr. Baban Bhika Devkate	Full
8	136/8	00	52	00	43	00	95	Mr. Rama Bhika Devkate	Full

This transaction recorded to 7/12 extract by mutation entry No. 732 dated 09 09 1992 certified by Avval Karkun, Daund.

- ❖ 6. By the order No. Hano/Watap/SR/277/2002 dated 07.07.2002 of Hon'ble Tahsildar, Daund partion of Gat No.136/3 & 136/7 of village Wakhari took place & names of owners are recorded as follows:-

Sr. No.	Gat No.	Area		P.K.		Total Area		Name of Owners	Share
		H	R	H	R	H	R		
1	136/3	00	50	00	00	00	50	Mr. Rama Bhika Devkate	5 Anne 4Pa
								Mr. Rajaram Bhika Devkate	5 Anne 4Pa
								Mr. Gajanan Bhika Devkate	5 Anne 4Pa
2	136/7	00	53	00	43	00	96	Mr. Rama Bhika Devkate	5 Anne 4Pa
								Mr. Rajaram Bhika Devkate	5 Anne 4Pa
								Mr. Gajanan Bhika Devkate	5 Anne 4Pa

This transaction recorded to 7/12 extract by mutation entry No. 1212 dated 05 07 2002 certified by Avval Karkun, Daund

- ❖ 7 Mr. Gajanan Bhika Devkate had incurred loan of Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No. 136/2, 136/3, 136/6, 136/7 of village Wakhari by Mutation Entry No. 1345 dated 21 09 2004 certified by Circle Officer Kedgaon on dated 23 10 2004



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A. P. Shinde

A.P. Shinde

B.S.L.L.B.

Advocate



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- (3)
- ❖ 8 Mr. Rama Bhika Devkate had executed Mortgage Deed of a) 00H16R land out of Gat No.136/3, b) 00H50R land out of Gat No.136/4, c) 00H17R land out of Gat No.136/7, d) 00H52R land out of Gat No.136/8 of village Wakhari in favour of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon for a loan of Rs 1,02,000/- (Rupees One Lakh Two Thousand only) This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-875/2005 on dated 28.03.2005.
 - ❖ 9 Mr. Gajanan Bhika Devkate had executed Mortgage Deed of a) 00H50R land out of Gat No.136/2, b) 00H17R land out of Gat No.136/3, c) 00H53R land out of Gat No.136/6, d) 00H52R land out of Gat No.136/8 of village Wakhari in favour of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon for a loan of Rs 95,000/- (Rupees Ninety Five Thousand only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-2087/2005 on dated 03.06.2005.
 - ❖ 10. Mr. Rajaram Bhika Devkate had incurred loan of Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/2, 136/3, 136/6, 136/7 of village Wakhari by Mutation Entry No. 1509 dated 24.06.2006 certified by Circle Officer Yawat.
 - ❖ 11. Mr. Rajaram Bhika Devkate had executed Mortgage Deed of a) 00H50R land out of Gat No.136/1, b) 00H16R land out of Gat No.136/3, c) 00H53R + P.K. 00H42R land out of Gat No.136/5, d) 00H17R + P.K. 00H14R land out of Gat No.136/7 of village Wakhari in favour of Bank of Maharashtra Branch Kedgaon for a loan of Rs 2,35,000/- (Rupees Two Lakh Thirty Five Thousand only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-2584/2006 on dated 03.06.2006. This transaction recorded to 7/12 extract by Mutation Entry No. 1510 dated 26.07.2006 certified by Circle Officer, Yawat on dated 03.10.2006.
 - ❖ 12. Mr. Gajanan Bhika Devkate had incurred loan of Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/2, 136/3, 136/6, 136/7 of village Wakhari by Mutation Entry No. 1571 dated 10.02.2007 certified by Circle Officer Kedgaon on dated 21.12.2007.
 - ❖ 13 Mr. Rama Bhika Devkate had fully repaid the loan of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon therefore charge of said bank removed from 7/12 extract of Gat No.136/3, 136/4, 136/7, 136/8 of village Wakhari by Mutation Entry No. 1345 dated 21.09.2004 certified by Circle Officer Kedgaon on dated 28.10.2004.
 - ❖ 14. Mr. Rama Bhika Devkate had executed Sale Deed of area 00H17R + P.K. 00H14.33R Total Area 00H31.33R land out of Gat No.136/7 of village Wakhari in favour of Mr. Sarjerao Kisan Bodhe for a consideration of Rs.1,00,000/- (Rupees One Lakh only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-1054/2007 on dated 02.03.2007. This transaction recorded to 7/12 extract by Mutation Entry No. 1575 dated 11.04.2007 certified by Circle Officer, Yawat on dated 31.10.2007.
 - ❖ 15 Mr. Rajaram Bhika Devkate had incurred loan of Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/1, 136/3, 136/5, 136/7 of village Wakhari by Mutation Entry No. 1619 dated 17.09.2007 certified by Circle Officer Kedgaon on dated 31.10.2007.
 - ❖ 16. Mr. Sarjerao Kisan Bodhe had executed Cancellation of Sale Deed No. KDG-1054/2007 on dated 02.03.2007 in respect of area 00H17R + P.K. 00H14.33R Total Area 00H31.33R land out of Gat No.136/7 of village Wakhari in favour of Rama Bhika Devkate for a consideration of Rs 1,00,000/- (Rupees One Lakh only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-2949/2009 on dated 01.08.2009. This transaction recorded to 7/12 extract by Mutation Entry No. 1795 dated 26.09.2009 certified by Circle Officer, Yawat on dated 23.03.2010.



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- ❖ 17. Mr. Rajaram Bhika Devkale had incurred loan of Bank of Maharashtra Branch Kedgaon therefore charge of said bank recorded to 7/12 extract of Gat No.136/1, 136/3, 136/5, 136/7 of village Wakhari by Mutation Entry No. 1817 dated 18.02.2010 certified by Circle Officer Kedgaon on dated 23.03.2010.
- ❖ 18. Mr. Rajaram Bhika Devkale had incurred loan of Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/1, 136/3, 136/5, 136/7 of village Wakhari by Mutation Entry No. 1837 dated 25.05.2010 certified by Circle Officer Varvand on dated 31.05.2010.
- ❖ 19. Mr. Gajanan Bhika Devkale had fully repaid the loan of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon therefore charge of said bank removed from 7/12 extract of Gat No.136/2, 136/3, 136/6, 136/7 of village Wakhari by Mutation Entry No. 1891 dated 21.12.2010 certified by Circle Officer Kedgaon on dated 25.01.2011.
- ❖ 20. Mr. Gajanan Bhika Devkale had incurred loan of Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/2, 136/3, 136/6, 136/7 of village Wakhari by Mutation Entry No. 1909 dated 22.02.2011 certified by Circle Officer Kedgaon on dated 26.04.2011.
- ❖ 21. Mr. Rajaram Bhika Devkale had incurred loan of Bank of Maharashtra Branch Kedgaon therefore charge of said bank recorded to 7/12 extract of Gat No.136/1, 136/3, 136/5, 136/7 of village Wakhari by Mutation Entry No. 1926 dated 07.04.2011 certified by Circle Officer Kedgaon on dated 26.04.2011.
- ❖ 22. Mr. Rajaram Bhika Devkale had fully repaid the loan of Bank of Maharashtra Branch Kedgaon & Wakhari Multipurpose Society Wakhari therefore charge of said bank & society removed from 7/12 extract of Gat No.136/1, 136/3, 136/5, 136/7 of village Wakhari by Mutation Entry No. 2193 dated 01.08.2013 certified by Circle Officer Kedgaon on dated 29.08.2013.
- ❖ 23. Mr. Rajaram Bhika Devkale had incurred loan of Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/1, 136/3, 136/5, 136/7 of village Wakhari by Mutation Entry No. 2219 dated 16.09.2013 certified by Circle Officer Kedgaon on dated 10.12.2013.
- ❖ 24. As per Government Circular No. रा. भू. अ.प्र.क्र.180/ल-1 dated 07.05.2016 to match computerized and handwritten 7/12 extract by using Edit Module and by the order dated 09.12.2016 of Hon'ble Tahsildar Daund District Pune computerized 7/12 extract corrected as per handwritten 7/12 extract. This transaction recorded to 7/12 extract by Mutation Entry No. 2454 certified by Circle Officer, Kedgaon.
- ❖ 25. As per Government Circular No. रा. भू. अ.प्र.क्र.180/ल-1 dated 07.05.2016 to match computerized and handwritten 7/12 extract by using Edit Module and by the order dated 06.03.2018 of Hon'ble Tahsildar Daund District Pune computerized 7/12 extract corrected as per handwritten 7/12 extract. This transaction recorded to 7/12 extract by Mutation Entry No. 2605 certified by Circle Officer, Kedgaon on dated 07.03.2018.
- ❖ 26. Mr. Gajanan Bhika Devkale had executed Sale Deed of 00H03R Pol-Kharaba land out of Gat No.136/7 of village Wakhari in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist-Sangli through Secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs.2,02,500/- (Rupees Two Lakh Two Thousand and Five Hundred) This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-5169/2019 dated 29.11.2019 cancelled by Circle Officer Kedgaon on dated 30.12.2019 because transaction not effected to 7/12 extract accurately and said transaction re-recorded to 7/12 extract by Mutation Entry No. 2743 dated 29.11.2019 cancelled by Circle Officer Kedgaon on dated 30.12.2019 because transaction not effected to 7/12 extract accurately and said transaction re-recorded to 7/12 extract by Mutation Entry No. 2745 dated 09.10.2019 certified by Circle Officer, Kedgaon on dated 10.10.2019



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A.P. Shinde

A.P. Shinde

B.S.L.L.B.

Advocate



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(5)

- ❖ 27. Rama Bhika Devkalo had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/3, 136/4, 136/7 & 136/8 of village Wakhari by Mutation Entry No. 3179 dated 21.12.2021 certified by Circle Officer Kedgaon on dated 11.01.2022.
- ❖ 28. Rama Bhika Devkalo had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/3, 136/4, 136/7 & 136/8 of village Wakhari by Mutation Entry No. 3402 dated 07.08.2022 certified by Circle Officer Kedgaon on dated 23.08.2022.
- ❖ 29. Rajaram Bhika Devkalo had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No. 136/7 of village Wakhari by Mutation Entry No. 3413 certified by Circle Officer Kedgaon.
- ❖ 30. Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant non-agriculture & construction permission on area 13,900.00 Square Meters out of Gat No.121/1/9 & Gat No.121/1/11(part) of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Development Permission & commencement Certificate by No. BDA/Village Wakhari/Gat No.121/1/9 & Gat No.121/1/11part/Pra. Kra.964/19-20 date 02.11.2020.
- ❖ 31. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 28.10.2022 to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune and provide information about Tenure of Land, Ownership Type, Non-agriculture Assessment & charges on area 20,300 square meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of village Wakhari.
- ❖ 32. Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant Revised construction permission on area 20,300.00 Square Meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Revised Development Permission & commencement Certificate by No. DP/BDA/Village Wakhari/Gat No.121/1/9part & other/Pra. Kra.1121/22-23/18 date 15.02.2023.
- ❖ 33. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 06.03.2023 to Hon'ble Tahsildar Daund inform that land area 20,300.00 Square Meters out of Gat No.121/1/9 (Area 9,900.00 Square Meters), Gat No. 121/1/10(Area 5,100.00 Square Meters), Gat No. 121/1/11(Area 4,000.00 Square Meters), Gat No.136/4 (Area 1,000.00 Square Meters) & Gat No. 136/7part (Area 300.00 Square Meters) of village Wakhari belonging to Vasudha Bahu-Uddeshly Sevabhavi Sanstha converted into non-agriculture use for Educational purpose. This transaction recorded to 7/12 extract by Mutation Entry No. 3643 dated 21.04.2023 certified by Circle Officer, Kedgaon on dated 10.05.2023.

❖ **D) Legal Opinion:-**

- a) It appears from the records available with Sub Registrar Office and Revenue authorities from date 01.01.1990 to 15.01.2025 that the area admeasuring 00H03R Pol-Kharaba land out of Gat No.136/7 of village Wakhari owned & possessed by Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.



(Handwritten signature)

A. P. Shinde

Office & Correspondence:

Patil Chowk Kedgaon Station,

Dist. Pune, Pin 412203

b) I certify that Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar has an absolute, clear & marketable title to area 00H03R Pot-Kharaba land out of Gat No.136/7 of village Wakhari.

c) The aforesaid property belonging to Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar is free from all the encumbrances and readily marketable.

Date:-16/01/2025

Place: Kedgaon

(Sub Registrar, Kedgaon net payment Search Receipt bearing GRN No. MH007851590201920E + MH014468382202425E enclosed)

A. P. Shinde

Signature & Seal of Advocate



B. P. Shinde

Receipt for Virtual Treasury Payment

GRN	: MH1014468382202425E
Form Id	: 0
Payment Date	: 16/01/2025
Department	: Inspector General Of Registration
Office Code	: PUNE
Office Name	: KDG KEDGAON SUB REGISTRAR
Period From	: 01/04/2024
Period To	: 31/03/2099
Payee Details	:
Full Name	: A P Shinde Advocate
Account Head Details	: Amount in Rs
0030072201 SEARCH FEE	: 150.00
Total Amount	: 150.00
Flat/BlockNo	: Tal Daund
Road/Street	: Kedgaon
Area Locality	: Dist Pune
PIN	: 412203
Remarks	: Wakhari Tal Daund Dist Pune Gat No 136 7 Search Fee for 6 Years 2019 to 2025
Amount in Words	: One Hundred Fifty Rupees Only.
Bank Name	: Bank Of Maharashtra
Name of Branch	: 00171 - KEDGAON
For Use in Receiving Bank :	
Bank CIN No	: 02300042025011661704
Payment Date	: 16/01/2025
User Id	: 40284561598
Name of Branch	: 00171 - KEDGAON
Transaction Type	: Virtual Treasury Payment
Transaction Status	: success



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Receipt for Virtual Treasury Payment

GRN	:	MH007851590201920E
Form Id	:	0
Payment Date	:	31/10/2019
Department	:	Inspector General Of Registration
Office Code	:	PUNE
Office Name	:	KDG_KEDGAON SUB REGISTRAR
Period From	:	01/04/2019
Period To	:	31/03/2099
Payee Details	:	
Full Name	:	A P Shinde Advocate
Account Head Details	:	Amount In Rs
0030072201 SEARCH FEE	:	750.00
Total Amount	:	750.00
Fla/BlockNo	:	Tal Daund
Road/Street	:	Kedgaon
Area/Locality	:	Dist Pune
PIN	:	412203
Remarks	:	Wakhari Tal Daund Dist Pune Gat No. 136/7 Search Fee for 30 Years 1990 to 2019
Amount In Words	:	Seven Hundred Fifty Rupees Only.
Bank Name	:	Bank Of Maharashtra
Name of Branch	:	00171 - KEDGAON
For Use In Receiving Bank	:	
Bank CIN No	:	02300042019103144787
Payment Date	:	31/10/2019
User Id	:	40090799234
Name of Branch	:	00171 - KEDGAON



AS

R
SHANU



A. P. Shinde

B.S.L.L.L.B.

Advocate



Office & Correspondence:

Path Chowk Kedgaon Station,

Tal. Daund, Dist. Pune, Pin 412203

**Mobile No:-9422332730
9822332730**

Residence:

**'Samarth Niwas,' Khutbay Road, 22 Phata,
Kedgaon, Tal. Daund, Dist. Pune**

☎ (02119)223265

SEARCH AND TITLE REPORT

To,

Whom it may so ever concern

Dear Sir/Madam,

As per instructions of **Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist-Sangali** through secretary **Mrs. Bhupali Bharat Khaladkar** and for and on behalf of them, I have investigated the title as well as taken a search in respect of the following property for a period commencing from date 01.01.1999 to 15.01.2025 owned and possessed by **Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist-Sangali**.

❖ **A) DESCRIPTION OF PROPERTY:**

All the piece and parcel of land within the Registration District Pune, Sub-Registration District and Tal -Daund, situated within the local limit of Sub-Registrar Daund & Kedgaon and within the limit of Grampanchayat & revenue village Wakhari bearing Gat No. **121/1/11 Total Area 00H72R Assessed at Rs.00 Ps.68** out of that area **00H40R Assessed at Rs.00 Ps.38** belonging to **Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist-Sangali** through secretary **Mrs. Bhupali Bharat Khaladkar** & bounded as follows:-

Towards East- Gat No.120

Towards South- Land of Mr. Audambar Santosh Inamdar out of Gat No.121/1/11

Towards West- Internal road out of Gat No.121/1/11 & thereafter Gat No.136/7, Gat No.136/8

Towards North- Gat No.121/1/9, Gat No.121/1/10

❖ **B) Description of Documents Scrutinized:-**

Sr. No.	Date of execution of Document	Details of registration of Documents/Conveyance.	Place of Sub-Registrar, Office	Property Falls under Sub Registrar	Remarks
1.	24.06.2020	Sale Deed No. KDG-2102/2020	Kedgaon	Daund & Kedgaon	Original
2.	7/12 extract of Gat No. 121/1/11 of village Wakhari				Certified
3.	Gov Namuna No. 8A extract of A/C No. 1801 (Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar)				Certified
4.	7/12 extract of Gat No. 121/1 of village Wakhari from year 1967-68 to 2020-21				Certified
5.	Mutation Entry Numbers, Development Permission & commencement Certificate and relevant documents referred in Search Report				Certified

❖ **C) Tracing of Title:-**

1. Previously Gat No.121/1/11 area **00H40R Assessed at Rs.00 Ps.38** of village Wakhari was owned & possessed by Mr. Ramchandra Anandrao Inamdar & bearing old Gat No.121 of village Wakhari.

2. Mr. Ramchandra Anandrao Inamdar had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.121, 120, 128part of village Wakhari by Mutation Entry No. 50 dated 07.09.1969 certified by Circle Officer Kedgaon on dated 10.12.1969.

3. The Indian Coinage Act, 1956 and The Bombay Weights and Measures (Enforcement) Act, 1958 came into force and therefore land record of the village Wakhari was effectually converted into decimal measures system and consolidation scheme in accordance with Aakarbandh prepared by Special District Superintendent Land Record (Decimal System) This transaction recorded to 7/12 extract by Mutation Entry No.69 dated 16.05.1970



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- (2)
- ❖ 4 After the demise of Mr. Ramchandra Anandrao Inamdar on dated 09.10.1984 names of 1) Mr. Ashok Ramchandra Inamdar(Son), 2) Chhaya Ramchandra Inamdar(Daughter), 3) Mrs. Alaka Ravindra Mohite(Daughter), 4) Smt. Krushnabai Ramchandra Inamdar(Wife) recorded as legal heirs to 7/12 extract of Gat No. 121, 120, 128p, 133p of village Wakhari. This transaction recorded to 7/12 extract by Mutation Entry No. 458 dated 06.08.1985 certified by Circle Officer, Yawat on dated 22.08.1985.

- ❖ 5 By the order No. Hano/SR/624/86 dated 10.12.1986 of Hon'ble Tahsildar, Daund partition of Gat No.121/1, 121/2/1, 121/2/2, 121/2/3, 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7, 120/8, 3/1, 3/2, 3/3 of village Wakhari took place & names of owners are recorded as follows:-

Sr. No.	Gat No.	Area		P.K.		Total Area		Name of Owners	Share
		H	R	H	R	H	R		
1.	121/1	02	64	02	83	05	47	Mr. Suresh Shankar Inamdar	8 Anne
								Mr. Babaso Shankar Inamdar	8 Anne
2.	121/2/1	00	88	00	00	00	88	Mast. Dattatray Shivaji Inamdar Minor guardian Savitrabai	Full
3.	121/2/2	00	88	00	00	00	88	Mr. Santosh Shivaji Inamdar	Full
4.	121/2/3	00	89	00	94	01	83	Mr. Bhimaji Shivaji Inamdar	Full
5.	120/1	02	51	00	77	03	28	Mr. Ashok Ramchandra Inamdar	Full
6.	120/2	02	51	00	77	03	28	Mrs. Ushadevi Ashok Inamdar	Full
7.	120/3	02	50	00	78	03	28	Smt. Krushnabai Ramchandra Inamdar	Full
8.	120/4	01	88	00	58	02	46	Mr. Shivaji Anandrao Inamdar	Full
9.	120/5	01	88	00	58	02	46	Mr. Balaso Shankar Inamdar	8 Anne
								Parvatibai Shankar Inamdar	8 Anne
10.	120/6	00	20	00	00	00	20	Mr. Ashok Ramchandra Inamdar	5 Anne
								Mrs. Ushadevi Ashok Inamdar	4Pai
								Smt. Krushnabai Ramchandra Inamdar	
								Mr. Shivaji Anandrao Inamdar	5 Anne 4Pai
								Mr. Balaso Shankar Inamdar	2 Anne 8Pai
								Mr. Suresh Shankar Inamdar	2 Anne 8Pai
11.	120/7	01	88	00	58	02	46	Mr. Shivaji Anandrao Inamdar	Full
12.	120/8	01	87	00	57	02	44	Mr. Balaso Shankar Inamdar	8 Anne
								Minor guardian Parvatibai	
								Parvatibai Shankar Inamdar	8 Anne
13.	3/1	00	98	01	14	02	12	Mrs. Ushadevi Ashok Inamdar	Full
14.	3/2	00	92	01	13	02	05	Mr. Balaso Shankar Inamdar	8 Anne
								Parvatibai Shankar Inamdar	8 Anne
15.	3/3	00	93	01	13	02	06	Savitrabai Shivaji Inamdar	Full

This transaction recorded to 7/12 extract by mutation entry No. 532 dated 10.12.1986 certified by Circle Officer, Yawat on dated 29.12.1986.

- ❖ 6 By the order No. Tagai/Kawi/3/89 dated 03.02.1989 of Hon'ble Tahsildar Daund "Tagai charges of government" (Loan disbursed before date 07.11.1988) recorded to 7/12 extract of Gat No. 121 & other Gat Numbers of village Wakhari are removed. This transaction recorded to 7/12 extract by mutation entry No. 624 dated 04.02.1989 certified by Circle Officer Yawat on dated 28.02.1989.



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A.P. Shinde

B.S.L.L.B.

Advocate



Office & Correspondence

Pantli Chowk Kedgaon Station,

Tal. Daund, Dist. Pune, Pin 412203

Mobile No:-9422332730

9822332730

Residence:

**'Samarth Niwas,' Khutbav Road, 22 Phata,
Kedgaon, Tal. Daund, Dist. Pune**

☎ (02119)223265

(3)

- ❖ 7. By the letter No 2516/Bhumapan/Aakarford/Pohi/2019- dated 14.10.2019 of Deputy-Superintendent of Land Record Daund & order No Hano/Kawi/1847/2019 Daund dated 30.10.2019 of Hon'ble Tahsildar Daund 7/12 extract of Gat No.121/1, 121/2/A, 121/2/B, 121/2/C of village Wakhari are closed and due to Aakarford new Pot-hissa of Gat No.121/1 of village Wakhari are created as under-

Gat No.	Area		Assessment		Name of Owners
	H	R	Rs.	Ps.	
121/1					7/12 Extract is closed
121/1/1	00	45	00	33	Shantabai Suresh Inamdar
121/1/2	00	31	00	30	Surekha Bhimaji Inamdar, Sujata Dattatray Inamdar, Kalpana Atul Walunjkar
121/1/3	00	43	00	33	Maruti Kondiba Shinde, Shantabai Suresh Inamdar
121/1/4	00	74	00	68	Sujata Dattatray Inamdar
121/1/5	02	16	01	36	Santosh Shivaji Inamdar, Rukmini Santosh Inamdar Digambar Shivaji Inamdar
121/1/6	00	40	00	34	Ashok Nanasaheb Kale
121/1/7	00	97	00	89	Sujata Dattatray Inamdar
121/1/8	02	89	01	57	Suresh Shankar Inamdar
121/1/9	00	99	00	89	Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist.- Sangali through secretary Mrs. Bhupali Bharat Khaladkar
121/1/10	00	51	00	48	Sandip Ramdas Khaladkar
121/1/11	00	72	00	68	Santosh Shivaji Inamdar
121/1/12	00	38	00	33	Common Road Shantabai Suresh Inamdar Surekha Bhimaji Inamdar Sujata Dattatray Inamdar Kalpana Atul Walunjkar Maruti Kondiba Shinde Santosh Shivaji Inamdar Rukmini Santosh Inamdar Digambar Shivaji Inamdar Ashok Nanasaheb Kale Suresh Shankar Inamdar Sandip Ramdas Khaladkar Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist.- Sangali through secretary Mrs. Bhupali Bharat Khaladkar
121/2/A					7/12 Extract is closed
121/2/B					7/12 Extract is closed
121/2/C					7/12 Extract is closed

This transaction recorded to 7/12 extract by Mutation Entry No. 2748 dated 30.10.2019 certified by Circle Officer, Kedgaon on dated 31.10.2019

- ❖ 8. Mr. Santosh Shivaji Inamdar with the consent of 1) Mrs. Rukmini Santosh Inamdar, 2) Mr. Digambar Santosh Inamdar, 3) Mr. Ashok Nanasaheb Kale had executed Sale Deed of 00H40R out of Gat No.121/1/11 of village Wakhari alongwith 121/1/12 to use common road as mentioned in Sale Deed in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist.-Sangali through secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs 27,00,000/- (Rupees Twenty Seven Lakh only) This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-2102/2020 on dated 02.06.2020 This transaction recorded to 7/12 extract by Mutation Entry No. 2860 dated 24.06.2020 certified by Circle Officer, Kedgaon on dated 15.07.2020



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9. Mr. Santosh Shivaji Inamdar with the consent of Mr. Digambar Santosh Inamdar had executed Gift Deed of 00H32R out of Gat No.121/1/11 of village Wakhari in favour of Mr. Audambar Santosh Inamdar. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-474/2021 on dated 14.01.2021. This transaction recorded to 7/12 extract by Mutation Entry No. 2976 dated 14.01.2021 certified by Circle Officer, Kedgaon on dated 01.02.2021.
10. Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant non-agriculture & construction permission on area 13,900.00 Square Meters out of Gat No.121/1/9 & Gat No.121/1/11(part) of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Development Permission & commencement Certificate by No. BDA/Village Wakhari/Gat No.121/1/9 & Gat No.121/1/11part/U.Pra. Kra.954/19-20 date 02.11.2020.
11. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 25.10.2022 to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune and provide information about Tenure of Land, Ownership Type, Non-agriculture Assessment & charges on area 20,300 square meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of village Wakhari.
12. Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant Revised construction permission on area 20,300.00 Square Meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Revised Development Permission & commencement Certificate by No. DP/BDA/Village Wakhari/Gat No.121/1/9part & other/Pra. Kra.1121/22-23/18 date 15.02.2023.
13. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 05.03.2023 to Hon'ble Tahsildar Daund inform that land area 20,300.00 Square Meters out of Gat No.121/1/9 (Area 9,900.00 Square Meters), Gat No. 121/1/10(Area 5,100.00 Square Meters), Gat No. 121/1/11(Area 4,000.00 Square Meters), Gat No.136/4 (Area 1,000.00 Square Meters) & Gat No. 136/7part (Area 300.00 Square Meters) of village Wakhari belonging to Vasudha Bahu-Uddeshly Sevabhavi Sanstha converted into non-agriculture use for Educational purpose. This transaction recorded to 7/12 extract by Mutation Entry No. 3643 dated 21.04.2023 certified by Circle Officer, Kedgaon on dated 10.05.2023.
- D) Legal Opinion:-
- a) It appears from the records available with Sub Registrar Office and Revenue authorities from date 01.01.1990 to 15.01.2025 that the area admeasuring 00H40R Assessed at Rs.00 Ps.38 out of Gat No.121/1/11 of village Wakhari owned & possessed by Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.
- b) I certify that Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar has an absolute, clear & marketable title to area 00H40R Assessed at Rs.00 Ps.38 out of Gat No.121/1/11 of village Wakhari.
- c) The aforesaid property belonging to Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar is free from all the encumbrances and readily marketable.

Date:-11/07/2022

Place: Kedgaon

(Sub Registrar, Kedgaon net payment Search Receipt bearing GRN No. MH007811228201920E + MH014458486202425E enclosed)



Signature & Seal of Associate
A. P. Shinde





Receipt for Virtual Treasury Payment

GRN : MH014458486202425E
Form Id : 0
Payment Date : 16 01 2025
Department : Inspector General Of Registration
Office Code : PUNE
Office Name : KDG KEDGAON SUB REGISTRAR
Period From : 01 04 2024
Period To : 31 03 2099
Payee Details :
Full Name : A P Shinde Advocate
Account Head Details : Amount in Rs
030072201 SEARCH FEE : 150.00
Total Amount : 150.00
Flat Block No : Tal Daund
Road Street : Kedgaon
Area Locality : Dist Pune
PIN : 412203
Remarks : Wakhari Tal Daund Dist Pune Gat No 121 1 11 Search Fee for 6 Years 2020 to 2025
Amount in Words : One Hundred Fifty Rupees Only.
Bank Name : Bank Of Maharashtra
Name of Branch : 00171 - KEDGAON
For Use in Receiving Bank :
Bank CIN No : 02300042025011661339
Payment Date : 16 01 2025
User Id : 40264561598
Name of Branch : 00171 - KEDGAON
Transaction Type : Virtual Treasury Payment
Transaction Status : success



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Receipt for Virtual Treasury Payment

GRN	:	MH007811228201920E
Form Id	:	0
Payment Date	:	31/10/2019
Department	:	Inspector General Of Registration
Office Code	:	PUNE
Office Name	:	KDG_KEDGAON SUB REGISTRAR
Period From	:	01/04/2019
Period To	:	31/03/2099
Payee Details	:	
Full Name	:	A P Shinde Advocate
Account Head Details	:	Amount in Rs
0030072201 SEARCH FEE	:	750.00
Total Amount	:	750.00
Flat/Block No	:	Tal Daund
Road/Street	:	Kedgaon
Area/Locality	:	Dist Pune
PIN	:	412203
Remarks	:	Wakhari Tal Daund Dist Pune Gat No. 121/1 Search Fee for 30 Years 1990 to 2019
Amount in Words	:	Seven Hundred Fifty Rupees Only.
Bank Name	:	Bank Of Maharashtra
Name of Branch	:	00171 - KEDGAON
For Use of Receiving Bank	:	
Bank Clk No	:	02300042019103142669
Payment Date	:	31/10/2019
User Id	:	40090799234
Name of Branch	:	00171 - KEDGAON



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A.P. Shinde

B.S.L.L.B.

Advocate



ADDRESS & CORRESPONDENCE:

Path Chowk Kedgaon Station,

Tal. Daund, Dist. Pune, Pin 412203

Mobile No:-9422332730

9022332730

Residence:

'Samarth Niwas,' Khutbay Road, 22 Phata,

Kedgaon, Tal. Daund, Dist. Pune

☎ (02119)223265

SEARCH AND TITLE REPORT

To,

Whom it may so ever concern

Dear Sir/Madam,

As per instructions of **Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali** through secretary **Mrs. Bhupall Bharat Khaladkar** and for and on behalf of them, I have investigated the title as well as taken a search in respect of the following property for a period commencing from date **01.01.1992** to **15.01.2025** owned and possessed by **Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali**.

❖ **A) DESCRIPTION OF PROPERTY.**

All the piece and parcel of land within the Registration District Pune, Sub- Registration District and Tal -Daund, situated within the local limit of Sub-Registrar Daund & Kedgaon and within the limit of Grampanchayat & revenue village Wakhari bearing **Gat No. 136/4 Total Area 00H50R** Assessed at **Rs.00 Ps.38** out of that area **00H10R** Assessed at **Rs.00 Ps.08** belonging to **Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali** through secretary **Mrs. Bhupall Bharat Khaladkar** & bounded as follows:-

Towards East- Gat No.121/1/11 Land of Vasudha Bahu-Uddeshly Sevabhavi Sanstha

Towards South- Gat No.137

Towards West- Gat No.136/4part

Towards North- Gat No.136/7 Land of Vasudha Bahu-Uddeshly Sevabhavi Sanstha

❖ **B) Description of Documents Scrutinized:-**

Sr. No.	Date of execution of Document	Details of registration of Documents/Conveyance.	Place of Sub-Registrar, Office	Property Falls under Sub Registrar	Remarks
1.	22.10.2020	Sale Deed No. KDG-4496/2020	Kedgaon	Daund & Kedgaon	Original
2.	23.05.2013	Partition Deed No. KDG-2559/2013	Kedgaon	Daund & Kedgaon	Xerox
3.	13.03.2008	Sale Deed No. KDG-1294/2008	Kedgaon	Daund & Kedgaon	Xerox
4.	7/12 extract of Gat No. 136/4 of village Wakhari				Certified
5.	Gav Namuna No. 8A extract of A/C No. 1679 (Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupall Bharat Khaladkar)				Certified
6.	7/12 extract of Gat No. 136 of village Wakhari from year 1967-68 to 1989-90				Certified
7.	7/12 extract of Gat No. 136/4 of village Wakhari from year 1991-92 to 2020-21				Certified
8.	Mutation Entry Numbers, Development Permission & commencement Certificate and relevant documents referred in Search Report				Certified

❖ **C) Tracing of Title:-**

❖ 1. Previously Gat No.136/4 Total Area 00H50R Assessed at **Rs.00 Ps.38** of village Wakhari was owned & possessed by **Mr. Pandurang Sambhu Baravkar(8Anno)** and **Mr. Dhondl Arjuna Baravkar(8Anno)** & bearing old Gat No.136 having area **04H11R + P.K. 01H71R Total Area 05H82R** Assessed at **Rs.03 Ps.16**.

❖ 2. The Indian Coinage Act, 1956 and The Bombay Weights and Measures (Enforcement) Act, 1958 came into force and therefore land record of the village Wakhari was effectually converted into decimal measures system and consolidation scheme in accordance with Aankarbandh prepared by Special District Superintendent Land Record (Decimal System). This transaction recorded to 7/12 extract by Mutation Entry No.69 dated 16.05.1970.

❖ 3. After the demise of **Mr. Dhondiba Arjuna Baravkar** on dated 10.01.1963 names of 1) **Mr. Tulshiram Dhondiba Baravkar(Son)**, 2) **Mr. Nivrutti Dhondiba Baravkar(Son)**, 3) **Mr. Sopana Dhondiba Baravkar(Son)**, 4) **Smt. Dagadabai Dhondiba Baravkar(Wife)**, 5) **Mrs. Ambubai Krushnaji Zagade(Daughter)**, 6) **Mrs. Subhadra Mahadeo Narake(Daughter)**, 7) **Mrs. Sonabai Chandar Narake(Daughter)**, 8) **Mrs. Venubai Maruti Jadhav(Daughter)**, 9) **Mrs. Yashwada Mahayan Zurunge(Daughter)**, 10) **Mrs. Kasabai Ambadas Chorpada(Daughter)**, 11) **Mrs. Muktabai Devram Shinde(Daughter)** recorded as legal heirs to 7/12 extract of Gat No. 136, 111 of village Wakhari. This transaction recorded to 7/12 extract by Mutation Entry No. 175 dated 15.09.1975 certified by Circle Officer, Kedgaon on dated 28.01.1976.



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- ❖ 4. Mr. Tulshiram Dhondiba Baravkar had repaid the loan of Kedgaon Multipurpose Society Kedgaon therefore charge of said society removed from 7/12 extract of Gat No.136 of village Wakhari by Mutation Entry No. 414 dated 04.11.1983 certified by Circle Officer Kedgaon on dated 21.01.1984.
- ❖ 5. Mr. Tulshiram Dhondiba Baravkar as a Manager of HUF with the consent of 1) Mrs. Ambubai Krushnaji Zagade, 2) Mrs. Subhadra Mahadeo Narake, 3) Mrs. Sonabai Chandar Narake, 4) Mrs. Venubai Maruti Jadhav, 5) Mrs. Kasabai Ambadas Ghorpade had executed Sale Deed of 8 Anne share from northern side out of Gat No.136 of village Wakhari in favour of Mr. Rama Bhika Devkate for a consideration of Rs.15,000/- (Rupees Fifteen Thousand only). This transaction registered in the office of Sub-Registrar, Daund on dated 28.01.1982. This transaction recorded to 7/12 extract by Mutation Entry No. 415 dated 04.11.1983 certified by Circle Officer, Yawat on dated 06.07.1984.
- ❖ 6. Mr. Pandurang Sambhu Baravkar had executed Sale Deed of 8 Anne share from southern side out of Gat No.136 of village Wakhari in favour of Mr. Bhika Khandu Devkate for a consideration of Rs.15,000/- (Rupees Fifteen Thousand only) This transaction registered in the office of Sub-Registrar, Daund on dated 28.01.1982. This transaction recorded to 7/12 extract by Mutation Entry No. 416 dated 04.11.1983 certified by Circle Officer, Yawat on dated 08.07.1984.
- ❖ 7. By the order No. Watap/SR/164/92 dated 10.07.1992 of Hon'ble Tahsildar, Daund partition of Gat No.136 of village Wakhari took place & names of owners are recorded as follows -

Sr. No.	Gat No.	Area		P.K.		Total Area		Name of Owners	Share
		H	R	H	R	H	R		
1.	136/1	00	50	00	00	00	50	Mr. Rajaram Bhika Devkate	Full
2.	136/2	00	50	00	00	00	50	Mr. Gajanan Bhika Devkate	Full
3.	136/3	00	50	00	00	00	50	Mr. Baban Bhika Devkate	Full
4.	136/4	00	50	00	00	00	50	Mr. Rama Bhika Devkate	Full
5.	136/5	00	53	00	42	00	95	Mr. Rajaram Bhika Devkate	Full
6.	136/6	00	53	00	43	00	96	Mr. Gajanan Bhika Devkate	Full
7.	136/7	00	53	00	43	00	96	Mr. Baban Bhika Devkate	Full
8.	136/8	00	52	00	43	00	95	Mr. Rama Bhika Devkate	Full

This transaction recorded to 7/12 extract by mutation entry No. 732 dated 09.09.1992 certified by Avval Karkun, Daund.

- ❖ 8. Mr. Rama Bhika Devkate had executed Mortgage Deed of a) 00H16R land out of Gat No.136/3, b) 00H50R land out of Gat No.136/4, c) 00H17R land out of Gat No.136/7, d) 00H52R land out of Gat No.136/8 of village Wakhari in favour of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon for a loan of Rs.1,02,000/- (Rupees One Lakh Two Thousand only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-876/2005 on dated 28.03.2005.
- ❖ 9. Mr. Rama Bhika Devkate had fully repaid the loan of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon therefore charge of said bank removed from 7/12 extract of Gat No.136/3, 136/4, 136/7, 136/8 of village Wakhari by Mutation Entry No. 1345.
- ❖ 10. Mr. Rama Bhika Devkate with the consent of 1) Mr. Rajaram Bhika Devkate, 2) Mr. Gajanan Bhika Devkate had executed Sale Deed of area 00H30R land out of Gat No.136/4 of village Wakhari alongwith 12 feet width road out of Gat No.136/4, 136/3 & partly share out of common Well out of Gat No.136/8 of village Wakhari in favour of Mrs. Mina Bhagwan Kumbhar for a consideration of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-1294/2008 on dated 13.03.2008. This transaction recorded to 7/12 extract by Mutation Entry No. 1664 dated 28.03.2008 certified by Circle Officer, Yawat on dated 23.04.2008.
- ❖ 11. 1) Mr. Bhagwan Nagu Kumbhar, 2) Mr. Ravi Bhagwan Kumbhar, 3) Mrs. Mina Bhagwan Kumbhar had executed Mortgage Deed of a) area 00H50R + P.K.00H10R out of Gat No. 173 of village Wakhari belonging to Mr. Ravi Bhagwan



(Handwritten signature)

A.P. Shinde

B.S.L.L.L.B.

Advocate



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Kedgaon, Tal. Daund, Dist. Pune

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(3)

Kumbhar, b) area 00H80R + P.K.00H27R out of Gat No. 173 of village Wakhari belonging to Mrs. Mina Bhagwan Kumbhar, c) area 00H30R out of Gat No. 136/4 of village Wakhari belonging to Mrs. Mina Bhagwan Kumbhar in favour of Bank of India Branch Kedgaon, Tal:- Daund Dist:-Pune for a loan of Rs. 5,00,000/-. This transaction registered in the office of Sub Registrar Kedgaon at Sr. No. KDG-2548/2012 dated 23.05.2012. This transaction recorded to 7/12 extract by Mutation Entry No.2049 dated 07.06.2012 certified by Circle Officer Kedgaon dated 24.07.2012

❖ 12. Bank of India Branch Kedgaon, Tal:- Daund Dist:-Pune through Branch Manager Mrs. Jyoti Dhananjay Joshi had executed Reconveyance Deed of Mortgage Deed No. KDG-2548/2012 dated 23.05.2012 in favour of 1) Mr. Bhagwan Nagu Kumbhar, 2) Mr. Ravi Bhagwan Kumbhar, 3) Mrs. Mina Bhagwan Kumbhar & released their charge of Rs. 5,00,000/- (Rupees Five Lakh only) from properties a) area 00H50R + P.K.00H10R out of Gat No. 173 of village Wakhari belonging to Mr. Ravi Bhagwan Kumbhar, b) area 00H80R + P.K.00H27R out of Gat No. 173 of village Wakhari belonging to Mrs. Mina Bhagwan Kumbhar, c) area 00H30R out of Gat No. 136/4 of village Wakhari belonging to Mrs. Mina Bhagwan Kumbhar. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-1349/2013 dated 16.03.2013. This transaction recorded to 7/12 extract by Mutation Entry No.2163 dated 01.04.2013 certified by Circle Officer Kedgaon dated 30.04.2013.

❖ 13 1) Mrs. Mina Bhagwan Kumbhar, 2) Mr. Rahul Bhagwan Kumbhar, 3) Mr. Ravi Bhagwan Kumbhar, 4) Mrs. Rani Babaji Kumbhar had executed Partition Deed of area out of Gat No.173, 136/4, 136/8, 136/3 of village Wakhari amongst themselves. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-2559/2013 dated 23.05.2013.

Gat No.	Before partition	Total Area				After partition	Total Area			
		Area		P.K.			Area		P.K.	
	Name of Owner	H	R	H	R	Name of Owner	H	R	H	R
173 part	Mrs. Mina Bhagwan Kumbhar	00	80	00	27	Mrs. Mina Bhagwan Kumbhar	00	80	00	27
136/4	Mrs. Mina Bhagwan Kumbhar	00	30	00	00	Mr. Rahul Bhagwan Kumbhar	00	10	00	00
						Mr. Ravi Bhagwan Kumbhar	00	10	00	00
						Mrs. Rani Babaji Kumbhar	00	10	00	00
136/8	Mrs. Mina Bhagwan Kumbhar	2 hour share in Well				Mr. Rahul Bhagwan Kumbhar	2 hour share in Well			
						Mr. Ravi Bhagwan Kumbhar				
						Mrs. Rani Babaji Kumbhar				
136/3	Mrs. Mina Bhagwan Kumbhar	Right to use common road				Mr. Rahul Bhagwan Kumbhar	Right to use common road			
						Mr. Ravi Bhagwan Kumbhar				
						Mrs. Rani Babaji Kumbhar				

This transaction recorded to 7/12 extract by Mutation Entry No. 2207 dated 02.09.2013 certified by Circle Officer, Kedgaon on dated 10.12.2013.

❖ 14. 1) Mr. Rahul Bhagwan Kumbhar(00H05R), 2) Mr. Ravi Bhagwan Kumbhar(00H05R) with the consent of 1) Mrs. Mina Bhagwan Kumbhar, 2) Mr. Bhagwan Nagu Kumbhar,3) Mrs. Rani Babaji Kumbhar had executed Sale Deed of area 00H10R land out of Gat No.136/4 of village Wakhari in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs.7,00,000/- (Rupees Seven Lakh only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-4496/2020 on dated 22.10.2020. This transaction recorded to 7/12 extract by Mutation Entry No. 2936 certified by Circle Officer, Kedgaon.

❖ 15. Rani Babaji Kumbhar had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/4, 171, 172/2 & 173 of village Wakhari by Mutation Entry No. 3082 dated 03.08.2021 certified by Circle Officer Kedgaon on dated 03.08.2021.

❖ 16. Rama Bhika Devkate had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/3, 136/4, 136/7 & 136/8 of village Wakhari by Mutation Entry No. 3179 dated 24.12.2021 certified by Circle Officer Kedgaon on dated 11.01.2022.



(4)

- ❖ 17. Ravi Bhagwan Kumbhar had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No. 136/4 & 173 of village Wakhari by Mutation Entry No. 3217 dated 15.02.2022 certified by Circle Officer Kedgaon on dated 22.02.2022.
- ❖ 18. Rama Bhika Devkate had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/3, 136/4, 136/7 & 136/8 of village Wakhari by Mutation Entry No. 3402 dated 07.08.2022 certified by Circle Officer Kedgaon on dated 23.08.2022.
- ❖ 19. Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant non-agriculture & construction permission on area 13,900.00 Square Meters out of Gat No.121/1/9 & Gat No.121/1/11(part) of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Development Permission & commencement Certificate by No. BDA/Village Wakhari/Gat No.121/1/9 & Gat No.121/1/11part/Pra. Kra.964/19-20 date 02.11.2020.
- ❖ 20. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SRI44/2022 Daund-Purandar dated 28.10.2022 to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune and provide information about Tenure of Land, Ownership Type, Non-agriculture Assessment & charges on area 20,300 square meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of village Wakhari.
- ❖ 21. Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant Revised construction permission on area 20,300.00 Square Meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Revised Development Permission & commencement Certificate by No. DP/BDA/Village Wakhari/Gat No.121/1/9part & other/Pra. Kra.1121/22-23/18 date 15.02.2023.
- ❖ 22. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SRI44/2022 Daund-Purandar dated 06.03.2023 to Hon'ble Tahsilidar Daund inform that land area 20,300.00 Square Meters out of Gat No.121/1/9 (Area 9,900.00 Square Meters), Gat No. 121/1/10(Area 5,100.00 Square Meters), Gat No. 121/1/11(Area 4,000.00 Square Meters), Gat No.136/4 (Area 1,000.00 Square Meters) & Gat No. 136/7part (Area 300.00 Square Meters) of village Wakhari belonging to Vasudha Bahu-Uddeshly Sevabhavi Sanstha converted into non-agriculture use for Educational purpose This transaction recorded to 7/12 extract by Mutation Entry No. 3643 dated 21.04.2023 certified by Circle Officer, Kedgaon on dated 10.05.2023.

❖ D) Legal Opinion:

a) It appears from the records available with Sub Registrar Office and Revenue authorities from date 01.01.1992 to 15.01.2025 that the area admeasuring 00H10R land out of Gat No.136/4 of village Wakhari owned & possessed by Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.

b) I certify that Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar has an absolute, clear & marketable title to area 00H10R land out of Gat No.136/4 of village Wakhari.

c) The aforesaid property belonging to Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar is free from all the encumbrances and readily marketable.

Date:-16/01/2025

Place; Kedgaon

(Sub Registrar, Kedgaon not payment Search Receipt bearing

GRN No. MH007793899202122E + MH014460653202425E enclosed)

Signature & Seal of Advocate





बँक ऑफ महाराष्ट्र
Bank of Maharashtra
एन पीएल एन सी

Receipt for Virtual Treasury Payment

GRN : MH014460653202425E
Form Id : 0
Payment Date : 16/01/2025
Department : Inspector General Of Registration
Office Code : PUNE
Office Name : KDG KEDGAON SUB REGISTRAR
Period From : 01/04/2024
Period To : 31/03/2099
Payee Details :
Full Name : A P Shinde Advocate
Account Head Details : Amount in Rs
0030072201 SEARCH FEE : 100.00
Total Amount : 100.00
Flat/BlockNo : Tal Daund
Road Street : Kedgaon
Area Locality : Dist Pune
PIN : 412203
Remarks : Wakhari Tal Daund Dist Pune Gat No 136 4 Search Fee for 4 Years 2022 to 2025
Amount in Words : One Hundred Rupees Only.
Bank Name : Bank Of Maharashtra
Name of Branch : 00171 - KEDGAON
For Use in Receiving Bank :
Bank CIN No : 02300042025011661428
Payment Date : 16/01/2025
User Id : 40284561598
Name of Branch : 00171 - KEDGAON
Transaction Type : Virtual Treasury Payment
Transaction Status : success



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बँक ऑफ महाराष्ट्र
Bank of Maharashtra
एच पीएमएच एच पीएम

Receipt for Virtual Treasury Payment

GRN	:	MH007793899202122E
Form Id	:	0
Payment Date	:	21/10/2021
Department	:	Inspector General Of Registration
Office Code	:	PUNE
Office Name	:	KDG_KEDGAON SUB REGISTRAR
Period From	:	01/04/2021
Period To	:	31/03/2099
Payee Details	:	
Full Name	:	A P Shinde Advocate
Account Head Details	:	Amount in Rs
0030072201 SEARCH FEE	:	750.00
Total Amount	:	750.00
Flat/BlockNo	:	Tal Daund
Road/Street	:	Kedgaon
Area/Locality	:	Dist Pune
PIN	:	412203
Remarks	:	Wakhari Tal Daund Dist Pune Gal No.136/4 Search fee for 30 Yrs 1992-2021
Amount in Words	:	Seven Hundred Fifty Rupees Only.
Bank Name	:	Bank Of Maharashtra
Name of Branch	:	00171 - KEDGAON
For Use in Receiving Bank	:	
Bank CIN No	:	02300042021102175509
Payment Date	:	21/10/2021
User Id	:	40090799234
Name of Branch	:	00171 - KEDGAON
Transaction Type	:	Virtual Treasury Payment
Transaction Status	:	success



Handwritten signature

A.P. Shinde

B.S.L.L.B.

Advocate



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SEARCH AND TITLE REPORT

To,
Whom it may so ever concern

Dear Sir/Madam,

As per instructions of **Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali** through secretary **Mrs. Bhupali Bharat Khaladkar** and for and on behalf of them, I have investigated the title as well as taken a search in respect of the following property commencing from date 01.01.1990 to date 15.01.2025 owned and possessed by **Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali**.

❖ **A) DESCRIPTION OF PROPERTY:**

All the piece and parcel of land within the Registration District Pune, Sub- Registration District and Tal -Daund, situated within the local limit of Sub-Registrar Daund & Kedgaon and within the limit of Grampanchayat & revenue village Wakhari bearing Gat No. 121/1/9 Total Area 00H99R Assessed at Rs.00 Ps.89 belonging to **Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali** through secretary **Mrs. Bhupali Bharat Khaladkar** & bounded as follows:-
Towards East- Land of Mr. Sandip Ramdas Khaladkar out of Gat No.121/1/10

Towards South- Land of Mr. Santosh Shivaji Inamdar out of Gat No.121/1/11

Towards West- 20 feet East-West width & South-North length road

Towards North- Land of Mr. Suresh Shankar Inamdar out of Gat No.121/1/8

❖ **B) Description of Documents Scrutinized:-**

Sr. No.	Date of execution of Document	Details of registration of Documents/Conveyance.	Place of Sub-Registrar, Office	Property Falls under Sub Registrar	Remarks
1.	21.02.2019	Sale Deed No. KDG-1071/2019	Kedgaon	Daund & Kedgaon	Original
2.	25.09.2019	Sale Deed No. KDG-5023/2019	Kedgaon	Daund & Kedgaon	Original
3.	7/12 extract of Gat No. 121/1/9 of village Wakhari				Certified
4.	Gav Namuna No. 8A extract of A/C No. 1802 (Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar)				Certified
5.	7/12 extract of Gat No. 121/1/9 of village Wakhari from year 1967-68 to 2023-24				Certified
6.	Mutation Entry Numbers, Development Permission & commencement Certificate and relevant documents referred in Search Report				Certified

❖ **C) Tracing of Title:-**

1. Previously Gat No.121/1/9 Total Area 00H99R Assessed at Rs.00 Ps.89 of village Wakhari was owned & possessed by **Mr. Ramchandra Anandrao Inamdar** & bearing old Gat No.121 having area 05H29R + P.K. 05H66R Total Area 10H95R Assessed at Rs.04 Ps.06.
2. **Mr. Ramchandra Anandrao Inamdar** had incurred loan from **Wakhari Multipurpose Society Wakhari** therefore charge of said society recorded to 7/12 extract of Gat No.121, 120, 128 part of village Wakhari by Mutation Entry No. 50 dated 07.09.1969 certified by Circle Officer Kedgaon on dated 10.12.1969.
3. The Indian Coinage Act, 1956 and The Bombay Weights and Measures (Enforcement) Act, 1958 came into force and therefore land record of the village Wakhari was effectually converted into decimal measures system and consolidation scheme in accordance with Aakarbandh prepared by Special District Superintendent Land Record (Decimal System). This transaction recorded to 7/12 extract by Mutation Entry No.69 dated 16.05.1970.



(2)

- ❖ 4 After the demise of Mr. Ramchandra Anandrao Inamdar on dated 09.10.1984 names of 1) Mr. Ashok Ramchandra Inamdar(Son), 2) Chhaya Ramchandra Inamdar(Daughter), 3) Mrs. Alka Ravindra Mohite(Daughter), 4) Smt. Krushnabai Ramchandra Inamdar(Wife) recorded as legal heirs to 7/12 extract of Gat No. 121, 120,128p, 133p of village Wakharl. This transaction recorded to 7/12 extract by Mutation Entry No. 458 dated 06.08.1985 certified by Circle Officer, Yawat on dated 22.08.1985
- ❖ 5 By the order No. Nano/SR/624/86 dated 10.12.1986 of Hon'ble Tahsildar, Daund partition of Gat No.121/1, 121/2/1, 121/2/2, 121/2/3, 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7, 120/8, 3/1, 3/2, 3/3 of village Wakharl look place & names of owners are recorded as follows -

Sr. No.	Gat No.	Area		P.K.		Total Area		Name of Owners	Share
		H	R	H	R	H	R		
1.	121/1	02	64	02	83	05	47	Mr. Suresh Shankar Inamdar	8 Anne
								Mr. Babaso Shankar Inamdar	8 Anne
2.	121/2/1	00	88	00	00	00	88	Mast. Dattatray Shivaji Inamdar Minor guardian Savitrabai	Full
3.	121/2/2	00	88	00	00	00	88	Mr. Santosh Shivaji Inamdar	Full
4.	121/2/3	00	89	00	94	01	83	Mr. Bhimaji Shivaji Inamdar	Full
5.	120/1	02	51	00	77	03	28	Mr. Ashok Ramchandra Inamdar	Full
6.	120/2	02	51	00	77	03	28	Mrs. Ushadevi Ashok Inamdar	Full
7.	120/3	02	50	00	78	03	28	Smt. Krushnabai Ramchandra Inamdar	Full
8.	120/4	01	88	00	58	02	46	Mr. Shivaji Anandrao Inamdar	Full
9.	120/5	01	88	00	58	02	46	Mr. Balaso Shankar Inamdar	8 Anne
								Parvalibai Shankar Inamdar	8 Anne
10	120/6	00	20	00	00	00	20	Mr. Ashok Ramchandra Inamdar	5 Anne 4Pai
								Mrs. Ushadevi Ashok Inamdar	
								Smt. Krushnabai Ramchandra Inamdar	
								Mr. Shivaji Anandrao Inamdar	5 Anne 4Pai
								Mr. Balaso Shankar Inamdar	
								Mr. Suresh Shankar Inamdar	
11.	120/7	01	88	00	58	02	46	Mr. Shivaji Anandrao Inamdar	Full
12.	120/8	01	87	00	57	02	44	Mr. Balaso Shankar Inamdar	8 Anne
								Minor guardian Parvalibai	
								Parvalibai Shankar Inamdar	
13.	3/1	00	98	01	14	02	12	Mrs. Ushadevi Ashok Inamdar	Full
14.	3/2	00	92	01	13	02	05	Mr. Balaso Shankar Inamdar	8 Anne
								Parvalibai Shankar Inamdar	8 Anne
15.	3/3	00	93	01	13	02	06	Savitrabai Shivaji Inamdar	Full

This transaction recorded to 7/12 extract by mutation entry No. 532 dated 10.12.1986 certified by Circle Officer, Yawat on dated 29.12.1986.

6. By the order No. Tagal/Kawl/3/89 dated 03.02.1989 of Hon'ble Tahsildar Daund "Tagal charges of government" (Loan disbursed before date 07.11.1988) recorded to 7/12 extract of Gat No. 121 & other Gat Numbers of village Wakharl are removed. This transaction recorded to 7/12 extract by mutation entry No. 624 dated 04.02.1989 certified by Circle Officer Yawat on dated 28.02.1989.



A.P. Shinde

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Advocate



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Kedgaon, Tal. Daund, Dist. Pune**

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(3)

- ❖ 7. Mr. Balaso Shankar Inamdar had preferred an application to Hon'ble Tahsildar, Daund for partition of area out of Gat No.121/1 of village Wakhari therefore name recorded by the order No. HANOWATAP/SR/181/2002 Daund dated 06.06.2002 of Hon'ble Tahsildar, Daund as follows:-

Gat No.	Before partiton	Total Area				After partiton	Total Area			
		Area		P.K.			Area		P.K.	
	Name of Owner	H	R	H	R	Name of Owner	H	R	H	R
121/1 part	Mr. Balaso Shankar Inamdar	01	32	01	41	Mrs. Shantabai Suresh Inamdar	01	32	01	41

This partition transaction recorded to 7/12 extracts by mutation entry No.1207 dated 26.06.2002 certified by Avval Karkun, Daund dated 26.07.2002.

- ❖ 8. After the demise of Alaka Ravindra Mohite on dated 24.07.1999 names of 1) Mr. Sanjay Ravindra Mohite(Son), 2) Reshma Tanaji Ghadge(Daughter), 3) Dipali Amol Konde(Daughter) recorded as legal heirs to 7/12 extract of Gat No. 121/1, 133p of village Wakhari. This transaction recorded to 7/12 extract by Mutation Entry No. 1974 dated 04.10.2011 certified by Circle Officer, Yawat on dated 31.10.2011.
- ❖ 9. Mr. Suresh Shankar Inamdar had executed Sale Deed of 00H40R land out of Gat No.121/1 of village Wakhari and Parvatibai Shankar Inamdar had executed Sale Deed of 2 Anne share out of her 8 Anne share out of 00H02R well area (Vhirpad) land out of Gat No.120/8 of village Wakhari in favour of Mr. Maruti Kondiba Shinde for a consideration of Rs.6,00,000/- (Rupees Six Lakh only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-5200/2011 on dated 04.11.2011. This transaction recorded to 7/12 extract by Mutation Entry No. 1994 cancelled by Circle Officer and re-recorded to 7/12 extract by Mutation Entry No. 2068 dated 24.07.2012 certified by Circle Officer, Kedgaon on dated 09.10.2012.
- ❖ 10. Mr. Suresh Shankar Inamdar had executed Sale Deed of 00H20R + P.K. 00H20R Total Area 00H40R land out of Gat No.121/1 of village Wakhari alongwith right to use common road as mentioned in Sale Deed and Mrs. Shantabai Suresh Inamdar had executed Sale Deed of 00H20R + P.K. 00H20R Total Area 00H40R land out of Gat No.121/1 of village Wakhari in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs.54,00,000/- (Rupees Fifty Four Lakh only). 1) Mr. Prashant Suresh Inamdar, 2) Mrs. Chhaya Vishnu Supekar, 3) Mr. Balaso Shankar Inamdar, 4) Mrs. Manisha Balaso Inamdar, 5) Mrs. Sujata Dattatray Inamdar had given consent to this Sale Deed. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-1071/2019 on dated 21.02.2019. This transaction recorded to 7/12 extract by Mutation Entry No. 2700 dated 31.05.2019 certified by Circle Officer, Kedgaon on dated 24.06.2019.
- ❖ 11. 1) Mr. Suresh Shankar Inamdar had executed Sale Deed of 00H10R + P.K. 00H10R Total Area 00H20R land out of Gat No.121/1 of village Wakhari alongwith right to use common road as mentioned in Sale Deed, 2) Mrs. Shantabai Suresh Inamdar had executed Sale Deed of 00H10R + P.K. 00H10R Total Area 00H20R land out of Gat No.121/1 of village Wakhari, 3A) Mrs. Dipali Amol Konde, 3B) Mr. Sanjay Ravindra Mohite, 3C) Mrs. Reshma Tanaji Ghadge had executed Sale Deed of their absolute undivided share out of Gat No.121/1 of village Wakhari in favour of Mr. Sandip Ramdas Khaladkar for a consideration of Rs.15,00,000/- (Rupees Fifteen Lakh only). 1) Mrs. Prashant Suresh Inamdar, 2) Mrs. Chhaya Vishnu Supekar, 3) Mr. Balaso Shankar Inamdar, 4) Mrs. Manisha Balaso Inamdar, 5) Mrs. Sujata Dattatray Inamdar had given consent to this Sale Deed. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-1070/2019 on dated 21.02.2019. This transaction recorded to 7/12 extract by Mutation Entry No. 2719 dated 05.09.2019 certified by Circle Officer, Kedgaon on dated 27.09.2019.
- ❖ 12. Mr. Suresh Shankar Inamdar had executed Sale Deed of 00H11R Pot-Kharaba land out of Gat No.121/1 of village Wakhari alongwith right to use common road as mentioned in Sale Deed in favour of Mr. Sandip Ramdas Khaladkar for a consideration of Rs.4,12,500/- (Rupees Four Lakh Twelve Thousand Five Hundred only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-5024/2019 on dated 25.09.2019. This transaction recorded to 7/12 extract by Mutation Entry No. 2744 dated 09.10.2019 certified by Circle Officer, Kedgaon on dated 10.10.2019.



- (4)
- ❖ 13 Mr. Suresh Shankar Inamdar had executed Sale Deed of 00H19R Pot-Kharaba land out of Gat No.121/1 of village Wakhari alongwith right to use common road as mentioned in Sale Deed in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs.12,82,500/- (Rupees Twelve Lakh Eighty Two Thousand Five Hundred only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-5023/2019 on dated 25.09.2019. This transaction recorded to 7/12 extract by Mutation Entry No. 2746 dated 10.10.2019 certified by Circle Officer, Kedgaon on dated 11.10.2019.
- ❖ 14. By the letter No 2516/Bhumapan/Aakarfod/Pohl/2019- dated 14.10.2019 of Deputy-Superintendent of Land Record Daund & order No Hano/Kawi/1847/2019 Daund dated 30.10.2019 of Hon'ble Tahsildar Daund 7/12 extract of Gat No.121/1, 121/2/A, 121/2/B, 121/2/C of village Wakhari are closed and due to Aakarfod new Pot-hissa of Gat No.121/1 of village Wakhari are created as under:-

Gat No.	Area		Assessment		Name of Owners
	H	R	Rs.	Ps.	
121/1					7/12 Extract is closed
121/1/1	00	45	00	33	Shantabai Suresh Inamdar
121/1/2	00	31	00	30	Surekha Bhimaji Inamdar, Sujata Dattatray Inamdar, Kalpana Atul Walunjkar
121/1/3	00	43	00	33	Maruti Kondiba Shinde, Shantabai Suresh Inamdar
121/1/4	00	74	00	68	Sujata Dattatray Inamdar
121/1/5	02	16	01	36	Santosh Shivaji Inamdar, Rukmini Santosh Inamdar Digambar Shivaji Inamdar
121/1/6	00	40	00	34	Ashok Nanasahab Kale
121/1/7	00	97	00	89	Sujata Dattatray Inamdar
121/1/8	02	89	01	57	Suresh Shankar Inamdar
121/1/9	00	99	00	89	Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar
121/1/10	00	51	00	48	Sandip Ramdas Khaladkar
121/1/11	00	72	00	68	Santosh Shivaji Inamdar
121/1/12	00	38	00	33	Common Road Shantabai Suresh Inamdar Surekha Bhimaji Inamdar Sujata Dattatray Inamdar Kalpana Atul Walunjkar Maruti Kondiba Shinde Santosh Shivaji Inamdar Rukmini Santosh Inamdar Digambar Shivaji Inamdar Ashok Nanasahab Kale Suresh Shankar Inamdar Sandip Ramdas Khaladkar Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar
121/2/A					7/12 Extract is closed
121/2/B					7/12 Extract is closed
121/2/C					7/12 Extract is closed

This transaction recorded to 7/12 extract by Mutation Entry No. 2748 dated 30.10.2019 certified by Circle Officer, Kedgaon on dated 31.10.2019



A.P. Shinde
B.S.L.L.B.
Advocate



Office & Correspondence:

Patil Chowk Kedgaon Station,
Tal. Daund, Dist. Pune, Pin 412203
Mobile No:-9422332730
9822332730

Residence:

'Samarth Niwas,' Khutbav Road, 22 Phata,
Kedgaon, Tal. Daund, Dist. Pune
☎ (02119)223265

(5)

- ❖ 15. Mr. Ravi Bhagwan Kumbhar (00H05R) and Mr. Rahul Bhagwan Kumbhar (00H05R) with the consent of 1) Mr. Bhagwan Nagu Kumbhar, 2) Mrs. Mina Bhagwan Kumbhar, 3) Mrs. Rani Babaji Kumbhar had executed Sale Deed of 00H10R out of Gat No.136/4 of village Wakhari in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs 7,00,000/- (Rupees Seven Lakh only) & Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar had given consent to 1) Mr. Ravi Bhagwan Kumbhar, 2) Mr. Rahul Bhagwan Kumbhar, 3) Mr. Bhagwan Nagu Kumbhar, 4) Mrs. Mina Bhagwan Kumbhar, 5) Mrs. Rani Babaji Kumbhar for use of common road having 20 feet East-West width and South-North length out of Gat No.121/1/9 & Gat No. 136/4 of village Wakhari. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-4496/2020 on dated 22.10.2020. This transaction recorded to 7/12 extract by Mutation Entry No. 2936 dated 25.11.2020 certified by Circle Officer, Kedgaon on dated 16.12.2020.
- ❖ 16. Consent for road recorded in other right column of 7/12 extract of Gat No. 136/4 of village Wakhari but erroneously not recorded to in other right column of 7/12 extract of Gat No. 121/1/9 of village Wakhari therefore said transaction recorded/corrected by Mutation Entry No. 3136 certified by Circle Officer, Kedgaon on dated 21.09.2021.
- ❖ 17. Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant non-agriculture & construction permission on area 13,900.00 Square Meters out of Gat No.121/1/9 & Gat No.121/1/11(part) of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Development Permission & commencement Certificate by No. BDA/Village Wakhari/Gat No.121/1/9 & Gat No.121/1/11part/Pra. Kra.964/19-20 date 02.11.2020.
- ❖ 18. a. Land Area 00H99R of Gat No.121/1/9 of village Wakhari belonging to Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar, b. Land Area 00H40R of Gat No.121/1/6 of village Wakhari belonging to Mr. Ashok Nanasahab Kale, c. Land Area 00H97R of Gat No.121/1/7 of village Wakhari belonging to Mrs. Sujata Dattatray Inamdar, d. Land Area 02H89R of Gat No.121/1/8 of village Wakhari belonging to Mr. Suresh Shankar Inamdar. 1) Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Secretary Mrs. Bhupali Bharat Khaladkar, 2) Mr. Ashok Nanasahab Kale, 3) Mrs. Sujata Dattatray Inamdar, 4) Mr. Suresh Shankar Inamdar had executed Consent Deed to each other use common road having east-west width of 40 feet (20 feet width road from western side out of Gat No.121/1/6, 121/1/7, 121/1/8, 121/1/9 and 20 feet width road from eastern side out of Gat No.121/1/12). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-6840/2021 on dated 11.10.2021.
- ❖ 19. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 28.10.2022 to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune and provide information about Tenure of Land, Ownership Type, Non-agriculture Assessment & charges on area 20,300 square meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of village Wakhari.
- ❖ 20 Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant Revised construction permission on area 20,300.00 Square Meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Revised Development Permission & commencement Certificate by No. DP/BDA/Village Wakhari/Gat No.121/1/9part & other/Pra. Kra.1121/22-23/18 date 15.02.2023



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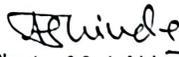
(6)

- ❖ 21. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 06.03.2023 to Hon'ble Tahsilidar Daund inform that land area 20,300.00 Square Meters out of Gat No.121/1/9 (Area 9,900.00 Square Meters), Gat No. 121/1/10(Area 5,100.00 Square Meters), Gat No. 121/1/11(Area 4,000.00 Square Meters), Gat No.136/4 (Area 1,000.00 Square Meters) & Gat No. 136/7part (Area 300.00 Square Meters) of village Wakhari belonging to Vasudha Bahu-Uddeshiy Sevabhavi Sanstha converted into non-agriculture use for Educational purpose. This transaction recorded to 7/12 extract by Mutation Entry No. 3643 dated 21.04.2023 certified by Circle Officer, Kedgaon on dated 10.05.2023.
- ❖ 22. 1) Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Secretary Mrs. Bhupali Bharat Khaladkar, 2) Mr. Ashok Nanasaheb Kale, 3) Mrs. Sujata Daltaray Inamdar, 4) Mr. Suresh Shankar Inamdar had executed Cancellation Deed of Consent Deed No. KDG-6840/2021 on dated 11.10.2021. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-3004/2023 dated 17.05.2023.
- ❖ D) Legal Opinion:-
- a) It appears from the records available with Sub Registrar Office and Revenue authorities from date 01.01.1990 to 15.01.2025 that the Total Area 00H99R Assessed at Rs.00 Ps.89 of Gat No.121/1/9 of village Wakhari owned & possessed by Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.
- b) I certify that Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar has an absolute, clear & marketable title to Total Area 00H99R Assessed at Rs.00 Ps.89 of Gat No.121/1/9 of village Wakhari.
- c) The aforesaid property belonging to Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar is free from all the encumbrances and readily marketable.

Date:-16/01/2024

Place; Kedgaon

(Sub Registrar, Kedgaon net payment Search Receipt bearing GRN No. MH007811228201920E + MH014451687202425E enclosed)


Signature & Seal of Advocate









Receipt for Virtual Treasury Payment

GRN	: MII0144516872024251
Form Id	: 0
Payment Date	: 16/01/2025
Department	: Inspector General Of Registration
Office Code	: PUNE
Office Name	: KDG KEDGAON SUJ REGISTRAR
Period From	: 01/01/2024
Period To	: 31/03/2029
Payee Details	:
Full Name	: A P Shinde Advocate
Account Head Details	: Amount in Rs
0030072201 SEARCH FEE	: 150.00
Total Amount	: 150.00
Flat/BlockNo	: Tal Daund
Road/Street	: Kedgaon
Area/Locality	: Dist Pune
PIN	: 412203
Remarks	: Wakhari Tal Daund Dist Pune Gat No 121/1/ Search Fee for 6 Years 2020 to 2025
Amount in Words	: One Hundred Fifty Rupees Only.
Bank Name	: Bank Of Maharashtra
Name of Branch	: 00171 - KEDGAON
For Use in Receiving Bank :	
Bank CIN No	: 02300042025011661098
Payment Date	: 16/01/2025
User Id	: 40284561598
Name of Branch	: 00171 - KEDGAON
Transaction Type	: Virtual Treasury Payment
Transaction Status	: success



Handwritten signature and initials.





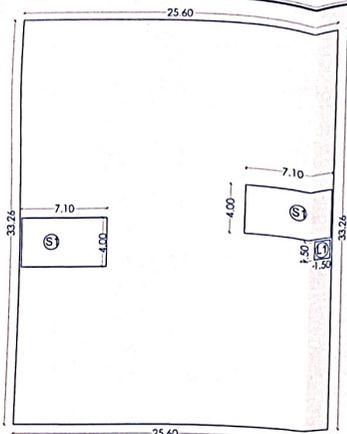
Receipt for Virtual Treasury Payment

GRN	:	MH007811228201920E
Form Id	:	0
Payment Date	:	31/10/2019
Department	:	Inspector General Of Registration
Office Code	:	PUNE
Office Name	:	KDG_KEDGAON SUB REGISTRAR
Period From	:	01/04/2019
Period To	:	31/03/2099
Payee Details	:	
Full Name	:	A P Shinde Advocate
Account Head Details	:	Amount in Rs
0030072201 SEARCH FEE	:	750.00
Total Amount	:	750.00
Flat/BlockNo	:	Tal Daund
Road/Street	:	Kedgaon
Area/Locality	:	Dist Pune
PIN	:	412203
Remarks	:	Wakhari Tal Daund Dist Pune Gat No. 121/1 Search Fee for 30 Years 1990 to 2019
Amount In Words	:	Seven Hundred Fifty Rupees Only.
Bank Name	:	Bank Of Maharashtra
Name of Branch	:	00171 - KEDGAON
For Use In Receiving Bank	:	
Bank CIN No	:	02300042019103142669
Payment Date	:	31/10/2019
User Id	:	40090799234
Name of Branch	:	00171 - KEDGAON



Handwritten signature and initials.





AREA KEY PLAN - GROUND, 1ST & 2ND FLOOR
SCALE - 1:200

TYPICAL GROUND, 1ST & 2ND FLOOR BUILT UP AREA CALC			
AREA OF BLOCK = 25.60 X 33.26 = 851.46 SQ.M.			
DEDUCTIONS			
S1	7.100 X	4.000 X	2.0 = 65.32
L1	1.500 X	1.500 X	1.0 = 2.25
TOTAL =			67.57
TOTAL BUILT UP AREA =			851.46 - 67.57 = 783.89 SQ.M.
SECOND FLOOR BUILT UP AREA =			783.89 SQ.M.

SANITARY REQUIREMENTS:

FOR INSTITUTIONAL BUILDINGS			
	REQUIRED	MALE	FEMALE
WATER CLOSETS	REQUIRED	1 PER 40	1 PER 25
	PROPOSED	08	08
URINALS	REQUIRED	1 PER 20	---
	PROPOSED	10	---
WASH BASINS	REQUIRED	1 PER 60	2 PER 40
	PROPOSED	05	05
	PROPOSED	05	05

F.S.I STATEMENT (IN SQ.MS.)				
FLOOR	PROPOSED BUILT-UP	STAIRCASE	LIFT	GROUND COVERAGE
GROUND	783.89	65.32		
FIRST	783.89	65.32	2.25	851.45
SECOND	783.89	65.32		
TOTAL	2351.67	195.96	2.25	851.45

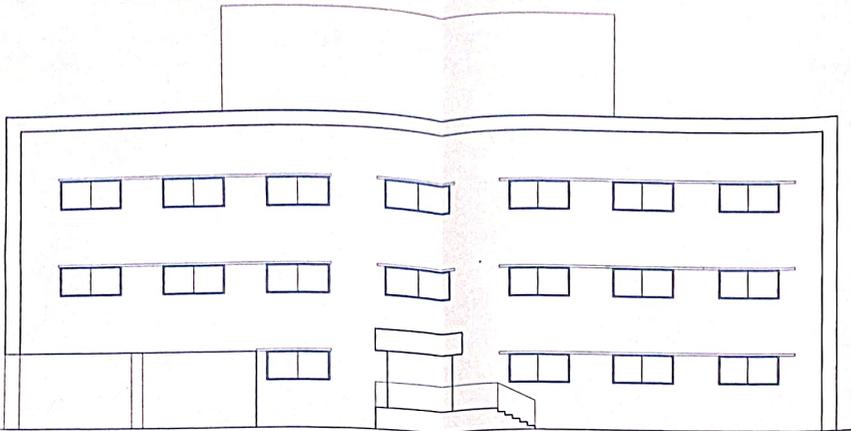
PARKING STATEMENT: (PHYSIOTHERAPY COLLAGE BUILDING)			
FOR AYURVEDIC COLLAGE AREA	CAR	SCOOTER	CYCLE
100 SQ. M. BUILT UP AREA HAVE	01	04	04
PARKING REQUIRED FOR + 2351.67 SQ.M.	21	84	84
25% ADDITIONAL PARKING FOR METROPOLITAN AREA	11	42	42
PARKING AREA REQ. / PROVIDED	32 X 12.50 = 400.00	128 X 2.0 = 252.00	128 X 0.70 = 89.20

WATER REQUIREMENT - PHYSIOTHERAPY & NURSING			
REQUIRED CAP. PER TENEMENT	NO. OF PEOPLE		LITRS
OVER HEAD WATER TANK CAPACITY	588	45.00	20450.00
OVER HEAD FIRE WATER TANK CAPACITY		20000.00	20000.00
TOTAL OVERHEAD WATER TANK CAPACITY			40450.00
UNDER GROUND WATER TANK CAPACITY	1.5	26462.00	39690.00
TOTAL UNDER GROUND + FIRE WATER TANK CAPACITY	20000.00	39690.00	59690.00

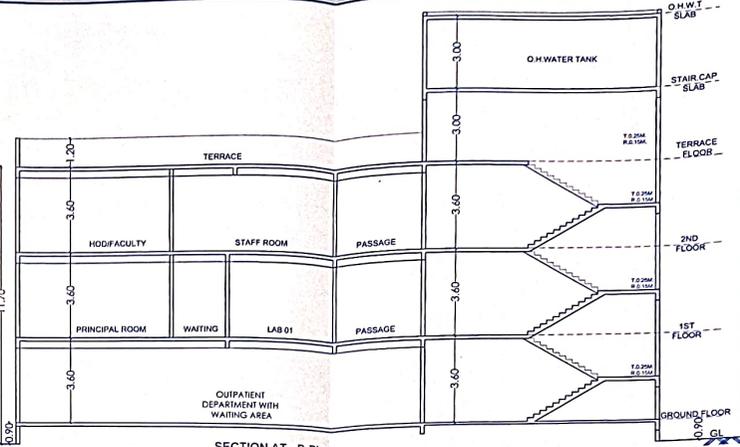
OCCUPANT LOAD- FOR PHYSIOTHERAPY			
OCCUPANCY	AREA IN SQM PER PERSON	NO. OF MEN(80%)	NO. OF WOMEN (40%)
INSTITUTE	2351.67/4 = 588	352	236

STAMP OF APPROVAL 05/15
BUILDING-2 PHYSIOTHERAPY COLLAGE BUILD

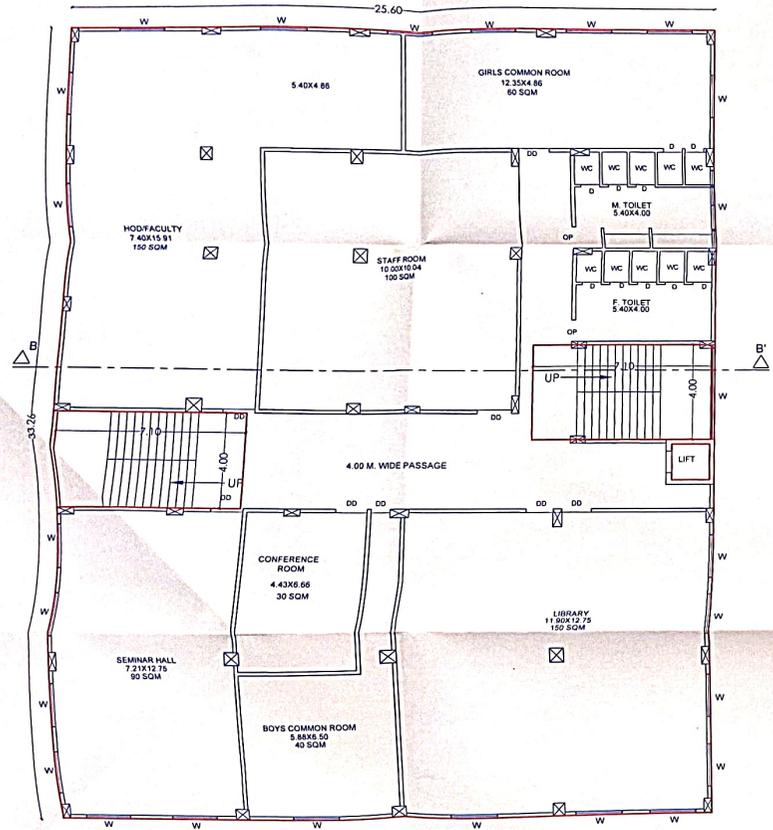
Approved as amended in subject to conditions mentioned in Amendment 'A' of Master Plan No. 2013-23, 11-1-2013-2014-15, dated 15/01/2013, 22.02.2013, 22.03.2013, 22.04.2013, 23.04.2013, 23.05.2013, 23.06.2013, 23.07.2013, 23.08.2013, 23.09.2013, 23.10.2013, 23.11.2013, 23.12.2013, 24.01.2014, 24.02.2014, 24.03.2014, 24.04.2014, 24.05.2014, 24.06.2014, 24.07.2014, 24.08.2014, 24.09.2014, 24.10.2014, 24.11.2014, 24.12.2014, 25.01.2015, 25.02.2015, 25.03.2015, 25.04.2015, 25.05.2015, 25.06.2015, 25.07.2015, 25.08.2015, 25.09.2015, 25.10.2015, 25.11.2015, 25.12.2015, 26.01.2016, 26.02.2016, 26.03.2016, 26.04.2016, 26.05.2016, 26.06.2016, 26.07.2016, 26.08.2016, 26.09.2016, 26.10.2016, 26.11.2016, 26.12.2016, 27.01.2017, 27.02.2017, 27.03.2017, 27.04.2017, 27.05.2017, 27.06.2017, 27.07.2017, 27.08.2017, 27.09.2017, 27.10.2017, 27.11.2017, 27.12.2017, 28.01.2018, 28.02.2018, 28.03.2018, 28.04.2018, 28.05.2018, 28.06.2018, 28.07.2018, 28.08.2018, 28.09.2018, 28.10.2018, 28.11.2018, 28.12.2018, 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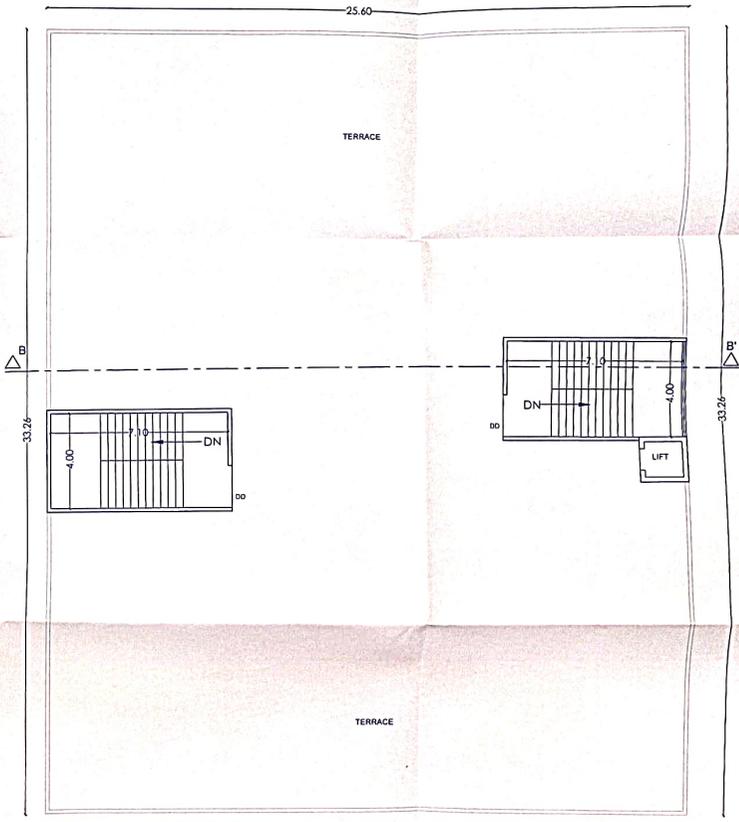
FRONT ELEVATION



SECTION AT - B-B'
SCALE - 1:100



2ND FLOOR PLAN
PHYSIOTHERAPY COLLEGE BUILDING
SCALE - 1: 100



TERRACE FLOOR PLAN
PHYSIOTHERAPY COLLEGE BUILDING
SCALE - 1: 100

STAMP OF APPROVAL 06/15
BUILDING-2 PHYSIOTHERAPY COLLEGE BUILD

Approved as amended in...
Subject to conditions mentioned in Amendment No. 1
of the bye-laws of the Corporation of Pune, dated 23/04/2015
S. No. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



PROJECT NAME & ADDRESS :
PROPOSED AYURVEDIC COLLEGE & RESEARCH CENTRE (EDUCATION PURPOSE), AT GAT NO 121/1/9, 121/1/10, 121/1/11, 136/4 & 136/7(P), VILLAGE - KUSUM NAGAR, WAKHARI, TALUKA - DAUND, DIST - PUNE, 412203

NAME AND SIGNATURE OF OWNER
VASUDHA BAHUDESHEHYA SEVABHAVI SANSTHA'S THROUGH

MRS. BHUPALI BHARAT KHALADKAR
ARCHITECT'S / ENGINEER NAME & ADDRESS

RAHUL S. LONDHE
Rao Arch
RAHUL LONDHE | PUNE-411002
B-1, MORE SHIVAJI APPART, NARAYAN KETHI PUNE - 411002
PH - 020 24444844 | EMAIL - raoarch@raoarch.com

JOB NO.	SCALE	DRAWN BY	DATE
F-207	AS SHOWN	raoarch	30-10-2022