

## MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

## INFRASTRUCTURE DETAILS

This Annexure to be verify at time of inspection by assessors

ALL SUPPORTING DOCUMENT POINT WISE IN CLEAR VISBLE MUST BE UPLOAD ON WEB SITE

Sr. No.	Particulars to be verified	Details on College Website	Adequate/ Inadequate
	<b>College</b>		
1	(All document must be available on web site ) <b>Land details:</b> Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land (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).	Yes	Adequate
2	<b>Total constructed area of college building Attached Completion Certificate with Map</b>		
	<b>(I) Administrative Section:</b> Total Area 1200 sq.ft (which includes) Principal Room, P.A. Room, Reception cum Visitors lounge, Meeting hall, Account section, Record and Central store etc.	Yes	Adequate
	<b>(II) Lecture Halls:</b> a) Total No. of Lecture Halls 05 b) IT enabled, Audio / Video teaching Aids 02 c) Total area for lecture Halls 6100	Yes	Adequate
	<b>(III) Seminar or Conference or Examination Hall for nursing :</b> a) Total Area 3651 Sq.ft. b) Total Seating Capacity 200 c) Audio / Video System and Other Facilities .	Yes	Adequate
	<b>(IV) Library:- (Evidences to be attached)</b> a) Total Area : 2400 sq.ft. Total No. of Books:550-PO Distribution of books . . 60 Capacity of Reading Hall :-for Students . 60 for Teachers . 20 No. of Scientific Journals . . .5...No. of News Papers/Research Journals .2 Photo Copier Machine . . . . 1 . . Drinking water & Washrooms. . . 18  b) Digital Library : No. of Computers . . 10 Internet Facility .Yes . Speed:- 100 Mbps	Yes	Adequate
	<b>(V) Teaching Departments:</b> There shall be Five Teaching Departments as per MSR No. of departments...5....Departmental Area, No. of Books/ Charts / Models / Specimens (dry and wet) / Museum in each department information to be uploaded on college website.	Yes	Adequate
	<b>(VI) Laboratories :-</b> <b>Laboratories : As per MSR (1600 Sq.ft.)</b> Nursing Foundation and Medical Surgical Nursing Lab (1500 Sq.ft.), CHN (900 Sq.ft.), Nutrition (900Sq.ft.), OBG and Paediatric (900Sq.ft.), Pre-Clinical Science (900Sq.ft.), Advanced Nursing Skill Lab (900Sq.ft.), Computer Lab (1500 Sq.ft.), with 1:5 computer as per Intake capacity, AV Aids, well Equipped Lab must have Mannequins, Articles & Beds as per MSR & INC Norms	Yes	Adequate

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Principal

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<p><b>(VII) Auditorium:- (As per MSR)</b> Auditorium should be spacious enough to accommodate at least double the sanctioned/actual strength of students, so that it can be utilized for hosting functions of the college, educational conferences/ workshops, examinations etc. It should have proper stage with green room facilities. It should be well – ventilated and have proper lighting system. There should be arrangements for the use of all kinds of basic and advanced audio-visual aids.</p> <p style="text-align: center;"><b>OR</b></p> <p><b>Multipurpose Hall:-</b> College of Nursing should have own multipurpose hall</p>	Yes	Adequate
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	<p><b>(VIII) Canteen and Kitchen Facility:- attached certificate</b> [Note: Verify Canteen Facility &amp; Hygiene is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]</p>	Yes	Adequate										
	<p><b>(IX) Common Rooms:</b> Is separate common rooms for boys and girls available (Specify seating capacity). 1000 sq. ft.</p>	Yes	Adequate										
3	<p><b>University Examination Infrastructure:</b> Strong Room for examination a) (Area- 300 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopier Machine, Examination hall with benches, Parking Facility for vehicle, Guest house facility</p>	-	Adequate										
4	<p><b>Other facilities:</b> Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility</p>	Yes	Adequate										
5	<p><b>Hostel facility:</b> Boys (UG &amp; PG), Girls (UG &amp; PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.</p>	Yes	Adequate										
<b>Hospital attach Relevant Document on web site</b>													
6	<p><b>Hospital Details</b></p>	Details on College Website	Adequate/ Inadequate										
	<p><b>Name of the Hospital :</b> SHREE MAYURESHWAR RURAL HOSPITAL</p>	Yes	Adequate										
	<p><b>Address:</b> KEDGAON CHAUFULLA ROAD , BORI PARDHI ,TAL.DAUND DIST PUNE -412203</p>												
	<p><b>Telephone No. :</b> 9922226393/9960916393/9970316393/8308004141</p>												
	<p><b>Bed Strength :</b> 100</p>												
	<p><b>Distance of Hospital from the College to which it is attached (in kms):</b> 05 KM - Yes</p>	Yes	Adequate										
	<p><b>Number of beds registered as per BNH Act (attach certificate on web site ) -</b> 100</p>	Yes	Adequate										
7	<p><b>I. Total constructed area of Hospital Building as per MSR attach completion certificate and blue print (2229.65 Sq.mtr. / Sq.ft.)</b> Whether the Hospital is Owned by the College</p>	Yes/No	OWN										
	<p><b>II. Hospital Administration Block as per MSR</b> (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.)</p>	Yes	Adequate										
	<p><b>III. Out-Patient Departments (OPD) as per MSR</b> Total Area of OPD Complex- 400.Sq.ft. No. of OPD's.- 4 Facilities shall be as per MSR &amp; all details shall be on college website.</p>	Yes	Adequate										
	<p><b>IV. In Patient Departments (IPD) as per MSR</b> Total Area of IPD Complex ... 1114.82 Sq.ft. No. of IPD Departments... 07 Bed Distribution.....</p>	Yes	Adequate										
	<table border="1"> <thead> <tr> <th>SR</th> <th>NAME OF DEPT.</th> <th>HEAD OF DEPT.</th> <th>QUALIFICATIO N</th> <th>BED STREN TH</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0</td> <td>MEDICINE</td> <td>DR.BB KHALADKAR</td> <td>M.B.B.S F.C.P.S</td> <td style="text-align: center;">21</td> </tr> </tbody> </table>	SR	NAME OF DEPT.	HEAD OF DEPT.	QUALIFICATIO N	BED STREN TH	0	MEDICINE	DR.BB KHALADKAR	M.B.B.S F.C.P.S	21		
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1			MEDICINE			
0 2	ICU	DR.BB KHALADKAR & DR.T.R GHARE	M.B.B.S F.C.P.S MEDICINE M.B.B.S	09		
0 3	CARDIOLOGY	DR.HASMU KH GUJAR & DR. HEMANT KOKANE	M.B.B.S, DNB CARDIOLOGY & M.B.B.S, DNB CARDIOLOGY	07		
0 4	SURGERY	DR. KUNAL OSWAL	M.B.B.S, DNB GEN. SURGEORY	15		
0 7	UROLOGY	DR. AMOL TALAULIKAR	M.B.B.S MS MCH UROLOGY	07		
0 8	NEPHROLOGY	DR. SUNIL JAWALE	M.B.B.S ,MCH NEPHROLOGY	08		
0 9	CMO	DR. SHINDE J M	B.A.M.S	02		
1 0	OT RECOVERY			03		
1 1	OBGY	DR. DHAVAL VAIDYA & DR. YOGESH DIWEKAR	M.B.B.S, D.G.O  M.D SHRIROG	18		
1 2	PEADITRIC	DR. PRAVIN LOKHANDE & DR. MAHESH DIWEKAR	M.B.B.S ,D.C.H  M.D BALROGA	10		
<b>Facilities shall be as per MSR &amp; all details shall be on College website.</b>						
<b>V. Operation Theatres Block as per MSR</b> Total Area of OT Block .557.413 sq.ft. No. Of OTs available ...05 Facilities shall be as per MSR & all details shall be on college website.					Yes	Adequate
<b>VI. Casualty Facilities</b> State Government Permission Letter attach copy on web site					Yes	Adequate
<b>VII. Central Clinical Laboratory details</b> (all Relevant information on hospital letter head to be uploaded on web site) Well-equipped with separate sections for Pathology, Biochemistry and Micro- biology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be Provided.					Yes	Adequate
<b>VIII. Radiology or Sonography Section:- :-</b> (all Relevant information on hospital letter head to be uploaded on web site ) Radiologist chamber, X-ray room, Dark room, film drying room, store room, patients waiting and dressing room, reception or registration or report room.					Yes	Adequate
<b>IX. Labor Room :-</b> Average Deliveries conducted annually/Monthly/ Daily as per Birth record maintained by hospital:- (information to be available on web site)					Yes	Adequate

### BASIC DETAILS ABOUT INFRASTRUCTURE CHECK LIST

PARTICULAR TO BE VERIFY BY ASSESOR	YES / NO	Remark
Certified Copy of Location Of College Building Address by Government authority (Search Report) to be uploaded at website	Yes	Adequate

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Certified Copy of Location Of Hostel Building Addressed by Government authority (Search Report) to be uploaded on website	Yes	Adequate
Is Separate College Building Not Available {Attach resolution of Trust /owner for Area Allocation } to be uploaded on website	Yes	Adequate
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation} to be uploaded at website	Yes	Adequate
Authorized Building Plan approved by Competent Authority to be uploaded at website	Yes	Adequate
Availability of Building Completion (College / Hostel ) Certificate by Competent Authority to be uploaded at website	Yes	Adequate
Lease or Rent Agreement of College if Required to be uploaded at website	Yes	Adequate
Provision Of Fire Safety Measure as per standard norms of Government	Yes	Adequate
Fire Safety Certificate for College , Hostel And Hospital to be uploaded at website	Yes	Adequate
General Student Safety Measures done in Building as per norms	Yes	Adequate
Provision for facility Physically Challenged Students	Yes	Adequate
<b>OTHER INFRASTRUCTURAL PROVISIONS</b>	<b>YES/NO</b>	<b>REMARK</b>
<b>Playground</b> (Playground should be spacious for outdoor sports like volleyball, football, badminton and for athletics)	Yes	Adequate
Provision for Physical Teacher for Student in College And Hostel	Yes	Adequate
<b>Garage</b> (Garage should accommodate a 50 seated vehicle)	Yes	Adequate
<b>Gymnasium Facility</b> to be uploaded on website	Yes	Adequate

**Any Other Remarks ( Please Specify ) :-**

**Here by I declare all relevant document uploaded are clear and visible on web site are true as per my best knowledge:-**

**Date:-**

**Dean/ Principal Stamp & Signature**

*eyburnah*  
**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College**

Chairman of LIC

Member Of LIC

Member Of LIC



पुणे महानगर

## पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

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

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: [comm@pmrda.gov.in](mailto:comm@pmrda.gov.in)

### सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र

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

जा.क्र.: DP/बीडीए / मौ. 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. १२१/१/१२१/१/१०, 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)*  
Principal

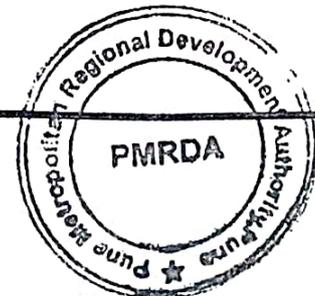
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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि-१५/०२/२०२३ रोजीचे पत्र क्र. ११२१/२२-२३ सोबतचे  
परिशिष्ट ' अ '

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) उपविभागीय अधिकारी, दोंड-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- ११/०८/२०२२ 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 नोटेरी 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 बांधकामापासून 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.

*Dr. B. B. Khaladkar*  
Principal

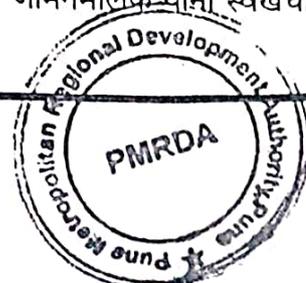
Dr. B. B. Khaladkar B.Sc. Nursing College



- ११) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गोक्त / प्रादेशिक योजना रस्ते/रस्ता रूंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १२) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदाराने / विकासकाने / जमीनमालकाने भुखंड / 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) स्ट्रिक्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्ट्रिक्टचा 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. १२१/१/१२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै. क्षेत्र- २०,३००.०० चौ.मी. या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर ग.नं. १२१/१/१२१/१/१०, 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. १९/११/२००८ 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.

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- 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 वापकर 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 विकसित 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 स्वाक्षंकित करून सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

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

*Principals*

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

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- 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 भागशः / 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 शूल्क, प्रिमीयम शूल्क, विकास शूल्क 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 स्वाक्षार्कित करून सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

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

*[Signature]*

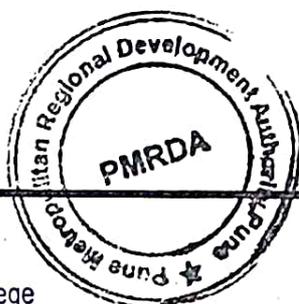
महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता



*[Signature]*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



# 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/2025/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 BAHUUDDESHIYA SEVABHAVI SANSTHA'S."**  
**DR. BB KHALADKAR B.Sc. NURSING COLLEGE**

**ADD – BUILDING NO 1, KUSUM NAGAR, INAMDAR WASTI, AT WAKHARI, 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<sup>ST</sup> July 2024 to 31<sup>ST</sup> 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<sup>ST</sup> JULY 2024 To 31<sup>ST</sup> DECEMBER 2024

Issues Date: - 24/01/2025

Place: - Mumbai

License No: MFS-LA-RF- 39

License No: MFS-LA-RD-38

**ARKAM**

Digitally signed by

ARKAM

Date: 2025.01.24

15:56:13 +05'30'

Signatories:

*Dr. B. B. Khaladkar*

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



# 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/2025/D4

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

“M/S. VASUDHA BAHUDDSHIYA SEVABHAVI SANSTHA'S.”  
DR. BB KHALADKAR B.Sc. NURSING COLLEGE

ADD – BUILDING NO 1, KUSUM NAGAR, INAMDAR WASTI, AT WAKHARI,  
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<sup>ST</sup> JULY 2024 To 31<sup>ST</sup> DECEMBER 2024

Issues Date: - 24/01/2025

Place: - Mumbai

License No: MFS-LA-RF- 39

License No: MFS-LA-RD-38

ARKAM

Digitally signed by

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Date: 2025.01.24

15:56:35 +05'30'

Signatories:

  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

**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: 13.01.2024

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 **13.01.2024 to 12.01.2026**

Hatyal  
Kiran  
Asst Director

Digitally signed  
by: Hatyal, Kiran  
Date: 2024.01.25  
18:56:19 +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.

*eybunmah*

**Principal**

Dr. B. B. Khaladkar B.Sc. Nursing College

**A.P. Shinde**

B.S.L.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

SEARCH AND TITLE REPORT

To,

Whom it may so ever concern

Dear Sir/Madam,

As per instructions of Vasudha Bahu-Uddoshiy Sovabhavi 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-Uddoshiy Sovabhavi 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-Uddoshiy 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-Uddoshiy Sevabhavi Sanstha

Towards South- Gat No.137

Towards West- Gat No.136/4part

Towards North- Gat No.136/7 Land of Vasudha Bahu-Uddoshiy 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-Uddoshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali 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(8Anne) and Mr. Dhondl 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 part 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 Narayan 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



- (2)
- ❖ 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 Mahadoo Narake, 3) Mrs. Sonabai Chandar Narake, 4) Mrs. Venubai Maruli Jadhav, 5) Mrs. Kasabai Ambadas Ghorpado 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 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.	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



*y. b. m. h.*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

....3....



Residence:

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

(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 21.12.2021 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 Devkale 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-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.
- ❖ 20. 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.
- ❖ 21. 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.
- ❖ 22. 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-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.

❖ 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-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 area 00H10R land out of Gat No.136/4 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:-16/01/2025

Place; Kedgaon

(Sub Registrar, Kedgaon net payment Search Receipt bearing

GRN No. MH007793899202122E + MH014460653202425E enclosed)

*A. P. Shinde*  
Signature & Seal of Advocate



Principal  
Dr. B. B. Khaladkar B.Sc. Nursing College



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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Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

**A.P. Shinde**

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

**Advocate**



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Kedgaon, Tal. Daund, Dist. Pune  
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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 Dhondiba Baravkar(Son), 2) Mr. Nivrulli 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 Maruli Jadhav(Daughter), 9) Mrs. Yashwada Narayan Zurunge(Daughter), 10) Mrs. Kasabai Ambadas Ghorpade(Daughter), 11) Mrs. Muklabai 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.



*By B. B. B.*

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College**

(2)

- ❖ 2 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
- ❖ 3 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, 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 08.07.1984
- ❖ 5 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 Awwal Karkun, Daund.

- ❖ 6. By the order No Hano/Watap/SR/277/2002 dated 07.07.2002 of Hon'ble Tahsildar, Daund partition 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 Awwal 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, 136/5, 136/7 of village Wakhari by Mutation Entry No. 1345 dated 21.09.2004 certified by Circle Officer Kedgaon on dated 28.10.2004



*B. B. Khaladkar*  
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**A.P. Shinde**

**B.S.L.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-876/2005 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 Yawal.
  - ❖ 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, Yawal 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, Yawal 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 Mr. 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, Yawal on dated 23.03.2010.



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*D. B. B. B.*  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College

- (4)
- ❖ 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 Edil 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. 2494 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 Edil 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 Pot-Kharaba land out of Gat No.136/7 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.2,02,500/- (Rupees Two Lakh Two Thousand Five Hundred only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-5169/2019 on dated 05.10.2019. This transaction mutated 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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**Advocate**



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(5)

- ❖ 27. Rama Bhika Devkato 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 Devkato 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 Devkate 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-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.
- ❖ 31. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NAJSR/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-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.
- ❖ 33. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NAJSR/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-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.

❖ 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-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.



*Bhupali Bharat*  
Principal

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(6)  
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 Pol-Kharaba land out of Gat No.136/7 of village Wakharl.

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. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



Receipt for Virtual Treasury Payment

GRN	: MH1014168382202425E
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



*A. P. Shinde*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



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
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 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



*[Handwritten Signature]*

*[Handwritten Signature]*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

**A.P. Shinde**

**B.S.L.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**

**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. 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-Uddeshiy 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. Audumbar Sanlosh 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.	Gav Namuna No. 8A extract of A/C No. 1801 (Vasudha Bahu-Uddeshiy 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
								Mr. Balaso Shankar Inamdar	2 Anne
								Mr. Suresh Shankar Inamdar	2 Anne
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 23.12.1986.

- ❖ 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 23.02.1989.



*W. B. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

**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**

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(3)

- ❖ 7 By the letter No 2516/Bhumapan/Aakarfod/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 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

- ❖ 8 Mr Santosh Shivaji Inamdar with the consent of 1) Mrs Rukmini Santosh Inamdar, 2) Mr Digambar Santosh Inamdar, 3) Mr Audambar Santosh Inamdar had executed Sale Deed of 00H40R out of Gat No.121/1/11 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 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 24.05.2020. This transaction recorded to 7/12 extract by Mutation Entry No. 2860 dated 24.05.2020 certified by Circle Officer, Kedgaon on dated 15.07.2020



*Jyotsna*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

(4)

- 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. Audumbar 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-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.121/1/11par/Pra. Kra.964/19-20 date 02.11.2020.
- 11 Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NAJSR/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.
- 12 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.
- 13 Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NAJSR/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-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.
- 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-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 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-Uddeshiy 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 enclos



Signature & Seal of Advocate

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

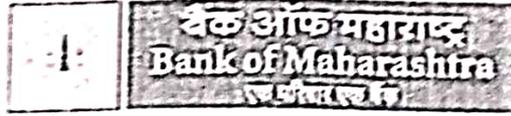


Receipt for Virtual Treasury Payment

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
0030072201 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	:40284561598
Name of Branch	:00171 - KEDGAON
Transaction Type	:Virtual Treasury Payment
Transaction Status	:success



*ey/bumch*  
Principal  
Dr. B. B. Khaladkar B.Sc. Nursing College



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



*B. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

**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,' Khurbav 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 commencing from date 01.01.1990 to date 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. 121/1/9 Total Area 00H99R Assessed at Rs.00 Ps.89 belonging to Vasudha Bahu-Uddeshly 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-Uddeshly 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.



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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 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 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 Wakharl 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
								Mr. Balaso Shankar Inamdar	8 Anne
9	120/5	01	88	00	58	02	46	Parvalibai Shankar Inamdar	8 Anne
								Mr. Ashok Ramchandra Inamdar	5 Anne
10	120/6	00	20	00	00	00	20	Mrs. Ushadevi Ashok Inamdar	4Pai
								Smt. Krushnabai Ramchandra Inamdar	
								Mr. Shivaji Anandrao Inamdar	5 Anne
								Mr. Balaso Shankar Inamdar	4Pai
								Mr. Suresh Shankar Inamdar	2 Anne
								Mr. Shivaji Anandrao Inamdar	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 Parvalibai	
								Parvalibai 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
								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. 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 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.



*Jyoti Bhandarkar*  
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**A.P. Shinde**  
B.S.L.L.B.  
Advocate



**Office & Correspondence:**

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9822332730

**Residence:**

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

- (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 05.06.2002 of Hon'ble Tahsildar, Daund as follows:-

Gat No.	Before partition Name of Owner	Total Area				After partition Name of Owner	Total Area			
		Area		P.K.			Area		P.K.	
		H	R	H	R		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 25.06.2002 certified by Avval Karkun, Daund dated 25.07.2002.

8. After the demise of Ataka 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 (Whirpad) land out of Gat No.120/3 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. 2058 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.



*by b.s. shinde*  
Principal  
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- (4)
- ❖ 13 Mr. Suresh Shankar Inamdar had executed Sale Deed of 00H19R Pot-Kharaba land out of Gat No.121/1 of village Wakharl 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/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 Wakharl are closed and due to Aakarfod new Pot-hissa of Gat No.121/1 of village Wakharl 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



Principal  
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**A.P. Shinde**

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

**Advocate**



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Mobile No. 9422332730  
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**Residence:**

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Kedgaon, Tal. Daund, Dist. Pune  
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(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 Nanasaheb 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 Nanasaheb 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



*B. B. Khaladkar*  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing Collie.

(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 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 Wakharl 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. Sujala Dattatray 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 Wakharl owned & possessed by Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.

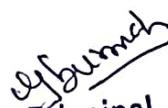
b) I certify that Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar has an absolute, clear & marketable title to Total Area 00H99R Assessed at Rs.00 Ps.89 of Gat No.121/1/9 of village Wakharl.

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



  
Principal  
Dr. B. B. Khaladkar B.Sc. Nursing College



**Receipt for Virtual Treasury Payment**

GRN	: MH0144516872024251:
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	: 31/03/2029
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



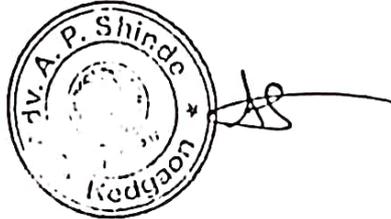
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Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



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



*Dr. B. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

**A.P. Shinde**

B.S.L.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

**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:-Sangall 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:-Sangall.

❖ **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. 121/1/10 Total Area 00H51R Assessed at Rs.00 Ps.48 belonging to Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangall through secretary Mrs. Bhupali Bharat Khaladkar & bounded as follows:-

Towards East- Gat No.120/9part, Gat No.120/12part

Towards South- Gat No.121/1/11

Towards West- Gat No.121/1/9

Towards North- 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.	11.10.2021	Sale Deed No. KDG-6839/2021	Kedgaon	Daund & Kedgaon	Original
2.	11.10.2021	Power of Attorney No. KDG-6839/2021	Kedgaon	Daund & Kedgaon	Original
3.	21.02.2019	Sale Deed No. KDG-1070/2019	Kedgaon	Daund & Kedgaon	Original
4.	25.09.2019	Sale Deed No. KDG-5024/2019	Kedgaon	Daund & Kedgaon	Original
5.	7/12 extract of Gat No. 121/1/10 of village Wakhari				Certified
6.	7/12 extract of Gat No. 121/1 of village Wakhari from year 1967-68 to 2020-21				Certified
7.	Mutation Entry Numbers, Development Permission & commencement Certificate and relevant documents referred in Search Report				Certified

❖ **C) Tracing of Title:-**

1. Previously Gat No.121/1/10 area 00H51R Assessed at Rs.00 Ps.48 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 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 Parvatibai	
								Parvatibai 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
								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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Principal

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**A.P. Shinde**

B.S.L.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**

(3)

- ❖ 7. 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.
- ❖ 8. 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.
- ❖ 9. By the letter No 2516/Bhumapan/Aakarfod/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 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 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



**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College**

- (4)
- ❖ 10. Mr. Sandip Ramdas Khaladkar had executed Sale Deed of 00H51R out of Gat No.121/1/10 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 35,44,500. (Rupees Thirty Five Lakh Forty Four Thousand Five Hundred only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-6838/2021 on dated 11.10.2021. This transaction recorded to 7/12 extract by Mutation Entry No. 3149 dated 27.11.2021 certified by Circle Officer, Kedgaon on dated 07.01.2022.
  - ❖ 11. Mr. Sandip Ramdas Khaladkar had executed Power of Attorney of 00H51R out of Gat No.121/1/10 of village Wakhari in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar & confer all rights This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-6839/2021 on dated 11.10.2021
  - ❖ 12. 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.
  - ❖ 13. 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.
  - ❖ 14. 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
  - ❖ 15. 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-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.
  - ❖ 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 00H51R Assessed at Rs.00 Ps.48 of Gat No.121/1/10 of village Wakhari owned & possessed by Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.



*B. B. Khaladkar*  
Principal

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**A.P. Shinde**

B.S.L.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)

b) I certify that Vasudha Bahu-Uddeshly Sovabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar has an absolute, clear & marketable title to area 00H51R Assessed at Rs.00 Ps.48 of Gat No.121/1/10 of village Wakharl.

c) The aforesaid property belonging to Vasudha Bahu-Uddeshly Sovabhavi 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. MH007811228201920E + MH014453991202425E enclosed)

*A.P. Shinde*

Signature & Seal of Advocate



*B. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



Receipt for Virtual Treasury Payment

GRN	: MII014453991202425E
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/Block No	: Tal Daund
Road Street	: Kedgaon
Area/Locality	: Dist Pune
PIN	: 412203
Remarks	: Wakhari Tal Daund Dist Pune Gat No 121 I 10 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	: 02300042025011661189
Payment Date	: 16/01/2025
User Id	: 40284561598
Name of Branch	: 00171 - KEDGAON
Transaction Type	: Virtual Treasury Payment
Transaction Status	: success



*Dr. B. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



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 Gal 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



*B. B. Khaladkar*  
Principal

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# ग्रामपंचायत वाखारी



मु.पो.वाखारी, ता.दोंड, जि.पुणे.४१२२०३

सरपंच  
सौ.शोभा घनाजी शेळके  
मो.९४०५८४७८४६

ग्रामसेवक  
श्री.व्ही.एन.झाडगे

उपसरपंच  
सौ.अनिता संभाजी गोरगल



दिनांक ३१/१०/२०१९

## लोकसंख्या दाखला

ग्रामपंचायत वाखारी ता.दोंड जि.पुणे यांजकडून  
दाखला देणेत येतो कि ,ग्रामपंचायत वाखारीची लोकसंख्या सन  
२०११ नुसार २६०२ इतकी आहे .

सौ. डॉ.बी.बी. खळदकर यांच्या सबब  
मागीतलेवरून दाखला दिला असे .

*(Signature)*

सरपंच  
ग्रामपंचायत वाखारी,  
ता. दोंड, जि. पुणे.

*(Signature)*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

# ग्रामपंचायत बोरीपार्धी

ता.दोंड, जि.पुणे - ४१२ २०३

फोन : (०२११२) २२३०७१

श्री.व्ही.सी.रावते

ग्रामसेवक

श्री.सुनील नारायण सोडनवर

उपसरपंच

सौ.सरला राजेंद्र शर्मा

ग्रामपंच

दि.३०/१०/२०१९



## दाखला

सरपंच ग्रामपंचायत बोरीपार्धी, ता.दोंड, जि.पुणे,

यांचकडून दाखला देणेत येतो की, ग्रामपंचायत बोरीपार्धी येथील लोकसंख्या सन २०११ च्या जनगणनेनुसार १३४१५ इतकी आहे

सदर दाखला वसुधा बहुउद्देशीय सेवाभावी संस्थेचे डॉ. बी. बी. खळदकर फिजियोथेरपी कॉलेज & रिसर्च सेंटर सुरु करणे कामी दिला असे

सरपंच

ग्रामपंचायत बोरीपार्धी

ता. दोंड, जि. पुणे

*eyburnah*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

# ग्रामपंचायत बोरीपार्धी

ता.दोंड, जि.पुणे, - ४१२ २०३

फोन : (०२११९) २२३०७१

श्री.व्ही.सी.रावते  
ग्राम.सेवक

श्री.सुनील नारायण सोडनवर  
ग्रामसरपंच

सौ.सरला राजेंद्र शर्मा  
ग्रामपंच

दि.३०/१०/२०१९



## दाखला

सरपंच ग्रामपंचायत बोरीपार्धी, ता.दोंड, जि.पुणे,

यांचकडून दाखला देणेत येतो की, ग्रामपंचायत बोरीपार्धी येथील लोकसंख्या सन २०११ च्या जनगणनेनुसार १३४१५ इतकी आहे

सदर दाखला वसुधा बहुउद्देशीय सेवाभावी संस्थेचे डॉ. बी. बी. खलदकर फिजियोथेरपी कॉलेज & रिसर्च सेंटर सुरु करणे कामी दिला असो

सरपंच

ग्रामपंचायत बोरीपार्धी  
ता. दोंड, जि. पुणे

*B. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



# ग्रामपंचायत केडगाव

ता. दोंड, जि. पुणे - ४१२ २०३

श्री. एम. व्ही. खेडकर  
ग्रामपंचायत अधिकारी  
फोन नं. ९०११०४६९९१

श्रीमती अनिता सोयत शेळके  
उपसरपच  
फोन नं. ९९८०९९४१३७

श्री. अ. वि. शिंदे  
उपसरपच  
फोन नं. ९९८०९९४१३७



## दाखला

ग्रामपंचायत केडगाव ता.दोंड जि.पुणे यांजळून दाखला देण्यात येतो कि,केडगाव गावाची लोकसंख्या २०११ च्या जनगणनेनुसार १५३८८ इतकी आहे.

सबब श्री.भरत बबनराव खळदकर,यांच्या मामणीवरून दाखला दिला असे.

सहस्रपच

*B. B. Khaladkar*  
Principal



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अगिलेख पत्रक )

[ महाराष्ट्र जमीन महशुल अधिकार अगिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]



गाव :- बाखारी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे

रजि. क्र. : 20925400319

गट क्रमांक व उपविभाग

१२१/१/९

20925400319

रणा पद्धती भोगवटादार वर्ग -१

शेताचे रथानीक नाव :

1. एकक व आकारणी	स्वतो क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो. ख.	फेरफार क्र	कुल, खंड व इतर अधिकार
वे एकक हे.आर.घो.मी	१८०२	वसुधा बहुउद्देशीय सेवामावी संस्था फुपवाड सा. गिरण जि. सांगली	*			( २७४८ )	कुळाचे नाव व खंड
भागवड योग्य क्षेत्र		संस्थोत्तर्फे सचिव सती भूपाली भारत खळदकर				( २७४८ )	इतर अधिकार
यत ०.९९.००		सामाईक क्षेत्र	०.९९.००	०.८९			इतर
यत -							सदर गटातील २० फुट पूर्व पश्चिम रुंदीचा व दक्षिण उत्तर लांबीचा रस्ता हा रवी भगवान कुंभार, राहुल भगवान कुंभार, भगवान नागू कुंभार, गिना भगवान कुंभार, राणी बाबाजी कुंभार याना समाईकात गागरासाठी ठेवला असे ( २९३६ )
1							सदर गटामध्ये २० फुट पूर्व पश्चिम रुंदीचा व दक्षिण उत्तर लांबीच्या रस्त्याचा वापर गट नंबर १३६/४ मधील १२ फुट रुंदीचे गेट व ३ फुट रुंदीचे गेट सह सदरचा रस्ता हा रवी भगवान कुंभार, राहुल भगवान कुंभार, भगवान नागू कुंभार, गिना भगवान कुंभार, राणी बाबाजी कुंभार याना समाईकात वापरासाठी दिला असे ( २९३६ )
टखराव क्षेत्र							अकृषिक वापर - वाणिज्य (गावाटाणा बाहेरील)
भागवड अयोग्य							शैक्षणिक प्रयोजनासाठी बिनशेती क्षेत्र ९९०० चौ.मी
क्षेत्र ०.००.००							में. वसुधा बहुउद्देशीय सेवामावी संस्था यांचा हिस्सा ( ३६४३ )
क्षेत्र ०.९९.००							
रणी ०.८९							प्रलंबित फेरफार : नाही.
किंवा विशेष रणी							शेवटचा फेरफार क्रमांक : ३६४३ व दिनांक : १०/०५/२०२३
फेरफार क्र. : (१) (६९) (७८) (५०२) (५३२) (६२४) (१२०७) (१३१३) (१४१४) (१४९०) (१४९८) (१५३९) (१५७४) (१५९५) (१६६७) (१८०९) (१९७४) (२०६८)	सीमा आणि भुमापन विन्हे :						
१) (२२१८) (२२४७) (२२९१) (२४८४) (२४९०) (२५२५) (२७००) (२७१९) (२७३७) (२७४४) (२७४६) (३१३६)							



हा गाव नमुना क्रमांक ७ दिनांक १०/०५/२०२३ ०९:४२:३३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोणत्याही सही शिकव्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०८-०१-२०२५ : १३:५४:५९ PM. पेशता पडताळणीसाठी <https://digilaksabara.mahathumi.gov.in/dak/> या संकेत स्थळावर जाऊन 2509100001256631 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

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Principal

Dr. B. B. Khaladkar B.Sc. Nursing College







महाराष्ट्र शासन

गाव नमुना सात (अधिकार अमिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अमिलेख आणि नोंदवट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वाखासी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे



उ-ड : 20925400319

गट क्रमांक व उपविभाग

१२१/१/९

20925400319

रणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

१. एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुठे, खंड व इतर अधिकार
वे एकक हे.आर.ची.मी	१८०२	वसुधा बहुउद्देशीय सेवामावी संस्था कुपवाड चा.मिरज जि.सांगली				(२७४८)	कुठ्याचे नाव व खंड
गाववट योग्य क्षेत्र		संस्थेतर्फे सचिव सी भूपाली मारत खळदकर				(२७४८)	इतर अधिकार
यत ०.९९.००		----- सामाईक क्षेत्र -----	०.९९.००	०.८९			इतर
यत -							सादर गटातील २० फुट पूर्व पच्छिम रुंदीचा व दक्षिण उत्तर लांबीचा रस्ता हा रती भगवान कुंभार, राहुल भगवान कुंभार, भगवान नागू कुंभार, गिना भगवान कुंभार, राणी बाबाजी कुंभार यांना समाईकात वापरसाठी ठेवला असे (२९३६) सादर गटामध्ये २० फुट पूर्व पच्छिम रुंदीचा व दक्षिण उत्तर लांबीच्या रस्त्याचा वापर गट नंबर १३६/४ मधील १२ फुट रुंदीचे गेट व ३ फुट रुंदीचे गेटसह सादर वा रस्ता हा रती भगवान कुंभार, राहुल भगवान कुंभार, भगवान नागू कुंभार, गिना भगवान कुंभार, राणी बाबाजी कुंभार यांना समाईकात वापरसाठी दिला असे (२९३६) अकृतिक वापर - वाणिज्य (गावाटाणा बाहेरील) शैक्षणिक प्रयोजनासाठी बिनशेती क्षेत्र १९०० चौ.मी मे. वसुधा बहुउद्देशीय सेवामावी संस्था यांचा हिस्सा (३६४३)
पो. क्षेत्र ०.९९.००							प्रलंबित फेरफार : नाही.
टखराव क्षेत्र							शेवटचा फेरफार क्रमांक : ३६४३ व दिनांक : १०/०५/२०२३
गाववट अयोग्य							
श्र -							
ग -							
क्षेत्र ०.००.००							
क्षेत्र ०.९९.००							
रणी ०.८९							
किंवा विशेष रणी							
फेरफार क्र : (१) (६९) (७७) (५०२) (५३२) (६२४) (१२०७) (१३१३) (१४१४) (१४९०) (१४९८) (१५३९) (१५७४) (१५९५) (१६६७) (१८०९) (१९७४) (२०६८) (२२१८) (२२४७) (२२९१) (२४८४) (२४९०) (२५२५) (२७००) (२७१९) (२७३७) (२७४४) (२७४६) (३१३६)							सीमा आणि भुभागन विहे :



हा गाव नमुना क्रमांक ७ दिनांक १०/०५/२०२३ ०९:४२:३३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे १०/५/२३ अगिचे सातार नर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०८-०१-२०२५ : १३:५४:५९ PM. वैयक्त पडताळणीसाठी <https://dgtalsabara.mahabhumi.gov.in/dar/> या संकेत स्थळाने संपर्क 2509100001256631 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

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Principal

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गाव नमुना वारा ( पिकांची 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

१२१/१/९

शे. क्र.	हंगाम	खाते क्रमांक	पिकावतील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शे.स.
			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
१-२०	रब्बी		निर्मळ	गट्टु	०.११००					
०-२१	रब्बी		निर्मळ	गट्टु	०.१०००			एक विठ्ठिर पट	०.०२००	

१) : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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Principal

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- बाखारी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे



PJ-ID : 20795558592

गट क्रमांक व उपविभाग

१३६/४

20795558592



हा गाव नमुना क्रमांक ७ दिनांक १०/०५/२०२३-०९-३३४४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १० चा देटा स्वयंप्रमाणित परामर्शामुळे १५/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/४

७/१२ डाउनलोड दि. : ०८-०९-२०२५ : १३:५९:२८ PM. वैयक्त पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dok/> या संकेत स्थळावर जाऊन 2509100001256633 हा क्रमांक वापरावा.

*eyburnah*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



शेताचे स्थानीक नाव : भोगवटादार वर्ग - १

क्र. एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुठे, खंड व इतर अधिकार
अ) लागवड योग्य क्षेत्र जिरायत - बागायत ०.५०.०० एकुण ला.पो. क्षेत्र ०.५०.००	७८२	रवी भगवान कुंभार	०.०५.००	०.०४		(२९३६)	कुठाराचे नाव व खंड
ब) पोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.ख क्षेत्र ०.००.००	९८२	राहुल भगवान कुंभार	०.०५.००	०.०४		(२९३६)	इतर अधिकार
एकुण क्षेत्र ०.५०.०० (अ+ब)	११९४	राणी बाबाजी कुंभार	०.१०.००	०.०८		(१६६४)	पोजा - सहकारी सोसायटी इकरार वाखारी वि.का.से.स.सो.इकरार र.रु. २०००००/- ता.१२/०२/१९ (१)
आकारणी ०.३८	१५६४	रामा भिका देवकाते	०.२०.००	०.१५		(१६६४)	वाखारी वि.का.से.स.सो.इकरार र.रु. २५००००/- ता.२४/१०/२००९ (१)
जुडी किंवा आकारणी	१६७९	वसुधा बहुउद्देशीय सेवागामी संस्था कुपवाड ता.निरज जि.सांगली संस्थेचेर्क सचिव सी भूपाली भारत खळदकर सांगाईक क्षेत्र	०.१०.००	०.०८		(२९३६)	इतर गिना भगवान कुंभार यांना क्षेत्र ०.२० आर गणुन जाण्यायोग्यतासाठी १२ फुट रुंदीचा रस्ता वापरण्याचा इकरार (१६६४) पोजा - सहकारी सोसायटी इकरार वाखारी वि.का.सोसायटी र.रु.७०००००/राहुल हि (२३९३) पोजा - सहकारी सोसायटी इकरार दिनांक १४/०८/२०१८ रोजी वाखारी वि का सेवा 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 भिका देवकाते यांचे हि दर. (३१७९) पोजा - सहकारी सोसायटी इकरार दिनांक १५/०२/२०२२ रोजी वाखारी वी का से सो चा रवी भगवान कुंभार यांच्या नावे र.रु.३०००००/- कर्ज. (३२१७) पोजा - सहकारी सोसायटी इकरार दिनांक ०५/०८/२०२२ रोजी वाखारी वी का से सो चा रामा भिका देवकाते यांच्या नावे रु.१०००००/- चा रकमेचा इकार केला. (३४०२) प्रत्येक वापर - वाणिज्य (गावाढाणा वाहेरील) शैक्षणिक प्रयोजनासाठी विनोती क्षेत्र १००० चौ मी ने. वसुधा बहुउद्देशीय सेवागामी संस्था हिस्ता (३६४३)
							प्रदर्शित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३६४३ व दिनांक : १०/०५/२०२३



हा गाव नमुना क्रमांक ७ दिनांक १०/०५/२०२३ १२:३४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित जसलयामुळे ७/१२ ऑक्टोबरापर पर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
७/१२ डाउनलोड दि. ०८-०९-२०२५ : १३:५९:२८ PM. वैयक्त पडताळणीसाठी <https://dgi.lalsitbera.mahabharati.gov.in/dsk/> या संकेत स्थळावर जाऊन 2509100001256613 हा क्रमांक वापरावा.

*celburnmah*  
Principal  
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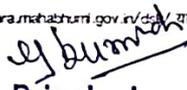
फेरफार क्र : (१३२) (१५७३) (१६६४) (२१२३) (२१६३) (२२०७) (२३६३) (२४८४) (२६०५) (२९०९) (२९३६)

सीमा आणि अनुमोदन विन्हे :

हा गाय नमुना क्रमांक ७ दिनांक १०/०५/२०२३ ११:३३:३४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाय नमुना क्रमांक १२ या डेटा स्वयंप्रमाणित असल्यामुळे ६/१२ अगिळेखावर वर कोणत्याही राही शिकव्याची आवश्यकता नाही.

पृष्ठ क्र. ३/४

६/१२ डाउनलोड दि. : ०८-०१-२०२५ : १३:५९:२८ PM, वैधता पडताळणीसाठी <https://digitaltsbara.maharashtra.gov.in/ds/> या संकेत स्थळावर जाऊन 2509100001256633 हा क्रमांक वापरावा.

  
Principal

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गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख 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	खारो क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी तपलडा नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	रचरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२१-२२	संपूर्ण वर्ष	१५६४	निर्मळ	अडसाली ऊस	०.२०००			विहिर		
२०२२-२३	संपूर्ण वर्ष	११९४*	निर्मळ	अडसाली ऊस	०.१०००			विहिर		
		१५६४*	निर्मळ	अडसाली ऊस	०.२०००			विहिर		
		७८२*	निर्मळ	अडसाली ऊस	०.०५००			विहिर		
		९८२*	निर्मळ	अडसाली ऊस	०.०५००			विहिर		
२०२३-२४	संपूर्ण वर्ष	११९४*	निर्मळ	अडसाली ऊस	०.१०००			विहिर		

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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पुणे महानगर

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सायाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३

Email: [hqpmrda@gmail.com](mailto:hqpmrda@gmail.com)

## विकास परवानगी व प्रारंभ प्रमाणपत्र

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

जा.क्र.: बीडीए/मौ. वाखारी/ग.नं: १२१/१/९ व १२१/१/११(पै )/प्र.क्र. ९६४/१९-२० दि.०२/११/२०२०

प्रति,

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

रा. वाखारी ता. दौंड जि. पुणे

मौजे- वाखारी तालुका दौंड, जिल्हा- पुणे येथील ग.नं. १२१/१/९ व १२१/१/११(पै ) क्षेत्र १३९००.०० चौ.मी. क्षेत्रावरील शैक्षणिक ( मेडिकल इन्स्टीट्यूट ) प्रकल्पातील रेखांकन/ इमारत बांधकाम 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



*y. b. khaldar*

Principal

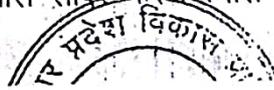
Dr. B. B. Khaladkar B.Sc. Nursing College

महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी,  
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,  
पुणे यांचे कारिता.

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र हे एक वर्षाच्या कालावधीकरिता अंमलात राहिल. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) प्रस्तावासोबत मोजणी दि. १३/४/२०२०, मो.र.नं. २६२९/२०१९ 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) मा. उपविभागीय अधिकारी दौंड- पुरंदर उपविभाग यांचे कार्यालयाकडील जमिनीचा वर्ग, तिचा भोगवटा, धारणाधिकार, अकृषिक आकारणी व त्यावरील भार याबाबतचे पत्र क्र. PMF/PMRDA/NA/SR/३०/२०२० दि. २९/१०/२०२० अन्वये प्राप्त असून त्यातील अटी / शर्ती विकासक यांचेवर बंधनकार राहतील.
- ५) प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा वोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वस्वी जबाबदार राहतील.
- ६) नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक २३/१०/२०२० रोजी नोटरी मंजूषा ताडचे 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.
- ७) 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, खेळाच्या मैदानाचे 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.



*B. B. Khaladkar*  
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- मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासुन पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- मंजूर नकाशामध्ये समाविष्ट ग.नं. १२१/१/९ व १२१/१/११ पै या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर ग.नं. 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.
- १०) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त शैक्षणिक ( मेडिकल इन्स्टीट्यूट ) याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल.
- ११) 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.
- १२) इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- १३) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले रस्ते/रस्ता रूंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १४) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने / विकासकांने / जमीनमालकाने भूखंड / सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १५) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १६) नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र, नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १७) जागेतील / जागेलगतच्या नाल्याच्या/नदीच्या 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.
- १८) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.

*Dr. B. B. Khaledkar*  
Principal

- 1) स्ट्रक्चरल इंजिनिअर/डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- २०) अर्जदार / विकासक / जमिनमालक यांनी दि. २३/१०/२०२० अन्वये दिलेल्या शपथपत्रास अधिनः 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)
- २१) शासन नगर विकास विभागाकडील दि. १९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/ ४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक / जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशांमध्ये आकडेमोड, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक / जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- २२) 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.
- २३) 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.
- २४) 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.
- २५) सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार / विकासक / जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- २६) वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा उभारणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासना यासाठी करणे आवश्यक आहे.
- २७) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार / विकासक / जमीनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार / विकासक / जमीनमालक कारवाईस पात्र राहिल.
- २८) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूदी नुसार विशेष इमारतीबाबत :-

*B. B. Khaldar*  
Principal

प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूदी नुसार प्रस्तावित इमारती सभोवताली ६ मी. रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भासः पेलु शकेल याप्रमाणे डिझाईन करुन विकसीत करणे अर्जदार / विकासक / जमिनमालकांचेवर बंधनकारक आहे.

- b) अर्जदार / विकासक / जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूदी नुसार प्रस्तावित करणे आवश्यक राहिल.
- c) नगर विकास विभागाच्या दिनांक - २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टीप - ii प्रमाणे पुणे महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी १५ मी. पेक्षा उंच इमारतीच्या नियोजनातील जिऱ्याचे व लिफ्टचे स्थान मान्य केलेले आहे. सदर नियोजनाव्यतिरिक्त नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी / संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतूदीप्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनाअनुषंगाने मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांनी पत्र क्र. FPD/१८१/२०२०, दि. २/११/२०२० ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूदी नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार/विकासक/ जमिनमालकावर बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १८ नुसार लिफ्टची सुविधा उपलब्ध करुन देणे आवश्यक राहिल.
- g) अशा इमारतीचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने / जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करुन सदर यंत्रणा सुस्थितीत कार्यान्वित असलेबाबत अग्निशमन विभागाकडील अंतिम नारहकत प्रमाणपत्र सादर करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- २१) मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांनी पत्र क्र. FPD/१८१/२०२०, दि. २/११/२०२० अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षाकीत केलेले आहेत. सदरचे नकाशामध्ये

SHIYA SEVA

पुणे प्रदेश विकास प्राधिकरण

Principal

Dr. B. B. Khaladkar B. Sc. Nursing College

मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्नीशमन अधिकारी / संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.

३०) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजूरांमधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेंड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.

३१) पाणी पुरवठा, सेफ्टीक टँक व सोक पीट ( मल:निसारण), रेन वॉटर हार्वेस्टिंग इत्यादी सर्व्हीसेसचे नियोजन नकाशावर यथायोग्य दर्शविण्यात आलेली आहे तथापि पाणी पुरवठा व ड्रेनेजची सुविधा उपलब्ध करून घेणेची जबाबदारी अर्जदार / विकासक यांची राहिल.

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

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

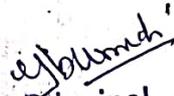
प्रस्तावासोबतच्या रेखांकन/ बांधकाम नकाशांचे दोन संच स्वाक्षांकित करून सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



  
महानगर आयुक्त  
तथा

मुख्य कार्यकारी अधिकारी,  
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,  
पुणे यांचे करिता.

  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College



FIRE

# SAFESTAKES 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/2025/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 BAHUDESHEIYA SEVABHAVI SANSTHA'S."**  
**DR. BB KHALADKAR B.Sc. NURSING COLLEGE**

**ADD – BUILDING NO 1, KUSUM NAGAR, INAMDAR WASTI, AT WAKHARI, 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<sup>ST</sup> July 2024 to 31<sup>ST</sup> 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<sup>ST</sup> JULY 2024 To 31<sup>ST</sup> DECEMBER 2024

Issues Date: - 24/01/2025

Place: - Mumbai

License No: MFS-LA-RF- 39

License No: MFS-LA-RD-38

ARKAM

Digitally signed by

ARKAM

Date: 2025.01.24

15:56:13 +05'30'

Signatories:

*cyburns*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

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/2025/D4

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

**"M/S. VASUDHA BAHUDDSHIYA SEVABHAVI SANSTHA'S."**  
**DR. BB KHALADKAR B.Sc. NURSING COLLEGE**

ADD – BUILDING NO 1, KUSUM NAGAR, INAMDAR WASTI, AT WAKHARI,  
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<sup>ST</sup> JULY 2024 To 31<sup>ST</sup> DECEMBER 2024

Issues Date: - 24/01/2025

Place: - Mumbai

License No: MFS-LA-RF- 39

License No: MFS-LA-RD-38

ARKAM

Digitally signed by

ARKAM

Date: 2025.01.24

15:56:35 +05'30'

Signatories:

*Dr. B. B. Khaladkar*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College

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

**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: 13.01.2024

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 Bahuuddeshiya Sevabhaui 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 **13.01.2024 to 12.01.2026**

Hatyal  
Kiran  
Asst Director

Digitally signed  
by Kiran  
Date: 2024.01.25  
18:56:18 +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  
20:39:51 +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.

**Principal**

Dr. B. B. Khaladkar B.Sc. Nursing College



STANDARD OF CONSTRUCTION

REVISIONS  
1. 11/15/11  
2. 11/15/11  
3. 11/15/11  
4. 11/15/11  
5. 11/15/11  
6. 11/15/11  
7. 11/15/11  
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9. 11/15/11  
10. 11/15/11



REVISIONS

NO.	DATE	DESCRIPTION
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REVISIONS

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REVISIONS

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REVISIONS

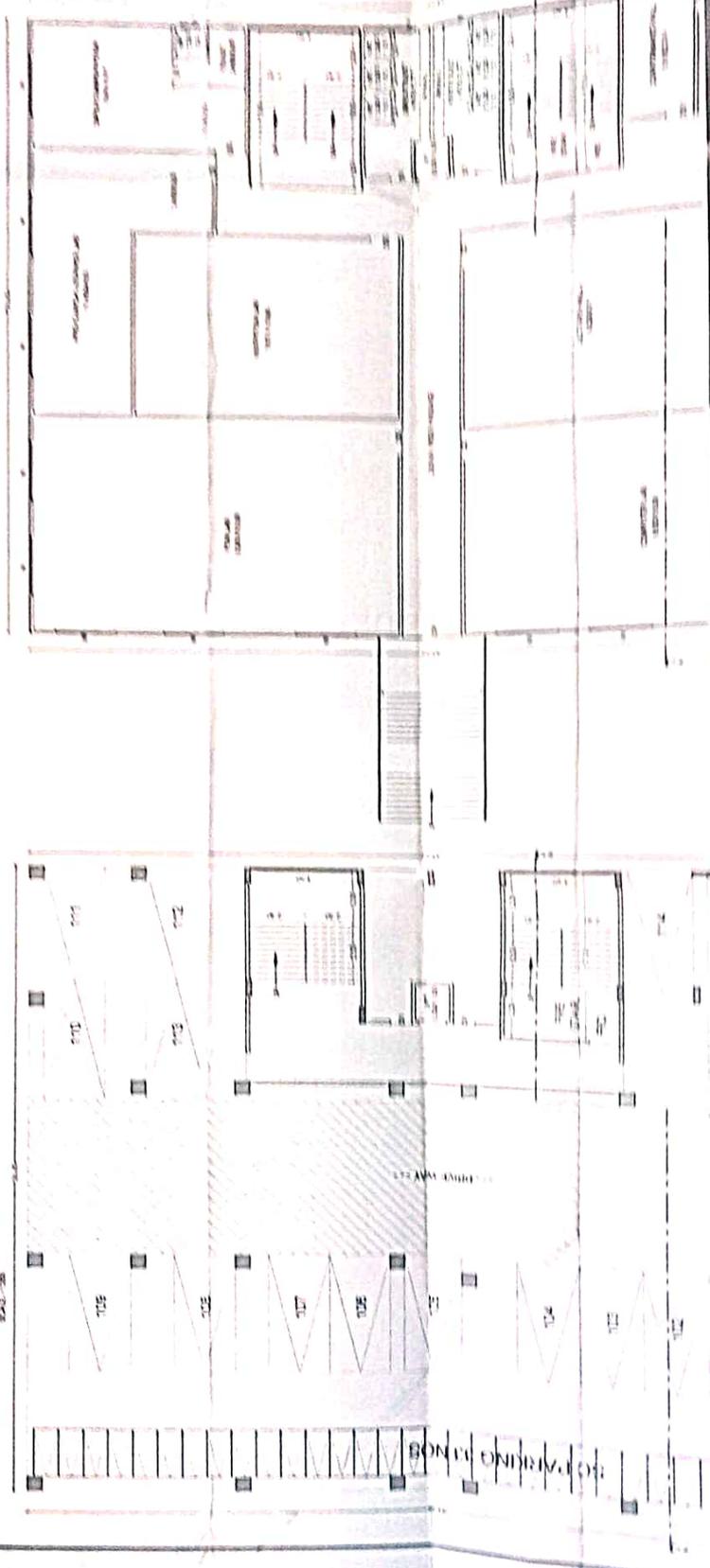
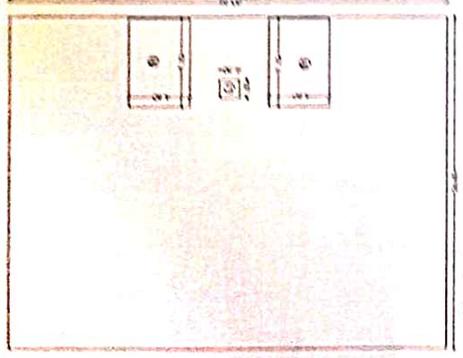
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REVISIONS

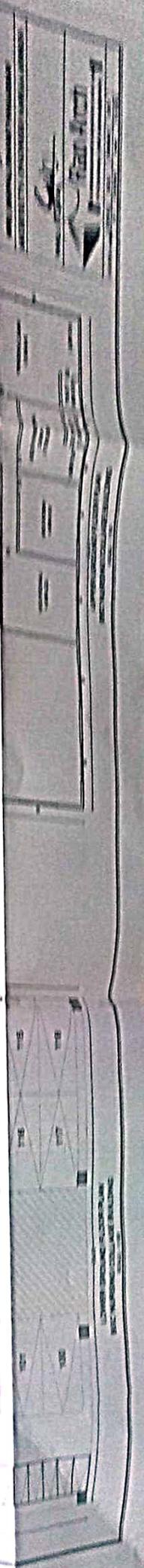
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10	11/15/11	

REVISIONS

NO.	DATE	DESCRIPTION
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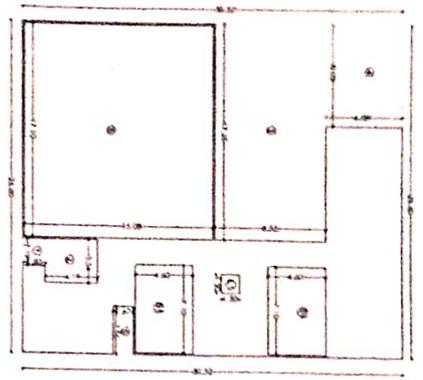


PROJECT INFORMATION  
 PROJECT NO. 11/15/11  
 PROJECT NAME: [illegible]  
 PROJECT LOCATION: [illegible]  
 PROJECT OWNER: [illegible]  
 PROJECT ARCHITECT: [illegible]

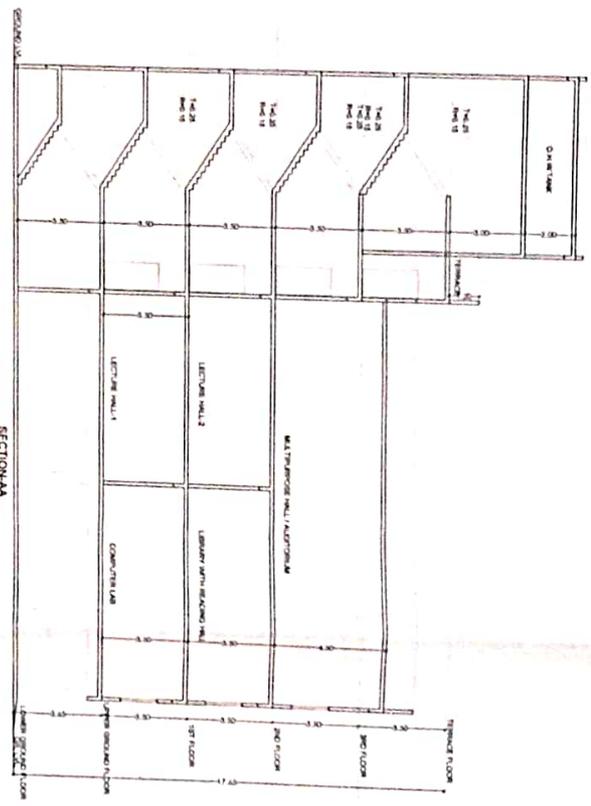




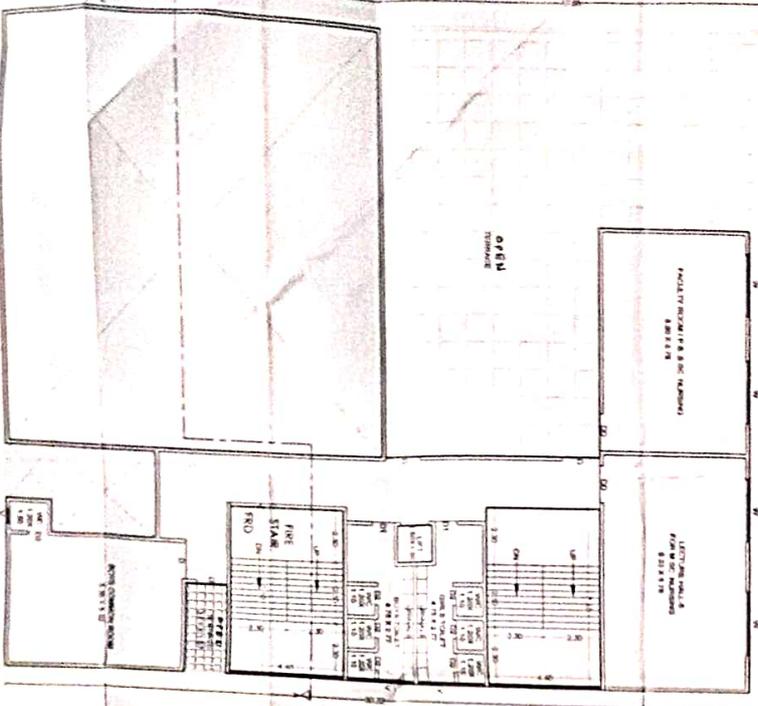
Approved as submitted to  
Department of Architecture & Planning  
of the Government of Karnataka  
for the purpose of  
for the purpose of  
for the purpose of  
for the purpose of



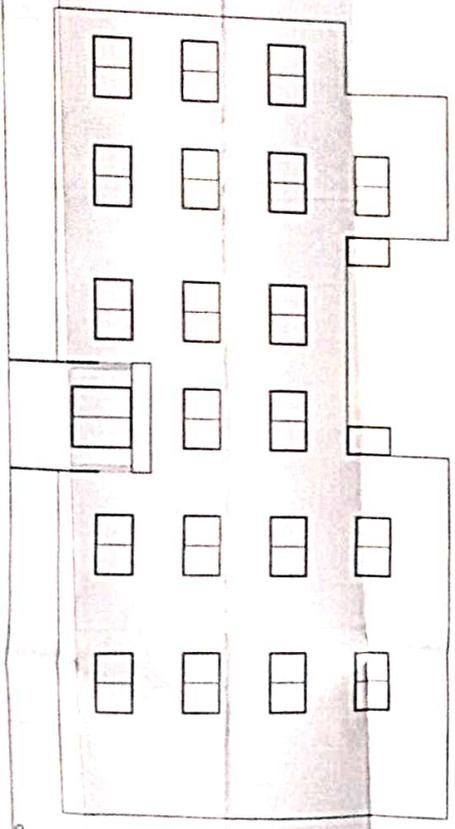
Sl. No.	Room Name	Area (sq. m)	Volume (cu. m)
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2	LECTURE HALL	120.00	120.00
3	LECTURE HALL	120.00	120.00
4	LECTURE HALL	120.00	120.00
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8	LECTURE HALL	120.00	120.00
9	LECTURE HALL	120.00	120.00
10	LECTURE HALL	120.00	120.00
11	LECTURE HALL	120.00	120.00
12	LECTURE HALL	120.00	120.00
13	LECTURE HALL	120.00	120.00
14	LECTURE HALL	120.00	120.00
15	LECTURE HALL	120.00	120.00
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44	LECTURE HALL	120.00	120.00
45	LECTURE HALL	120.00	120.00
46	LECTURE HALL	120.00	120.00
47	LECTURE HALL	120.00	120.00
48	LECTURE HALL	120.00	120.00
49	LECTURE HALL	120.00	120.00
50	LECTURE HALL	120.00	120.00



SECTION-AA  
BSC NURSING COLLEGE BUILDING  
SCALE: 1/20



THIRD FLOOR PLAN  
BSC NURSING COLLEGE BUILDING



ELEVATION  
BSC NURSING COLLEGE BUILDING

**PROJECT NAME & ADDRESS**

PROPOSED AYURVEDIC COLLEGE & RESEARCH  
CENTRE (EDUCATION PURPOSE) AT CAT NO  
13118 131110 131111 1344 & 1347(P),  
VILLAGE - KUSUM NAGAR, WARGHAEL,  
TALUKA - DAVUD, DIST - MUDDE, 412203

**OWNER'S NAME & SIGN**

YASODHA BAHUDDRE SHIVA BEVA BHAVI  
SANSHTHA'S THROUGH

MRS. GHURPALE BHARATI KHALADKAR  
ARCHITECTS/ENGINEER NAME & ADDRESS

**Rao Arch**



