

MUHS-  
ANN

# ANNEXURE

II

# 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	<p style="text-align: center;"><b>(All document must be available on web site )</b></p> <p><b>Land details:</b> Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land (<b>Applicable only to Private Colleges</b>). (Verify land documents &amp; 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).</p>	Yes	Adequate
2	<b>Total constructed area of college building Attached Completion Certificate with Map</b>		
	<p><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.</p>	Yes	Adequate
	<p><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</p>	Yes	Adequate
	<p><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 .</p>	Yes	Adequate
	<p><b>(IV) Library:- (Evidences to be attached)</b> a) Total Area : 2400 sq.ft. Total No. of Books ..... ..... Distribution of books ..... Capacity of Reading Hall :-for Students . 100 for Teachers . .30 No. of Scientific Journals . . . . .No. of News Papers/Research Journals . . .  Photo Copier Machine . 01 Drinking water &amp; Washrooms. .18 b) Digital Library : No. of Computers .10 Internet Facility YES Speed:-100MBPS</p>	Yes	
	<p><b>(V) Teaching Departments:</b> There shall be Five Teaching Departments as per MSR No. of departments 05 Departmental Area, No. of Books/ Charts / Models / Specimens (dry and wet) / Museum in each department information to be uploaded on college website.</p>	Yes	Adequate
	<p><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 (1500Sq.ft.), with 1:5 computer as per Intake capacity, AV Aids, well Equipped Lab must have Mannequins, Articles &amp; Beds as per MSR &amp; INC Norms</p>	Yes	Adequate

Chairman of LIC

Member Of LIC



Member Of LIC

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College**  
Wakhari, Kedgaon, Tal. Daund, Pune.

<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;">OR</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</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

**Hospital attach Relevant Document on web site**

6	<p><b>Hospital Details</b></p>	Details on College Website	Adequate/ Inadequate
	<p><b>Name of the Hospital: SHREE MAYURESHWAR RURAL HOSPITAL</b></p>	Yes	Adequate
	<p>Address: KEDGAON CHOUFULA ROAD, BORIPARDHI, TAL DAUND DIST PUNE 412203</p>		
	<p>Telephone No:9922226393 / 9960916393 / 9970316393 / 8308004141</p>		
	<p>Bed Strength: 100</p>		
	<p>Distance of Hospital from the College to which it is attached (in kms) 5KM-YES</p>	YES	Adequate
	<p>Number of beds registered as per BNH Act (attach certificate on web site) 100</p>	Yes	Adequate
7	<p><b>I. Total constructed area of Hospital Building as per MSR attach completion certificate and blueprint (2229.65 Sq.mtr. / Sq.ft.)</b> Whether the Hospital is Owned by the College</p>	Yes	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	
	<p><b>III. Out-Patient Departments (OPD) as per MSR</b> Total Area of OPD Complex 400.Sq.ft. No. of OPD's ...04 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..... Facilities shall be as per MSR &amp; all details shall be on College website.</p>	Yes	Adequate
	<p><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 &amp; all details shall be on college website.</p>	Yes	Adequate
	<p><b>VI. Casualty Facilities</b> State Government Permission Letter attach copy on web site</p>	Yes	Adequate

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<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 Microbiology. 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, storeroom, 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 ASSESSOR	YES / NO	Remark
Certified Copy of Location Of College Building Address by Government authority (Search Report) to be <b>uploaded at website</b>	YES	Adequate
Certified Copy of Location Of Hostel Building Addressed by Government authority (Search Report) to be <b>uploaded on website</b>	YES	Adequate
Is Separate College Building Not Available {Attach resolution of Trust /owner for Area Allocation } to be <b>uploaded on website</b>	YES	Adequate
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation} to be <b>uploaded at website</b>	YES	Adequate
Authorized Building Plan approved by Competent Authority to be <b>uploaded at website</b>	YES	Adequate
Availability of Building Completion (College / Hostel ) Certificate by Competent Authority to be <b>uploaded at website</b>	YES	Adequate
Lease or Rent Agreement of College if Required to be <b>uploaded at website</b>	YES	Adequate
Provision Of Fire Safety Measure as per standard norms of Government	YES	Adequate
<b>Fire Safety Certificate for College, Hostel And Hospital to be uploaded at website</b>	YES	Adequate
General Student Safety Measures done in Building as per norms	YES	Adequate
<b>Provision for facility Physically Challenged Students</b>	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:-

Chairman of LIC

Member Of LIC



*Thodga*

Dean/ Principal Stamp & Signature

Member Of LIC

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

जिल्हा :- पुणे

गाव :- खाखारी (५५६३६५)

तालुका :- दौंड



20925400319

FU-D : 20925400319

गट क्रमांक व उपविभाग

१२५/१/१

शेताचे स्थानीय नाव :

मुपारचा पद्धती	भोगवट्यादाराचे वर्ग - १	क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	जाकार	पो.स.	फेरफार क्र	कुळ, रुंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी	१८०२	बसुधा बहुउद्देशीय सेवाभावी संस्था कुपवाड ता.गिरज जि.सांगली						(२७४८)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		संस्थेचे सचिव सौ धुवाली मारता खळदकर			०.९९.००	०.८९		(२७४८)	इतर अधिकार
जिरावत	०.९९.००	सामाईक क्षेत्र							इतर
बागायत	-								सदर गटातील २० फुट पूर्व पश्चिम रुंदीचा व दक्षिण उत्तर लांबीचा रस्ता हा रवी भगवान कुंमार, राहुल भगवान कुंमार, भगवान नामु कुंमार, मिन भगवान कुंमार, राणी बाबाजी कुंमार याना समाईकात वापरासाठी ठेवला असे (२९३६)
एकुण									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 गेटसह सदरचा रस्ता हा रवी भगवान कुंमार, राहुल भगवान कुंमार, भगवान नामु कुंमार, मीना भगवान कुंमार, राणी बाबाजी कुंमार याना समाईकात वापरासाठी दिला असे (२९३६)
ला.यो. क्षेत्र	०.९९.००								अकृषिक वापर - वाणिज्य (गावाठाणा बाहेरील) शैक्षणिक प्रयोजनासाठी विनशेती क्षेत्र ९९०० चौ.मी मे.वसुधा बहुउद्देशीय सेवाभावी संस्था यांचा हिस्सा (३६४३)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)									प्रलंबित फेरफार : नाही.
वर्ग (अ)	-								शेवटचा फेरफार क्रमांक : ३६४३ व दिनांक : १०/०५/२०२३
वर्ग (ब)	-								
एकुण									
पो.स.क्षेत्र	०.००.००								
एकुण क्षेत्र (अ+ब)	०.९९.००								
आकारणी	०.८९								
जुडी किंवा विशेष आकारणी									
जुने फेरफार क्र. : (१) (६९) (४७८) (५०२) (५३२) (६२४) (१२०७) (१३१३) (१४१४) (१४१९) (१४९८) (१५३९) (१५७४) (१५९५) (१६६७) (१८०९) (१९७४) (२०६८) (२२११) (२२१८) (२२४७) (२२९१) (२४८४) (२४९०) (२५२५) (२७००) (२७१९) (२७३७) (२७४४) (२७४६) (३१९६)									सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक १०/०५/२०२३ ११:५२:३३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा अंदा स्वयंप्रमाणित असल्यामुळे (७/१३ अहिलेखपर वर पुष्ट क्र. १/२ कोणत्याही सही शिक्क्याची आवश्यकता नाही.)  
 ७/१२ डाउनलोड दि. : ०७-०९-२०२६ : १३:२०:२९ PM. वेबसाईट पदासाठी <https://digitalstara.mahaturni.gov.in/dst/> या संकेत स्थळावर जाऊन 2509100001256031 हा क्रमांक वापरावा.



*Pradops*

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

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 :- दांड

जिल्हा :- पुणे

गट क्रमांक व उपविभाग

१२१/१/१

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

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



*Khaladkar*

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अगिलेख पत्रक)

[ महाराष्ट्र जमीन महसुल अधिकार अगिलेख आणि नोंदवहा (संयार करणे व सुरक्षिततेत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]



गाव :- वाखारी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे

29751059194

FU-ID : 29751059194

गट क्रमांक व उपविभाग

१२१/१/११

रोताचे स्थानीक नाम :

भुधारणा पद्धती भोगवटादार वर्ग -१

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाम	क्षेत्र	आकार	पो.सं.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.घो.मी	७०१	[ संतोष शिवाजी इनामदार ]				(२१७६)	कुळचे नाम व खंड
अ) लागवड योग्य क्षेत्र जिरायत ०.७२.०० बागायत - एकुण ला.घो. क्षेत्र ०.७२.००	१८०१	बसुधा बहुउद्देशीय सेवामावी संस्था सुपवाड सा.मिरज जि.सांगली संस्थेतर्फे सचिव सी भूपाली भारत खळदकर सामाईक क्षेत्र	०.४०.००	०.३८		(२८६०) (२८६०)	इतर अधिकार अकृषिक वापर - गणिज्य (मावाटाणा वाहेरील) रीक्षणिक प्रयोजनासाठी बिनमोती क्षेत्र ४००० चौ मी ने.यसुधा बहुउद्देशीय सेवामावी संस्था ठिस्सा (३६४३)
ब) पोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.सं.क्षेत्र ०.००.०० एकुण क्षेत्र (अ+ब) ०.७२.०० आकारणी ०.६८ जुडी किंवा विशेष आकारणी	१८३८	औदुंबर संतोष इनामदार	०.३२.००	०.३०		(२१७६)	बोजा - सहकारी सोसायटी इकरार दिनांक २०/११/२०२३ रोजी वाखारी वी का से सो मर्या चा औदुंबर संतोष इनामदार यांच्या नावे रु.३०००००/- या रकमेचा इकार केला. (३७१८) बोजा प्रमाणे औदुंबर संतोष इनामदार यानी पुणे जिल्हा मध्यवर्ती सहकारी बँक लि. पुणे शाखा केंद्रगाव यांच्या कडून रक्कम रुपये १५५०००.०० कर्ज घेवून गहाणखत करून दिले. (४१८०) प्रलंबित फेरफार : नाही. रोटचा फेरफार क्रमांक : ४१८० व दिनांक : २०/०४/२०२५

जुने फेरफार क्र : (१) (६७) (४७८) (५०२) (५३२) (६२४) (१२०७) (१३१३) (१४१४) (१४१९) (१४१९) (१५३३) (१५७४) (१५९५) (१६६७) (१८०९) (१९७४) (२०६८) (२२११) (२२१८) (२२४७) (२२९१) (२४८४) (२४९०) (२५२५) (२७००) (२७१९) (२७३७) (२७४४) (२७४६) (२७४८) (२८६०)

सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक २०/०४/२०२५ ११:५५:२४ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखाने वर  
कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
७/१२ डाउनलोड दि. : ०७-०१-२०२६ : १३:००:५३ PM. वैधता पडताळणीसाठी <https://digitalstbaro.mahabharati.gov.in/dsk/> या संकेत स्थळावर जाऊन 2509100001342145 हा क्रमांक  
वापरावा.

पृष्ठ क्र. १/२



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गाव नमुना बारा ( पिकांची नोंदवही )

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

तालुका :- दौंड

जिल्हा :- पुणे

गाव :- वाखारी (५५६३६५)

गट क्रमांक व उपविभाग

१२१/१/११

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

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणे त आलेली आहे



*(Signature)*

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अगिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अगिलेख आणि नोंदयक्षा (तयार करणे व सुरिथतीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वाखारी (५५६३६५)

तालुका :- चौड

जिल्हा :- पुणे



FU-ID : 20795558592

गट क्रमांक व उपविभाग

१३६/४

20795558592

मुघारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.पी.मी	७८२	रवी भगवान कुंभार	०.०५.००	०.०४		(२९३६)	कुळ्याचे नाव व खंड
अ) लागवड योग्य क्षेत्र	९८२	राहुल भगवान कुंभार	०.०५.००	०.०४		(२९३६)	इतर अधिकार
जिरायत -							बोजा - सहकारी सोसायटी इकरार
बागायत ०.५०.००	११९४	राणी बाबाजी कुंभार	०.१०.००	०.०८		(१६६४)	वाखारी वि.का.से.सा.सो.इकरार र.रु. २०००००/- ता.१२/२/१९ (१)
एकुण							
ला.यो. क्षेत्र ०.५०.००	१५६४	[ रामा भिका देवकाते	०.२०.००	०.१५		(३८२०)	वाखारी वि.का.से.सा.सो.इकरार र.रु. २५००००/- ता.२४/१०/२००१ (१)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	१६७९	संस्थेतर्फे सचिव सौ मृपाली भारत खळदकर वसुधा बहुउद्देशीय सेवामावी संस्था कुपवाड ता.मिरज जि.सांगली — सामाईक क्षेत्र —	०.१०.००	०.०८		(२९३६) (२९३६)	इतर मिना भगवान कुंभार यांना क्षेत्र ०.२० आर मधुन जाण्यायेण्यासाठी १२ फुट रुंदीचा रस्ता वापरण्याचा हक्क (१६६४)
वर्ग (अ) -							बोजा - सहकारी सोसायटी इकरार
वर्ग (ब) -							वाखारी वि.का.सोसायटी र.रु.४०००००/राहुल डि (२३९३)
एकुण							
पो.ख क्षेत्र ०.००.००	३३३४	रामभाऊ भिका देवकाते	०.२०.००	०.१५		(३८२०)	बोजा - 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 डि वर. (३१७९) बोजा - सहकारी सोसायटी इकरार दिनांक १५/०२/२०२२ रोजी वाखारी वि का से सो चा रवी भगवान कुंभार यांच्या नावे र.रु.३०००००/- कर्ज. (३२१७) बोजा - सहकारी सोसायटी इकरार दिनांक ०५/०८/२०२२ रोजी वाखारी वि का से सो चा रामा भिका देवकाते यांच्या नावे र.रु.१०००००/- या रकमेचा इकरार केला. (३४०२) अकृषिक वापर - चाणिज्य (मावाठाणा वाहेरील)
एकुण क्षेत्र ०.५०.०० (अ+ब)							
आकारणी ०.३८							
जुडी किंवा विशेष आकारणी							



हा गाव नमुना क्रमांक ७ दिनांक १८/०४/२०२५ ०४:२५:११:१० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असात्यगुळे ७/१२ अभिलेखावर वर पृष्ठ क्र. १/३ फोनव्याही सही मिळण्याची आवश्यकता नाही.  
७/१२ डाउनलोड दि. : ०७-०१-२०२६ : १३:०१:२७ PM, वेबसाईट पडताळणीसाठी <https://digitalsabara.mahabharati.gov.in/dsb/> या संकेत स्थळावर जाऊन 2509100001293191 हा क्रमांक वापरावा.

पृष्ठ क्र. १/३



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	<p>शैक्षणिक प्रयोजनासाठी विद्यार्थी क्षेत्र १००० ची सी      मे.मधुचा बहुउद्देशीय सोसायटी संस्था हिस्सा ( ३६४३ )      योजना - शाहकारी सोसायटी इकरार      दिनांक ०५/०३/२०२४ रोजी शाहकारी वी का से सो      पर्या या शाणी नावाजी कुंमार यांच्या नावे      रु.७९१००००/- या रकमेचा इकरार केला. ( ३२३० )</p>
<p>जुने फेरफार क्र : (७३२) (१५०३) (१६६४) (२१२३) (२१६३) (२२०७) (२३६३) (२४८४) (२६०५) (२९०९) (२९३६)</p>	<p>प्रलंबित फेरफार : नाही.          शेवटचा फेरफार क्रमांक : ३२३० व दिनांक : २६/०३/२०२४          सीमा आणि मुगापन विन्हे :</p>

२१०१



हा माव नमुना क्रमांक ७ दिनांक १८/०४/२०२५ रोजी ११:२० AM रोजी डिजिटल स्वाक्षरीत केला आहे व माव नमुना क्रमांक १२ या वेदा स्वयंप्रमाणित असाव्यामुळे ७/१२ अगिलेवापर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
 ७/१२ डाउनलोड दि. : ०७-०९-२०२६ : १३:०९:२७ PM. शिक्क्या पडताळणीसाठी <https://digitalabwa.mahabharati.gov.in/dsk/> या संकेत स्थळावर जाऊन 2509100001223191 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३



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गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- वाखाची (५५६३६५)

तालुका :- दांड

जिल्हा :- पुणे

गट क्रमांक व उपविभाग

१३६/४

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२३-२४	संपूर्ण वर्ष	१११४*	निर्मळ	अडसाली ऊस	०.१०००		विहिर			
२०२४-२५	रब्बी	१११४*	निर्मळ	कांदा बी	०.१०००		विहिर			
		७८२*	निर्मळ	कांदा बी	०.०५००		विहिर			
		९८२*	निर्मळ	कांदा बी	०.०५००		विहिर			
२०२५-२६	खरीप	३३३४*	निर्मळ	गहू	०.२०००		विहिर			

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



*(Signature)*

**Principal**

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गाव नमुना बारा ( पिकांची नोंदवही )

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

गाव :- वाखारी ( ५५६३६५ )

तालुका :- पांड

जिल्हा :- पुणे

गट क्रमांक व उपविभाग

१३६/७

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी तपलेल्या जमिनी		शेत
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२३-२४	संपूर्ण वर्ष	१५६४*						एक विहिर पड	०.०२००	
२०२४-२५	संपूर्ण वर्ष	५०१*	निर्मळ	अडसाली ऊस	०.३२००		विहिर			
२०२५-२६	खरीप	३३३४*	निर्मळ	कांदा	०.१६००		विहिर			
			मिश्र	बाजरी	०.१४३३		विहिर			
			मिश्र	कांदा	०.१४३३		विहिर			
संपूर्ण वर्ष		३३३४*					एक विहिर पड	०.०२००		

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



*Rodga*

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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



14136857198

गाव :- वाखारी (५५६३६५)

तालुका :- दौंड

जिल्हा :- पुणे

FU-ID : 14136857198

गट क्रमांक व उपविभाग

१३६/७

२१०१



हा गाव नमुना क्रमांक ७ दिनांक २५/०४/२०२५ ०४:५४:३९ PM रोजी डिजिटल स्वाक्षरीत केला जाई व गाव नमुना क्रमांक १२ या वेला स्वयंघोषित असाच्यामुळे ७/१२ अभिलेखात १२ वर

पुस्त क्र. १/३

कोलत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०७-०१-२०२६ : १३:०१:५७ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahachhara.gov.in/ckh/> या संकेत स्थळावर साऊन 2509100001343539 हा क्रमांक वापरावा.



*[Signature]*

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

भुयारणा पद्धती भोगवटादार वर्ग - १		शेताचे स्थानीक नाव :					
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.पी.मी	१०८	[ गणपतन भिका देवकाते ] [ कोमल गणपतन देवकाते वा पा.क.आर्ष.गिवाल ]	०.११०.००	०.१३	०.११.३३ ]	(३७३२)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		विमल गणपतन देवकाते				(४०९७)	इतर अधिकार
जिरायत -		कोमल गणपतन देवकाते				(४१८८)	इतर
बागायत ०.५३.००		— सामाईक क्षेत्र —	०.०७.००	०.०५	०.०३.३३		(१३४५)(१५७३)(१५०९)(१५१०)(१५७९)(१६१९)(१८१७)
एकुण							(१०३७)(१९०९)(१९२६)(२१९३)(७३२)(१५७५)(१२१२)
ला.पो. क्षेत्र ०.५३.००	५०१	राजाराम भिका देवकाते	०.१८.००	०.१३	०.१४.३४	(१२१२)	(१७९५)(२११९) (१८९९) बोजा - सहकारी सोसायटी इकरार
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	१५६४	[ रामा भिका देवकाते ]	०.१८.००	०.१३	०.१४.३३ ]	(३८२०)	वाखारी.वि.का.सेवा.सह.सोसा.लि.वाखारीरु. ७०००००/-दि.२/८/१३.राजाराम.हि (२२१९)
वर्ग (अ) ०.४३.००	१८०२	संस्थेतर्फे सधिवे सौ भूपाली भारत खळदकर				(२७४५)	बोजा - सहकारी सोसायटी इकरार
वर्ग (ब) -		बसुधा बहुउद्देशीय सेवामावी संस्था कुपवाड			०.०३.००	(२७४५)	वाखारी वि का से सो इकरार पत्र र रु
एकुण		ता.मिरज जि.सांगली					७०००००/- ता १/२/११ गणपतन हि (२९०९)
पो.ख.क्षेत्र ०.४३.००		— सामाईक क्षेत्र —	०.००.००	०.००	०.०३.००		इकरार
एकुण क्षेत्र ०.१६.००	३३३४	राममाऊ भिका देवकाते	०.१८.००	०.१३	०.१४.३३	(३८२०)	इकरार वि का से सो वाखारी र रु.२५०००००/-दिनांक १४/१२/२०२१ रामा भिका
(अ+ब)							देवकाते यांचे हि वर. (३१७९)
आकारणी ०.४१	३४३७	दशरथ बबन देवकाते	०.१०.००	०.०८	०.०८.००	(४१८८)	बोजा - सहकारी सोसायटी इकरार
जुडी क्रिया विशेष आकारणी							दिनांक ०५/०८/२०२२ रोजी वाखारी वी का से सो चा रामा भिका देवकाते यांच्या नावे रु.१०००००/- या रकमेचा इकार केला. (३४०२)
							बोजा - सहकारी सोसायटी इकरार
							दिनांक २३/०८/२०२२ रोजी वाखारी वी का से सो चा राजाराम भिका देवकाते यांच्या नावे रु.१०००००/- या रकमेचा इकार केला. (३४१३)
							अकृषिक वापर - वाणिज्य (गावाठाणा बाहेरील)
							शैक्षणिक प्रयोजनासाठी बिनशेती क्षेत्र ३०० चौ मी
							मे.बसुधा बहुउद्देशीय सेवामावी संस्था हिस्सा (३६४३)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ४१८८ व दिनांक : २५/०४/२०२५
जुने फेरफार क्र : (७३२) (१२१२) (१५७३) (१५७५) (१९२६) (२४८४) (२६०५) (२७४३) (२७४५) (३७३२) (४०९७)							सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक २५/०४/२०२५ ०४:५४:५९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अपिलेखावर वर पृष्ठ क्र. २/३ कोपरत्याही सही शिक्क्याची आवश्यकता नाही.  
७/१२ डाउनलोड दि. : ०७-०१-२०२६ : १३:०१:५४ PM. वैधता पडताळणीसाठी <https://digitalsatava.mahatirum.gov.in/dsk/> या संकेत स्थळावर जाऊन 2509100001343539 हा क्रमांक वापरावा.



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SEARCH AND TITLE REPORT

To,  
Whom it may so ever concern

Dear Sir/Madam,

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

❖ A) DESCRIPTION OF PROPERTY:

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

Towards East- Land of Mr. Sandip Ramdas Khaladkar out of Gat No.121/1/10

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

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

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

❖ B) Description of Documents Scrutinized:-

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

❖ C) Tracing of Title:-

1. Previously Gat No.121/1/9 Total Area 00H99R Assessed at Rs.00 Ps.89 of village Wakhari was owned & possessed by Mr. Ramchandra Anandrao Inamdar & bearing old Gat No.121 having area 05H29R + P.K. 05H66R Total Area 10H95R Assessed at Rs.04 Ps.06.
2. Mr. Ramchandra Anandrao Inamdar had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.121, 120, 128 part of village Wakhari by Mutation Entry No. 50 dated 07.09.1969 certified by Circle Officer Kedgaon on dated 10.12.1969.
3. The Indian Coinage Act, 1956 and The Bombay Weights and Measures (Enforcement) Act, 1958 came into force and therefore land record of the village Wakhari was effectually converted into decimal measures system and consolidation scheme in accordance with Aakarbandh prepared by Special District Superintendent Land Record (Decimal System). This transaction recorded to 7/12 extract by Mutation Entry No. 60 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	8Pai								
11.	120/7	01	88	00	58	02	46	Mr. Shivaji Anandrao Inamdar	Full
12.	120/8	01	87	00	57	02	44	Mr. Balaso Shankar Inamdar	8 Anne
								Minor guardian Parvatibai Parvatibai Shankar Inamdar	8 Anne
13.	3/1	00	98	01	14	02	12	Mrs. Ushadevi Ashok Inamdar	Full
14.	3/2	00	92	01	13	02	05	Mr. Balaso Shankar Inamdar	8 Anne
								Parvatibai Shankar Inamdar	8 Anne
15.	3/3	00	93	01	13	02	06	Savitrabai Shivaji Inamdar	Full

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

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



*[Signature]*

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**A.P. Shinde**

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

**Advocate**



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- (3)
- ❖ 7. Mr. Balaso Shankar Inamdar had preferred an application to Hon'ble Tahsildar, Daund for partition of area out of Gat No.121/1 of village Wakhari therefore name recorded by the order No. HANOWATAP/SR/181/2002 Daund dated 06.06.2002 of Hon'ble Tahsildar, Daund as follows:-

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

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

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



**Principal**  
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**Wakhari, Kedgaon, Tal. Daund, Pune.**



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



  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.



Receipt for Virtual Treasury Payment

GRN	: M110144516872024251E
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
Read/Street	: Kedgaon
Area/Locality	: Dist Pune
PIN	: 412203
Remarks	: Wakhari Tal Daund Dist Pune Gat No 121/1/p 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



  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

(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 Wakhari belonging to Vasudha Bahu-Uddeshiy Sevabhavi Sanstha converted into non-agriculture use for Educational purpose. This transaction recorded to 7/12 extract by Mutation Entry No. 3643 dated 21.04.2023 certified by Circle Officer, Kedgaon on dated 10.05.2023.

❖ 22. 1) Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Secretary Mrs. Bhupali Bharat Khaladkar, 2) Mr. Ashok Nanasaheb Kale, 3) Mrs. Sujata 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 Wakhari owned & possessed by Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar.

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

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

Date:-16/01/2024

Place; Kedgaon

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

  
Signature & Seal of Advocate



  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

**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)

- ❖ 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-Uddeshly 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-Uddeshly 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-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant non-agriculture & construction permission on area 13,900.00 Square Meters out of Gat No.121/1/9 & Gat No.121/1/11(part) of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Development Permission & commencement Certificate by No. BDA/Village Wakhari/Gat No.121/1/9 & Gat No.121/1/11part/Pra. Kra.964/19-20 date 02.11.2020.
- ❖ 18. a. Land Area 00H99R of Gat No.121/1/9 of village Wakhari belonging to Vasudha Bahu-Uddeshly 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-Uddeshly 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-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant Revised construction permission on area 20,300.00 Square Meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Revised Development Permission & commencement Certificate by No. DP/BDA/Village Wakhari/Gat No.121/1/9part & other/Pra. Kra.1121/22-23/18 date 15.02.2023.



*[Signature]*

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**

- (4)
- ❖ 13 Mr. Suresh Shankar Inamdar had executed Sale Deed of 00H19R Pot-Kharaba land out of Gat No.121/1 of village Wakhari alongwith right to use common road as mentioned in Sale Deed in favour of Vasudha Bahu-Uddeshiy Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs.12,82,500/- (Rupees Twelve Lakh Eighty Two Thousand Five Hundred only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-5023/2019 on daled 25.09.2019. This transaction recorded to 7/12 extract by Mutation Entry No. 2746 daled 10.10.2019 certified by Circle Officer, Kedgaon on dated 11.10.2019.
- ❖ 14. By the letter No.2516/Bhumapani/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 Alul 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. 2746 dated 30.10.2019 certified by Circle Officer, Kedgaon on dated 31.10.2019



*Khadkar*  
Principal  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

**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 Santosh Inamdar out of Gat No.121/1/11

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

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

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

Sr. No.	Date of execution of Document	Details of registration of Documents/Conveyance.	Place of Sub-Registrar, Office	Property Falls under Sub Registrar	Remarks
1.	24.06.2020	Sale Deed No. KDG-2102/2020	Kedgaon	Daund & Kedgaon	Original
2.	7/12 extract of Gat No. 121/1/11 of village Wakhari				Certified
3.	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, 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 metric measures system and consolidated scheme in accordance with Aakarbandh prepared by Special District Surveyor, Tal. Daund, Dist. Sangli and Record (Decimal System) transaction recorded to 7/12 extract by Mutation Entry No.6 dated 10.12.1972



**Principal**  
**Dr. B. B. Khaladkar B.Sc. Nursing College**  
**Wakhari, Kedgaon, Tal. Daund, Pune.**



### Receipt for Virtual Treasury Payment

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



  
**Principal**  
Dr. B. B. Khalekar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune



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 BlockNo	: 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



*[Signature]*

Principal

Dr. B. B. Khaladkar: B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

(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. Audambar Santosh Inamdar. This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-474/2021 on dated 14.01.2021. This transaction recorded to 7/12 extract by Mutation Entry No. 2976 dated 14.01.2021 certified by Circle Officer, Kedgaon on dated 01.02.2021
- 10. Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commisloner 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.121/1/11parUPra. Kra.964/19-20 date 02.11.2020.
- 11. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 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-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through Mrs. Bhupali Bharat Khaladkar had preferred an application to Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune to grant Revised construction permission on area 20,300.00 Square Meters out of Gat No.121/1/10, Gat No. 121/1/11, 121/1/9, 136/4 & 136/7 of Village Wakhari for Educational purpose therefore Hon'ble Commissioner alias Chief Executive Officer of Pune Metropolitan Regional Development Pune issued them Revised Development Permission & commencement Certificate by No. DP/BDA/Village Wakhari/Gat No.121/1/9part & other/Pra. Kra.1121/22-23/18 date 15.02.2023.
- 13. Hon'ble Sub Divisional Officer, Daund-Purandar issued Letter No. PMRDA/NA/SR/44/2022 Daund-Purandar dated 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 Report hearing  
GRN No. MH007811228201920E + MH014458486202195E.en.mos)



*[Handwritten Signature]*  
Principal

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**

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



**Office & Correspondence:**  
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 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, 121/2A, 121/2/B, 121/2/C of village Wakhari are closed and due to Aakarfod new Pol-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
121/2A					7/12 Extract is closed
121/2B					7/12 Extract is closed
121/2C					7/12 Extract is closed

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

- ❖ 8 Mr. Santosh Shivaji Inamdar with the consent of 1) Mrs. Rukmini Santosh Inamdar, 2) Mr. Digambar Santosh Inamdar, 3) Mr. Ashok Nanasahab Kale had executed Sale Deed of 08/10/2020 of Gat No. 121/1/11 of village Wakhari along with 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 27,00,00,00 (Twenty Seven Lakh only) This transaction registered in the office of Sub Registrar, Kedgaon at S.No. 100/2020 on dated 14.11.2020. This transaction recorded to 7/12 extract by Mutation Entry No. 2860 dated 24.11.2020 certified by Circle Officer, Kedgaon on dated 15.07.2020



**Principal**  
Dr. B.B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

(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 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
								Mr. Balaso Shankar Inamdar	8 Anne
9.	120/5	01	88	00	58	02	46	Parvatibai Shankar Inamdar	8 Anne
								Mr. Balaso 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	4Pai
								Mr. Suresh Shankar Inamdar	2 Anne
11.	120/7	01	88	00	58	02	46	Mr. Shivaji Anandrao Inamdar	8Pai
								Mr. Suresh Shankar Inamdar	2 Anne
12.	120/8	01	87	00	57	02	44	Mr. Balaso Shankar Inamdar	8 Anne
								Minor guardian Parvatibai	
								Parvatibai Shankar Inamdar	8 Anne
13.	3/1	00	98	01	14	02	12	Mrs. Ushadevi Ashok Inamdar	Full
14.	3/2	00	92	01	13	02	05	Mr. Balaso Shankar Inamdar	8 Anne
								Parvatibai Shankar Inamdar	8 Anne
15.	3/3	00	93	01	13	02	06	Savitrabai Shivaji Inamdar	Full

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

- ❖ 6. By the order No. Tagai/Kawi/3/89 dated 03.02.1989 of Hon'ble Tahsildar, Daund "Tagai charges of government" (Loan disbursed before date 07.11.1988) recorded to 7/12 extract of Gat No. 121, 120, 128p, 133p of village Wakhari. 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.



*Rodop*  
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Wakhari, Tal. Daund, Pune.

**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-Uddeshly Sovabhavi 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 01.01.1992 to 15.01.2025 owned and possessed by Vasudha Bahu-Uddeshly 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-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. Bhupali Bharat Khaladkar & bounded as follows:-

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

Towards South- Gat No.137

Towards West- Gat No.136/4part

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

❖ B) Description of Documents Scrutinized:-

Sr. No.	Date of execution of Document	Details of registration of Documents/Conveyance.	Place of Sub-Registrar, Office	Property Falls under Sub Registrar	Remarks
1.	22.10.2020	Sale Deed No. KDG-4496/2020	Kedgaon	Daund & Kedgaon	Original
2.	23.05.2013	Partition Deed No. KDG-2559/2013	Kedgaon	Daund & Kedgaon	Xerox
3.	13.03.2008	Sale Deed No. KDG-1294/2008	Kedgaon	Daund & Kedgaon	Xerox
4.	7/12 extract of Gat No. 136/4 of village Wakhari				Certified
5.	Gav Namuna No. 8A extract of A/C No. 1679 (Vasudha Bahu-Uddeshly Sevabhavi Sanstha Kupwad, Tal-Miraj, Dist:-Sangali through secretary Mrs. 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 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. Subhagabai Narake(Daughter), 7) Mrs. Sonabai Chandar Narake(Daughter), 8) Mrs. Venubai Maruti Jadhav(Daughter), 9) Mrs. Yashwada Narayana 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.



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



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

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

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

- ❖ 8. Mr. Rama Bhika Devkate had executed Mortgage Deed of a) 00H16R land out of Gat No.136/3, b) 00H50R land out of Gat No.136/4, c) 00H17R land out of Gat No.136/7, d) 00H52R land out of Gat No.136/8 of village Wakhari in favour of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon for a loan of Rs.1,02,000/- (Rupees One Lakh Two Thousand only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-876/2005 on dated 28.03.2005.
- ❖ 9. Mr. Rama Bhika Devkate had fully repaid the loan of Pune District Central Co-Operative Bank Ltd. Branch Kedgaon therefore charge of said bank removed from 7/12 extract of Gat No.136/3, 136/4, 136/7, 136/8 of village Wakhari by Mutation Entry No. 1345.
- ❖ 10. Mr. Rama Bhika Devkate with the consent of 1) Mr. Rajaram Bhika Devkate, 2) Mr. Gajanan Bhika Devkate had executed Sale Deed of area 00H30R land out of Gat No.136/4 of village Wakhari alongwith 12 feet width road out of Gat No.136/4, 136/3 & partly share out of common Well out of Gat No.136/8 of village Wakhari in favour of Mrs. Mina Bhagwan Kumbhar for a consideration of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand only). This transaction registered in the office of Sub-Registrar, Kedgaon at Sr. No. KDG-1294/2008 on dated 13.03.2008. This transaction recorded to 7/12 extract by Mutation Entry No. 1664 dated 28.03.2008 certified by Circle Officer, Yawat on dated 23.04.2008.
- ❖ 11. 1) Mr. Bhagwan Nagu Kumbhar, 2) Mr. Rajaram Bhagwan Kumbhar, 3) Mrs. Mina Bhagwan Kumbhar had executed Mortgage Deed of a) area 00H50R + P.K.0011R 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.



*Khandekar*  
Principal  
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**A.P. Shinde**

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

**Advocate**



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(3)  
Kumbhar, b) area 00H80R + P.K.00H27R out of Gat No. 173 of village Wakhari belonging to Mrs. Mina Bhagwan Kumbhar, c) area 00H30R out of Gat No. 136/4 of village Wakhari belonging to Mrs. Mina Bhagwan Kumbhar in favour of Bank of India Branch Kedgaon, Tal:- Daund Dist:-Pune for a loan of Rs. 5,00,000/-. This transaction registered in the office of Sub Registrar Kedgaon at Sr. No. KDG-2548/2012 dated 23.05.2012. This transaction recorded to 7/12 extract by Mutation Entry No.2049 dated 07.06.2012 certified by Circle Officer Kedgaon dated 24.07.2012.

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

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

Gat No.	Before partition Name of Owner	Total Area				After partition Name of Owner	Total Area			
		Area		P.K.			Area		P.K.	
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 & 172/3 of village Wakhari by Mutation Entry No. 3082 dated 03.08.2021 certified by Circle Officer Kedgaon on dated 03.08.2021.

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



**Principal**  
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Wakhari, Kedgaon, Tal. Daund, Pune.

(4)

- ❖ 17. Ravi Bhagwan Kumbhar had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No. 136/4 & 173 of village Wakhari by Mutation Entry No. 3217 dated 15.02.2022 certified by Circle Officer Kedgaon on dated 22.02.2022.
- ❖ 18. Rama Bhika Devkate had incurred loan from Wakhari Multipurpose Society Wakhari therefore charge of said society recorded to 7/12 extract of Gat No.136/3, 136/4, 136/7 & 136/8 of village Wakhari by Mutation Entry No. 3402 dated 07.08.2022 certified by Circle Officer Kedgaon on dated 23.08.2022.
- ❖ 19. Vasudha Bahu-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

Date:-16/01/2025  
Place: Kedgaon

(Sub Registrar, Kedgaon net payment Search Receipt bearing GRN No. MH007793899202122E + MH01450653202423E enclosed)



*Bhupali Bharat Khaladkar*  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon Tal. Daund, Pune.





**Receipt for Virtual Treasury Payment**

GRN	: MH01446065320242SE
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



  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.



### Receipt for Virtual Treasury Payment

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



*Principal*  
**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College**  
**Wakhari, Kedgaon, Tal. Daund, Pune.**

**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,' 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-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 Pot-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 Devkale 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. Nivrutti Dhondiba Baravkar(Son), 3) Smt. Dhondiba Baravkar(Son), 4) Smt. Dagadabai Dhondiba Baravkar(Wife), 5) Mrs. Ambubai Krushnaji Bhide(Daughter), 6) Mrs. Subhadra Mahadeo Kharade(Daughter), 7) Mrs. Sonabai Chandar Narake(Daughter), 8) Mrs. Yeubai Manji Vashay(Daughter), 9) Mrs. Prakash Chavan Zurunge(Daughter), 10) Mrs. Kasabai Ambadas Chorpade(Daughter), 11) Mrs. Gulab Bai Kharade(Daughter), 12) Mrs. ... recorded as legal heirs to 7/12 extract of Gat No. 136/7 of village Wakhari. This transaction recorded to 7/12 extract by Mutation Entry No. 175 dated 15.09.1975 certified by Circle Officer, Kedgaon on dated 28.01.1976.



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(2)

- ❖ 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, Yawat 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, Yawat 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 Avval 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 Avval Karkun, Daund

- ❖ 7. Mr. Gajanan Bhika Devkate had incurred loan of Kedgaon 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. 1245 dated 21 09 2004 certified by Circle Officer Kedgaon on dated 28 09 2004



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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)

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



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**Wakhari, Kedgaon, Tal. Daund, Pune.**

- (4)
- ❖ 17. Mr. Rajaram Bhika Devkate 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 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. 1837 dated 25.05.2010 certified by Circle Officer Varvand on dated 31.05.2010.
  - ❖ 19. Mr. Gajanan 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.136/2, 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 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. 1909 dated 22.02.2011 certified by Circle Officer Kedgaon on dated 26.04.2011.
  - ❖ 21. Mr. Rajaram Bhika Devkate 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 Devkate 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 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. 2219 dated 16.09.2013 certified by Circle Officer Kedgaon on dated 10.12.2013.
  - ❖ 24. As per Government Circular No. रा. भू. अ./प्र.क्र.180/ल-1 dated 07.05.2016 to match computerized and handwritten 7/12 extract by using Edit Module and by the order dated 09.12.2016 of Hon'ble Tahsildar Daund District Pune computerized 7/12 extract corrected as per handwritten 7/12 extract. This transaction recorded to 7/12 extract by Mutation Entry No. 2434 certified by Circle Officer, Kedgaon.
  - ❖ 25. As per Government Circular No. रा. भू. अ./प्र.क्र.180/ल-1 dated 07.05.2016 to match computerized and handwritten 7/12 extract by using Edit Module and by the order dated 06.03.2018 of Hon'ble Tahsildar Daund District Pune computerized 7/12 extract corrected as per handwritten 7/12 extract. This transaction recorded to 7/12 extract by Mutation Entry No. 2605 certified by Circle Officer, Kedgaon on dated 07.03.2018.
  - ❖ 26. Mr. Gajanan Bhika Devkate had executed Sale Deed of 00H03R Pol-Kharaba land out of Gat No.136/7 of village Wakhari in favour of Vasudha Bahu-Uddeshiy Sanstha Kupwad, Tal-Miraj, Dist-Sangali through secretary Mrs. Bhupali Bharat Khaladkar for a consideration of Rs. 2,50,000/- (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. 2744 dated 28.12.2019 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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(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 Pot-Kharaba land out of Gat No.135/7 of village Wakhari.

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

Date:-16/01/2025

Place; Kedgaon

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

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



*B. B. Khaladkar*

**Principal**

**Dr. B. B. Khaladkar, B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**



### Receipt for Virtual Treasury Payment

GRN	: M11014468382202425E
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
Fla/BlockNo	: Tal Daund
Road/Street	: Kedgaon
Area/Locality	: Dist Pune
PIN	: 412203
Remarks	: Wakhari Tal Daund Dist Pune Gat No 136 7 Search Fee for 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



  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari/Kedgaon, Tal. Daund, Pune.



## 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 Advocale
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



  
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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. १२१/१/९, 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)*

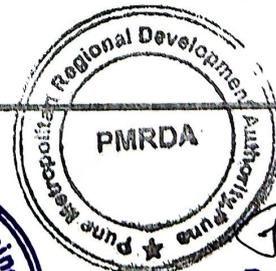
महानगर आयुक्त,  
तथा  
मुख्य कार्यकारी अधिकारी  
पुणे महानगर प्रदेश विकास प्राधिकरण,  
पुणे यांचे करिता



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

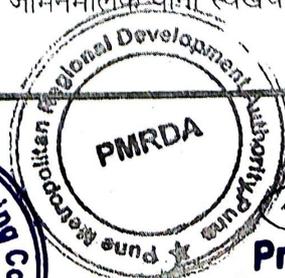


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- ११) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत / प्रादेशिक योजना रस्ते/रस्ता रूंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १२) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने / विकासकांने / जमीनमालकांने भूखंड / सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १३) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १४) नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते / रस्तारुंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १५) जागेलगतच्या नाल्याच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल.
- १६) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
- १७) स्ट्रक्चरल इंजिनियर/डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकसक 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 नकाशांमध्ये समाविष्ट ग.नं. १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै. क्षेत्र- २०,३००.०० चौ.मी. या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर ग.नं. १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ पै. मधील क्षेत्रांमध्ये 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 नकाशांमध्ये 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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मौजे-वाखारी, तालुका-दौंड, जिल्हा-पुणे येथील ग.नं. १२१/१, १२१/१/१०, १२१/१/११, १३६/४ व १३६/७ चे. क्षेत्र- २०,३००.०० चौ.मी.  
क्षेत्रावर शैक्षणिक ( मेडिकल इन्स्टिट्यूट ) वापराचा सुधारित बांधकाम परवानगी मिळण्याबाबतचा प्रस्ताव

- २३) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्यांची जोपासना करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- २४) सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार / विकासक / जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- २५) वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा व रेन वॉटर हार्वेस्टिंग यंत्रणा उभारणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासना यासाठी करणे आवश्यक आहे.
- २६) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार / विकासक / जमीनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशाः / पूर्णतः वापर सुरु केल्यास अर्जदार / विकासक / जमीनमालक कारवाईस पात्र राहिल.
- २७) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.६.२.६.१ नुसार विशेष इमारतीबाबत :-
- अ) 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 स्वाक्षांकित 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)*

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



**जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी**

**आणि ती वरील भार याबाबत पत्र**

(महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४४ अ)

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

प्रति,

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

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

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

- संदर्भ - १.आपले कार्यालयाकडील पत्र बीडीए/मौ.वाखारी/ग.नं.१२१/१/९ , १२१/१/११पै/ प्र.क्र.९६४/२० दि. १०/२०२०
- २.आपले कार्यालयाकडील पत्र जा.क्र. बीडीए/मौ.वाखारी/ग.नं.१२१ पै व १३६पै /प्र.क्र.११२१ जा.क्र.३१४ दि. २०/१०/२०२२
- ३.या कार्यालयाकडील पत्र क्र. PMF/PMRDA/NA/SR/३०/२०२० दि. २९/१०/२०२०

महोदय,

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



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२. महाराष्ट्र शासन, महसुल व वन विभाग यांचेकडील शासन परिपत्रक क्र.एनएए-२०१७/प्र.क्र.११५/टी-१ दिनांक १९/०८/२०१७ मधील तरतुदीनुसार आपलेकडील संदर्भिय पत्र क्र. १ अन्वये सदर जमिनीच्या संदर्भातील भोगवटा / धारणाधिकार/अधिभार/अकृषिक आकारणी व इतर शासकीय देणी या मुद्द्यांची माहिती मिळणेकामी प्रस्तुतचा प्रस्ताव व त्यालगतची कागदपत्रे या कार्यालयाकडे सादर केलेली होती.त्यास अनुसरून या संदर्भ क्र. ३ अन्वये अर्जदाराने मागणी केलेले क्षेत्र १३९०० चौ.मी क्षेत्राकरिता अर्जदार यांचेकडून अकृषिक आकारणी पोटी र रु एकुण ९७३०/- चलन नं MH००६३०४१०६ २०२०२१M दिनांक २९/१०/२०२० अन्वये कोषागारात जमा करून घेवून या कार्यालयाकडून अभिप्राय कळविणेत आलेले होते.

तसेच आपण आपलेकडील संदर्भ क्र. २ अन्वये अर्जदार यांनी मौजे वाखारी ता.दोंड जि.पुणे येथील गट नं १२१/१/९ , १२१/१/१०, १२१/१/११ , १३६/४ , १३६/७ पै सुधारित क्षेत्र २०३०० चौ.मी.मधील वाणिज्य(शैक्षणिक ) सदर जमिनीच्या संदर्भातील भोगवटा / धारणाधिकार/अधिभार/अकृषिक आकारणी व इतर शासकीय देणी या मुद्द्यांची माहिती मिळणेकामी प्रस्तुतचा प्रस्ताव व त्यालगतची कागदपत्रे या कार्यालयाकडे सादर केलेली आहेत. त्याअनुषंगाने अर्जदार यांचेकडून उर्वरित क्षेत्र ६४०० चौ मी करिता र रु. ४४८०/- चलन नं MH००९७८७८०६ २०२२२३M दिनांक २८/१०/२०२२ अन्वये कोषागारात जमा करून घेतलेली आहे.

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

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

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



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

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

अर्जदार यांनी अकृषिक आकारणी पोटी क्षेत्र १३९००चौ.मी क्षेत्राकरिता र रु एकुण १७३०/- चलन नं MH00६३०४१०६ २०२०२१M दिनांक २९/१०/२०२० तसेच उर्वरित क्षेत्र ६४०० चौ मी करिता र रु. ४४८०/- चलन नं MH00९७८७८०६ २०२२३M दिनांक २८/१०/२०२२ अन्वये कोषागारात जमा केलेली आहे.

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

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



  
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आराखडयांना उपरोक्त नमुद बाबींच्या पडताळणी अंती मंजुरी देण्याबाबत महाराष्ट्र जमिन महसुल अधिनियम १९६६ मधील कलम ४२ क अन्वये तसेच शासन परिपत्रक दिनांक १९/०८/२०१७ मधील परिच्छेद क्रं. (I) (२) (ii) मध्ये नमुद केलेप्रमाणे आपले स्तरावर विहित मुदतीत पुढील ती कार्यवाही करावी.

श्री \* \* \*

(प्रमोद गायकवाड)

उपविभागीय अधिकारी दौंड पुरंदर  
उपविभाग पुरंदर

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

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



श्री \* \* \*

(प्रमोद गायकवाड)

उपविभागीय अधिकारी दौंड पुरंदर  
उपविभाग पुरंदर



Dr. B. B. Khaladkar

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune

वाचले :- पुणे महानगर प्रदेश विकास प्राधिकरण ल सुधारीत विकास परवानगी व प्रारंभ प्रमाणपत्र  
जा.क्र. DP/बीडीए/मौ.वाखारी /गट नंबर १२१/१/ जा.क्र.११२१/२२-२३/१८ दिनांक १५/२/२०२३

उपविभागीय अधिकारी दौंड  
उपविभाग दौंड यांचे कार्यालय  
क्र. भोप्र/एस.आर/ 02- /२०२४  
दिनांक :- 23/02/2024

**अंशतः भोगवटा प्रमाणपत्र (Partly Occupancy Certificate)**

**(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ प्रमाणे )**

मे.वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे भूपाली भरत खळदकर यांचे मालकीच्या मौजे. वाखारी ता दौंड येथील जमिन गट नंबर १२१/१/९, १२१/१/१०, १२१/१/११ पै, १३६/४ पै, १३६/७ पै क्षेत्र २०३०० चौ.मी. या जागेवरील वाणिज्य (शैक्षणिक) वापराच्या इमारतीच्या बांधकामास पुणे महानगर प्रदेश विकास प्राधिकरण पुणे यांचेकडील सुधारीत विकास परवानगी व प्रारंभ प्रमाणपत्र जा.क्र. DP/बीडीए/मौ.वाखारी /गट नंबर १२१/१/९ पै व इतर /प्र.क्र. ११२१/२२-२३/१८ दिनांक १५/२/२०२३ अन्वये मंजूरीसाठी शिफारस केलेली आहे. त्यास अनुसरून या कार्यालया कडील आदेश क्र बांध/एस.आर/३२/२०२२ दि. १५/२/२०२३ अन्वये सदर जागेतील बांधकामास परवानगी दिलेली आहे.

प्रस्तुत जागेतील वाणिज्य (शैक्षणिक ) वापराच्या इमारतीचे बांधकाम पूर्ण झाले बाबत अंशतः भोगवटा प्रमाणपत्र मिळणेकामी प्राप्त झालेल्या प्रस्तावासोबत वास्तुविशारद श्री. राहुल लोंढे यांनी सदर बांधकाम मंजूर नकाशाप्रमाणे अंशतः पूर्ण झाले असलेबाबतचे प्रमाणपत्र सादर केलेले आहे. तसेच सदर इमारत बांधकामाच्या स्ट्रक्चरल स्टॅबिलिटीबाबत स्ट्रक्चरल इंजिनियर श्री. धनाजी शंता राम शेळके यांनी APPENDIX H-१ प्रमाणपत्र सादर केलेले आहे. त्यास अनुसरून पुणे महानगर प्रदेश विकास प्राधिकरण पुणे कार्यालया कडून सदर शैक्षणिक वापराच्या इमारत क्र. १ च्या बांधकामाची तपासणी करण्यात आलेली आहे. सदर तपासणी प्रस्तुत इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे जागेवर पूर्ण केले असल्याचे दिसून आलेमुळे शैक्षणिक वापराच्या या इमारतीच्या बांधकामास अंशतः भोगवटा प्रमाणपत्र देणेसाठी शिफारस केली आहे. त्याचा तपशील खालील प्रमाणे आहे.

**बांधकामाचा तपशील**

अ.क्र.	इमारत क्र	मंजूरी नुसार	प्रत्यक्ष जागेवर
१	इमारत १	लोअर ग्राऊंड + अप्पर ग्राऊंड + ४ मजले	ग्राऊंड + ३ मजले बांधकाम पूर्ण
२	इमारत ३	ग्राऊंड + ३ मजले	ग्राऊंड + ३ मजले बांधकाम पूर्ण
३	इमारत ५	ग्राऊंड + ४ मजले	ग्राऊंड + ३ मजले बांधकाम पूर्ण
४	इमारत ६	ग्राऊंड + ४ मजले	जोत्यापर्यंत बांधकाम पूर्ण
५	इमारत ७	ग्राऊंड + ३ मजले	ग्राऊंड + २ मजले बांधकाम पूर्ण

सबब उपरोक्त तपशीलामध्ये नमुद शैक्षणिक वापराच्या इमारतीचे बांधकामास अंशतः भोगवटा प्रमाणपत्र ( Partly Occupancy Certificate ) देणेत येत आहे.



(मिनिज मुल्ला)  
उपविभागीय अधिकारी दौंड  
उपविभाग दौंड

प्रति,

- मे.वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे भूपाली भरत खळदकर रा. वाखारी ता. दौंड जि.पुणे.
- मा. महानगर आयुक्त साो तथा मुख्य कार्यकारा अधिकारी पुणे महानगर प्रदेश विकास प्राधिकरण पुणे



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दुरध्यानी क्र. ०२११५/२२२०७१

क्र.पीएमआरडी एनए/एसआर/४४/२०२२

पुरंदर दि. ०६/०३/२०२३

प्रति,

तहसिलदार वॉड  
ता. वॉड जि. पुणे



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

- संदर्भ - १) अर्जदार मे. वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे सौ भूपाली भारत खळदकर रा वाखारी ता. वॉड जि. पुणे यांचा अर्ज  
२) महाराष्ट्र शासन महसुल व वन विभाग यांचेकडील दि. ०५/०१/२०१७ रोजीची अधिसूचना  
३) शासन परिपत्रक क्र. एनए-२०१७/प्र. क्र. ११५/टी-१ दि. १९ ऑगस्ट २०१७  
४) मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी पुणे महानगर प्रदेश विकास प्राधिकरण यांचेकडील पत्र जा. क्र. वीडीए /मौ , /ग. नं ९७६ /प्र. क्र ११९६ /२२-२३ दि. १५/०२/२०२३

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

२. अर्जदार यांनी विनंती केलेल्या मिळकतीचे वर्णन खालीलप्रमाणे आहे

अ.क्र	जमिन मालकाचे नांव	सर्व्हे नं/गट नं/ सिटी सर्व्हे नं	जमिनीचे वापरातील बदलाचे क्षेत्र (चौ.मी.)
१	मे. वसुधा बहुउद्देशिय सेवाभावी संस्था तर्फे सौ भूपाली भारत खळदकर	१२१/१/९ १२१/१/१० १२१/१/११ १३६/४ १३६/७ पै	९९००.०० चौ.मी ५१००.०० चौ.मी ४०००.०० चौ.मी १०००.०० चौ.मी ३००.०० चौ.मी
	एकूण क्षेत्र		२०३००.०० चौ.मी
	प्रयोजन		शैक्षणिक प्रयोजन

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



*Khaladkar*  
Principal  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhar, Kedgaon, Tal. Daund, Pune.

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

अर्जदार यांनी अकृषिक आकारणी पोटी १३९०० चौ.मी. क्षेत्राकरिता र. सं. १७३० च्या नं. MH००६३०४१०६ २०२०२१M दि. २९/१०/२०२० तसेच उर्वरीत क्षेत्र ६४०० चौ.मी. करिता र. सं. ४४८०/- च्या नं. MH००९७८७८०६ २०२२२३M दिनांक २८/१०/२०२२ रोजी कोषागारात जमा केलेली आहे.

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

सोबत - आपले कार्यालयाचे अभिलेखात जतन करणेकामी मुळ संचिका

सई xx

(प्रमोद गायकवाड)

उपविभागीय अधिकारी

दौंड-पुरंदर उपविभाग पुरंदर

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



Prinwood

(प्रमोद गायकवाड)

उपविभागीय अधिकारी

दौंड-पुरंदर उपविभाग पुरंदर



Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhar, Kedgaon, Tal. Daund, Pune.



# SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED

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

Ref: SSFSS/2026/D4

## Form B

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

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

### Certificate

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

**“M/S. VASUDHA BAHUUDDESHIYA SEVABHAVI SANSTHA’S.”**  
**DR. B. B. KHALADKAR B.Sc. NURSING COLLEGE**

**ADD – BUILDING NO1, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR, POST KEDGAON, TAL DAUND, DIST PUNE 412303.**

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (1<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 January 2026 TO 30 Jun 2026**

**Issues Date: - 24/01/2026**

**Place: - Mumbai**

**License No: MFS-LA-RF- 39**

**License No: MFS-LA-RD-38**

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

**Signatories:**



*Dr. B. B. Khaladkar*  
**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College**  
**Wakhari, Kedgaon, Tal. Daund, Pune.**

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

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

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



# SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D4

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

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

ADD – BUILDING NO 1, KUSUM NAGAR, INAMDAR WASTI, AT WAKHAR,  
POST KEDGAON, TAL DAUND, DIST PUNE 412303.

## Annexure for Form B

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

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

Thanking You.

Period: - 1 January 2026 TO 30 Jun 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 39

License No: MFS-LA-RD-38

ARKAM

Digitally signed by

ARKAM

Date: 2025.01.24

15:56:35 +05'30'

Signatories:



*Pradip*

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

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: 13.01.2026

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

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

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

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

Hatyal Digitally signed  
by Hatyal Kiran  
Date: 2024.01.25  
18:46:19 +05'30'  
Kiran  
Asst Director

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

ARKAM

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

( S S Warick )  
Director

Maharashtra Fire Service

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

Note:

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



Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.



# SAFE STAKES FIRE SAFETY SERVICES

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

Ref: SSFSS/2026/D7

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. B. B. KHALADKAR INSTITUTE OF NURSING - PB B. Sc.**

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

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (1<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 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 42

License No: MFS-LA-RD- 41

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

Signatories:



*Rhoady*

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**

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



# SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

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

Ref: SSFSS/2026/D7

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

**“M/S. VASUDHA BAHUUDDESHIYA SEVABHAVI SANSTHA’S.”**  
**DR. B. B. KHALADKAR INSTITUTE OF NURSING - PB B.Sc.**

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

## Annexure for Form B

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

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

Thanking You.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 42

License No: MFS-LA-RD- 41

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

Signatories:



*Principal*

**Principal**

Dr. B. B. Khaladkar: B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

  
**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-42 / RD-41

Date: 13.01.2026

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

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

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

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

Hatyal  
Kiran  
Asst Director

Digitally signed  
by Hatyal Kiran  
Date: 2024.01.25  
18:06:39 +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

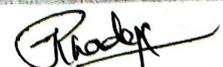
Maharashtra Fire Service

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.



  
**Principal**  
Dr. B. B. Khaladkar: B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.



# SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D5

Form B

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

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

## Certificate

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

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

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

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (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 January 2026 To 30 Jun 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF-40

License No: MFS-LA-RD-39

**ARKAM**

Digitally signed by

ARKAM

Date: 2025.01.24

15:56:13 +05'30'

Signatories:



*[Signature]*

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**



# SAFE STAKES FIRE SAFETY SERVICES

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

Ref: SSFSS/2026/D5

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

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

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

## Annexure for Form B

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

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

Thanking You.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 40

License No: MFS-LA-RD- 39

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

Signatories:



*Khaladkar*  
**Principal**  
Dr. B. B. Khaladkar: B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.



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

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

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

Date: 13.01.2026

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

*M/s. Vasodha Bahuvudeshiya Sevabhau Sansthal.*

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

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

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

Hatyal  
Kiran  
Asst Director

Digitally signed  
by Hatyal Kiran  
Date: 2024.01.25  
18:46:19 +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.



*Pradip*

Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.



# SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

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

Ref: SSFSS/2026/D 6

## Form B

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

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

### Certificate

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

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

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

I/we further certify that these installations in the above-mentioned buildings are maintained in good repair and efficient conditions during the period month (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 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 41

License No: MFS-LA-RD- 40

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

**Signatories:**



Principal  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.



# SAFE STAKES FIRE SAFETY SERVICES

AN ISO 9001 : 2015 CERTIFIED COMPANY

Approved By Government of Maharashtra License Agency

Fire Extinguisher • Fire Hydrant System • Fire Detection System

Ref: SSFSS/2026/D6

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

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

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

## Annexure for Form B

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

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

Thanking You.

Period: - 1 JANUARY 2026 TO 30 JUN 2026

Issues Date: - 24/01/2026

Place: - Mumbai

License No: MFS-LA-RF- 41

License No: MFS-LA-RD- 40

**ARKAM**

Digitally signed by

ARKAM

Date: 2025.01.24

15:56:35 +05'30'

**Signatories:**



**Principal**

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

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-41 / RD-40

Date: 13.01.2026

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

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

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

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

Hatyal Digitally signed by Kiran Date: 2024.01.25 18:06:16 +05'30'  
 Kiran  
 Asst Director

**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.



**Principal**  
 Dr. B. B. Khaladkar B.Sc. Nursing College  
 Wakhari, Kedgaon, Tal. Daund, Pune.



Reference Number: FFSS/25-26FB-390

Date: 01/01/2026

## FORM B

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

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

## CERTIFICATE

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

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

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

01/01/2026 To 30/06/2026

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

Place: Pune

Date: 17/01/2026

Address of the Licensed Agency:-

Fire Fight Safety Solutions

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

License No.:-

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

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



### Fire Fight Safety Solutions

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

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





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

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

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

Date:01/01/2026

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

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

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

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

**Hatya** Digitally signed  
by Hatyal Kiran

Date:  
2024.02.12  
16:49:44 +05'30'

**I Kiran**  
Asst Director

**Gaurav**  
**Prakash**  
**Vaidya**

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

**Santosh**  
**Shridhar**  
**Warick**

Digitally signed by  
Santosh Shridhar  
Warick  
Date: 2024.02.13  
11:02:46 +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.

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

1. The licence shall be :-

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

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

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

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

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

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

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

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



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

## Anatomy Lab: Lab Articles List

Sr. No.	Name of Article	Quantity
1.	Human Kidney	1
2.	Human skin	1
3.	Human ear	1
4.	Skeleton And Circulating System	1
5.	Excretory System kidney, skin, Urinary and	1
6.	Ear, Nose and the Throat	1
7.	Liver, Gall Bladder and Pancreas	1
8.	Human Eye	1
9.	Dental Care Teeth	1
10.	Human Spinal cord	1
11.	Human Muscles	1
12.	Human Synovial (Movable) joint	1
13.	Vertebral Column	1
14.	Human Skeleton	1
15.	Human Immune system	1
16.	Blood Circulation	1
17.	Human Lymphatic System	1
18.	Menstrual Cycle	1
19.	Respiratory System	1
20.	Endocrine system	1
21.	Digestive System	1
22.	Urinary Tract	1
23.	Human Heart	1
24.	The Brain	1
25.	Nervous System	1
26.	Female Reproductive System	1
27.	Genito Urinary Organs ( Male )	1
28.	Genito Urinary Organs ( Female )	1
29.	Human Ear	1
30.	Human Tongue	1
31.	Human Brain	1
32.	Human Stomach	1
33.	Human Ear	1



  
**Principal**  
 Dr. B. B. Khaladkar B.Sc. Nursing College  
 Wakhari, Kedgaon, Tal. Daund, Pune.

Sr. No.	Name of Article	Quantity
34.	Human Heart	1
35.	Human Nose	1
36.	Human skin	1
37.	Human Lungs	1
38.	Human Larynx	1
39.	Human Teeth	1
40.	Human kidney	1
41.	Human Excretory system	1
42.	Human Head and Neck	1
43.	Muscular system	1
44.	Human Reproductive System (Male)	1
45.	Human Reproductive System (Female)	1
46.	Human Blood Circulation System	1
47.	Human Nervous System	1
48.	Human Respiratory System	1
49.	Human Digestive System	1
50.	Human skeleton	1
51.	Human Skull	1
52.	H. Clavicle Lt side	1
53.	H. Clavicle Rt side	1
54.	Human Hand Lt	1
55.	Human Hand Rt	1
56.	Human Radius and Ulna Lt	1
57.	Human Radius and Ulna Rt	1
58.	Human Humerus Lt	1
59.	Human Humerus Rt	1
60.	Human Femur Lt	1
61.	Human Femur Rt	1
62.	Human Tibia Lt	1
63.	Human Tibia Rt	1
64.	Human Fibula Lt	1
65.	Human Fibula Rt	1
66.	Human Patella Lt	1
67.	Human Patella Rt	1
68.	Human Foot Lt	1



  
**Principal**  
 Dr. B. B. Khaladkar: B.Sc. Nursing College  
 Wakhari, Daund, Tal. Daund, Pune

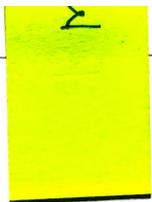
Sr. No.	Name of Article	Quantity
69.	Human Foot Rt	1
70.	Human Scapula Lt	1
71.	Human Scapula Rt	1
72.	Human sternum	1
73.	Human Hip bone[ pelvis girdle]	1
74.	Human Sacrum	1
75.	Human coccyx	1
76.	Human Mandible	1



*B. B. Khaladkar*

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**



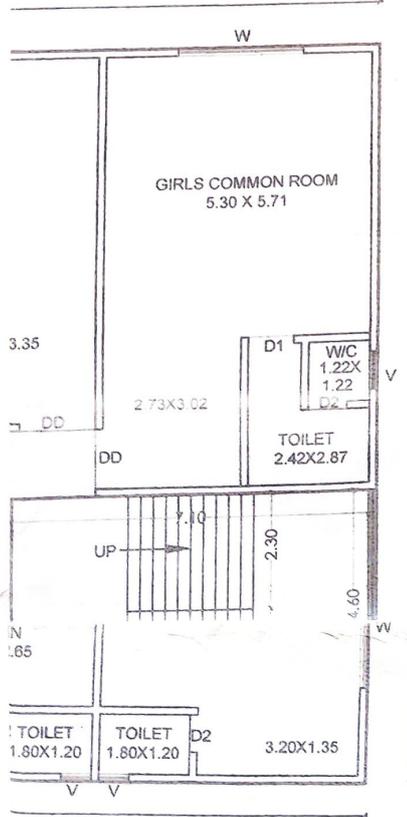
MENT (IN SQ.MS.)		
STAIRCASE	LIFT	GROUND COVERAGE
65.32	2.25	864.72
65.32		
65.32		
65.32		
261.280	2.250	864.72

D- FOR BSC NURSING COLLAGE		
AREA IN SQM	NO. OF MEN(60%)	NO. OF WOMEN (40%)
7.05/4 = 672	403	269

**STAMP OF APPROVAL** 2/15

**BUILDING-1 BSC NURSING COLLAGE BUILDING**

Approved as amended in.....  
 subject to conditions mentioned in Annexure 'A'  
 of letter No. ~~SDA/C.R. No. 229/12/23~~ Mouza ~~Alandi~~  
 S. No./G. No./CTS No. ~~929/15/12/23~~  
 Dated ~~10/2/2023~~  
*for* *Manoj Kedar*  
 Metropolitan Commissioner and  
 Chief Executive Officer  
 Pune Metropolitan Regional Development Authority, Pune.



*Rahul S Londhe*  
 RAHUL S LONDHE

**Arch**

Wakhar  
 Tal. Daund  
 Pune-43

Principal

**Dr. B. B. Khaladkar B.Sc. Nursing College**  
 Wakhar, Kedgaon, Tal. Daund, Pune.

AS SHOWN

30-10-2023

STAMP OF APPROVAL

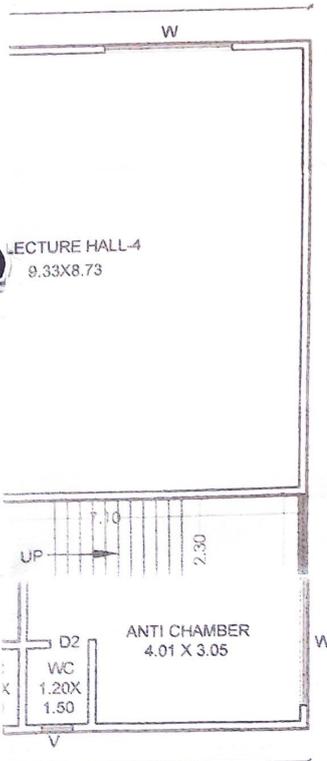
3/15

BUILDING-1 BSC NURSING COLLAGE BUILDING

26 = 884.72 SQ.M.

IONS			
) X	1.0	=	14.83
) X	1.0	=	3.94
) X	2.0	=	65.32
) X	1.0	=	2.25
TOTAL		=	86.34
4.72 - 86.34		=	798.38 SQ.M.
		=	798.38 SQ.M.

Approved as amended in.....  
 subject to conditions mentioned in Annexure 'A'  
 of letter No. BDA/C.R. No. 9929/2023  
 S. No./G. No./CTS No. 222/2/2023  
 Dated 10/2/2023  
 for *metrim* *Director*  
 Metropolitan Commissioner and  
 Chief Executive Officer  
 Pune Metropolitan Regional Development Authority, Pune.



*(Signature)*  
 RAHUL LONDHE



*(Signature)*  
 Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
 Wakhari, Kedgaon, Tal. Daund, Pune.

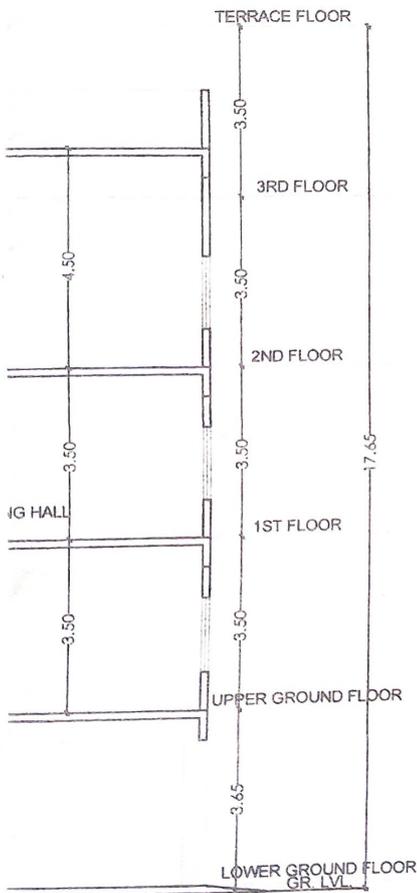
NORTH → JOB F-2 SCALES DATE 30-10-2022

STAMP OF APPROVAL

4/15

BUILDING-1 BSC NURSING COLLAGE BUILDING

Approved as amended in.....  
 subject to conditions mentioned in Annexure 'A'  
 of letter No. 30P/C.R. No. 222/12/2012 Mouza avadi  
 S. No./G. No./CTS No. 522/12/2012  
 Dated 07/12/2012  
 for metm kedar  
 Metropolitan Commissioner and  
 Chief Executive Officer  
 Pune Metropolitan Regional Development Authority, Pune.



ARCHITECT'S/ENGINEER NAME & ADDRESS

GL

RAHUL S. LONDHE

Arch  
 PRESHWA ARCHITECTS, ARAYAN PETH, PUNE - 411030  
 020 24444824  
 raoarchpune@gmail.com  
 Wakhari, Tal. Dahanu, Pune-43  
 SCALE: DATE: BY: DATE: 10/22/12



Principa  
 Principal

Dr. B. B. Khaladkar B.S.C. Nursing College  
 Wakhari, Kedgaon, Tal. Dahanu, Pune-43

Vasudha Bahuudeshiya Sevabhavi Sansth  
DR B B KHALADKAR B.Sc NURSING COLLEGE, WAKHARI PUNE

**FON Lab: Lab Articles List**

Sr. No.	Name of Instrument	Quantity
1.	Cupboards	2
2.	Bed	10
3.	Bed side table	3
4.	Cardiac Table	2
5.	Side curtains	4
6.	Dressing Trolley	1
7.	Wheelchair	1
8.	Strecher	1
9.	Crash Trolley	
10.	Sterilizer	1
11.	Suction machine	1
12.	Monitor.	1
13.	Defibrillator	1
14.	O2 cylinder	1
15.	Bio Medical Waste	4
16.	Back Rest	1
17.	Syringe pump	1
18.	Bucket Holder	2
19.	Mannequin	4
20.	CPR Mannequin	1
21.	Male Mannequin	1
22.	Female Mannequin	1
23.	All Procedure combine Mannequin	1
24.	IV Hand Mannequin	



*Pradip*  
**Principal**  
Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

## CUP BOARDS-1

1	NS 100ml	6
2	RL 500 ml	1
3	NS 500 ml	2
4	DNS 500ml	3
5	Dextrose 50 ml	1
6	Nitric acid	1
7	Acetic acid	1
8	Benedict reagent	1
9	Ammonium Sulphate	1
10	Glycerin 100 %	1
11	Boric Acid	1
12	Sphygmomanometer	1
13	Tracheostomy Tube	1
14	Glucometer	1
15	Head mirror	1
16	Vaporizer	1
17	oxygen mask	2
18	Respiratory Exerciser	1
19	Douch set	1
20	Baby Scal	
21	Nebulizer	2
22	Nelsans inhaler	1
23	BP apparatus	1
24	Glucose-D	1
25	Glycerine Syringe	2
26	Larynoscope Scope	2
27	ortho Care	1
28	first Aid kit	2
29	Dyomate	1



*Pradax*

**Principal**

**Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.**



CUP BOARDS-2		
1.	Black Bed Sheet	3
2.	Colorful Bed sheet	6
3.	Gown	13
4.	Mittan	2
5.	Plan sheet	14
6.	Whole sheet	10
7.	Cap	2
8.	Small Towel	10
9.	Big Towel	6
10	White Sheet	9
11	pillow cover	2
12	Colourful Blanket	
13	Mattress cover	1
14	Mackintosh	10
15	Ballon rubbers	3
16	Jug	5
17	Bowl	10
18	Kidney tray	5
19	Thermometer	3
20	Notebook	2
21	Brash	1
22	Weight machine	1
23	Clinical Thermometer	1



*Rhodge*  
Principal

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

## MCH Lab: Lab Articles List

Sr. No.	Name of Article	Quantity
1.	Stages of Development of embryo XC 414	1
2.	female bony pelvis XC 124	2
3.	foetal skull 2X 1201	2
4.	Placenta GD	1
5.	full size foetus	1
6.	New born baby	2
7.	Breast changes in pregnancy	1
8.	Uterine changes in pregnancy. showing height	1
9.	Stages of labour	1
10.	first stage	1
11.	second stage	1
12.	Third Stage	1
13.	Breech Presentation	1
14.	complete breech	1
15.	Incomplete breech	1
16.	Foot Presentation	1
17.	shoulder Presentation	1
18.	face Presentation	1
19.	Brow Presentation	1
20.	Twin Pregnancy	1
21.	Placenta Praevia. cephalhaematoma	1
22.	Congenital Malformation of New Born	1
23.	Cleft Lip - Palate	1
24.	Spina Bifida	1
25.	Hydrocephalus	1
26.	Anencephalus	1
27.	sims	2
28.	CUSCO'S	2
29.	cervical Dilators all size SEF	2
30.	Anterior Vaginal wall Retractor	2
31.	Uterine Vulsellum	2



*(Signature)*

**Principal**

Dr. B. B. Khaladkar B.Sc. Nursing College  
Wakhari, Kedgaon, Tal. Daund, Pune.

Sr. No.	Name of Article	Quantity
32.	sponge Holding Forcep	2
33.	Ovum forceps	1
34.	uterine sound	1
35.	Mucus sucker	1
36.	Peluumeter	6
37.	Foetoscope	1
38.	Umbilical clamp	2
39.	Wriglers forcep	4
40.	Vaccum cups	4
41.	Doyens retractor	2
42.	Suction catheter	4
43.	cord-cutting scissor	4
44.	Episiotomy Scissor	4
45.	Midway kit for home Delivery Bag	3
46.	Bowls medium and small	2 each
47.	Kidney tray medium, small	2 each
48.	Enema con with tubing	1
49.	Foetoscope	1
50.	Artery Forceps	2
51.	Thumb forceps Toothed	1
52.	Thumb forceps non Toothed	1
53.	mucus Sucker	1
54.	Cotton swabs	1
55.	Mackintosh	2
56.	Glove (all)	6
57.	Mask	6
58.	Apron Disposable	1
59.	Rubber catheters	4
60.	Spring Balance color coated	1
61.	Syringe with needles	1 box
62.	shaving set	1
63.	spirit	1
64.	soap with dish	1
65.	Hand towels	2
66.	Measure tape	3



  
**Principal**  
 Dr. B. B. Khaladkar B.Sc. Nursing College  
 Wakhari, Kedgaon, Tal. Daund, Pune.

Sr. No.	Name of Article	Quantity
67.	Inj. Dexamethasone	1
68.	Inj. Jentamicine	2
69.	Inj. Malphene	1
70.	Inj Pantoprazole	2
71.	Inj. Dopamine	5+2
72.	Inj. NiteroGlycerin	5+1
73.	Inj. Adrene	5
74.	Inj. Pantazocine	2
75.	Inj. calcium Gluconate	1+1+1
76.	Inj. noradrenaline Concentrate	5
77.	Inj. vit-c vit-B12	2
78.	Pause	1
79.	Inj-Pralidoxime iodide	1
80.	50cc syringe	1
81.	Sodium bicarbo	1
82.	Phenergain	3
83.	eldervit	12
84.	Paralid oxime	2
85.	Tramadex	3
86.	Mehyle zgonetic	2
87.	Dynaper	4
88.	Cabo Prost	3
89.	Sylate	1
90.	Alkem Dexa	2
91.	Laborate	3
92.	clinid pine	1
93.	ecosprin	1
94.	Taivedon	2
95.	Amoden	3
96.	Trivedon MR	2
97.	Atro vastatin	1
98.	clopidogrel	
99.	MPL XR-	50
100.	Rancad	2
101.	vitrich	3



  
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Sr. No.	Name of Article	Quantity
102.	Plan artery	15
103.	suture cutting Artery	2
104.	Knife handle	5
105.	curved Scissors	1
106.	Bandage Scissors	1
107.	vulsellum	2
108.	Uterine sound	4
109.	cord clamp	2
110.	Right angle Retractor	2
111.	pipelle	3
112.	Hegar's Dilator	12
113.	Green Armytage forcep	2
114.	Episiotomy Scissors	3
115.	Cusco's speculum	2
116.	Allis Forceps	2
117.	Towel clip	2
118.	Universal retractor	2
119.	Approtools Breath caliper	1
120.	Curate	1
121.	Surgical Gloves	4
122.	featas scope	2
123.	vaginal retractor	3
124.	Ryles Tube	1
125.	Foley catheter	1
126.	Guedel Airway	2
127.	infusion set	1
128.	Syringe	20 ml
129.	Syringe	50 ml
130.	Trugud 1 smetric	1
131.	cabbord	1
132.	Bed	3
133.	Delevary Bed	1
134.	Palna (Baby Palna)	1
135.	Cartans	2
136.	Mattress	3



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Sr. No.	Name of Article	Quantity
137.	Pillow	7
138.	Bedsheet	10
139.	Green sheet	2
140.	Gown	9
141.	chart	10
142.	Pasters	17
143.	Tables	8
144.	MCH Bag	3
145.	Drum	2
146.	dressing Trolley	1
147.	Saline Bottles	35
148.	NS 500 ml	2
149.	DNS 500 ml	2
150.	D5 500 ml	2
151.	NS 100ml	2
152.	Bandage	2
153.	Ambu bay	1
154.	liquid Paraffin	1
155.	magnesium sulphate	1
156.	Hydrogen Peroxide solution	1
157.	Tab Orcal-500	5
158.	Tab- Folic Acid	5
159.	Gluko-meter	1
160.	Baby weight Machine	1



*Khaladkar*

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## NUTRITION Lab: Lab Articles List

Sr. No.	Name of Article	Quantity
1.	ALLUMINIUM KETTLE	2
2.	ALLUMINIOM BIG KADAI	2
3.	ALLUMINIUM SMALL KADAI	2
4.	ALLUMINIUM GHAMELI PATI	2
5.	HINDALIUM RAVI	2
6.	HINDALIUM TAVA	2
7.	CERAMIC CHINA PLATE	2
8.	CHINA PLATE FOR SNACKS	1
9.	CERAMIC TEA CUP	2
10.	GLASS BOWELS	2
11.	GLASSES	2
12.	IRON TAVA	2
13.	IRON TURNER BIG	2
14.	PLASTIC JUICE SQUEEZER	2
15.	PLASTIC SERVING SPOON	2
16.	STEEL SERVING SPOON	2
17.	STEEL TEA SPOON	2
18.	STEEL TABLE SPOON	1
19.	PLASTIC SOUP SPOON	2
20.	RICE SERVING SPPON	2
21.	PLASTIC STAINER	1
22.	PLASTIC TRAY	4
23.	PLASTIC SNACKS PLATE	4
24.	STEEL BOWEL	2
25.	STEEL KETTELE	2
26.	STEEL GLASS	2
27.	STEEL PARAT	4
28.	STEEL ZARA	4
29.	STEEL STURNER	2
30.	STEEL PLATE BIG	2
31.	STEEL NIRANJAN PLATE	2
32.	STEEL ATTARDANI	2
33.	STEEL PHULPATRA	2



  
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Sr. No.	Name of Article	Quantity
34.	STEEL POT	2
35.	STEEL JAR	2
36.	STEEL POHA SEIVER	2
37.	STEEL KISSANI	2
38.	IDALI STAND	2
39.	HANDLESS SPOON	2
40.	PRESSURE COOCKER SAIT	2
41.	PRESSURE KADAI	2
42.	SOUP BOWEL	2
43.	KNIFE	2
44.	PEELERS	2
45.	VEGETABLE CUTTER	2
46.	CUTTING PLATE	1
47.	FRYING PAN	1
48.	CHAPATI MAKER	1
49.	ROLLING PIN	1
50.	NAPKINS	1
51.	EGG BITTERS	1
52.	DINNER SET	1
53.	TEA SET	1
54.	REFRIGERATOR	1
55.	WHITE CUP	1
56.	WHITE APPRON	1
57.	NETRUTION DISK	1
58.	GAS STOVE DOUBLE	1
59.	GAS STOVE SINGLE	1
60.	CHAPATI STEEL DABBA	1
61.	TERMAS FLASK	1
62.	KITCHEN COLOUR APPRON	1
63.	MIXER WITH THREE POT	1
64.	HP GAS CYLINDER	1
65.	INDUCTION	1
66.	OVHAN	1
67.	CUTTLERY SET	1



  
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DR.B.B. KHALADKAR NURSING COLLEGE ,WAKHARI KEDGAON

COMMUNITY HEALTH NURSING

ARTICLE LIST

SR.NO	ARTICLE	QUANTITY
1	COMMUNITY BAG	17
2	SPIRIT LAMP	9
3	STEEL FETOSCOPE	5
4	KIDNEY TRAY(STEEL)	6
5	KIDNEY TRAY (PLASTIC)	2
6	HAMMER	1
7	SMALL SCISORS	5
8	ARTERY FORCEPS	5
9	SYRINGE	5
10	THERMOMETER	4
11	TEST TUBES	10
12	TEST TUBE STAND	5
13	MEASURING TAPE	5
14	SOAP BOX	7
15	SOAP	3
16	LATEX GLOVES	2
17	COPPER T	2
18	STETHOSCOPE	7
19	COTTON	4
20	SMALL TOWEL	4
21	THUMB DEPRESSOR	6
22	SMALL THUMB DEPRESSOR	5
23	TEST TUBE HOLDER	7
24	SMALL TOWEL	5
25	NAIL BRUSH	4



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