



ADV. AMEY N. KHUTALE

B.S.L., LL.B

Flat No. 210, "Datta Vaibhav Avenue", S. No. 75/09
 Near Kilbil English Medium School,
 Raikar Mala, Dhayari, Pune - 411 041
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TITLE REPORT

Date : 20/5/2025

To,

- 1) Shri. Shankar Dhondiba Wadkar,
- 2) Rajaram Dhondi Wadkar,
- 3) Shri. Bajirao Dhondiba Wadkar

R/o : at Village Saewadi Tal : Bhor, Dist : Pune

SUB : Search & Title Opinion in respect of property admeasuring area 4 Hectare 24 Aar out of Gat. No. 400 situated at village Sasewadi, Tal - Bhor, Dist : Pune.

Sir,

You handed over to me the following documents & requested me to investigate the title of the subject property on the basis of the given documents & give my opinion. Accordingly, I have investigated the title to the subject property on the basis of documents given to me in my opinion I have to state as under : -

1. LIST OF DOCUMENTS GIVEN TO MY PERSUAL : -

- A. Copies of 7/12 Extract & M.E. in respect of the said property for last 30 years along with all mutations therein.
- B. Copy of Release Deed dated 17/11/2006, executed by Parubai Rajaram Shendkar and other.

2. DESCRIPTION OF PROPERTY -

A) SCHEDULE I

All that piece and parcel of land and ground admeasuring area 4 Hectare 24 Aar situate at Village Sasewadi, Tal : Bhor Dist : Pune, which is Bounded as follows : -

On or Towards the East	:	By Gat No. 402
On or Towards the South	:	By Gat No. 404, 405
On or Towards the West	:	By Gat No. 396, 403
On or Towards the North	:	By remaining property of





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Hereinafter the property mentioned in Schedule I & II, for the sake of brevity to as refers "**Said Property**".

3. Brief History of the Said Property

A. Survey No. 67/4 :

- i. It is seen from the copies of 7/12 extracts and M.E. no. 67 dated 29/10/1952 that, the S. No. 67/4 Sasewadi, Tal : Bhor, Dist : Pune, totally admeasuring an area of 01 Acre 03 Guntha, (including Potkharaba) is owned by Shri. Krushna Hari Wadkar since 1952.
- ii. It is seen from the copies of 7/12 extracts & **M. E. No. 186, dated 29/5/1957** that, the said S. No. 67/4 is declared As "Tukada" By Govt. Accordingly the effect of said transaction was given in the other rights column of the 7/12 extract of the property bearing S. No. 67/4.
- iii. It is seen from the copies of 7/12 extracts & M. E. No. 186, dated 29/5/1957 that, as per the Standards of Weights and Measures (Enforcement) Act, 1985. And The Indian Coinage Act 1955, the govt. new Decimal system has been invited in village Sasewadi. Accordingly the effect of said transaction was given on the 7/12 extract of the property bearing S. No. 67/4.

B. Gat No. 400 :

- i. It is seen from the copies of 7/12 extracts and M.E. no. 1 dated 28/9/1978 and also seen from the village Scheme extract that, the old Survey No. 67/4 is amalgamated into new gat no. 400 total admeasuring area 16 Hectare 96 Aar owned by 1) Shri. Krushna Hari Wadkar (4 Aana), 2) Dhondu Bhiku Wadkar (4Aana), 3) Nathu Devba Gogavale (8 Aana). Accordingly the effect of said transaction was given on the 7/12 extract of the said property.
- ii. It is seen from the copies of 7/12 extracts and M.E. no. 461 dated 3/11/2006 that, Dhondiba Bhiku Wadkar was expired on





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17/10/2006 leaving behind him Son 1) Shri. Shankar Dhondiba Wadkar, 2) Rajaram Dhondi Wadkar, 3) Shri. Bajirao Dhondiba Wadkar, Daughters 1) Parubai Rajaram Shendkar, 2) Tarabai Laxman Kondhalkar and widow Housabai Dhondiba Wadkar, as his only legal heirs. Accordingly the effect was given on revenue record of the said property.

- iii. It is seen from the copies of 7/12 extracts and M.E. no. 477 dated 5/4/2007 and also it is seen from the copy of the release deed dated 17/11/2006 that, 1) Parubai Rajaram Shendkar, 2) Tarabai Laxman Kondhalkar had relinquish their rights from the said property and also from the other properties in favour of their brother viz. 1) Shri. Shankar Dhondiba Wadkar, 2) Rajaram Dhondi Wadkar, 3) Shri. Bajirao Dhondiba Wadkar. The said Release deed was registered in the office of Sub-Registrar Bhor at Sr. no. 2023/2006. Accordingly the effect was given on revenue record of the said property.
- iv. It is seen from the copies of 7/12 extracts and M.E. no. 959 dated 26/5/2018 that, Housabai Dhondiba Wadkar was expired on 24/3/2017 leaving behind him Son 1) Shri. Shankar Dhondiba Wadkar, 2) Rajaram Dhondi Wadkar, 3) Shri. Bajirao Dhondiba Wadkar, as his only legal heirs. Accordingly the effect was given on revenue record of the said property as per M..E. No. 461.

4. Thus by virtue of the aforesaid transactions 1) Shri. Shankar Dhondiba Wadkar, 2) Rajaram Dhondi Wadkar, 3) Shri. Bajirao Dhondiba Wadkar had become the sole & absolute owner of the said property.

5. I hereby put on record that I have issued this opinion only on the basis of the documents which were made available for my perusal, list of which has been mentioned in para (1) hereinabove.

6. I took search of Index II Registers, in the offices of sub Registrars for last 30 years in respect of subject property on the basis of the documents available over there, numbers of registers & documents were in worst and miserable conditions. No documents evidencing any mortgage, charge or encumbrance was





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found recorded from the available registrar. On the basis of the same and on the basis of the documents given for my perusal and subject to whatever stated herein above, I am of the opinion that the title of the present owner of subject property viz. 1) Shri. Shankar Dhondiba Wadkar, 2) Rajaram Dhondi Wadkar, 3) Shri. Bajirao Dhondiba Wadkar appears to be clean, clear and marketable and without any encumbrances whatsoever.

The Original search receipt GRN no. MH002395145202526P dated 19/5/2025 is enclosed herewith .

All the documents are returned herewith.

Date : 20/5/2025

Pune :


Amey N. Khutale
 (Advocate)





CHALLAN
MTR Form Number-6



GRN	MH002395145202526P	BARCODE			Date	19/05/2025-15:43:50	Form ID
Department Inspector General Of Registration			Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment Other Items			PAN No.(If Applicable)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		Amey Khutale		
Location	PUNE						
Year	2025-2026 One Time		Flat/Block No.				
Account Head Details		Amount In Rs.					
0030072201	SEARCH FEE		750.00	Road/Street			
			Area/Locality				
					Town/City/District		
			PIN				
			Remarks (If Any)				
			Amount In		Seven Hundred Fifty Rupees Only		
Total		750.00			Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	10000502025051905611	6125261642215	
Cheque/DD No.			Bank Date	RBI Date	19/05/2025-15:44:14	Not Verified with RBI	
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : 963003526

Mobile No. : 9766662645

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावाच्या दस्तासाठी लागू नाही.



ADV. AMEY N. KHUTALE
Reg. No:
MAH/3064/2014
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