

SWAPNANJALI SWAMI

Advocate

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File No **01/2024**

21st May 24

To,

MahaRERA,

LEGAL TITLE REPORT

SUBJECT: Title clearance certificate with respect to Redevelopment of “SHUBHAMKAROTI CO-OPERATIVE HOUSING SOCIETY” constructed on Final Plot No. 528A having CTS No. 1146A total admeasuring area 14380 sq. ft. i.e. 1335.95 sq. mtrs. situated at Village- Bhamburda Shivajinagar, Taluka- Haveli, District- Pune, within the local limits of Pune Municipal Corporation (hereinafter referred as the “said property”).

1. I have investigated the title of the said plot on the request of M/s **Chaphalkar Karandikar Developers** and have examined the following documents i.e.: -

- (a) Description of the Property: Final Plot No. 528A having CTS No. 1146A total admeasuring area 14380 sq. ft. i.e. 1335.95 sq. mtrs. situated at Village- Bhamburda Shivajinagar, Taluka- Haveli, District- Pune
- (b) The documents of allotment of plot.
- (c) Property card issued by Registrar Pune and related mutation entries.
- (d) Search report for 30 years from 1994 till 2024.

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (Developer) is clear, marketable and without any encumbrances

- (a) Owners of the Land
 - (i) SHUBHAMKAROTI CO-OPERATIVE HOUSING SOCIETY.
 - (ii) Development Agreement in favour of M/s CHAPHALKAR KARANDIKAR DEVELOPERS.



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(iii) Irrevocable Power of Attorney in favour of M/s CHAPHALKAR KARANDIKAR DEVELOPERS.

(b) Qualifying comments/remarks if any : In my opinion the said lands are free from all encumbrances and mortgages and M/S CHAPHALKAR KARANDIKAR DEVELOPERS have development rights and right to construct and sell tenements thereon.

3. The report reflecting the flow of the title of the (Developer) on the said land is enclosed herewith as annexure.

Encl : Annexure as above

Date: 21/5/2024


Sign



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FLOW OF THE TITLE OF THE SAID LAND

1. Development Agreement between M/s CHAPHALKAR KARANDIKAR DEVELOPERS and SHUBHAMKAROTI Cooperative Housing Society dated 30/03/2024 registered before Sub-Registrar Office Haveli No. 10 Pune at serial no. 8788/2024, further an irrevocable power of Attorney has been registered dated 30/03/2024 at Sub- Registrar Office Haveli No. 10 Pune at serial no.8789/2024 in favour of M/s CHAPHALKAR KARANDIKAR DEVELOPERS.
2. Search report for 30 years from 1994 to 2024 taken from the Index - II Registers maintained in the offices of Sub-Registrar Haveli, Dist. Pune.
3. It appears from the revenue records placed before me that, Final Plot No. 528 having City Survey No. 1146 of Village Bhamburda Shivajinagar, Tal. Haveli, Dist. Pune, was self-acquired property of Mr. Laxman Raghunath Gokhale. Mr. Laxman Raghunath Gokhale leased out the said entire land to Mr. Balasaheb Nanasaheb Pawar on perpetual lease vide Lease Deed dated 07/08/1949, which is duly registered in the Office of Sub Registrar Haveli No. 2, Pune at Sr. No. 1167/1949.
4. Mr Balasaheb Nanasaheb Pawar divided said entire land into three sub plots bearing Sub Plot No. 528-A, 528-B and 528-C. It further appears that as per the Will dated 22/07/1951 executed by late Mr. Laxman Raghunath Gokhale, the ownership of said Plot No. 528-A came to the share of his son Mr. Balkrishna Laxman Gokhale and grandson Mr. Atul Balkrishna Gokhale.
5. Thus Mr. Balkrishna Laxman Gokhale and Mr. Atul Balkrishna Gokhale became the owners of the said Plot No. 528- A.
6. Mr. Balasaheb Nanasaheb Pawar leased out Plot No. 528-B to Mr. Amarisinh Bhausahab Rana as Sub Lessee on perpetual lease vide Lease Deed dated 22/03/1963, which is duly registered in the Office of Sub Registrar Haveli No. 2, Pune at Sr. No. 502/1963.
7. Mr. Gajanan Shankar Sarangdhar sold leasehold rights of Sub Plot No. 528-A to Mr. Balkrishna Laxman Gokhale vide Sale Deed dated 28/07/1964, which is duly registered in the Office of Sub Registrar Haveli, Pune at Sr. No. 1567/1964. Mr. Amarisinh Bhausahab Rana sold leasehold rights of Sub Plot No. 528-B to Mr. Balkrishna Laxman Gokhale vide Sale Deed dated 03/08/1964, which is duly registered in the Office of Sub Registrar Haveli, Pune at Sr. No. 1609/1964.



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8. Mr. Balasaheb Nanasaheb Pawar availed loan facility and mortgaged leasehold rights of the said plots with M/s. C. S. Kering and Company. It further appears that M/s. C. S. Kering and Company filed Recovery Suit bearing No. 527/1962 in the Court of Civil Judge, Senior Division, Pune against Mr. Balasaheb Nanasaheb Pawar and obtained Decree to that effect. Thereafter M/s. C. S. Kering and Company filed “*Darkhast*” proceedings bearing No. 914/1963. In the said proceedings leasehold rights of the said plots kept for auction and said leasehold rights of said plots were purchased by Mr. Vasant Rao Sundarrao Panimanglor in the auction and obtained Auction Letter on 02/05/1968 to that effect.

9. Mr. Vasant Rao Sundarrao Panimanglor executed Power of Attorney dated 17/04/1968 and thereby authorized Mr. Balkrishna Laxman Gokhale to sell said rights and to do various acts, deeds and things mentioned therein vide Sale Deed dated 16/12/1971, which is duly registered in the Office of Sub Registrar Haveli No. 2, Pune at Sr. No. 2780/1971. Accordingly, name of Mr. Balkrishna Laxman Gokhale was duly recorded on the property card extract of the said Plot No. 528-A as owner thereof.

10. It further appears that Mr. Vasant Rao Sundarrao Panimanglor sold and conveyed all his entire leasehold rights, title and interest in the said Plot No. 528-A to Mr. Balkrishna Laxman Gokhale

11. Mr. Ashok Vinayak Bhat completed construction of two multistorey buildings consisting of 3 floors 6 flats in each building on the said Plot No. 528-A as per the sanctioned building plans by Pune Municipal Corporation vide Commencement Certificate No. 861 dated 06/04/1971.

12. The previous owner Mr Balkrishna Laxman Gokhale and others, and M/s A. V. Bhat and Company executed a sale deed of the said property in Favour of the Shubhamkaroti CHS on 20th July 1972 which was registered before Sub-Registrar Haveli-II, Pune at Sr. No. 1737/1972. Sale deed was executed by Mr Balkrishna Gokhale and Mr. Atul Gokhale, plot owners at that time and Shri. Ashok V. Bhat and Shri. Vasant Rao Panimanglore were consenting parties to that Sale Deed. As claimed by Shri. Kedar Ashok Bhat and Mrs. Aruna Ashok Bhat, an old existing Bungalow structure abutting the front road was granted by M/s A V Bhat & Company to Late Shri. Saumitra Gosavi. The said Society admitted Late Shri. Saumitra Gosavi as its Member of the SHUBHAMKAROTI Society.



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13. That the Shubhamkaroti Co-operative Housing Society Ltd., a co-operative housing society registered under the provisions of Maharashtra Cooperative Societies Act, bearing no. PNA/ HSG/ 797/ 1972 on 29/04/1972.

14. The said building had been constructed in the year 1972 as per the then prevailing building regulations as well as the amenities and specifications. The amenities which are provided then are outdated now, as well as the building has completed the span of life of 51 years.

15. All the members of “Shubhamkaroti Co-op. Housing Society” have passed resolution and granted development rights in the said property to M/S CHAPHALKAR KARANDIKAR DEVELOPERS vide Development Agreement dated 30/03/2024 registered before Sub- Registrar Office Haveli No. 10 , Pune at serial no. 8788/2024, further Shubhamkaroti Co-op. Housing Society have registered irrevocable power of Attorney in favour of M/s CHAPHALKAR KARANDIKAR DEVELOPERS dated 30/03/2024 registered before Sub- Registrar Office Haveli No. 10, Pune at serial no.8789/2024.

16. Litigations if any: NIL

Date: 21st May 2024



Advocate

Stamp

