

MADHAVI ATHAVALE R/at : Flat No. 25, 7th Floor,
B.Sc., LL.B Reshma Residency, Vanaj
Advocate Kothrud, Pune – 411 038
Cell No. – 9881415544

File No.: CKD/1/24

20TH August, 2024

To,
Maha RERA,
Pune.

LEGAL TITLE REPORT PROJECT SINGH CHS

Sub. : Title clearance certificate with respect to property bearing CTS No. 1088/B, Final Plot No. 469B/2, admeasuring area of about 10742 sq. ft. i.e. 998 sq. mtrs. situated at Shivajinagar (Bhamburda), Pune – 4 along with two buildings “A” & “B” constructed thereupon, within the limits of District Pune and Taluka Haveli and within Pune Municipal limits, wherein a building known as “Singh Co-Operative Housing Society Ltd.” has been constructed comprising of 12 self-contained residential units, 1 Garage and parking spaces (hereinafter referred as the “said property”).

1. I have investigated the title of the above mentioned properties on the request of **M/S. Chaphalkar Karandikar Developers** and based on the following documents:

(a.) Property Card extract of CTS No. 1088/B, Model Colony, (Bhamburda), Shivajinagar, Pune.

M. Athavale

- (b.) Conveyance Deed dated 01/12/2014 before the Sub-Registrar office at Sr. No. 9104/2014.
- (c.) Commencement Certificate dated 11/09/1985 bearing No. 422.
- (d.) Completion Certificate (Part) dated 16/09/1985 bearing No. 4420.
- (e.) Society Registration Certificate dated 08/05/1087 bearing No. PBA/(PNA)/HSG(TC)/967/86-87.
- (f.) Sale Deed dated 22/06/2024 which was registered before Sub-Registrar Haveli No. Pune at Sr. No. 10892/2024.
- (g.) Power of Attorney dated 22/06/2022 in favour of M/s. Chaphalkar Karandikar Developers which was registered at Sr. No. 10893/2024.

B. 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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

(a) **Owners of the Land** : Singh Co-Operative Housing Society Ltd. And M/s. Chaphalkar Karandikar Developers

(a) **Qualifying comments/remarks if any** : In my opinion the said lands are free from any encumbrances and mortgages or any other charge over the said property.



2. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure as above

Date : 20TH August 2024



Madhavi Vaidya-Athavale
Advocate

FLOW OF THE TITLE OF THE SAID LAND :

A. The said land was originally owned and possessed by Sardar Prakashsingh and Sardar Parmindersingh. They Have formed a partnership firm by name M/s. Singh Builders along with Mr. Hemant Gadnis.

B. M/s. Singh Builders have started construction of the building on the CTS No. 1088/B, admeasuring area of about 10742 sq. ft. i.e. 998 sq. mtrs. situated at Shivajinagar (Bhamburda), Pune. Meanwhile Sardar Prakashsingh and Sardar Parmindersingh dissolved the partnership firm by Retirement Deed 22/11/1985. Thereafter, Mr. Hemant Gadnis continued the development work of the said building as a proprietor of M/s. Singh Builders.

C. Thereafter, M/S. Singh Builders have obtained Commencement Certificates on 29/04/1980, 20/02/1981, 16/04/1983 and 11/09/1985 bearing No. 2484, 5474, 4615 and 422 respectively. The Builder has constructed the buildings as per sanctioned plan. The Pune Municipal Corporation has issued part completion to the said construction on 16/09/1985 bearing No. 4420. Accordingly, flats were sold to different purchasers.

Hemant
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D. The co-operative Housing Society was formed by all the flat holders on 08/05/1087 bearing No. PBA/(PNA)/HSG(TC)/967/86-87 by name "Singh Co-Operative Housing Society Ltd.". However, the conveyance was not executed and registered by M/s. Singh Builders and share certificates were issued to all the members.

E. Singh Co-Operative Society Ltd. has applied for the deemed conveyance and got the order from Deputy District Registrar, Pune. The conveyance was registered before the Sub-Registrar office on 01/12/2014 at Sr. No. 9104/2014. Society's name was mutated on property card extract on 27/04/2015.

F. Legal heirs of Late Mr. Hemant Gadnis viz. Smt. Shilpa Gadnis and other two have sold their rights in the garage admeasuring 15.33 sq. mtrs. i.e. 165 sq. ft. as well as remaining portion of the said plot/land admeasuring 23.05 sq. mtrs. to M/s. Chaphalkar Karandikar Developers vide Sale Deed dated 22/06/2024 which was registered before Sub-Registrar Haveli No. Pune at Sr. No. 10892/2024. Further, they have also executed Power of Attorney in favour of M/s. Chaphalkar Karandikar Developers which was registered at Sr. No. 10893/2024 on the same day.

Attended

**Following documents are available in support of the
Flow of the Title of the said land :**

1. Property Card for CTS No. 1088/B, Final Plot No. 469B/2, Bhamburda, Shivajinagar, Pune.
2. Search taken for 30 years (for the period 1994 to 2024) from Sub-Registrar of Assurances, Pune on 05/03/2024.
3. Litigations if any **NIL**

Madhavi

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Madhavi Vaidya-Athavale
Advocate