



**Vivek P. Kadam** (B. A., LL. B., D. C. M.)

*Advocate*

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Ref.: VK/LTR/11/022/2022

Date : 28/11/2022

**FORMAT-A**  
(Circular No. 28/2021)

To,  
MahaRERA  
Mumbai.

**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect to all that piece and parcel of land or ground admeasuring 13.6689 Ares i.e., 1366.89 sq. mtrs. carved out of I] 219.1 sq. mtrs. bearing CTS No. 367 (old CTS. No. 414 A -Nana Peth) II] 352.0 sq. mtrs. bearing CTS No. 368 (old CTS. No. 414 -Nana Peth), III] 445.6 sq. mtrs. bearing CTS No. 369 (old CTS. No. 415 -Nana Peth) and IV) 370.40 sq. mtrs. bearing CTS No. 370 (old CTS. No. 416 -Nana Peth) lying, being & situate at Rasta Peth, within the Registration Sub-District of Taluka Pune City, District-Pune and within the limits of Municipal Corporation of Pune. Hereinafter collectively referred to as "THE SAID LAND/PROPERTY".**

I have investigated the title of the said land/captioned property on the request of M/s MANAV REHAB LLP. (Formerly known as M/s MANAV PROMOTERS PVT. LTD.), a Limited Liability Partnership formed and registered under the provisions of Limited Liability Partnership Act, 2008 having its office at- CRU Mall, Unit No. 401-405, 4<sup>th</sup> Floor, Main Gangadham Road, Opp. Gagan Vihar Society, Bibvewadi, Pune-411 037, through their designated Partners (1) Mr. Rupesh Banthia & (2) Mr. Pramod Mohanlal Bafna, and following documents i.e., :-

**1) Description of the Property :-**

All that piece and parcel of land or ground admeasuring 13.6689 Ares i.e., 1366.89 sq. mtrs. carved out of I] 219.1 sq. mtrs. bearing CTS No. 367 (old CTS. No. 414 A -Nana Peth) II] 352.0 sq. mtrs. bearing CTS No. 368 (old CTS. No. 414 -Nana Peth), III] 445.6 sq. mtrs. bearing CTS No. 369 (old CTS. No. 415 -Nana Peth) and IV) 370.40 sq. mtrs. bearing CTS No. 370 (old CTS. No. 416 -Nana Peth) lying, being & situate at Rasta Peth, within the Registration Sub-District of Taluka Pune City, District-Pune and within the limits of





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Municipal Corporation of Pune. Hereinafter collectively referred to as "THE SAID LAND/PROPERTY" which is bounded as follows:

On or towards the East	:	By Nala
On or towards the West	:	By CTS No. 378
On or towards the North	:	By CTS No. 371 & 378
On or towards the South	:	By Road

2) The documents of allotments of Lands:

[A] Notification baring 691/95 dated 28/03/1996 of Assistant Municipal Commissioner, PMC.

[B] Notification baring 1/908 dated 28/06/2019 of Assistant Municipal Commissioner, PMC.

[C] Notification baring 114/2022 dated 24/01/2022 of the Slum Rehabilitation Authority, Pune.

[D] Commencement Certificate dated 13/09/2022 granted by the Slum Rehabilitation Authority, Pune.

3) Property Card Extracts issued by City Survey Office No.2, Pune dated 19/07/2022.

4) Search Report for 30 years from 1993 till 2022:

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 said Land/Property is owned by State Govt. as per Property Card Extracts which is occupied by Slum Dwellers/ Hutments and Slum Rehabilitation Authority have empowered to implement Slum Rehabilitation Scheme as per the rules laid down and upon compliance of all the legal criteria said Slum Rehabilitation Authority have conferred all the rights in terms of implementation of Slum Rehabilitation Scheme by the Developer M/s MANAV REHAB LLP and accordingly got sanctioned the Composite Building Plan Proposal to implement slum rehabilitation scheme on the said/land property.





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**Owners of land:**

- 1) **MANAV REHAB LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having Office at CRU Mall, Office No. 401 to 405, 4th Floor, Main Gangadham Road, Bibvewadi, Pune-37, through their Designated Partners (1) Mr. Pramod Mohanlal Bafna and (2) Rupesh Suhas Banthia
- 2) The report reflecting the flow of the title of the **MANAV REHAB LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having Office at CRU Mall, Office No. 401 to 405, 4th Floor, Main Gangadham Road, Bibvewadi, Pune-37, through their Designated Partners (1) **Mr. Pramod Mohanlal Bafna** and (2) **Rupesh Suhas Banthia** on the said land is enclosed herewith as annexure.
- 3) Qualifying Comment / remarks if any- the said Land/Property is owned by State Govt. as per Property Card Extracts which is occupied by Slum Dwellers/ Hutments and Slum Rehabilitation Authority have empowered to implement Slum Rehabilitation Scheme as per the rules laid down and upon compliance of all the legal criteria said Slum Rehabilitation Authority have conferred all the rights in terms of implementation of Slum Rehabilitation Scheme by the Developer M/s **MANAV REHAB LLP** and accordingly got sanctioned the Composite Building Plan Proposal to implement slum rehabilitation scheme on the said/land property described hereinabove.

**Encl : Annexure**

**Date: 28.11.2022**



**Adv. Vivek Kadam**



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### FORMAT -A

(Circular No:- 28/2022)

#### FLOW OF THE TITLE OF THE SAID LAND.

**Sr.No.**

- 1) Property card as on date of application for registration.
- 2) Mutation Entry No. 806,804 and 809.
- 3) Search report for 30 years from 1993 till 2022 taken from Sub-Registrar, office at Haveli No.1 to 27, Pune.
- 4) Any other relevant title - As detailed mentioned hereafter.
- 5) Litigation If any -

**Date:** 28.11.2022



  
Adv. Vivek Kadam



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(1) Flow of Title and History :

**A] Land/Portion admeasuring 219.1 sq. mtrs. bearing CTS No. 367 (old CTS. No. 414 A - Nana Peth) lying & being at Rasta Peth.**

- (i) That the said land/portion is a part and piece of original land bearing Mali S. No. 14, meantime the said land/portion assigned the CTS No. 414-A (old) which were known to as 'Old Nana Peth' and later on said CTS No. 414-A assigned new city survey number as CTS No. 367 lying & situate at Rasta Peth, Pune.
- (ii) That the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to the said CTS No. 367, Rasta Peth, Pune and accordingly, the area of the said land/portion bearing CTS No. 367, Rasta Peth was shown to be 219.1 sq. mtrs. in place of previous measurement 262 sq. yards.
- (iii) That it appears by perusal of the old revenue record and/or chain relevant documents/transaction of the said property, the ownership of the said land/property is with government and whereby on dated 19.10.1915 the Collector of Poona have executed Lease Agreement in favor of one Shri. Keshav Balwant Ambedkar [duly registered before Joint Sub Registrar Haveli No. 1 at Registered No. 2779 A at Page 100 to 1041, Volume III of Additional Books] applicant who was being registered occupant of the property bearing Survey No. 14 of Mali in the Registration Sub District of Haveli in Haveli Taluka, Poona District had applied the Collector, Poona under Section 65 of the Bombay Land Revenue Code, 1979 for permission to appropriate to building purposes, for non-agricultural usage to continue in possession of the said property accordingly under Section 67 of the said code, the Collector of Poona granted leasehold rights subject to the terms & conditions contained therein of the premises for the period of 50 years commencing from (1<sup>st</sup> August, 1911 ending on 31<sup>st</sup> July, 1961).
- (iv) That it appears from perusal of old property card extract bearing CTS No. 367 which is under the ownership of Government that the names of 1. Shri. Ramchandra Balwant Ambedkar, 2. Keshav Balwant Ambedkar and 3. Smt. Parvatibai Vinayak Ambedkar appeared in Lease Holder column. per the order passed by Collector bearing order no. IND/ 631 dt. 07.02.1928.
- (v) That as per the entry dated 18.06.1947 of the said property card extract Shri. Keshav Balwant Ambedkar expired on dated 01.04.1947 and after his death names of his





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legal heirs namely 1. Shri. Shantaram Keshav Ambedkar, 2. Shri. Chintaman Keshav Ambedkar & 3. Shri. Vasant Keshav Ambedkar were entered into the property card extract as Lease Holders.

- (vi) That as per the entry dated 10.02.1950, one Shri. Ramchandra Balwant Ambedkar expired leaving behind his only next kin legal heir Shri. Dattatray Ramchandra Ambedkar accordingly his name was entered into the property card extract as Lease Holder.
- (vii) That as per the entry dated 22.01.1962 one Shri. Shantaram Keshav Ambedkar died on dated 27.06.1961 leaving behind his next legal kin heirs namely 1. Sharad Shantaram Ambedkar, 2. Kamlabai Shantaram Ambedkar, 3. Sudha Shantaram Ambedkar 4. Shaila Shantaram Ambedkar, & 5. Kundabai Gopinath Deshmukh. Accordingly their names entered into the property card extract as Lease Holders.
- (viii) That as per the entry dated 23.03.1984 upon order dated 04.08.1982 bearing no. PRN/4012/II passed by Collector, Pune for the said property the NA Tax were made applicable from 29.07.1971.
- (ix) That as per the entry dated 31.07.2004 one Shri. Dattatray Ramchandra Ambedkar died on dated 16.11.1958 leaving behind his next legal kin heirs namely 1. Smt. Sushilabai Dattatray Ambedkar (deceased), 2. Dinkar Dattatray Ambedkar, 3. Kamalakar Dattatray Ambedkar, 4. Sudhakar Dattatray Ambedkar, 5. Dilip Dattatray Ambedkar 6. Vijay Dattatray Ambedkar, & 7. Sau. Suman Narayan Pradhan. Accordingly their names entered into the property card extract as Lease Holders.
- (x) That as per the entry dated 31.07.2004 one Smt. Sushilabai Dattatray Ambedkar died on dated 16.11.1985 therefore her name in the said property card extract deleted as a lease holder.
- (xi) That as per the entry dated 22.05.2015 upon circular dated 16.02.2015 by Settlement Commissioner & Director Land Records, Maharashtra State, area of the property card recorded in words alongwith numbers.

It appears on perusal of SI file and all other relevant corresponding documents it is observed that after death the of Keshav Balwant Ambedkar his one of the legal heir Mr. Chintanman Keshav Ambedkar being the Lease Holder of the said property were sub-leased the said part of property to Shri. Shataram Vasant Vhalval & others who have





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actually occupied & in possession and were used to pay the rents to said Lessor Mr. Chintanman Keshav Ambedkar.

**B] Land/Portion admeasuring 352.0 sq. mtrs. bearing CTS No. 368 (old CTS. No. 414 -Nana Peth) lying & being at Rasta Peth.**

- (i) That the said land/portion is a part and piece of original land bearing Mali S. No. 14, meantime the said land/portion assigned the CTS No. 414 (old) which were known to as 'Old Nana Peth' and later on said CTS No. 414 assigned new city survey number as CTS No. 368 lying & situate at Rasta Peth, Pune.
- (ii) That the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to the said CTS No. 368, Rasta Peth, Pune and accordingly, the area of the said land/portion bearing CTS No. 368, Rasta Peth was shown to be 352 sq. mtrs. in place of previous measurement 421 sq. yards.
- (iii) That it appears by perusal of the old revenue record and/or chain relevant documents/transaction of the said property, the ownership of the said land/property is with government and whereby on dated 19.10.1915 the Collector of Poona have executed Lease Agreement in favor of one Shri. Keshav Balwant Ambedkar [duly registered before Joint Sub Registrar Haveli No. 1 at Registered No. 2779 A at Page 100 to 1041, Volume III of Additional Books] applicant who was being registered occupant of the property bearing Survey No. 14 of Mali in the Registration Sub District of Haveli in Haveli Taluka, Poona District had applied the Collector, Poona under Section 65 of the Bombay Land Revenue Code, 1879 for permission to appropriate to building purposes, for non-agricultural usage to continue in possession of the said property accordingly under Section 67 of the said code, the Collector of Poona granted leasehold rights subject to the terms & conditions contained therein of the premises for the period of 50 years commencing from (1<sup>st</sup> August, 1911 ending on 31<sup>st</sup> July, 1961).
- (iv) That it appears from perusal of old property card extract bearing CTS No. 369 which is under the ownership of Government that the names of 1. Keshav Balwant Ambedkar appeared in Lease Holder column. per the order passed by Collector bearing order no. IND/ 631 dt. 07.02.1928.
- (v) That as per the entry dated 18.06.1947 of the said property card extract Shri. Keshav Balwant Ambedkar expired on dated 01.04.1947 and after his death names of his legal heirs namely 1. Shri. Shantaram Keshav Ambedkar, 2. Shri. Chintanman





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Keshav Ambedkar & 3. Shri. Vasant Keshav Ambedkar were entered into the property card extract as Lease Holders.

- (vi) That as per the entry dated 22.02.1962 one Shri. Shantaram Keshav Ambedkar died on dated 27.06.1961 leaving behind his next legal kin heirs namely 1. Sharad Shantaram Ambedkar, 2. Kamlabai Shantaram Ambedkar, 3. Sudha Shantaram Ambedkar 4. Shaila Shantaram Ambedkar, & 5. Kundabai Gopinath Deshmukh. Accordingly their names entered into the property card extract as Lease Holders.
- (vii) That as per the entry dated 02.05.1968 the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to the said CTS No. 368, Rasta Peth, Pune and subsequently previous area measurement was converted from square yards to sq. mtrs.
- (viii) That as per the entry dated 02.07.1974 one Shri. Chintaman Keshav Ambedkar died on dated 18.04.1974 leaving behind his next legal kin heirs namely 1. Smt. Vimlabai Chintaman Ambedkar, 2. Shri. Vijaykumar Chintaman Ambedkar, 3. Sou. Meghna Suresh Karnik & 4. Ku. Nila Chintaman Ambedkar. Accordingly their names entered into the property card extract as Lease Holders.
- (ix) That as per the entry dated 23.03.1984 upon order dated 04.08.1982 bearing no. PRN/4012/II passed by Collector, Pune for the said property the NA Tax were made applicable from 29.07.1971.
- (x) That as per the entry dated 16.05.2015 upon order dated 29.04.2015 passed by District Superintendant of Land Records, Pune, pursuant to application made by City Survey Office No. 2 dt. 27.03.2015 for granting order/ permission in respect of re-creation of property card bearing No's 368, 369, 370 & 375, Rasta Peth, Pune. which were misplaced from the record of City Survey Office accordingly given effect & re-created the said CTS No's property card extract.
- (xi) That as per the entry dated 22.05.2015 upon circular dated 16.02.2015 by Settlement Commissioner & Director Land Records, Maharashtra State, area of the property card recorded in words alongwith numbers.

It appears on perusal of SI file and all other relevant corresponding documents it is observed that after death of Keshav Balwant Ambedkar one Smt. Vimlabai wife of Chintaman Ambedkar being the legal heir/Lease Holder of the said property were sub-leased the said part of property to Shri. Shantaram Vasant Vhalal & others who have





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**C] Land/Portion admeasuring 445.6 sq. mtrs. bearing CTS No. 369 (old CTS. No. 415 -Nana Peth) lying & being at Rasta Peth.**

- (i) That the said land/portion is a part and piece of original land bearing Mali S. No. 14, meantime the said land/portion assigned the CTS No. 415 (old) which were known to as 'Old Nana Peth' and later on said CTS No. 415 assigned new city survey number as CTS No. 369 lying & situate at Rasta Peth, Pune.
- (ii) That the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to the said CTS No. 369, Rasta Peth, Pune and accordingly, the area of the said land/portion bearing CTS No. 369, Rasta Peth was shown to be 445.6 sq. mtrs. in place of previous measurement 533 sq. yards.
- (iii) That it appears by perusal of the old revenue record and/or chain relevant documents/transaction of the said property, the ownership of the said land/property is with government and whereby on dated 19.10.1915 the Collector of Poona have executed Lease Agreement in favor of one Shri. Keshav Balwant Ambedkar [duly registered before Joint Sub Registrar Haveli No. 1 at Registered No. 2779 A at Page 100 to 1041, Volume III of Additional Books] applicant who was being registered occupant of the property bearing Survey No. 14 of Mali in the Registration Sub District of Haveli in Haveli Taluka, Poona District had applied the Collector, Poona under Section 65 of the Bombay Land Revenue Code, 1879 for permission to appropriate to building purposes, for non-agricultural usage to continue in possession of the said property accordingly under Section 67 of the said code, the Collector of Poona granted leasehold rights subject to the terms & conditions contained therein of the premises for the period of 50 years commencing from (1<sup>st</sup> August, 1911 ending on 31<sup>st</sup> July, 1961).
- (iv) That it appears from perusal of old property card extract bearing CTS No. 369 which is under the ownership of Government that the names of 1. Keshav Balwant Ambedkar appeared in Lease Holder column. per the order passed by Collector bearing order no. IND/ 631 dt. 07.02.1928.
- (v) That as per the entry dated 18.06.1947 of the said property card extract Shri. Keshav Balwant Ambedkar expired on dated 01.04.1947 and after his death names of his





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- (vi) That as per the entry dated 22.01.1962 one Shri. Shantaram Keshav Ambedkar died on dated 27.06.1961 leaving behind his next legal kin heirs namely 1. Sharad Shantaram Ambedkar, 2. Kamlabai Shantaram Ambedkar, 3. Sudha Shantaram Ambedkar 4. Shaila Shantaram Ambedkar, & 5. Kundabai Gopinath Deshmukh. Accordingly their names entered into the property card extract as Lease Holders.
- (vii) That as per the entry dated 02.05.1968 the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to the said CTS No. 369, Rasta Peth, Pune and subsequently previous area measurement was converted from square yards to sq. mtrs.
- (viii) That as per the entry dated 02.07.1974 one Shri. Chintaman Keshav Ambedkar died on dated 18.04.1974 leaving behind his next legal kin heirs namely 1. Smt. Vimlabai Chintaman Ambedkar, 2. Shri. Vijaykumar Chintaman Ambedkar, 3. Sou. Meghna Suresh Kamik & 4. Ku. Nila Chintaman Ambedkar. Accordingly their names entered into the property card extract as ease Holders.
- (ix) That as per the entry dated 23.03.1984 upon order dated 04.08.1982 bearing no. PRN/4012/II passed by Collector, Pune for the said property the NA Tax were made applicable from 29.07.1971.
- (x) That as per the entry dated 16.05.2015 upon order dated 29.04.2015 passed by District Superintendent of Land Records, Pune, pursuant to application made by City Survey Office No. 2 dt. 27.03.2015 for granting order/permission in respect of re-creation of property card bearing No's 368, 369, 370 & 375, Rasta Peth, Pune. which were misplaced from the record of City Survey Office accordingly given effect & re-created the said CTS No's property card extract.
- (xi) That as per the entry dated 22.05.2015 upon circular dated 16.02.2015 by Settlement Commissioner & Director Land Records, Maharashtra State, area of the property card recorded in words alongwith numbers.





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**D] Land/Portion admeasuring 370.40 sq. mtrs. bearing CTS No. 370 (old CTS. No. 416 - Nana Peth) lying & being at Rasta Peth.**

- (i) That the said land/portion is a part and piece of original land bearing Kali S. No. 14, meantime the said land/portion assigned the CTS No. 416 (old) which were known to as 'Old Nana Peth' and later on said CTS No. 416 assigned new city survey number as CTS No. 370 lying & situate at Rasta Peth, Pune.
- (ii) That the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to the said CTS No. 370, Rasta Peth, Pune and accordingly, the area of the said land/portion bearing CTS No. 370, Rasta Peth was shown to be 370.40 sq. mtrs. in place of previous measurement 443 sq. yards.
- (iii) That it appears by perusal of the old revenue record and/or chain relevant documents/transaction of the said property, the ownership of the said land/property is with government and whereby on dated 19.10.1915 the Collector of Poona have executed Lease Agreement in favor of one Shri. Keshav Balwant Ambedkar [duly registered before Joint Sub Registrar Haveli No. 1 at Registered No. 2779 A at Page 100 to 1041, Volume 111 of Additional Books] applicant who was being registered occupant of the property bearing Survey No. 14 of Mali in the Registration Sub District of Haveli in Haveli Taluka, Poona District had applied the Collector, Poona under Section 65 of the Bombay Land Revenue Code, 1979 for permission to appropriate to building purposes, for non- agricultural usage to continue in possession of the said property accordingly under Section 67 of the said code, the Collector of Poona granted leasehold rights subject to the terms & conditions contained therein of the premises for the period of 50 years commencing from (1<sup>st</sup> August, 1911 ending on 31<sup>st</sup> July, 1961).
- (iv) That it appears from perusal of old property card extract bearing CTS No. 370 which is under the ownership of Government that the names of Shri. Ramchandra Balwant Ambedkar appeared in Lease Holder column as per the order passed by Collector bearing order no. IND/ 631 dt. 07.02.1928 pertaining to CTS No. 370.
- (v) That as per the entry dated 10.04.1932, one Shri. Ramchandra Balwant Ambedkar expired leaving behind his only next kin legal heir Shri. Dattatray Ramchandra Ambedkar accordingly his name was entered into the property card extract bearing CTS No. 370 as Lease Holder.





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- (vi) That as per the entry dated 17.01.1935 one Shri. Ganesh Trimbak Joshi had borrowed amount of Rs. 200/- from late Ramchandra Balwant Ambedkar against mortgage as per Sub Registrar endorsement dated 13.02.1935.
- (vii) That as per the entry dated 07.05.1956 encumbrance entry of mortgage amount of Rs. 200/- recorded on 13.02.1935 were removed since said amount repaid by one Shri. Ganesh Trimbak Joshi by application of Dattatray Ramchandra Ambedkar & Snri. Ganesh Trimbak Joshi.
- (viii) That as per the entry dated 26.12.1956 Shri. Vasant Gajanan Vavhal purchased the said property from Shri. Dattatray Ramchandra Ambedkar & others as per Sale Deed dated 08.11.1956.
- (ix) That as per the entry dated 27.11.1971 since it was noticed that the entry of Shri. Vasant Gajanan Vavhal as Holder of property bearing CTS No. 370 was wrongly entered into CTS Record/Property Card therefore the said entry was rectified as Lease Holder.
- (x) That as per the entry dated 29.09.1983 after the death of Shri. Vasant Gajanan Vavhal dated 07.11.1981 and as per his will/Agreement name of his brother Shri. Purushottam Gajanan Vavhal entered into the Property Card Extract of said CTS No. 370 as a Lease Holder.
- (xi) That as per the entry dated 29.09.1983 after the death of Shri. Purushottam Gajanan Vavhal dated 03.05.1982 names of his legal heirs entered into the Property Card Extract namely Ramesh Purushottam Vavhal, Ganesh Purushottam Vavhal, Nagesh Purushottam Vavhal, Naresh Purushottam Vavhal, Meninath Purushottam Vavhal, Dnaneshwar Purushottam Vavhal, Malti Purushottam Vavhal through its Legal Guardian Ganesh Purushottam Vavhal, Renuka Purushottam Vavhal through its Legal Guardian Ganesh Purushottam Vavhal as a Lease Holder.
- (xii) That as per the entry dated 09.12.1983, the entry made on 29.09.1983 have cancelled as per the Order of District Registrar of Land Records & Order of City Survey Officer No.2 from the said Property Card Extract and name of legal heirs of late Vasant Purushottam Vavhal namely Parvatibai Vasant Vavhal, Shantaram Vasant Vavhal, Deelip Vasant Vavhal and Shashi Vasant Vavhal as the Lease Holder.
- (xiii) That as per the order dated 22.12.1983 and & entry dated 09.12.1983 till the Appeal period order passed on 09.12.1983 stayed as per Section 256(1) of Maharashtra Land Revenue Code, 1966.
- (xiv) That as per the entry dated 11.08.1984 the order dated 09.12.1983 stayed by the order





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of Superintendent of Land Records Pune Circle vide Appeal Order dated 02.02.1984.

- (xv) That as per the entry dated 22.12.1985 upon order dated 04.08.1982 bearing no. PRN/50 12/11 passed by Collector, Pune for the said property the NA Tax were made applicable from 29.07.1971.
- (xvi) That as per the entry dated 28.10.1985 upon Order passed by Superintendent of Land Records Pune Circle order dated 23.10.1985 entries made on dated 22.12.1983 and 20.02.1984 were removed and entries made on dated 09.12.1983 were entered/confirmed in Property Card Extract of said CTS No. 370.
- (xvii) That as per the entry dated 25.10.1985 Order passed by Superintendent of Land Records Pune Circle order dated 23.10.1985 entries made on dated 09.12.1983 were cancelled and names of Appeal Holders namely Ramesh Purushottam Vavhal, Ganesh Purushottam Vavhal, Nagesh Purushottam Vavhal, Naresh Purushottam Vavhal Meninath Purushottam Vavhal, Dnaneshwar Purushottam Vavhal, Malti Purushottam Vavhal through its Legal Guardian Ganesh Purushottam Vavhal, Renuka Purushottam Vavhal through its Legal Guardian Ganesh Purushottam Vavhal have entered into the said Property Card Extract as a Lease Holder.
- (xv) That as per the entry dated 13.01.1986 Order passed by Superintendent of Land Records Pune Circle dated 23.10.1985 was stayed by Dy. Director Land Records Pune Division. Pune vide its order dated 07.01.1986
- (xvi) That as per the entry dated 06.10.1986 as per order passed by Dy. Director Land Records Pune Division. Pune names of legal heirs of deceased Vasant Purushottam Vavhal & Ganesh Vasant Vavhal namely Parvatibai Vasant Vavhal, Shantaram Vasant Vavhal, Deelip Vasant Vavhal and Shashi Vasant Vavhal have entered into the Property Card Extract and entry made on dated 25.10.1985 have been cancelled.
- (xvii) That as per the entry dated 06.10.1986 upon Order passed by Dy. Director Land Records Pune Division. Pune dated 09.09.1986 the entry made on dated 13.01.1986 was cancelled.
- (xviii) That as per the entry dated 02.04.1990 upon order dated 04.08.1982 bearing no. PRN/50 12/11 passed by Collector, Pune for the said property the NA Tax were made applicable from 29.07.1971.
- (xix) That as per the entry dated 16.05.2015 and mutation entry no. 806 and upon perusal of Superintendent of Land Records order dated 29.04.2015 & 02.05.20 15 Property Card Extracts of CTS No. 367, 368, 369 & 370 Rasta Peth were recreated since it was not available in the record.





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- (xx) That as per the Mutation Entry No.804 and entry dated 22.05.2015 Circular/Notification dated 16.02.2015 of The Settlement Commissioner & Director of Land Records (Maharashtra State) and Order of City Survey Officer No. 2 dated 22.05.2015 area of the property card recorded in words alongwith numbers.
- (xxii) That as per the Mutation Entry No.809 and entry dated 30.05.2015 by the Order dated 23.12.2013 of City Survey Officer No. 2 all other the entries of Lease Holders & other entries were deleted from Property Card Extracts bearing CTS No. 370 since the property owned by Govt.

It appears on perusal of SI file and all other relevant corresponding documents it is observed that after death the of Keshav Balwant Ambedkar one Smt. Vimlabai wife of Chintaman Ambedkar being the legal heir/Lease Holder of the said property were sub-leased the said part of property to Shri. Shataram Vasant Vhalval & others who have actually occupied & in possession and were used to pay the rents from time to time to said Lessor Smt. Vimlabai Chintanman Ambedkar.

In the circumstances, after going through the relevant revenue records, SI File, Orders of Competent Authority etc. I came across the findings that, the Ambedkar family and thereafter Vhalval Family have sub leased the said land/portion and presently not occupied the said land or any part out of original Mali S. No. 14 formerly assigned the city Survey No's as (old CTS No. 414-A, 414, 415 and 416 of Nana Peth) presently CTS No. 367, 368, 369 & 370. Whereas the said part/property occupied by slum holders, there is no record found paying any rent by present slum holders to the actual Lessor Ambedkar/Vhalval Family. It is observed that since as per order dt. 04.08.1982 bearing no. PRN/4012/11 and bearing no. PRN/5012/11 passed by Collector, Pune regarding the Assessment of NA Tax made applicable and charged at the end of 31.07.1991 seems to be not paid by Ambedkar Family and after the expiry of 50 years lease, no lease period was further extended, under the circumstances inadvertently or wrongly without holding any rights, the names of Ambedkar & Vhalval Family their legal heirs names were entered into the Property Card extracts as Lease Holders. Apparently the City Survey Office No. 2 put up the case/proposal as "Shartbhang" on dated 21.06.2015 bearing Outword No. 432 and submitted the same to the Authority of Collector through the Tahasildar Pune City, Pune & concerned authority to seek order accordingly to get delete the entries of Ambedkar Family as appeared in Property Card Extracts in lease hold column and keep the name "Government" exclusively as only Holder of the Property. The said property bearing CTS No. 367, 368 & 369 was occupied by slum holders and out of the same CTS No. 368 & 369 area totally admeasuring 797 sq. mtrs. have been declared as "Slum" as per the provision of 'The Maharashtra Slum Areas Improvement, Clearance and Re-development Act, 1971' vide Gazette of Maharashtra State Govt. dated 28<sup>th</sup> March 1996 at page no. 533. Thereafter it seems as per last letter dated 07.12.2018 issued to City Survey Officer No.2 by Collector Office - Revenue Dept. regarding direction to delete





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lease holders name from property card CTS No. 367-369 by following due process. Which as per perusal of latest Property Card Extracts still the names of Lease Holders/their legal heirs appears on the revenue record/property card extracts.

It appears from the record that **Manav Promoters Pvt. Ltd.** having its office at CRU Mall, Office No. 401 to 405, 4<sup>th</sup> Floor, Main Gangadham Road, Bibvewadi, Pune-37 hereafter called as "Developer" being registered with Slum Rehabilitation Authority, Pune -Pimpri Chinchawad under category 'A' vide reg. bearing no. SRA/08/2011 dt. 27/05/2011, have obtained & filed Consent of more than 70% eligible hutments/slum dwellers as required to implement SRA Scheme as per the SRA norms. Accordingly, Developer have complied all the statutory requirements, get done the govt. demarcation of the said captioned property etc. thereafter Slum Rehabilitation Authority, Pune -Pimpri Chinchawad (Pune) caused to issued public notice dated 10.02.2016 in respect of the said Property to implement SRA Scheme by **M/s Manav Promoters Pvt. Ltd.** to call for objections if any; from public at large.

It appears from the record that the said property being Government land as required the said SRA Authority issued a Letter of Intent to seek the No Objection Certificate from The Collector, Pune on dated 12.02.2016 bearing no. ZPT/SP-UMK/Rasta Peth/390/2016 for implementation of SRA Scheme on the said land/property. However, it seems from the letter dt. 07.07.2016 submitted to SRA Authority, Pune- Pimpri Chinchwad by Developer **M/s Manav Promoters Pvt. Ltd.** stated that as per the Code of **SRA Rules SR-12 (ii)** states that in the event of such NOC not being given within the period of 30 days from the receipt of the Letter of Intent it shall be deemed to have been given. Accordingly the Developer have requested the SRA Authority to issue the Land Premium Challan (25% as per ASR) which Challan Amount Rs. 68,90,784/- have been paid by Developer on dated 16.03.2020 which need to be paid for sanction of building plan to thereby obtain the leasehold rights (30 years renewable for further period) of the land in favour of Developer for effective implementation of SRA Scheme.

Thereafter, the said **Manav Promoters Pvt. Ltd.** (a Company duly formed & registered under the provision of Companies Act, 1956) on conversion of **Manav Rehab Private Limited** as Transferee Company under the Scheme of Arrangement for Demerger of undertakings of **Manav Promoters Private Limited** and by virtue of NCLT Order dated 24.03.2017 & Conversion dated 30.03.2017 vide Deed of Declaration/Confirmation dated 11.10.2017 duly registered before Sub Registrar Haveli No. 17 at Serial No. 8618/2017 the said formerly known Developer **M/s Manav Promoters Private Limited** on conversion presently known as **MANV REHAB LLP** (LLPIN: AAJ0130) A Limited Liability Partnership Act, 2008 consisting of Partners as Mr. Rupesh Banthia and Mr. Pramod Mohanlal Bafna.





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That the provision of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply the said land.

That in respect of CTS No. 370 the City Survey Office No. 2 as per the Mutation Entry No.809 and by the Order dated 23.12.2013 of City Survey Officer No. 2 all other entries of Lease Holders & other entries were deleted from Property Card Extracts bearing CTS No. 370 since the property exclusively owned by Govt. It appears from the record that upon Conversion **Manav Rehab LLP** (a Limited Liability Partnership registered under the provision of LLP Act, 2008 having its office at CRU Mall, Office No. 401 to 405, 4<sup>th</sup> Floor, Main Gangadham Road, Bibvewadi, Pune-37) hereafter called as "Developer" being registered with Slum Rehabilitation Authority, Pune – Pimpri Chinchawad under category 'A' vide reg. bearing no. SRA/101/07 dt.11/09/2018,

That subsequently upon obtaining required consent from eligible hutments/slum dwellers of portion/property bearing CTS No. 370 my client Developer M/s **Manav Rehab LLP** have applied to get declared the remaining portion/property bearing CTS No. 370 as "Slum" as per the provision of 'The Maharashtra Slum Areas Improvement, Clearance and Re-development Act, 1971 and undertakes to pay the required 25% Najarana (Land Premium Challan) as per the current market value/ASR of the property and accordingly the Developer have requested the SRA Authority to issue the Land Premium Challan (25% as per ASR) which 10% Challan Amount Rs. 2,63,590/- have been paid by Developer on dated 29.09.2021 and remaining 15% amount will be paid by Developer to the Authority upon demand or as per the given stages which need to be paid for sanction of building plan to thereby obtain the leasehold rights (30 years renewable for further period) of the land in favour of Developer for effective implementation of SRA Scheme.

That, similarly thereafter upon compliance of all statutory norms/due diligence as laid down by SRA Authority the Developer have prepared composite building plan proposal in respect of both the adjoining land CTS No. 367, 368, 369 and CTS No. 370 "Hereinafter collectively called and referred to as the "Said Property/Land" through Architect Atrium Design Studio and SRA upon satisfied have got approved the Composite Building Plan vide Commencement Certificate जा. क्र. /झोपडा/नगररचना/मास्टर क्र. १९४/१२९४/२०२२ दि. १३.०९. २०२२, it appears that SRA in pursuance of Section 44 & 45 of MRTP Act, Section 253 & 254 of Maharashtra Municipal Corporation Act, 1949 and 'The Maharashtra Slum Areas Improvement, Clearance and Re-development Act, 1971 has granted permission to **M/s Manav Rehab LLP** to commence the construction on the said property as per the sanction layout and building plans and on the terms and conditions stated therein. and Developer thereby shifted the hutments from the said property and same is now vacant land.





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As part of the investigation of title of the said Government owning property I have carried out search of the captioned land/property for past 30 years from 1993 to 2022 in the offices of the concerned Sub Registrars, Pune of the available unmutilated Index-II record manually as well as I have also taken online search through the official website of IGR Department for the above period whereby I have not come across any registered entry/transaction in respect of captioned property which adversely affect the right, title, interest of 'government' owning land. Accordingly, receipt for the Search Fee paid vide online receipt bearing GRN No. MH1011327383202223E dated 28/11/2022 attached thereto.

As part of investigation of title of the said Government owning property I have also perused all past relevant revenue records, orders, documents etc. pertaining to the captioned property. It appears that some of the old revenue records, documents of the captioned property were torn, not readable or either not available with concerned offices to make detail scrutiny. However on the basis of the documents inspected by me and subject to the documents made available to me pertaining to the said captioned property and except the wrongful entries on made on property card extract in lease hold column i.e of Ambedkar family- legal heirs after demise of lease period and without any further extension of lease which entries under process of deletion from seeking orders from concerned authorities therefore, I am of the opinion that there is no epidemic to the title of 'government' as such the same is clean, clear, marketable and there is no outstanding encumbrance whatsoever nature and since the said captioned property occupied & possessed by hutments and declared as Slum the said Developer **M/s Manav Promoters Pvt. Ltd.** on compliance of legal requirements as laid down by SRA Authority shall confer the preferential rights to develop the said land, acquire the leasehold rights of the said land/property to enter into Agreement with Slum Holders to dispose off. free sale components, Slum TDR etc. as deem fit.

**(2) Name of Owner of the said lands :**

- 1) **MANAV REHAB LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having Office at CRU Mall, Office No. 401 to 405, 4th Floor, Main Gangadham Road, Bibvewadi, Pune-37, through their Designated Partners (1) Mr. Pramod Mohanlal Bafna and (2) Rupesh Suhas Banthia
- 2) The report reflecting the flow of the title of the **MANAV REHAB LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having Office at CRU Mall, Office No. 401 to 405, 4th Floor, Main Gangadham Road, Bibvewadi, Pune-37, through their Designated Partners (1) Mr. Pramod Mohanlal Bafna and (2) Rupesh Suhas Banthia on the said land is enclosed herewith as annexure.





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- 3) Qualifying Comment / remarks if any- the said Land/Property is owned by State Govt. as per Property Card Extracts which is occupied by Slum Dwellers/ Hutments and Slum Rehabilitation Authority have empowered to implement Slum Rehabilitation Scheme as per the rules laid down and upon compliance of all the legal criteria said Slum Rehabilitation Authority have conferred all the rights in terms of implementation of Slum Rehabilitation Scheme by the Developer M/s MANAV REHAB LLP and accordingly got sanctioned the Composite Building Plan Proposal to implement slum rehabilitation scheme on the said/land property

**(3) Sanction and Permission :**

It appears that the said MANAV REHAB LLP had caused building plans to be sanctioned in respect of the said lands and which were sanctioned by the Slum Rehabilitation Authority, Pune vide Commencement Certificate No. जा. क्र. झोपडा/नगररचना/मास्टर क्र. १९४/१२९४/२०२२ dated 13/09/2022.

**(4) Mortgage :**

It appears that the said property is clean, clear and free from any financial encumbrances.

**(5) Opinion :**

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 said Land/Property is owned by State Govt. as per Property Card Extracts which is occupied by Slum Dwellers/ Hutments and Slum Rehabilitation Authority have empowered to implement Slum Rehabilitation Scheme as per the rules laid down and upon compliance of all the legal criteria said Slum Rehabilitation Authority have conferred all the rights in terms of implementation of Slum Rehabilitation Scheme by the Developer M/s MANAV REHAB LLP and accordingly got sanctioned the Composite Building Plan Proposal to implement slum rehabilitation scheme on the said/land property.

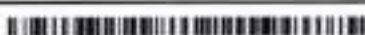
Encl : Annexure

Date: 28.11.2022



  
Adv. Vivek Kadam



GRN	MH011327383202223E	BARCODE											Date	28/11/2022-18:22:24				Form ID																																																																	
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Search Fee														TAX ID / TAN (If Any)																																																																					
Type of Payment														Other Items														PAN No.(If Applicable)																																																							
Office Name														HVL1_HAVELI NO1 SUB REGISTRAR														Full Name														ADVOCATE VIVEK P KADAM																																									
Location														PUNE																																																																					
Year														2022-2023 From 01/01/1992 To 28/11/2022														Flat/Block No.														C T S NO 367 368 369 370																																									
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Department ID : Mobile No. : 9921313330  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 सदर चालान "टायप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तऐवजासाठी लागू नाही.