

CHALLAN MTR Form Number-6



Name of Branch	Name of Bank	Cheque/DD No.	Cheque.	Payment Details BAN	Total								0030072201 SEARCH FEE	Account Head Details	Year 2018-2019 One Time	Location PUNE	Office Name HVL27_HAVELI 21		Search Fee Type of Payment Other Items	Department Inspector General Of Registration	
			Cheque-DD Details	BANK OF MAHARASHTRA							-				ne		HVL21_HAVELI 21 JOINT SUB REGISTRAR			Of Registration	
					750.00								750.00	Amount In Rs.							
Scroll No Date	Bank-Branch	Bank Date	Bank CIN		Words	Amount In		30years SEARCH FEE	Remarks (If Any)	PIN	Town/City/District	Area/Locality	Road/Street	Premises/Building	Flat/Block No.		Full Name	PAN No.(If Applicable)	TAX ID (If Any)		
Date		RBI Date	Ref. No.			Sev		\RCF	Any		Dist	Z.		uilo	ō.			ppli	ny)		⊢
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90129 , 29/01/2019	BANK OF MAHARASHTRA	28/01/2019-18:26:43 29/	02300042019012866543 190	FOR USE IN RECEIVING BANK		Seven Hundred Fifty Rupees Only		1 FEE	y)	4 1	rict	pune	f plot no 60/11	ling	erandwane		Adv sangeeta khot	cable)		Payer Details	0.00
90129 , 29/01/2019	BANK OF MAHARASHTRA	28/01/2019-18:26:43 29/01/2019	02300042019012866543 190282601388	FOR USE IN RECEIVING BANK		en Hundred Fifty Rupees Only		4 FEE))		rict	pune	f plot no 60/11	ling	erandwane		Adv sangeeta khot	cable)		Payer Details	0.00

Mobile No.: 9762077001 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document सदर चलान "टाइप ऑफ पेमेंट" गहरे नमुद कारणासाढीच लागु आहे. इतर कारणासाढी किंवा नोरंगी ग करावसात्सा दरसासाठी ताम् गारी. Validity

Digham sigyed JaD VIRTUAL ARE SUR MUMBA/02 Date: 2011/12/27 12:47:5:155 Reason Selure Document

Mrs. Sangeeta T Khot (Advocate) Tal. Mulshi, Dist. Pune 412108 Mob. No. 9561814433 Ug-156, Oxford Avenue, Lavale Phata, Pirangut,

TITLE OPINION AND TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

given by me pursuant to the request of my client Zelam Apartments consisting of six residential flats and a Garage constructed thereon, is Municipal Corporation and within Registration Sub District Taluka of Condominium, through its President. total admeasuring Erandwana Town Planning Scheme No. I, (City Survey No.104/12), Register Card (as per Deed of Declaration Final Plot No.61B/11), parcel of the This Title Opinion and Title Certificate in respect of all that piece and Taluka – and Registration Haveli (Pune City), District Pune within the limits of Pune property bearing Final Plot No.61/11 as 537.22 sq. mtrs. District of situated at Mouje Pune together with per Property Erandwana, building

the Members of the Condominium. 01. Name of the Owner and the names of the Apartment owners and

ZELAM APARTMENT CONDOMINIUM

having its office at Zelam Apartment registered under the provisions of Pune 411 004. Final Plot No.61B/11, Erandwana, An association of apartment owners The Maharashtra Apartment Ownership Act, 1970

Names of the Apartment owners i.e. Members of the Condominium

- 2) 3a) Mr. Sharad Ramchandra Kotwal
- Mrs. Sarla Gopichand Bhatia Mr. Abhay Balasaheb Mali



Mr. Prashant Balasaheb Mali

Smt. Leelavati Balasaheb Mali

Smt. Alka Balwant Sathaye

Vishwanath Balwant Sathaye

Mr. Dhanaji Jotiram Kenjle

3b) 3c) 4a) 4b) 5) Mr. Ameya Prakash Divekar

Pune 411 004. Final Plot No.61B/11, Erandwana, All residing at Zelam Apartment

02. Detailed description of the property:-

demolished for redevelopment and being bounded on its four sides as building consisting of six residential flats and a Garage which is being of Pune No.104/12), No.61B/11), Property Register All that piece and parcel of the land bearing Final Plot No.61/11 as per Taluka Erandwana, Taluka of Haveli and Municipal Corporation and total admeasuring 537.22 sq. mtrs. Erandwana Town Planning Scheme No. I, (City Survey - Haveli (Pune City), District Pune within the limits Card Registration District of Pune (as per Deed within Registration Sub District of Declaration Final Plot situated together with at Mouje

On or towards the

East By Road

South: By boundary of Final Plot No.64 (Ghaisas bungalow)

West : By Mutha Right Bank Canal Road

North : By Sub-Plot No.10 out of Final Plot No.61 (Prabodhan Society)

alongwith alongwith right of way for ingress and egress and along with all rights future T.D.R. and additional F.S.I. all rights 으 easement and appurtenances thereto and



03. Nature of Tenure:-

Freehold

04. Whether agricultural or non-agricultural:-

said property is used for non-agricultural purpose The captioned property is situated within the residential zone and the

05. Brief history of devolution of title:-

- Property) was owned by Mr. Sharad Ramchandra Kotwal. City), District Pune within the limits of Pune Municipal Corporation sq. mtrs. Scheme No. I, (City Survey No.104/12), total admeasuring 537.22 Declaration Final Plot No.61B/11), Erandwana Town Registration No.61/11 as All that piece and parcel of the property bearing Final Plot within situated at Mouje Erandwana, Taluka – Haveli (Pune District of Pune (Hereinafter referred to Registration per Property Register Sub District Card Taluka (as of. per Haveli Planning Deed as Said
- ii) Mr. Developer'); Partner Mr. M B Ketkar (Hereinafter referred to as 'the Erstwhile Agreement with M/s. B K Errectors, a Partnership Firm through its Sharad Ramchandra Kotwal executed ω Development
- known as "Zelam Apartments" consists of three floors (six flats) and development of the said property by constructing iii) The said erstwhile Developer got approved the plans from Pune concerned authorities of Pune Municipal Corporation; and the said Municipal Corporation and obtained a Commencement Certificate erstwhile Developer carried out and completed the and had obtained Completion certificate the from building



- dated 02/08/1984, which is duly registered at the Office of Sub submitted the said property to the provisions of The Maharashtra Errectors through its Partner Mr. M B Ketkar as Grantor No.2 iv) Mr. Sharad Ramchandra Kotwal as Grantor No.1 and M/s. B K 02/08/1984 Registrar, Apartment Ownership Act, 1970 by executing Deed of Declaration, Haveli No.1, Pune, at serial No.6018/1984, 9 N
- initially executed Agreements for Sale prospective Apartment in their favour. The said erstwhile owner and the purchasers and thereafter, had executed Deed of of Flats in favour of the said erstwhile Developer
- Property Register Card of the said property. vi) The name of Zelam Apartments Condominium is mutated on the
- vii) The Zelam Apartment Condominium consists of following Flats / Apartments and Garage which are owned by the Owner Nos. 1 to 6

Second
Second
First
First
Ground
Ground
Flat / Apartment Floor No. and Garage



dated 7th May 2019 in respect of the said property in favour of Serial No.7605/2019 and 7605/2019 respectively Gokhale Constructions through its sole Proprietor Mr. Vishal Vasant executed Gokhale. duly registered in the office of Sub-Registrar, Haveli No.21 at Zelam Apartments Condominium and its members have The Said Development Agreement and Power of Attorney Development Agreement and Power of Attorney both

Whether the said property is Tenancy Laws, Urban Land (Ceiling affected by any special enactment and Regulation) Act,

were not applicable to the holding of erstwhile owner as well as Zelam the Members of Zelam Apartment Condominium well as the State Government and the said property is in possession of (Ceiling & Regulation) Act, 1976 is repelled by Central Government as Apartment Condominium and its Members The provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and now the Urban Land

07. Whether there is any subsisting encumbrance on the said property / plot:-

property Members / Apartment Holders / Owners in respect of the adversely affecting the title of Zelam Apartment Condominium and its As per the search carried out for 30 years, by me in the Offices of Sub Registrar, Haveli, Pune, I have not noticed recording of any said entry plot /

whatsoever nature and the Developer Gokhale Apartment Holders / Owners are having valid, legal marketable title to my opinion subject to the development rights acquired by Gokhale I have perused all the documents referred in this Title Opinion, and in Constructions said property free from all kind of encumbrances Zelam Apartments Condominium Constructions has right and its Members and charges of



right to sell the new apartments, except the apartments agreed to be to be constructed on the said property. constructed for the existing apartment owners, out of the new building to construct a building consisting of residential apartments and further

returned to Zelam Apartments Condominium. All copies of the documents referred to above are inspected and

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Date - 13/05/2019

MRO GANGEERIA TOHY

(Mrs. Sangeeta T Khot)
Advocate