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TITLE OPINION AND TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This Title Opinion and Title Certificate in respect of all that piece and parcel of the property bearing Final Plot No.61/11 as per Property Register Card (as per Deed of Declaration Final Plot No.61B/11), Erandwana Town Planning Scheme No. 1, (City Survey No.104/12), total admeasuring 537.22 sq. mtrs. situated at Mouje Erandwana, Taluka – Haveli (Pune City), District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with building consisting of six residential flats and a Garage constructed thereon, is given by me pursuant to the request of my client Zelam Apartments Condominium, through its President.

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

ZELAM APARTMENT CONDOMINIUM

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

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

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



- 3b) Mr. Prashant Balasaheb Mali
- 3c) Smt. Leelavati Balasaheb Mali
- 4a) Smt. Alka Balwant Sathaye
- 4b) Mr. Vishwanath Balwant Sathaye
- 5) Mr. Dhanaji Jotiram Kenjle
- 6) Mr. Ameya Prakash Divekar

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

02. Detailed description of the property:-

All that piece and parcel of the land bearing Final Plot No.61/11 as per Property Register Card (as per Deed of Declaration Final Plot No.61B/11), Erandwana Town Planning Scheme No. 1, (City Survey No.104/12), total admeasuring 537.22 sq. mtrs. situated at Mouje Erandwana, Taluka – Haveli (Pune City), District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with building consisting of six residential flats and a Garage which is being demolished for redevelopment and being bounded on its four sides as under:-

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



03. Nature of Tenure:-

Freehold

04. Whether agricultural or non-agricultural:-

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

05. Brief history of devolution of title:-

i) All that piece and parcel of the property bearing Final Plot No.61/11 as per Property Register Card (as per Deed of Declaration Final Plot No.61B/11), Erandwana Town Planning Scheme No. I, (City Survey No.104/12), total admeasuring 537.22 sq. mtrs. situated at Mouje Erandwana, Taluka – Haveli (Pune City), District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune (Hereinafter referred to as Said Property) was owned by Mr. Sharad Ramchandra Kotwal.

ii) Mr. Sharad Ramchandra Kotwal executed a Development Agreement with M/s. B K Erectors, a Partnership Firm through its Partner Mr. M B Ketkar (Hereinafter referred to as 'the Erstwhile Developer');

iii) The said erstwhile Developer got approved the plans from Pune Municipal Corporation and obtained a Commencement Certificate and the said erstwhile Developer carried out and completed the development of the said property by constructing the building known as "Zelam Apartments" consists of three floors (six flats) and One Garage and had obtained Completion certificate from the concerned authorities of Pune Municipal Corporation;



iv) Mr. Sharad Ramchandra Kotwal as Grantor No.1 and M/s. B K Erectors through its Partner Mr. M B Ketkar as Grantor No.2 submitted the said property to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing Deed of Declaration, dated 02/08/1984, which is duly registered at the Office of Sub Registrar, Haveli No.1, Pune, at serial No.6018/1984, on 02/08/1984.

v) The said erstwhile owner and the said erstwhile Developer initially executed Agreements for Sale of Flats in favour of the prospective purchasers and thereafter, had executed Deed of Apartment in their favour.

vi) The name of Zelam Apartments Condominium is mutated on the Property Register Card of the said property.

vii) The Zelam Apartment Condominium consists of following Flats / Apartments and Garage which are owned by the Owner Nos. 1 to 6

Sr. No.	Name of the Owner	Flat / Apartment No. and Garage	Floor	Carpet Area of the Flat Sq. Ft.
1.	Mr. Kotwal	1	Ground	1230
2.	Mrs. Bhatia (Flat+Garage)	2	Ground	623 including area of garage
3.	Mr. Mali	3	First	1027
4.	Mr. Sathaye	4	First	810
5.	Mr. Kenjle	5	Second	1046
6.	Mr. Divekar	6	Second	810



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

06. Whether the said property is affected by any special enactment such as Tenancy Laws, Urban Land (Ceiling and Regulation) Act, 1976:-

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

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

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 entry adversely affecting the title of Zelam Apartment Condominium and its Members / Apartment Holders / Owners in respect of the said plot / property.

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



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

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

Pune

Date – 13/05/2019



(Mrs. Sangeeta T Khot)
Advocate