

Adv. Nikhil Raju Aarsiddha

R/at - 785 Ganj Peth, near Rajat glasses, Pune - 411042.

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To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 33, Admeasuring Area 526.50 Sq Mtrs., out of sanctioned layout carved out of S. No. 585, CTS No. 3277, situated at Munjeri, Bibawewadi, Taluka: Haveli, District: Pune (hereinafter referred to as "said Plot"), along with the building constructed thereon by name "Gautam Apartment" within the limits of Pune Municipal Corporation and under the jurisdiction of Sub-Registrar Haveli, Taluka Haveli, District- Pune (hereinafter referred as the "said Property").

I have investigated the title of the said property on the request of **Gautam Apartment Co-Operative Housing Society Ltd**, and following documents i.e.: -

- 1) Description of the property.
- 2) Sale Deed dated 18/07/1975.
- 3) Cancellation Deed dated 12/02/1970.
- 4) Deed of Conveyance dated 18/11/221.
- 5) Search report for 30 years from 1992 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 title of Gautam Apartment Co-Operative Housing Society Ltd. as the Owner of the said Property is clear, marketable and without any encumbrances.

Owner of the said Property:

1. Gautam Apartment Co-Operative Housing Society Ltd. - Plot No. 33, Admeasuring Area 526.50 Sq Mtrs., out of sanctioned layout carved out of S. No. 585, CTS No. 3277, situated at Munjeri, Bibawewadi, Taluka: Haveli, District: Pune, along with the building constructed thereon by name "Gautam Apartment" within the limits of



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Pune Municipal Corporation and under the jurisdiction of Sub-Registrar Haveli,
Taluka Haveli, District- Pune

The report reflecting the flow of the title of Gautam Apartment Co-Operative Housing Society Ltd. as the owner is enclosed herewith as an annexure.

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Search Report for the last 30 years from 1992 to 2022, bearing Challan No. MH006089213202122E dated 10/09/2021 and Challan No. MH0061115112021E dated 12/09/2021
- 2) After the demise of Sheth Mulraj Khatav, his legal heirs namely Dharamsing Mulraj Khatav, Laxmidas Mulraj Khatav, Chandrakant Mulraj Khatav, and Lalitkumar Mulraj Khatav were recorded as the owners in revenue records of the said land vide mutation entry No. 10036.
- 3) M/s. Khatav Brothers Pvt. Ltd was recorded as the owner as Dharamsing Mulraj Khatav, Laxmidas Mulraj Khatav, Chandrakant Mulraj Khatav, and Lalitkumar Mulraj Khatav assigned all their rights in favour of M/s. Khatav Brothers Pvt. Ltd. The said transaction was recorded vide mutation entry no. 10317.
- 4) Vide Cancellation Deed dated 12/02/1970, the sale transaction carried out between M/s. Khatav Brothers Pvt. Ltd with respect to the said land to M/s. Pearl Thread Mills Pvt. Ltd. the sale deed was cancelled due to some transaction problem.



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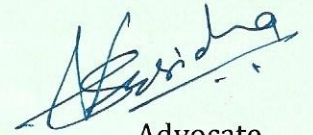
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- 5) Post dissolution of M/s. Khatav Brothers Pvt. Ltd, Abhay Laxmidas Khatav, Dharamsing Mulraj Khatav, Chandrakant Mulraj Khatav, and Lalitkumar Mulraj Khatav were recorded as the owners of the said land in the revenue records vide mutation entry no. 10913.
- 6) By virtue of the Sale Deeds in the year 1973, Dharamsig Mulraj Khatav and others sold the most of the plots of the land along with Plot No. 33 to M/s. Bafna Naik and Associates through its Partners Maniklal Bafna and Manohar Naik. The said transaction was recorded in the revenue records of the said plot by mutation entry no. 10994.
- 7) By virtue of the sale deed dated 18.07.1975 M/S. Bafna Naik and Associate Through Its Partners Maniklal Bafna and Manohar Naik sold the said plot to Mr. Ajit Maniklal Bafna. Mr. Ajit Maniklal Bafna had entered their names in 7/12 extract of the said plot by mutation entry no. 14742 dated 18/10/1980.
- 8) After the demise of Mr. Ajit Maniklal Bafna, his legal heirs namely Kanak Ajit Bafna, Yogesh Ajit Bafna and Paresh Ajit Bafna were recorded as the owners in revenue records of the said Plot vide mutation entry No. 10036.
- 9) Subsequently, vide Deed of Conveyance dated 18/11/2021, the legal heirs of the late Mr. Ajit Maniklal Bafna conveyed, transferred and assigned all the rights, title and interests of the said Property in the favour of "Gautam Apartment Co-Operative Housing Society Ltd.". The Deed of Conveyance has been registered at the registrar office of Sub-Registrar Haveli No. 4 at Sr. No. 11582/2021 on 18.11.2021.

Date :-01/11/2022




Advocate

Nikhil Raju Aarsiddha
M.Com., LL.B
ADVOCATE
MAH/10632/2021