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Ref. :

Date :

FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA,
Pune,

LEGAL TITLE REPORT

SUB; Title Certificate in respect of the Sub-Plot No. 01, admeasuring about 1055.19 sq mtrs i.e. 11358 sq feet, carved out of TP Scheme 01; Final Plot No. 448 (CTS No. 1060) situated at Village; Bhamburda (Shivaji Nagar), Taluka; Haveli, District; Pune and within the local limits of Pune Municipal Corporation.

I have investigated the title of the said plot on the request of my client "Swaragandha (Canara Bank Employees) CHS Ltd" vide GRN; MH 009473431202122E dtd; 30.11.2021.

1) Description of Property;- All that piece and parcel of the land bearing Sub-Plot No. 01, admeasuring about 1055.19 sq mtrs i.e. 11358 sq feet carved out of 'TP Scheme 01' Final Plot No. 448 (CTS No. 1060), situated at Village; Bhamburda (Shivaji- Nagar Pune); Taluka; Haveli, District-Pune, within the local limits of Pune Municipal Corporation (which is herein after referred-to as the **Said Land**) owned by "Swaragandha (Canara Bank Employees) Co-op Hsg Society Ltd", forms the part of this report,-

- a) The Document of Allotment of Plot; **Property Card (PRC)**.
- b) PRC issued by the City Survey Office, Pune City, dtd; 24.01.1976.
- c) Search Report for 30 years i.e. from Nov 1991 till Nov 2021.



2) On perusal of the above mentioned documents relating to the title of the said property, I am of the opinion that the Title of "Swaragandha (Canara Bank Employees) Co-operative Housing Society Ltd" having its Registration No. PNA/HSG/1162/75 dtd; 31.10.1975 is clean, clear and marketable.

OWNER OF THE LAND; 1) Upon perusal of Property Card of the said land it appears that "Swaragandha (Canara Bank Employees) Co-op Hsg Society Ltd" is the owner of the land situated at the Sub-Plot No. 01 admeasuring about 1055.19 sq mtrs carved out of Final Plot No. 448 (TP Scheme -01) and having CTS No. 1060 of Village; Bhamburda (Shivaji-Nagar), Taluka-Haveli, Dist-Pune and within the limits of Pune Municipal Corporation.

2) Qualifying remarks;- the Sale Deed having its Registration No. 2969/1975 dtd; 28.11.1975 (Haveli-01, Pune) is signed, made and executed by the land owners Smt. Kondabai Bapurao Sakore & Smt. Yamunabai Chhabaji Dhankude favoring the said society whereby, the absolute right, title and interest of the said land i.e. Sub-Plot No. 01, carved out of Final Plot No. 448 (TP Scheme 01), Shivaji-Nagar Pune, is conveyed in the name of the said Swaragandha CHS Ltd.

3) The Report reflecting the flow of the title of the Owner Society on the said land is enclosed herewith as Annexure.

At Pune, on this 02.12.2021.



Advocate
Shrikant Gosavi.

Encl; Annexure.

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FLOW OF THE TITLE OF THE SADI LAND

Sr. No.

1) Property Card as on the date of application for Registration;

The Name of "**Swaragandha** (Canara Bank Employees) Co-operative Housing Society Ltd" appears on the Property Card in respect of the said land, being the holder thereof.

2) Mutation Entry dtd; 24.01.1976.

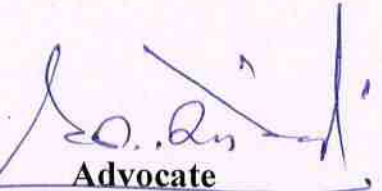
3) Search for 30 years taken i.e. from November 1991.

4) Any other relevant title;- NO.

5) Litigation if any; NO.

Date; 02.12.2021




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"ANNEXURE"
(Title flow)

Upon perusal of the copies of the documents and also the search at Haveli (Pune) in respect of the land situated at Sub-Plot No. 01 admeasuring about 1055.19 sq mtrs carved out of Final Plot No. 448 (TP Scheme -01) and having CTS No. 1060 of Village; Bhamburda (Shivaji-Nagar), Taluka-Haveli, Dist-Pune and within the limits of Pune Municipal Corporation & owned by 'Swaragandha (Canara Bank Employees) Co-operative Housing Society Ltd', it appears that,-

(a) The abovementioned land i.e. Sub-Plot No. 01 admeasuring about 1055.19 sq mtrs carved out of Final Plot No. 448 (TP Scheme -01) and having CTS No. 1060 of Village; Bhamburda (Shivaji-Nagar), Taluka-Haveli, Dist-Pune and within the limits of PMC was originally owned by Mr. Bhiku Bin Kedari Bahirat.

(b) The said land owner died intestate on 03.11.1949 & his Wife Mrs. Rajubai Bahirat died on 03.12.1969 leaving behind her last WILL & Testament dtd; 27.11.1965 duly Registered at Haveli-01 (Pune) vide its Regn No. 2761/1965 whereby she bequeathed her entire share in the said land to & in the joint names of her THREE Daughters viz; (i) Smt. Kondabai Bapurao Sakore (ii) Smt. Yamunabai Chhabaji Dhankude and (iii) Smt. Somabai Damu Kunjir, in equal proportion.

(c) Smt. Somabai Damu Kunjir died on 30.03.1971 leaving behind her last WILL dtd; 18.03.1971 duly Registered at Haveli-02, Pune vide its Regn No. 638/1971 whereby she bequeathed her entire share in the said land in the names of her two sisters viz; Smt. Kondabai Sakore & Smt. Yamunabai Dhankude equally.

(d) By virtue of the Testamentary Succession Smt. Kondabai Sakore & Smt. Yamunabai Dhankude became absolute owners of the said land.

