

Nitin K. Joshi

B.Sc.(Hons.) LL.B. (Advocate)

Office: Flat No.461, Building No.32, Pushpak Shree Co-op. Housing Society, Datta Mandir Chowk, Opp. Garden, Lokmanyagar, Sadashiv Peth, Pune 411 030
Court : Chamber No.B-10, Shivajinagar, Court Campus, Pune 411 005
Tel. (020) 24320655, Mobile : 98220-75030

Date : 11/02/2022

FORMAT - A

(Circular No. :- 28/2021)

To,
Maha RERA,
Pune.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the land/property situated at C.T.S. No. 213 (Old C.T.S. No. 177) admeasuring about 9910 Sq. Ft. i.e. 920.66 Sq. Mtrs. along with Old Building No. 32 thereon owned by Pushpakshree Sahakari Griha Rachana Sanstha Maryadit and the land / property situated at C.T.S. No. 213 (Old C.T.S. No. 177) admeasuring about 8750 Sq. Ft. i.e. 813.19 Sq. Mtrs. along with Old Building No. 33 thereon owned by Swami Sahakari Griha Rachana Sanstha Maryadit, Lokmanyagar, Sadashiv Peth, Tal. Haveli, Dist. Pune. (Hereinafter referred as the "SAID PROPERTY")

I have investigated the title of the said property on the request of M/S. NUTAN DEVELOPERS, Office No. 401, Varad Building, Lokmanyagar, PUNE - 411 030 and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTIES UNDER THIS TITLE OPINION:-

- a) All that piece and parcel of land and ground situated at Plot No. 32 admeasuring about 9910 Sq. Ft. i.e. 920.66 Sq. Mtrs. along with Old Building No. 32, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Peth, Pune and bounded as under:

On or towards East	Building No. 33, Lokmanyagar
On or towards South	Internal Road, Lokmanyagar
On or towards West	Building of Gurudutta Co.Op. Housing Society
On or towards North	Remaining portion out of Sadashiv Peth, Pune
	Final Plot No. 4/3 E. (Mauli Shree Co.Op. Housing Society Ltd.)

Along with all structures, edifices, trees, water, water courses etc. standing therein without reserving any rights, things etc. and along with right to use permissible TDR as may be permitted by concerned authority from time to time and further along with right to use internal roads being permanent easement right of way and without reserving any right, title and interest under whatsoever head in or towards aforesaid property.

Hereinafter for the sake of brevity and convenience aforesaid property referred to as **SCHEDULE I PROPERTY**.

- b) All that piece and parcel of land and ground situated at Plot No. 32 admeasuring about 8750 Sq. Ft. i.e. 813.19 Sq. Mtrs. along with Old Building No. 33, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Petli, Pune and bounded as under:

On or towards East	Commercial space and shops
On or towards South	Internal Road, Lokmanyagar
On or towards West	Building No. 32, Lokmanyagar
On or towards North	Bageshree Society, City Survey No. 212

Along with all structures, edifices, trees, water, water courses etc. standing therein without reserving any rights, things etc. and along with right to use permissible TDR as may be permitted by concerned authority from time to time and further along with right to use internal roads being permanent easement right of way and without reserving any right, title and interest under whatsoever head in or towards aforesaid property.

Hereinafter for the sake of brevity and convenience aforesaid property referred to as **SCHEDULE II PROPERTY**.

Hereinafter for the sake of brevity and convenience aforesaid properties are collectively referred to as **THE SAID PROPERTY**.

2) THE DOCUMENTS OF ALLOTMENT OF THE SAID PROPERTY :-

Since the said property has been formed out of Schedule I and Schedule II Properties, I will deal with all the properties separately as under :-

i) DOCUMENTS PERUSED BY ME AS UNDER FOR SCHEDULE I and SCHEULE II PROPERTY:

- 01) Property Card Extract of the said property
- 02) Mutation Entries on the Property Card Extract

- 03) Lease Deed dated 20/01/1995 for 99 years executed by Maharashtra Housing and Area Development Authority, Pune in favour of Pushpakshree Sahakari Griha Rachana Sanstha Maryadit in respect of Schedule I Property which is registered at Sr. No. 390 at the office of Joint Sub Registrar, Haveli No. 1, Pune.
 - 04) Sale Deed dated 20/01/1995 of the structure of Building No. 32 on Plot No. 32 executed by Maharashtra Housing and Area Development Authority, Pune in favour of Pushpakshree Sahakari Griha Rachana Sanstha Maryadit in respect of Schedule I Property which is registered at Sr. No. 399 at the office of Joint Sub Registrar, Haveli No. 1, Pune.
 - 05) Lease Deed dated 06/10/1995 for 99 years executed by Maharashtra Housing and Area Development Authority, Pune in favour of Swami Sahakari Griha Rachana Sanstha Maryadit in respect of Schedule II Property which is registered at Sr. No. 7071 at the office of Joint Sub Registrar, Haveli No. 1, Pune.
 - 06) Sale Deed dated 06/10/1995 of the structure of Building No. 33 on Plot No. 33 executed by Maharashtra Housing and Area Development Authority, Pune in favour of Swami Sahakari Griha Rachana Sanstha Maryadit in respect of Schedule II Property which is registered at Sr. No. 7072 at the office of Joint Sub Registrar, Haveli No. 1, Pune.
 - 07) No Objection Certificate from I.O.D. Purpose for Proposed Redevelopment of Schedule I and Schedule II Properties issued by Maharashtra Housing and Area Development Authority, Pune.
 - 08) Layout plans and Commencement Certificate mentioned hereunder.
 - 09) Receipt of Payment of Rs. 3,02,74,775/- made to Maharashtra Housing and Area Development Authority, Pune for redevelopment of the said property.
- 3) Property Card Extract of the said property
 - 4) Search report for 30 years from 1993 to 2022 (till 10/02/2022)

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 (following owner / promoter / developer / company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land :-

- 1) The land mentioned in the description of Schedule I and Schedule II properties is owned by Maharashtra Housing and Area Development Authority. Pushpakshree Sahakari Griha Rachana Sanstha Maryadit is Lessee of the Plot No. 32 admeasuring about 9910 Sq. Ft. i.e. 920.66 Sq. Mtrs. and is owner of Old Building No. 32, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Peth, Pune. Swami Sahakari Griha Rachana Sanstha Maryadit is Lessee of the Plot No. 33 admeasuring about 8750 Sq. Ft. i.e. 813.19 Sq. Mtrs. and is owner of Old Building No. 33, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Peth, Pune.
- 2) Qualifying comments / remarks if any :- As per the flow of title report.
- 4) The report reflecting the flow of the title of (Owner/Promoter/ Developer/Company) on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date : 11-02-2022

mfjoshi
Advocate

FORMAT - A

(Circular No. : 28/2021)

FLOW OF THE TITLE OF THE SAID LAND /PROPERTY

i) BRIEF HISTORY OF THE SCHEDULE I PROPERTY:-

The whole of the C.T.S. No.213, Sadashiv Peth, Pune, admeasuring about 66000 Sq. Mtrs. was owned by Shrimant Madhavrao (alias Raosaheb) Narayanrao Patwardhan. The Property Card of the said Survey No. 213 was opened on 24/08/1955. The said whole of C.T.S. No. 213, Sadashiv Peth, Pune was Inam land to Shrimant Madhavrao (alias Raosaheb) Narayanrao Patwardhan and the said Inam was abolished on 09/08/1955. Thereafter on 12/08/1958 the Provisions of Measurements and Weights Act and Indian Coinage Act were made applicable to the said C.T.S. No. 213 and the Measurements were converted Metric System. Thereafter by an Award bearing No. LAO/28-3277 dated 16/12/1980 was passed by Special Land Acquisition Officer No. 14, Pune and the said C.T.S. No. 213 was acquired for Maharashtra Housing and Area Development Authority, Pune (Hereinafter referred to as MHADA). The MHADA constructed several buildings on the said C.T.S. No. 213 and gave the tenements therein to various flood affected persons during Panshet Floods.

The Tenants residing in Schedule I Property formed a Co-Operative Society under the name and style Pushpakshree Sahakari Griha Rachana Sanstha Maryadit having registration no. PNA/(PNA)/Hsg./04) 550/86-87 dated 31/03/1987. Thereafter MHADA executed Lease Deed dated 20/01/1995 for 99 years in favour of Pushpakshree Sahakari Griha Rachana Sanstha Maryadit in respect of Plot No. 32 of **SCHEDULE I PROPERTY** which is registered at Sr. No. 390 at the office of Joint Sub Registrar, Haveli No. 1, Pune.

On the same date a Sale Deed dated 20/01/1995 of the in respect of structure of Building No. 32 on Plot No. 32 i.e. the **SCHEDULE I PROPERTY** executed by MHADA, Pune in favour of Pushpakshree Sahakari Griha Rachana Sanstha Maryadit which is registered at Sr. No. 38 at the office of Joint Sub Registrar, Haveli No. 1, Pune.

As such the Pushpakshree Sahakari Griha Rachana Sanstha Maryadit is a Lessee of the Plot No. 32 admeasuring about 9910 Sq. Ft. i.e. 920.66 Sq. Mtrs. and is owner of Old Building No. 32, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Peth, Pune.

The structure of said building No. 32 became very old and therefore the members of the society decided to develop the Schedule I Property through a bonafide Developer and invited the offers from various Developers for redevelopment of Schedule I property. It seems that the offer of M/s. Nutan Developer was highest and therefore it was decided that the redevelopment work of the Schedule I Property should be given to the said M/s. Nutan Developer. Thereafter the procedure in the Maharashtra Co-Operative Societies Act, 1960 was followed by the Pushpakshree Sahakari Griha Rachana Sanstha Maryadi and a General Body Meeting was held on 24/02/2020 in presence of Deputy District Registrar Co-Operative Societies, Pune City, Pune and unanimously a Resolution No. 49 dated 24/02/2020 came to be passed in favour of M/s. Nutan Developer.

Thereafter the said society and its members executed a registered Development Agreement and Power of Attorney both dated 28/12/2021 in favour of M/s. Nutan Developer for the development of the Schedule I Property by demolition the old structure thereon. The said Development Agreement and Power of Attorney are registered at Sr. Nos. 20570 and 20571 on 29/12/2021 at the office of Jt. Sub Registrar, Haveli No.11, Pune.

One of the member of Pushpakshree Sahakari Griha Rachana Sanstha Maryadi viz. Mr. Dinesh Fulchand Rathod was not available for signatures on Development Agreement and Power of Attorney both dated 29/12/2021 and as such he executed a Deed of Confirmation dated 27/01/2022 in favour of M/s. Nutan Developer and accepted the terms and conditions of the Development Agreement dated 29/12/2021. The said Mr. Dinesh Fulchand Rathod also executed a Power of Attorney dated 27/01/2022 in favour of M/s. Nutan Developer. The said Deed of Confirmation and Power of Attorney are registered at Sr. Nos. 1698 and 1700 on 27/01/2022 at the office of Jt. Sub Registrar, Haveli No. 23, Pune.

Therefore the said M/s. Nutan Developer has right to develop the Schedule I Property and as per the terms of said above mentioned Development Agreement, M/s. Nutan Developer has been authorized to develop the Schedule I property by amalgamating it with Schedule II Property.

II) BRIEF HISTORY OF THE SCHEDULE II PROPERTY:-

The whole of the C.T.S. No.213, Sadashiv Peth, Pune, admeasuring about 66000 Sq. Mtrs. was owned by Shrimant Madhavrao (alias Raosaheb) Narayanrao Patwardhan. The Property Card of the said Survey No. 213 was opened on 24/09/1968. The said whole of C.T.S. No. 213, Sadashiv Peth, Pune was Inam land to Shrimant Madhavrao (alias Raosaheb) Narayanrao Patwardhan and the said Inam was abolished on 09/08/1965. Thereafter on 12/06/1968 the Provisions of Measurements and Weights Act and Indian

Coinage Act were made applicable to the said C.T.S. No. 213 and the Measurements were converted Metric System. Thereafter by an Award bearing No. LAO/28-3277 dated 16/12/1980 was passed by Special Land Acquisition Officer No. 14, Pune and the said C.T.S. No. 213 was acquired for Maharashtra Housing and Area Development Authority, Pune (Hereinafter referred to as **MHADA**). The MHADA constructed several buildings on the said C.T.S. No. 213 and gave the tenements therein on rent to various flood affected persons during Panshet Floods.

The Tenants residing in Schedule II Property formed a Co-Operative Society under the name and style Swami Sahakari Griha Rachana Sanstha Maryadit having registration no. PNA/(PNA)/Hsg./TC/3189/94-95 dated 30/01/1995. Thereafter MHADA executed Lease Deed dated 06/10/2015 for 99 years in favour of Swami Sahakari Griha Rachana Sanstha Maryadit in respect of Plot No. 33 of **SCHEDULE II PROPERTY** which is registered at Sr. No. 7071 at the office of Joint Sub Registrar, Haveli No. 1, Pune.

On the same date a Sale Deed dated 06/10/1995 of the in respect of structure of Building No. 33 on Plot No. 33 i.e. the **SCHEDULE II PROPERTY** executed by MHADA, Pune in favour of Swami Sahakari Griha Rachana Sanstha Maryadit which is registered at Sr. No. 7072 at the office of Joint Sub Registrar, Haveli No. 1, Pune.

As such the Swami Sahakari Griha Rachana Sanstha Maryadit is a Lessee of the Plot No. 33 admeasuring about 8750 Sq. Ft. i.e. 813.19 Sq. Mtrs and is owner of Old Building No. 33, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Peth, Pune.

The structure of said building No. 33 became very old and therefore the members of the society decided to develop the Schedule II Property through a bonafide Developer and invited the offers from various Developers for redevelopment of Schedule II property. It seems that the offer of M/s. Nutan Developer was highest and therefore it was decided that the redevelopment work of the Schedule II Property should be given to the said M/s. Nutan Developer. Thereafter the procedure in the Maharashtra Co-Operative Societies Act, 1960 was followed by the Swami Sahakari Griha Rachana Sanstha Maryadit and a General Body Meeting was held on 24/02/2020 in presence of Deputy District Registrar Co-Operative Societies, Pune City, Pune and unanimously a Resolution No. 1 dated 24/02/2020 came to be passed in favour of M/s. Nutan Developer.

Thereafter the said society and its members executed a registered Development Agreement and Power of Attorney both dated 10/12/2021 in favour of M/s. Nutan Developer for the development of the Schedule II Property by demolition

the old structure thereon. The said Development Agreement and Power of Attorney are registered at Sr. Nos. 21121 and 21122 on 13/12/2021 at the office of Jt. Sub Registrar, Haveli No.23, Pune.

Therefore the said M/s. Nutan Developer has right to develop the Schedule II Property and as per the terms of said above mentioned Development Agreement, M/s. Nutan Developer has been authorized to develop the Schedule II property by amalgamating it with Schedule I Property.

- iii) Thereafter, the said both the societies i.e. Pushpakshree Sahakari Griha Rachana Sanstha Maryadit and Swami Sahakari Griha Rachana Sanstha Maryadit through the Developer approached MHADA for permission to redevelop the said property. The MHADA issued NOC for IOI purpose and for redevelopment of the said property vide its NOC No. CO/PBI/ARCH./NOC/80/58 /2021 dated 27/12/2021 and some conditions have been imposed in the said N.O.C. Thereafter the Schedule I Property and Schedule II Property were amalgamated and the construction plans were sanctioned by Pune Municipal Corporation vide its Commencement Certificate No. CC/3216/21 dated 11/01/2022.

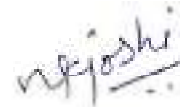
SEARCH REPORT:-

Advocate Pritam V. More has taken search of Index II registers kept at the offices of Jt. Sub Registrar, Haveli, Pune for last 30 years i.e. from 1993 to 2022 (till 10/02/2022). He has submitted his search report dated 11/02/2022 to me, he has not found any detrimental entry in the said registers. The said search report is subjected to the non-availability of the registers mentioned therein.

TITLE OPINION:-

On the basis of the above mentioned description and papers supplied to me, I am of the opinion that the MHADA is the owner of the lands from Schedule I Property and Schedule II Property and Pushpakshree Sahakari Griha Rachana Sanstha Maryadit is Lessee of the Plot No. 32 admeasuring about 9910 Sq. Ft. i.e. 920.66 Sq. Mtrs. and is owner of Old Building No. 32, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district. Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Path, Pune. Swami Sahakari Griha Rachana Sanstha Maryadit is Lessee of the Plot No. 33 admeasuring about 8750 Sq. Ft. i.e. 813.19 Sq. Mtrs. and is owner of Old Building No. 33, bearing C.T.S. No. 213 (Old C.T.S. No. 177) within the registration sub district. Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation Lokmanyagar, Sadashiv Path, Pune. On the basis of above mentioned Development Agreements and Power of Attorneys, the said M/s. Nutan Developer has right to develop the said Property by amalgamating both the properties i.e.

Schedule I and Schedule II Properties together. My title opinion in respect of the said property is subject to the above limitations and documents provided by the Client.


ADVOCATE

Encl.

- 1) Search Fees Chalan of Rs. 525/- GRN No. MH012898658202122U dated 09/02/2022
- 2) Search Fees Chalan of Rs. 225/- GRN No. MH012956227202122U dated 10/02/2022
- 3) Search Receipt No. 1112304027 dated 09/02/2022
- 4) Search Report dated 11/02/2022

PRITAM V. MORE

LL.B., LL.M. (Advocate)

Bungalow No. 16, Yashoda, Nivara Society, Near Shiv Temple, Bhakti Marg,
Dhankawadi, Pune - 411 043.

M. No. 9175009160, e-mail advpvmore@gmail.com

Date: 11/02/2022

SEARCH REPORT

At the instance of ADV. NITIN K. JOSHI, Office at : Flat No. 461, Building No.32, Pushpak Shree Co-op Hsg. Soc. Ltd, Datta Mandir Chowk, Opp. Garden, Lokmanyagar, Sadashiv Peth, Pune-411030.I have conducted the search of the properties more particularly described in the Schedule written herein below on the basis of documents given for my perusal and specifically mentioned hereunder.

SCHEDULE

DESCRIPTION OF THE PROPERTIES – THE SUBJECT MATTER OF THIS SEARCH REPORT

A) All that piece and parcel of land and ground situated within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation bearing C.T.S. No. 213 (Old C.T.S. No. 177) admeasuring about **9910 Sq. Ft. i.e. 920.66 Sq. Mtrs.** along with **Old Building No. 32** Lokmanyagar, Sadashiv Peth, Pune and bounded as under:

On or towards East	Building No. 33, Lokmanyagar
On or towards South	Internal Road, Lokmanyagar
On or towards West	Building of Gurudutta Co.Op. Housing Society
On or towards North	Remaining portion out of Sadashiv Peth, Pune Final Plot No. 4/3 E, (Maulishree Co.Op. Housing Society Ltd.)

B) All that piece and parcel of land and ground situated within the registration sub district, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation bearing C.T.S. No. 213 (Old C.T.S. No. 177) admeasuring about **8750 Sq. Ft. i.e. 813.19 Sq. Mtrs.** along with **Old Building No. 33** Lokmanyagar, Sadashiv Peth, Pune and bounded as under:

On or towards East	Commercial space and shops
On or towards South	Internal Road, Lokmanyagar
On or towards West	Building No. 32, Lokmanyagar
On or towards North	Bageshree Society, City Survey No. 212

The Search Fees is paid vide e-challan bearing No. MH012896658202122U dated 09/02/2022 and e-challan bearing No. MH012956227202122U dated 10/02/2022 are attached herewith. The receipt bearing no. 1112304027/2022 is also attached herewith.

I have taken search for last 30 years from 1992 to 2022 of the said properties I have taken physical and online search from available records of entries.

I have caused physical search in respect of the said properties (more particularly described in the 'SCHEDULE' written hereinabove) at the offices of Sub Registrars, Haveli No. 1, Pune for period of 1992 to 2001 and I have also taken online search for period of 2002 to 2022 through e-search portal <https://esearchigr.maharashtra.gov.in>. However Index II Registers records at the offices of Sub Registrar Haveli are not maintained properly and are in torn and mutilated condition.

As from the 1st of November 2005, onwards the registration process has been made parallel in all 26 registration offices, however, computerised record has not been made available to cause search from the records of all 26 registration offices, due to which instant search report is subject to digital data and record maintained by the Department of Registration, Maharashtra.

I have not come across any detrimental transactions in respect of the said properties in the search at the offices of Sub Registrars, Haveli No. 1, Pune and through e-search portal.

Pune

Date: 11/02/2022



PRITAM V. MORE
Advocate

Issued by me.

Note: The search report is issued on available records.



CHALLAN
MTR Form Number-6



GRN	MH01286656002122U		BARCODE			Date	09/02/2022-15:37:12		Form ID	
Department Inspector General Of Registration						Payer Details				
Search Fee						TAX ID / TAN (If Any)				
Type of Payment Other Items						PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR,PUNE URBAN						Full Name		PRITAM VISHVANATH MORE		
Location PUNE						Flat/Block No.				
Year 2021-2022 One Time						Premises/Building				
Account Head Details				Amount in Rs.		Road/Street				
0000072201 - SEARCH FEE				525.00		Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any)				
Total				525.00		Amount in Words		Five Hundred Twenty Five Rupees Only		
Payment Details STATE BANK OF INDIA						FOR USE IN RECEIVING BANK				
Cheque/DD Details						Bank CIN		Ref. No.		00090572022020063835
Cheque/DD No.						Bank Date		RBI Date		09/02/2022-15:24:39
Name of Bank						Bank-branch		STATE BANK OF INDIA		
Name of Branch						Scroll No. , Date		Not Verified with Scroll		

Department ID : 940010575

Mobile No. : 9176009100

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 याचट चालन 'एकत अरु वीरु' अरु सतुत करणसरुव तसु अरु -इत करणसरु वीरु सुरुत न करणसरु वरुतसरु तसु सुरु.