



CHALLAN  
MTR Form Number-6



|                                               |                                   |         |  |  |  |  |  |  |  |  |  |                                                             |      |                          |         |                      |  |                       |  |
|-----------------------------------------------|-----------------------------------|---------|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------|------|--------------------------|---------|----------------------|--|-----------------------|--|
| GRN                                           | MH002078956201819E                | BARCODE |  |  |  |  |  |  |  |  |  |                                                             | Date | 29/05/2018-14:59:29      | Form ID |                      |  |                       |  |
| Department                                    | Inspector General Of Registration |         |  |  |  |  |  |  |  |  |  | Payer Details                                               |      |                          |         |                      |  |                       |  |
| Search Fee                                    |                                   |         |  |  |  |  |  |  |  |  |  | TAX ID (If Any)                                             |      |                          |         |                      |  |                       |  |
| Type of Payment Other Items                   |                                   |         |  |  |  |  |  |  |  |  |  | PAN No.(If Applicable)                                      |      |                          |         |                      |  |                       |  |
| Office Name HVL4_HAVELI 4 JOINT SUB REGISTRAR |                                   |         |  |  |  |  |  |  |  |  |  | Full Name Adv sangeeta khot                                 |      |                          |         |                      |  |                       |  |
| Location PUNE                                 |                                   |         |  |  |  |  |  |  |  |  |  |                                                             |      |                          |         |                      |  |                       |  |
| Year 2018-2019 One Time                       |                                   |         |  |  |  |  |  |  |  |  |  | Flat/Block No. CTS 1305 at Sahakar Nagar No                 |      |                          |         |                      |  |                       |  |
| Account Head Details                          |                                   |         |  |  |  |  |  |  |  |  |  | Premises/Building                                           |      |                          |         |                      |  |                       |  |
| 0030072201 SEARCH FEE                         |                                   |         |  |  |  |  |  |  |  |  |  | Road/Street                                                 |      |                          |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | Areal/Locality Parvati                                      |      |                          |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | Town/City/District                                          |      |                          |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | PIN                                                         |      |                          |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | Remarks (If Any)                                            |      |                          |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | BHALCHANDRA APT CTS 1305 at Sahakar Nagar No 2 Parvati Pune |      |                          |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | 30 years search fees                                        |      |                          |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | Amount In Seven Hundred Fifty Rupees Only                   |      |                          |         |                      |  |                       |  |
| Total                                         |                                   |         |  |  |  |  |  |  |  |  |  | Words                                                       |      |                          |         |                      |  |                       |  |
| Payment Details BANK OF MAHARASHTRA           |                                   |         |  |  |  |  |  |  |  |  |  | FOR USE IN RECEIVING BANK                                   |      |                          |         |                      |  |                       |  |
| Cheque/DD No.                                 |                                   |         |  |  |  |  |  |  |  |  |  | Bank CIN                                                    |      | Ref. No.                 |         | 02300042018052963859 |  | 562537190             |  |
| Name of Bank                                  |                                   |         |  |  |  |  |  |  |  |  |  | Bank Date                                                   |      | RBI Date                 |         | 29/05/2018-15:00:52  |  | Not Verified with RBI |  |
| Name of Branch                                |                                   |         |  |  |  |  |  |  |  |  |  | Bank-Branch                                                 |      | BANK OF MAHARASHTRA      |         |                      |  |                       |  |
|                                               |                                   |         |  |  |  |  |  |  |  |  |  | Scroll No. , Date                                           |      | Not Verified with Scroll |         |                      |  |                       |  |

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
संदर्त चलन 'ट्राइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याद्वारे दस्तावेजाची लागू नाही.

Mobile No. : 95618714433

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

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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 City Survey No. 1305 (Survey No. 88/1/5, Plot No. C2) admeasuring about 540 Sq. mtrs. situated at Sahakar Nagar No. 2, village Parvati, Taluka Pune City, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, is given by me pursuant to the request of my client M/s. Gokhale Properties LLP, a registered Limited Liability Partnership Firm through its partner Mr. Vishal Vasant Gokhale.

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

**BHALCHANDRA APARTMENT CONDOMINIUM**

An association of apartment owners  
registered under the provisions of  
The Maharashtra Apartment Ownership Act, 1970  
having its office at Bhalchandra Apartment,  
City Survey No.1305 Sahakar Nagar No.2,  
Parvati, Pune 411 009.

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

- 1) Mr. Shridhar Hari Kuvalekar
- 2a) Mr. Chandrakant Sadashiv Sant,
- 2b) Smt. Indumati Sadashiv Sant,
- 3) Mr. Sakharam Dev Mhandi
- 4) Mr. Shriram Balkrishna Palkar,



- 5) Mr. S Ganeshan Alias
- 6a) Mr. Satish Dattatraya Kulkarni
- 6b) Mrs. Supriya Satish Kulkarni
- 7) Bank of India

All residing at Bhalchandra Apartment,  
City Survey No.1305, Sahakar Nagar No.2,  
Parvati, Pune 411 009.

02. Detailed description of the property:-

All that piece and parcel of the land bearing City Survey No. 1305 (Survey No. 88/1/5, Plot No. C2) admeasuring about 540 Sq. mtrs. situated at Sahakar Nagar No. 2, village Parvati, Taluka Pune City, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune and being bounded on its four sides as under:-

On or towards the

|         |                                  |
|---------|----------------------------------|
| East :  | By Property of Sharada Apartment |
| South : | By Open Space                    |
| West :  | By Property of Chandan Apartment |
| North : | By Road                          |

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 is out of the sanctioned Layout and the said property is used for non-agricultural purpose.

05. Brief history of devolution of title:-

1) All that piece and parcel of the land bearing City Survey No. 1305 (Survey No. 88/1/5, Plot No. C2) admeasuring about 540 Sq. mtrs. situated at Sahakar Nagar No. 2, village Parvati, Taluka Pune City, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune is owned by the Consenting Party / Members of the Bhalchandra Apartment Condominium and they have undivided interest in the land and common areas and facilities as per the Deed of Declaration dated 21.07.1995.

2) The Bhalchandra Apartment Condominium was consisting of following Flats / Apartments and outhouse which are owned by the members.

| Sr. No. | Name of the Owner                                            | Flat / Apartment No. and Outhouse | Floor  | Built-up Area of the Flat Sq. Mtrs. | Percentage Undivided interest in the land / common areas |
|---------|--------------------------------------------------------------|-----------------------------------|--------|-------------------------------------|----------------------------------------------------------|
| 1.      | Mr. Shridhar Hari Kuvalekar                                  | 1                                 | Ground | 72.46                               | 15.69                                                    |
| 2.      | Mr. Chandrakant Sadashiv Sant<br>Smt. Indumati Sadashiv Sant | 2                                 | Ground | 72.46                               | 15.69                                                    |
| 3.      | Mr. Sakharam Dev Mhandi                                      | 3                                 | First  | 72.46                               | 15.69                                                    |



|    |                                                                      |   |        |       |       |
|----|----------------------------------------------------------------------|---|--------|-------|-------|
| 4. | Mr. Shriram<br>Balkrishna Palkar                                     | 4 | First  | 72.46 | 15.69 |
| 5. | Mr. S Ganeshan alias<br>Mr. Ganesan<br>Sundaresan Iyer               | 5 | Second | 72.46 | 15.69 |
| 6. | Mr. Satish Dattatraya<br>Kulkarni<br>Mrs. Supriya Satish<br>Kulkarni | 6 | Second | 72.46 | 15.69 |
| 7. | Bank of India                                                        | 7 | Ground | 27.25 | 5.86  |

3) All that piece and parcel of the land bearing City Survey No. 1305 (Survey No.88/1/5, Plot No. C-2) admeasuring about 140 Sq. mtrs. situated at Sahakar Nagar No. 2, village Parvati, Taluka 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 Ms. Rekha Govind Rane (after marriage - Mrs. Rekha Narayan Choudhari) who acquired the said property pursuant to Gift Deed dated 25.08.1972 which is duly registered at the office of Sub Registrar Haveli No.II Pune at serial No.2086/1972.

4) Ms. Rekha Govind Rane executed a Development Agreement dated 4.06.1979 with Mr. Madhusudan Yashwant Laghate (Hereinafter referred to as 'the Erstwhile Developer');

5) 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 "Bhalchandra Apartments" consists of three floors (six flats) and One outhouse and had obtained Completion certificate No. 1531 dated 7.01.1981 from the concerned authorities of Pune Municipal Corporation;





- 6) Ms. Rekha Govind Rane as Grantor and Mr. Madhusudan Yashwant Laghate as Promoter submitted the said property to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing Deed of Declaration, dated 21.07.1995, which is duly registered at the Office of Sub Registrar, Haveli No.1, Pune, at serial No.5520/1995, on 21.07.1995.
- 7) 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.
- 8) The name of Bhalchandra Apartment Condominium is mutated on the Property Register Card as owner / holder.
- 9) The Bhalchandra Apartments Condominium alongwith its members have entrusted redevelopment rights in respect of the said property to M/s. Gokhale Properties LLP, a Limited Liability Partnership Firm registered under the provisions of The Limited Liability Partnership Act, 2008 and have executed Development Agreement and Power of Attorney both dated 04/09/2018 in favour of M/s. Gokhale Promoters LLP. The said Development Agreement and Power of Attorney are duly registered in the office of Sub-Registrar, Haveli No.15, Pune at Serial No.12265/2018 and 12266/2018 respectively on 05/09/2019.
- 10) M/s. Gokhale Properties LLP has prepared the building constructions plans on the said property and has submitted to Pune Municipal Corporation for approval and has reserved its rights of revising the said plans by utilizing the T.D.R. after purchasing it from open market and further utilizing Premium or paid FSI after purchasing it from Pune Municipal Corporation.



06. 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, subject to the redevelopment rights acquired by M/s. Gokhale Properties LLP, I have not noticed recording of any entry adversely affecting the title of Bhalchandra Apartment Condominium and its Members / Apartment Holders / Owners in respect of the said plot / property.

The Developer has acquired rights to sell the flats constructed on the said building to any prospective purchasers except Flats to be constructed for the members of the said society as per the terms and conditions of the Development Agreement dated 04/09/2018 and also right to mortgage said property and the flats available for sale to it, with any bank or financial institution. The prospective flat purchasers can avail loan by mortgaging their flat with any Bank or financial institution.

I have perused all the documents referred in this Title Opinion, and in my opinion subject to the redevelopment rights acquired by M/s. Gokhale Properties LLP, Bhalchandra 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.

All copies of the documents referred to above are inspected and returned to M/s. Gokhale Properties LLP.

Pune

Date – 07/09/2018



(Mrs. Sangeeta T Khot)  
Advocate

