



Vaishali Vikas Nikam

ADVOCATE

(B.Com. LL.B. D.M.M.)

Resi. : Flat No. 6, Apoorva, Sr. No. 120A, Final Plot No. 545,
Opp. P.L. Deshpande Garden, Pune-Sinhgad Road, Pune - 411030. Mobile : 9403360216

Date : -27/02/2024

FORMAT -A

(Circular 28/2021 dated- 08/03/2021)

To

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, House fin Bhavan, Plot No. C - 21,

E - Block, Bandra Kurla Complex, Bandra (E),

Mumbai 400051.

LEGAL TITLE REPORT

Sub:-- Title clearance certificate with respect to land admeasuring about 1151.95 sq. mtrs. i.e. 12395 sq. ft. out of City Survey bearing 3438 totally admeasuring about 1218.90 sq. mtrs. i.e. 13115.36 sq. ft. (as per 7/12 extract land admeasuring about 1171.93 sq. mtrs. i.e. 12610 sq. ft.) out of Plot bearing No.99 its old Survey No. 604/1 + 605 + 608 of Village- Bibwewadi, Lullanagar, (Munjeri), Taluka-Pune City, District-Pune within the limits of Pune Municipal Corporation and also within the limits of Sub-Registrar Haveli, Pune. Hereinafter for sake of brevity collectively referred to as "the said property".

I have investigated title to the property mentioned hereinabove as per the request of **M/S. Surana Landmarks LLP**, having its registered office at :- Flat No. 4, 2nd Floor, Shan Classic Building, 466, Rasta Peth, Pune 411011 and following documents i.e.

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1] **DESCRIPTION OF THE PROPERTY :-**

ALL THAT piece and parcel of land admeasuring about 1151.95 sq. mtrs. i.e. 12395 sq. ft. out of City Survey bearing 3438 totally admeasuring about 1218.90 sq. mtrs. i.e. 13115.36 sq. ft. (as per 7/12 extract land admeasuring about 1171.93 sq. mtrs. i.e. 12610 sq. ft.) out of Plot bearing No.99 its old Survey No. 604/1 + 605 + 608 of Village- Bibwewadi, Lullanagar, (Munjeri), Taluka-Pune City, District-Pune within the limits of Pune Municipal Corporation and also within the limits of Sub-Registrar Haveli, Pune and which is bounded as under :-

ON OR TOWARDS

East	-	Colony Road
South	-	Plot No. 103
West	-	Plot No. 98
North	-	D.P.Road

[HEREINAFTER referred to as 'the said property']

2] **THE DOCUMENTS GIVEN FOR PERUSAL :-**

- i] **Mr. Dharamdas S. Lulla** has executed **Sale Deed** in favour of **Mrs. Sitabai Khupchand Melwani** which is registered in the office of Sub-Registrar Haveli No. 2 at Serial No. 293/1958, dated-18/03/1958
- ii] **Mrs. Sitabai Khupchand Melwani** has executed **Sale Deed** in favour of **Mrs. Shashiprabha Dayashankar Agarwal, Mr. Subhash Dayashankar Agarwal and Mr. Chandrashekhar**

..3/-





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Dayashankar Agarwal which is registered in the office of Sub-Registrar Haveli No. 2 at Serial No. 741/1964, dated 08/04/1964

- iii] Photo copy of the Deemed Conveyance Deed, dated-16/02/2021 has been duly executed in favour of 'Mount View Co-Operative Housing Society Limited' and which has been registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 1909/2021
- iv] Photo copy of the Commencement Certificate No.CC/1061/2023, dated-07/08/2023 issued by Pune Municipal Corporation
- v] Photo copy of the Development Agreement dated-13/02/2024 executed by 'Mount View Co-Operative Housing Society Limited' in favour of M/S. Surana Landmarks LLP which has been registered in the office of Sub-Registrar Haveli No.10 at Sr. No. 4036/2024 on 23/02/2024.
- vi] Photo copy of the Power of Attorney, dated-13/02/2024 executed by 'Mount View Co-Operative Housing Society Limited' in favour of the partners of M/S. Surana Landmarks LLP which has been registered in the office of Sub-Registrar Haveli No.10 at Sr. No. 4038/2024 on 23/02/2024.
- vii] Property Register Card- The property register card is in the name of 'Mount View Co-Operative Housing Society Limited'

CTS NO.	Mutation Entry No.
CTS NO. 3438	3284

..4/-

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3] **COMMENCEMENT CERTIFICATE**

The preliminary sanction to the building plans has been obtained from the Pune Municipal Corporation vide Commencement Certificate No.CC/1061/2023, dated-07/08/2023.

4] **SEARCH REPORT FOR 30 YEARS FROM 1994 TILL 2023**

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 the following Owner is clear, marketable and without any encumbrances and the following Developer has the rights to develop the property

OWNER OF THE LAND

'Mount View Co-Operative Housing Society Limited'

DEVELOPER OF THE LAND

M/S. Surana Landmarks LLP

The report reflecting the flow of the title of the said land is enclosed herewith as annexure.

Encl: Annexure A

- 1] **The Flow of the Title Report is annexed herewith**




MRS. VAISHALI VIKAS NIKAM
[ADVOCATE]



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FLOW OF THE TITLE OF THE SAID LAND.

- 1] **Property Register Card, dated- 16/12/2022.**
- 2] **Search for 30 years taken from Sub-Registrar office at Haveli No.1 to 27 as follows :--**
 - i] **The Plot No. 99 admeasuring about 1171.93 Sq. Mtrs. i.e. 12610 Sq. Ft. its old Survey No. 604/1 + 605+ 608 of village-Bibvewadi, Pune was previously owned by Mr. Dharamdas S. Lulla.**
 - ii] **On 18/03/1958, said Mr. Dharamdas S. Lulla has executed Sale Deed in respect of the said entire plot in favour of Mrs. Sitabai Khupchand Melwani. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 2 at Serial No. 293/1958, dated-18/03/1958. By virtue of execution of said Sale Deed name of Mrs. Sitabai Khupchand Melwani came to be mutated on the 7/12 extract of the said entire plot.**
 - iii] **Thereafter on 08/04/1964 said Mrs. Sitabai Khupchand Melwani has executed Sale Deed in respect of the said entire plot in favour of Mrs. Shashiprabha Dayashankar Agarwal, Mr. Subhash Dayashankar Agarwal and Mr. Chandrashekhar Dayashankar Agarwal. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 2 at Serial No. 741/1964, dated 08/04/1964. By virtue of Sale Deed, dated-08/04/1964, names of Mrs. Shashiprabha Dayashankar Agarwal, Mr. Subhash Dayashankar Agarwal and Mr. Chandrashekhar Dayashankar Agarwal have been mutated on the 7/12 extract of the said entire plot vide Mutation Entry bearing No. 13092 (Hereinafter referred to as "said entire plot owners").**

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- iv] Thereafter on **02/05/1984** said entire plot owners have executed **Development Agreement and Power of Attorney** in respect of the said entire plot in favour of **M/s. Agarwal Builders**, a registered Partnership Firm, through its partners **Mrs. Promila Subhash Agarwal and Mrs. Meenakshi Chandrashekhar Agarwal** (Hereinafter referred to as "**said M/s. Agarwal Builder**").
- v] By virtue of the execution of **Development Agreement and Power of Attorney dated-02/05/1984**, said **M/s. Agarwal Builders** got the development rights of the said plot and to develop the same by constructing multi-storied building on the said entire plot and also got the rights to sale, lease, rent of the premises to be constructed on the said entire plot.
- vi] Thereafter said entire plot owners have submitted an application with the Hon'ble Additional Collector, Pune, for the purpose of Non Agricultural use of the said entire plot. Thereafter, the **Additional Collector, Pune.**, under vide its **Order bearing No.PR.N.SR.13/81/II, dated-21/02/1984** granted permission to the said entire plot owners to use the said entire plot for the purpose of Non Agricultural use
- vii] Thereafter, said **M/s. Agarwal Builders** got the layout plan of the said entire plot and designs of the multi- storied building to be constructed on the said entire plot, sanctioned from Pune Municipal Corporation under vide **Commencement Certificate bearing No. 533, dated 21/12/1983** and thereafter, said **M/s. Agarwal Builders** have submitted revised building plan before the Pune Municipal Corporation, Pune and same was duly sanctioned by the Pune Municipal Corporation, Pune under vide **Commencement Certificate bearing No. 789, dated 12/12/1984.**
- viii] Thereafter, said **M/s. Agarwal Builders** through its partners have executed various agreements for sale in respect of the flats / shops and garage, to be constructed on the said entire plot in favour of present or predecessor in title of the said members.





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- ix] Thereafter, said **M/s. Agarwal Builders** carried out and completed the construction of **one building** consisting of **Two Wings** (i.e. North-South) including of **19 Residential Flats, 8 Commercial Shops and 1 Garage, 1 Toilet to the extent of 12395 Sq. Ft.** on the said entire plot as per the sanctioned plan. Hence Pune Municipal Corporation was pleased issued **Completion Certificate** baring No. 639, dated 11/04/1986.
- x] Thereafter said present or predecessor in title of the said members have formed co-operative housing society in respect of all flats, shops and garage constructed on the said entire plot under the name and style "**Mount View Co- operative Housing Society Ltd.**" said society is duly registered according to the provisions of Maharashtra Co-operative Societies Act 1960 and the designation of the said society is Tenant Co-Partnership Housing Society Ltd. Hence, on 10/11/1987, Registrar of Societies issued **Registration Certificate** bearing No. PNA / PNA / HSG (TC) / 1139/87-88.
- xi] "**Mount View Co- operative Housing Society Ltd.**" applied to the **Deputy Registrar of Co-operative Societies for Deemed Conveyance vide Application, dated-19/06/2018.** The said application was duly allowed by **Deputy Registrar of Co-operative Societies vide its Order No.DC1003929/2017, dated-19/06/2018** and in pursuance whereof the **Conveyance Deed, dated-16/02/2021** has been duly executed in favour of the said society and which has been registered in the office of **Sub-Registrar Haveli No.1 at Sr. No. 1909/2021.** The name of the said society has been entered to the property register card vide **Mutation Entry No. 3284.**
- xii] **M/S. Surana Landmarks LLP** has obtained the preliminary sanction to the building plans from the Pune Municipal Corporation vide **Commencement Certificate No.CC/1061/2023, dated-07/08/2023.**

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- xiii] By Development Agreement and Power of Attorney, both dated-13/02/2024 'Mount View Co-Operative Housing Society Limited' a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing its Registration No. PNA/PNA/HSG(TC)/1139/87-88, dated-10/11/1987, having its office at- Mount View Co-Operative Housing Society Limited; Plot No.99, CTS No. 3438, Lullanagar, Pune-411040; through its duly authorised office bearers- [1]Chairman-Mr. Sameer Ismail Tamboli, [2]Secretary- Miss. Nasreen Merajuddin Qureshi And [3]Treasurer- Mrs. Ruby John Godinho granted and entrusted the development rights of the said property to and in favour of M/S. Surana Landmarks LLP, through its partners-[A]Mr. Rahul Hiralal Surana and [B]Mr. Rajiv Hiralal Surana.
- xiv] The said Development Agreement and Power of Attorney, both dated-13/02/2024 have been registered in the office of Sub-Registrar Haveli No.10 at Sr. Nos.4036/2024 and 4038/2024 on 23/02/2024 respectively.
- 3] Any other relevant title- No
- 4] Litigations if any- No


MRS. VAISHALI VIKAS NIKAM
[ADVOCATE]

