

V. D. KARJATKAR & ASSOCIATES  
ADVOCATES

13/2/2024

ROHIT V. KARJATKAR  
B.Com, LL.B.  
ADVOCATE

OFFICE:

PUNE: "Rudra Gauri", 3/9 Erandwane, 3<sup>rd</sup> lane, behind  
State Bank of India, Karve Road, Erandwane branch,  
Third Lane, Erandwane, Pune 411 004, Tel. 2544 2498  
2544 8778 E-mail: rohitkarjatkar@gmail.com

COURT: C-15, New Lawyers Chambers, Court Campus,  
Shivajinagar, Pune 411 005

RESI: 33/9 "Smruti" Anupam Park Society, Kothrud  
Pune 411 038

Mobile: 9822229541

Date: 03.02.2024

To,  
MahaRERA

LEGAL TITLE REPORT

Sub- Title Clearance certificate with respect to Survey No 58/2 i.e 40R +  
total area admeasuring 29R of Survey No 57/3 totaling to Rs. 69R  
sanctioned layout of Village Baner, Pune within Pune Municipal limits and  
the area of the plot admeasuring 6,900 Sq Mtr owned by M/s Sainath  
Buildcon, a Partnership Firm registered under the Indian Partnership Act

1932

I have investigated the title of the said plot on the request of M/s Sainath  
Buildcon owner and developer following documents i.e

1) Description of Property -

All that piece and parcel of land lying, being and situated at village  
Baner, Taluka Haveli, District Pune bearing Survey No 58/2  
admeasuring 40R and area admeasuring 29R of Survey No 57/3  
totaling to area admeasuring 0H 69R within the limits of Pune  
Municipal Corporation and bounded as under.,

On or towards East	: S. No. 60 Alakriti Society
On or towards South	: Rohan Leher, S. No 57/part
On or towards West	: S. No. 57/part



On or towards North : S. No. 59 of village Baner

: S. No. 59 of village Baner

## 2) The documents of allotment of Plot -

- Registered Sale Deed dated 30<sup>th</sup> March 1992 registered with the Sub-Registrar of Assurances Haveli No. 4 at Sr. No. 2965/1992
- registered Sale Deed dated 8<sup>th</sup> March 2008 registered with the Sub-Registrar of Assurances Haveli No. 4 at Sr No. 3124/2008.
- registered Sale Deed dated 15<sup>th</sup> September 2010 registered with the Sub-Registrar of Assurances Haveli No. 15 at Sr No. 6868/2010.
- Sale Deed is registered at the office of Sub-Registrar of Assurances Haveli No 2859/2009 dated 19.04.2010.
- registered Sale Deed dated 06.09.2017 registered at the office of Sub-Registrar of Assurances Haveli No 13 at Sr No 8515/2017 dated 06.09.2017.
- Deed of Confirmation registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No 3012/2008.
- Power of Attorney registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No. 3013/2008
- Deed of Confirmation registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No 4600/2008.
- Power of Attorney registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No. 46812008.
- Commencement Certificate No. 0844/10/1458 dated 9/6/2010
- NA No PMA/NA/SR/761/09 dated 25.11.2010

Completion Certificates No. OCC/1543/12 dt 11.03.2013  
OCC/1098/14 dt 26.11.2014  
OCC/402/17 dt 11.05.2017



- Society Registration Certificate.
- Deed of Transfer registered at the office of Sub-Registrar of Assurances, Havei at Sr.No.2441/2016.
- Deed of Conveyance in favour of Pinewood Co-operative Housing Society Ltd and registered at the office of Sub-Registrar of Assurances Haveli No 13 under Sr. No. 3658/2021 dated 04.03.2021
- Power of Attorney in favour of M/s Sainath Buildcon registered at the office of Sub-Registrar of Assurances Haveli No 13 at Sr No 3659/2021
- Letter dated 3<sup>rd</sup> January 2023 addressed to the Executive Engineer Construction and Development Division No.3, Savarkar Bhavan, Zone No.3, PMC Pune
- ULC letter dated 30.09.2021
- City Engineer Office of the building development division Zone -3 Pune Municipal Corporation No Objection vide Letter dated 18.01.2023 for construction upon the land admeasuring 6900 sq mtr and total construction admeasuring 28265.26 sq mtr
- Environment Clearance from Ministry of Environment, Forest and Climate Change, Government of India dated 06.06.2023
- Revised building plan from the Pune Municipal Corporation vide No CC/1422/23 dated 15.09.2023
- Regular Civil Suit No 984/2022 before the Hon'ble Civil Judge Senior Division, Pune on 25.04.2022 and has prayed for cancellation of Sale Deed which has been executed in

3) 7/12 Extract of Survey No 58/2 and Survey No 57/3 issued by Talathi

dated 23.12.2023, Mutation Entry No 6789, 6790, 6791, 6792, 6793,  
6794, 21326, 15065, 15750, 17750, 20703, 22836,



4) Search Report for a period of 30 years from year 1993 upto date.

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 said owner of the property referred above is clear and marketable and without any encumbrance.

**Owners of the said property (Total = 6900 sqr. Mtrs) :-**

1) M/s Sainath Buildcon – 1500 sqr. Mtrs vide Sale Deed Doc. No. 2859/2010 dtd. 20/04/2010.

S. No. 57/3, village Baner, Taluka Haveli, Pune 411045.

2) M/s Sainath Buildcon – 500 sqr. Mtrs vide Sale Deed Doc. No. 8515/2017 dtd. 08/09/2017.

S. No. 57/3, village Baner, Taluka Haveli, Pune 411045.

3) M/s Sainath Buildcon – 900 sqr. Mtrs vide Sale Deed Doc. No. 6868/2010 dtd. 15/09/2010.

S. No. 57/3, village Baner, Taluka Haveli, Pune 411045.



**4) Mr. Vishnu Mahadev Lambe and Mr. Santosh Mahadev Lambe**

**(joint owners) – 2000 sqr. Mtrs.** – where the development rights pertaining to the said land were transferred in the favour of Mr. Rohan Harish Patil vide Development Agreement dated 29/12/2006 Doc. No. 3012/2008, **these development rights were brought into the Partnership firm- M/s Sainath Buildcon by Mr. Rohan Harish Patil– vide partnership agreement dated 17/05/2010 by way of capital introduction.**

S. No. 58/2, village Baner, Taluka Haveli, Pune 411045.

**5) Mr. Rajeev Vasant Kulkarni and Mrs. Sunita Shripad Prabhune**

**(joint owners) – 2000 sqr. Mtrs** – where the development rights pertaining to the said land were transferred in the favour of Mr. Vijay Vasant Kulkarni vide Development Agreement dated 12/12/2006 Doc. No. 4600/2008, **these development rights were brought into the Partnership firm- M/s Sainath Buildcon by Mr. Vijay Vasant Kulkarni– vide partnership agreement dated 17/05/2010 by way of capital introduction.**

S. No. 58/2, village Baner, Taluka Haveli, Pune 411045.

*Quarantine*  
Qualifying comments/ remarks- I am of the opinion that Subject to whatever stated above, I am of the opinion that the owners as mentioned above do hold a clear and marketable title to the said property and the same is free



from any encumbrance whatsoever, subject to the outcome of the litigation initiated by erstwhile owner Mr Gulabrao Tapkir bearing Regular Civil Suit No 984/2022 before the Hon'ble Civil Judge Senior Division, Pune on 25.04.2022

The report reflecting the flow of the title of the said owners as mentioned above on the said land is enclosed herewith as annexure.

Encl- Annexure



Rohit V. Karjatkar  
Advocate  
V. D. Karjatkar & Associates  
Advocates

ROHIT V. KARJATKAR

B.Com, LL.B.

ADVOCATE

OFFICE:

PUNE: "Rudra Gauri", 3/9 Erandwane, 3<sup>rd</sup> lane, behind  
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Third Lane, Erandwane, Pune 411 004, Tel. 2544 2498  
2544 8778 E-mail: rohitkarjatkar@gmail.com

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RESI: 33/9 "Smruti" Anupam Park Society, Kothrud  
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Mobile: 9822229541

Date: 03.02.2024

To,  
MahaRERA

LEGAL TITLE REPORT

Sub- Title Clearance certificate with respect to Survey No 58/2 i.e 40R +  
total area admeasuring 29R of Survey No 57/3 totaling to Rs. 69R  
sanctioned layout of Village Baner, Pune within Pune Municipal limits and  
the area of the plot admeasuring 6,900 Sq Mtr owned by M/s Sainath  
Buildcon, a Partnership Firm registered under the Indian Partnership Act

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I have investigated the title of the said plot on the request of M/s Sainath  
Buildcon owner and developer following documents i.e

1) Description of Property -

All that piece and parcel of land lying, being and situated at village  
Baner, Taluka Haveli, District Pune bearing Survey No 58/2  
admeasuring 40R and area admeasuring 29R of Survey No 57/3  
totaling to area admeasuring 0H 69R within the limits of Pune  
Municipal Corporation and bounded as under,



On or towards East : S. No. 60 Alakriti Society

On or towards South : Rohan Leher, S. No 57/part

On or towards West : S. No. 57/part



On or towards North : S. No. 59 of village Baner

2) The documents of allotment of Plot -

- Registered Sale Deed dated 30<sup>th</sup> March 1992 registered with the Sub-Registrar of Assurances Haveli No. 4 at Sr. No. 2965/1992
- registered Sale Deed dated 8<sup>th</sup> March 2008 registered with the Sub-Registrar of Assurances Haveli No. 4 at Sr No. 3124/2008.
- registered Sale Deed dated 15<sup>th</sup> September 2010 registered with the Sub-Registrar of Assurances Haveli No. 15 at Sr No. 6868/2010.
- Sale Deed is registered at the office of Sub-Registrar of Assurances Haveli No 2859/2009 dated 19.04.2010.
- registered Sale Deed dated 06.09.2017 registered at the office of Sub-Registrar of Assurances Haveli No 13 at Sr No 8515/2017 dated 06.09.2017.
- Deed of Confirmation registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No 3012/2008.
- Power of Attorney registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No. 3013/2008
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- Commencement Certificate No. 0844/10/1458 dated 9/6/2010
- NA No PMA/NA/SR/761/09 dated 25.11.2010
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- Power of Attorney in favour of M/s Sainath Buildeon registered at the office of Sub-Registrar of Assurances Haveli No 13 at Sr No 3659/2021
- Letter dated 3<sup>rd</sup> January 2023 addressed to the Executive Engineer Construction and Development Division No.3, Savarkar Bhavan, Zone No.3, PMC Pune
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- Environment Clearance from Ministry of Environment, Forest and Climate Change, Government of India dated 06.06.2023
- Revised building plan from the Pune Municipal Corporation vide No CC/1422/23 dated 15.09.2023
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3) 7/12 Extract of Survey No 58/2 and Survey No 57/3 issued by Talathi

dated 23.12.2023, Mutation Entry No 6789, 6790, 6791, 6792, 6793, 6794, 21326, 15065, 15750, 17750, 20703, 22836,



4) Search Report for a period of 30 years from year 1993 upto date.

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 M/s Sainath Buildcon who is the owner and developer of the property referred above is clear and marketable, subject to the outcome of the litigation initiated by erstwhile owner Mr Gulabrao Tapkir bearing Regular Civil Suit No 984/2022 before the Hon'ble Civil Judge Senior Division, Pune on 25.04.2022

The report reflecting the flow of the title of the M/s Sainath Buildcon is enclosed herewith as annexure

Encl- Annexure



A handwritten signature in black ink, appearing to read 'Rohit V. Karjatkar'.

Rohit V. Karjatkar  
Advocate  
V. D. Karjatkar & Associates  
Advocates

V. D. KARJATKAR & ASSOCIATES  
ADVOCATES

ROHIT V. KARJATKAR

B.Com, LL.B.

ADVOCATE

OFFICE:

PUNE: "Rudra Gauri", 3/9 Erandwane, 3<sup>rd</sup> lane, behind  
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COURT: C-15, New Lawyers Chambers, Court Campus,  
Shivajinagar, Pune 411 005

RESID: 33/9 "Smruti" Anupam Park Society, Kothrud  
Pune 411 038

Mobile: 9822229541

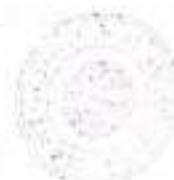
Date:  
03<sup>rd</sup> February 2024

SEARCH AND TITLE REPORT

All that piece and parcel of land lying, being and situated at village Baner, Taluka Haveli, District Pune bearing Survey No 58/2 admeasuring 40R and area admeasuring 29R of Survey No 57/3 totaling to area admeasuring 0H 69R within the limits of Pune Municipal Corporation and bounded as under.,

On or towards East	: S. No. 60 Alakriti Society
On or towards South	: Rohan Leher, S. No 57/part
On or towards West	: S. No. 57/part
On or towards North	: S. No. 59 of village Baner

At the instance of the Owner and Promoter and Developer M/s Sainath Buildcon, A REGISTERED PARTNERSHIP FIRM registered under the Indian Partnership Act, 1932 (PAN: ABSFS5714L) having office at 1<sup>st</sup> Floor "Krishna Chambers", Survey No. 148 Pashan-Sus Road, Pashan, Pune - 411 021, Represented Through it's Partner No. (1) Mr. Shyam Ramrao Tekale, (2) Mr. Harish Raoji Patil, (3) Mr. Vijay Vasant Kulkarni, (4) Mr. Anniruddha Ravindra Ranjekar, and (5) Mr. Rohan Harish Patil; I have caused to investigate the title of the property the details of which are as under -



**A) Survey No.57/3 admeasuring area about 29R situated at Village at Baner, Taluka and Sub-Registration Haveli, District Pune and within the limits of Pune Municipal Corporation**

**B) Survey No 58/2 admeasuring about 40R situated at Village at Baner, Taluka and Sub-registration Haveli, District Pune and within the limits of Pune Municipal Corporation**

**C) - Survey No.57/3 and Survey No 58/2 after amalgamation – 69R**

during the search it is transpired as under-

**A) Survey No 57/3 (15R + 5R + 9R) 29R**

**I) Survey No. 57/3 15R**

One of the land owners Mrs Gauri Girish Joshi, Mr Yogendra Girish Joshi, Mr. Girish Anant Joshi, Mrs Kunda Dinkar Nerlikar, Mr Narayan Trimbak Thombare and Mr. Madhukar Narayan Lele sold, conveyed and transferred their right, title and interest alongwith right of possession to and in favour of M/s Sainath Buildcon and the said Sale Deed is registered at the office of Sub-Registrar of Assurances Haveli No 2859/2009 dated 19.04.2010 and by virtue of Sale Deed said

**M/s Sainath Buildcon became the absolute owner of land admeasuring 0 H 15R of Survey No 57/3.**



**II) Survey No. 57/3 5R**

M/s Sainath Buildcon has purchased an area admeasuring 5R from and out of Survey No 57/3 from Gulab Tukaram Tapkir and others through Power of Attorney Holder Mr Vijay Vasant Kulkarni and Mr Shyam Ramrao Tekale and the said Deed of Conveyance is registered at the office of Sub-Registrar of Assurances Haveli No 13 at Sr No 8515/2017 dated 06.09.2017 and by virtue of the Deed of Conveyance, M/s Sainath Buildcon became the absolute owner of land admeasuring 5R and the name of M/s Sainath Buildcon has mutated in the Record of Rights vide Pherphar No 21326.

**III) Survey No. 57/3 9R**

i) One of the erstwhile owner Mr. Gulabrao Tukaram Tapkir and others sold, transferred and conveyed an area admeasuring 00 Hectare 9 Are, out of totally admeasuring 00 Hectare 29 are in favour of Shri. Amitabh Harischandra Rai, Shri. Mrigank Harishchandra Rai, Shri Shashank Harishchandra Rai, vide registered Sale Deed on 30<sup>th</sup> March 1992 which is duly registered with the Sub-Registrar of Assurances Haveli No. 4 at Sr. No. 2965/1992. The said transaction has been recorded in revenue record by entry vide Pherphar No.15065.

ii) Shri. Amitabh Harishchandra Rai, Shri. Shashank Harishchandra Rai sold, transferred and conveyed an area admeasuring 00 Hectare 9 Are, out of totally admeasuring 00 Hectare 29 are to the M/s Rohan Builders and



Developers Pvt Ltd vide registered Sale Deed on 8<sup>th</sup> March 2008 ,which is duly registered with the Sub-Registrar of Assurances Haveli No. 4 at Sr No. 3124/2008. The said transaction has been recorded in revenue record by entry vide Pherphar No.15750.

iii) M/s Rohan Builders and Developers Pvt. Ltd through its Director Shri Sanjay Khushalchand Lunkad sold, transferred and conveyed, an area admeasuring 00 Hectare 9 Are, out of totally admeasuring 00 Hectare 29 are to the present owner M/s.Sainath Buildcon, represented by it's Partner, Mr. Shyam Ramrao Tekale, vide registered Sale Deed on 15<sup>th</sup> September 2010 which is duly registered with the Sub-Registrar of Assurances Haveli No. 15 at Sr No. 6868/2010 and by virtue of Sale Deed, M/s.Sainath Buildcon became the absolute owner of land admeasuring 0 H 9R of Survey No 57/3.

The said transaction has been recorded in revenue record by entry vide Pherphar No.17750.

#### **B) Survey No 58/2 (20R + 20R) 40R**

##### **I) Survey No 58/2 20R**

i) Land owners Shri Vishnu Mahadev Lambe and Mr. Santosh Mahadeye Lambe jointly entrusted and granted development rights to and in favour of Mr. Rohan Harish Patil of area admeasuring 0H 5.48R owned by Shri Vishnu Mahadev Lambe and area admeasuring 0 H 4.52R owned by Shri Santosh Mahadev Lambe and land admeasuring 0 H 10R jointly owned



by Shri Vishnu Mahadev Lambe and Mr. Santosh Mahadeve Lambe together admeasuring 0 H 20R, by executing Development Agreement dated 29<sup>th</sup> December 2006. However the said Development Agreement was impounded under section 33 of the then Bombay Stamp Act 1958 by paying requisite stamp duty and penalty and the parties thereafter vide Deed of Confirmation dated 29<sup>th</sup> April 2008, executed between them, confirmed the Development Agreement dated 29<sup>th</sup> December 2006 and the said Deed of Confirmation is registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No 3012/2008 and by virtue of Deed of Confirmation said Mr Rohan Harish Patil became entitled to develop the land admeasuring 0 H 20R of Survey No 58/2

ii) Said Shri Vishnu Mahadev Lambe and Mr. Santosh Mahadeve Lambe jointly executed an irrevocable Power of Attorney in favour of Mr Rohan Harish Patil and the said Power of Attorney is registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No. 3013/2008.

II) Survey No 58/2 20R

i) Land owners Shri Rajeev Vasant Kulkarni and Mrs Sunita Shripad Prabhune jointly entrusted and granted development rights to and in favour of Mr. Vijay Vasant Kulkarni of area admeasuring 0H 10R owned by Shri Rajeev Vasant Kulkarni and area admeasuring 0 H 10R owned by Mrs Sunita Shripad Prabhune together admeasuring 0 H 20R, by executing Development Agreement dated 12<sup>th</sup> December 2006. However the said



Development Agreement was impounded under section 33 of the then Bombay Stamp Act 1958 by paying requisite stamp duty and penalty and the parties thereafter vide Deed of Confirmation dated 3<sup>rd</sup> July 2008, executed between them, confirmed the Development Agreement dated 12<sup>th</sup> December 2006 and the said Deed of Confirmation is registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No 4600/2008 and by virtue of Deed of Confirmation said Mr Vijay Vasant Kulkarni became entitled to develop the land admeasuring 0 H 20R of Survey No 58/2

ii) Shri Rajeev Vasant Kulkarni and Mrs Sunita Shripad Prabhune jointly executed an irrevocable Power of Attorney in favour of Mr Vijay Vasant Kulkarni and the said Power of Attorney is registered at the office of Sub-Registrar of Assurances Haveli No 15 at Sr No. 4681/2008

iii) Mr. Vijay Vasant Kulkarni & Rohan Harish Patil entered into partnership firm under the name and style "M/s.Sainath Buildcon" with Mr. Sham Ramrao Tekale & Others. The said Partnership firm is duly registered under provisions of Indian Partnership Act, 1932. In view of the terms agreed vide the Partnership Deed, Mr. Vijay Vasant Kulkarni & Rohan Harish Patil introduced jointly the rights which they have acquired in the said land i.e land admeasuring 00 H 20 R + land admeasuring 00 H 20R as per their respective capital contribution in the said Partnership Firm. As such in view of the terms and conditions agreed vide the said Partnership Deed, the development rights in respect of the said land land i.e land admeasuring 00 H 20 R + land admeasuring 00 H 20R belongs to the said



Partnership Firm i.e. M/s.Sainath Buildcon. M/s Sainath Buildcon have got approved the building plans for the land admeasuring 40R of Survey No 58/2 from Pune Municipal Corporation under Commencement Certificate No. 0844/10/1458 dated 9/6/2010 and M/s Sainath Buildcon applied for non-agricultural user permission of the above said land and the Collectorate Pune vide its order No. PMA/NA/SR/761/09 dated 25.11.2010 granted the non-agricultural user to M/s Sainath Buildcon.

iv) After the construction of the scheme, the Pune Municipal Corporation has issued following Completion Certificates which are as under –

- a) For 'B' wing building OCC/1543/12 dt 11.03.2013 for 32 flats
- b) For 'A' wing building OCC/1098/14 dt 26.11.2014 for 18 flats
- c) For 'A' wing building OCC/402/17 dt 11.05.2017 for 13 flats

v) M/s Sainath Buildcon i.e. the promoter and developer i.e. the Present Owner and Pinewood Co-Operative Housing Society Ltd have clarified that, the said project is consisting of buildings namely A, B (i.e. Pinewood Co-operative Housing Society) and proposed building upon Survey No. 57/3 which may be named as building 'C' and building No. 'D' etc.

vi) The flat-holders of these buildings of the Phase-A and Phase-B have desired to form a separate Co-operative Housing Society, to run their local self government and to administer the property of the Society and to have



title in the name of Society, and as such, a Co-Operative Housing Society by name PINEWOOD CO-OPERATIVE HOUSING SOCIETY LTD. Building 'A' is duly registered under Maharashtra Co-op. Societies Act, 1960 vide Registration No. PNA/PNA(2)/HSG(TC)/16771/2016 dated 17/2/2016, Registered under the provisions of Maharashtra and having its Registered Office at S.No. 58/2 Baner, Pune-411045., and the said Society have resolved by their resolution of the Managing Committee and thereby authorized the office bearers viz. Chairman, Secretary and the member of the Managing Committee respectively 1) Mrs. Pranjali Prabhakar Deshpande, Chairman / Chair Person, 2) Mr. Dev Srivastava - Secretary and 3) Mrs. Poonam Samir Pagey – Treasurer to represent the society.

viii) The erstwhile Owners Mrs. Sunita Shripad Prabhune, Mr. Rajiv Vasant Kulkarni, through his Power of Attorney Holder Mr. Vijay Vasant Kulkarni, Mr. Santosh Mahadev Lambe and Mr. Vishnu Mahadev Lambe through their Power of Attorney holder Mr. Rohan Harish Patil transferred an area admeasuring 825 Square Meters reserved for Amenity Space from and out of Survey No. 58/2 totally admeasuring 00 Hectar 40 Are in favour of Municipal Corporation Pune, on 21<sup>st</sup> March 2016 and the said Deed of Transfer is duly registered at the office of Sub-Registrar of Assurances, Havei at Sr.No.2441/2016 and the said Deed of Transfer is consented by M/s Sainath Buildcon i.e. the promoter and developer as Consenting and Confirming Party.



ix) M/s Sainath Buildcon alongwith Mr Rajiv Vasant Kulkarni through their Power of Attorney Holder Mr Vijay Vasant Kulkarni and Mr Vishnu Mahadeo Lambe and others through their Power of Attorney Holder Mr Rohan Harish Patil executed Deed of Conveyance in favour of Pinewood Co-operative Housing Society Ltd and registered at the office of Sub-Registrar of Assurances Haveli No 13 under Sr. No. 3658/2021 dated 04.03.2021 and the same was consented by M/s Sainath Buildcon and others and by virtue of Deed of Conveyance, the said Pinewood Co-operative Housing Society Ltd became the absolute owner of the said land admeasuring 0H 15.20 Aar bearing Survey No 58/2 situated at village Baner Taluka Haveli District Pune and simultaneously the Pinewood Co-operative Housing Society Ltd also executed a Power of Attorney in favour of M/s Sainath Buildcon and the Power of Attorney is registered at the office of Sub-Registrar of Assurances Haveli No 13 at Sr No 3659/2021.

**C) - Survey No.57/3 and Survey No 58/2 after amalgamation – 69R**

i) The Pinewood Co-Operative Housing Society Ltd, by their letter dated 3<sup>rd</sup> January 2023 addressed to the Executive Engineer Construction and Development Division No.3, Savarkar Bhavan, Zone No.3, PMC Pune in respect of Survey No. 58/2-40R and Survey No.57/3-29R of Village Baner, totally admeasuring 69 Are Construction of Sainath Buildcon and under the signature of their Chairman and Secretary has issued the above referred No Objection for Development of the remaining part of the property owned by the M/s Sainath Buildcon i.e. the Owner Promoter and developer,



the said letter inter-alia confirms that upon the amalgamation of the two properties viz. Survey No.58/2, 4000 sq mtrs and Survey No.57/3, 2900 sq mtrs making together 6,900 Sq mtrs as per the UDCPR 2020. Pinewood Co-Operative Housing Society Ltd has accorded its No Objection to use, utilize the FSI, premium/paid FSI, TDR and other types of potentials on the said area of 6,900 sq.mtrs and to obtain necessary permission etc. by their said letter dated 3.1.2023.

ii) The Collector and Competent Authority Pune Urban Agglomeration passed an order regarding removal of restriction of transfer of the land bearing Survey No 57/3 under Section 20 of the Urban Land Ceiling and Regulation Act 1976 dated 30.09.2021.

iii) City Engineer Office of the building development division Zone -3 Pune Municipal Corporation has issued No Objection vide Letter dated 18.01.2023 for construction upon the land admeasuring 6900 sq mtr and total construction admeasuring 28265.26 sq mtr ( F.S.I 14,754.32 sq mtr + Non F.S.I 12510.64 sq mtr total F.S.I + Non F.S.I = 28265.26 sq mtr and further stated that the letter can be utilized for obtaining Environmental Clearance.

iv) Further M/s Sainath Buildcon has received Environment Clearance from Ministry of Environment, Forest and Climate Change, Government of India dated 06.06.2023 for the amalgamated area admeasuring 6900 sq mtr.



v) M/s Sainath Buildcon being the owner and also the promoter and developer has obtained revised building plan from the Pune Municipal Corporation vide No CC/1422/23 dated 15.09.2023 pertaining to the amalgamated areas.

- One of the land owner Mr Gulabrao Tapkir has filed a Regular Civil Suit No 984/2022 before the Hon'ble Civil Judge Senior Division, Pune on 25.04.2022 and has prayed for cancellation of Sale Deed which has been executed in favour of Mr Amitabh Harishchandra Rai and others at the office of Sub-Registrar of Assurances Haveli No IV at Sr No P1429/1992 dated 20.10.1992 and also Sale Deed executed by Mr Amitabh Harishchandra Rai and others in favour of M/s Rohan Builders and Developers Pvt Ltd bearing No 3124/2008 and the Sale Deed executed by M/s Rohan Builders and Developers Pvt Ltd in favour of M/s Sainath Buildcon bearing Sr No 6868/2010 all pertaining to Survey No 57/3. M/s Sainath Buildcon has appeared in the said suit and has refuted all the claims of the Plaintiff i.e Mr Gulabrao Tukaram Tapkir. There is no prohibitory / stay / injunction order of any nature passed by the Hon'ble Civil Judge Senior Division, Pune in the suit against M/s Sainath Buildcon.

- Computerized search from the year 1993 upto date i.e for a period of 30 years has been obtained through online mode of Government of Maharashtra and the relevant search fee has been paid under challan GRN MH012871984202324E dated 23.12.2023 and after obtaining search it is revealed that there are no adverse entries pertaining to both survey numbers



i.e Survey No 58/2 and Survey No. 57/3 except the above referred entries and title of Pinewood Co-Operative Housing Society Ltd to the extent of 0 H 15.20 Aar and thereafter the amalgamated area of M/s Sainath Buildcon to the extent of 6,900 sq mtr appears to be clean, clear and marketable subject to the outcome of the Regular Civil Suit No 984/2022 filed by Mr Gulabrao Tukaram Tapkir against M/s Sainath Buildcon.

This Search and Title Report dated 03<sup>rd</sup> February 2024



Rohit V. Karjatkar  
Advocate  
V. D. Karjatkar & Associates  
Advocates

Encl: Receipt/challan of the search carried out.



**CHALLAN**  
**MTR Form Number-6**



GRN	MH012871984202324E	BARCODE			Date	23/12/2023-13:13:29	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Adv Rohit V Karjatkar	
Location	PUNE						
Year	2023-2024 One Time			Flat/Block No.			
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			750.00	Premises/Building			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				S No 58 H No 2 40R S No 57 H No 3 29R total 69R Buner search from			
				1993 upto date i.e 30 yrs			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023122374616	CKZ0046957
Cheque/DD No.				Bank Date	RBI Date	23/12/2023-01:14:22	26/12/2023
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No., Date		358 , 26/12/2023	

**Department ID:**

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सहर पराण 'टाय ऑफ पेमेंट' असे नव्हार कारणाचाचे लाग आहे. इतर कारणांसाठी निम्न नोंदवी ए कारणाच्यात दर्शावाची लाग आही.

Mobile No :- 9822229541

Signature valid

Digitally signed by  DIRECTOR OF ACCOUNTS AND TRADE, MUMBAI CO Date: 2023-07-14 15:29:15 IST Reason: Genuinely issued Document

ROHIT V. KARJATKAR  
B.Com, LL.B.  
ADVOCATE

OFFICE:

PUNE: "Rudra Gauri", 3/9 Erandwane, 3<sup>rd</sup> lane, behind  
State Bank of India, Karve Road, Erandwane branch,  
Third Lane, Erandwane, Pune 411 004, Tel. 2544 2498  
2544 8778 E-mail: rohitkarjatkar@gmail.com

COURT: C-15, New Lawyers Chambers, Court Campus,  
Shivajinagar, Pune 411 005

RESI: 33/9 "Smruti" Anupam Park Society, Kothrud  
Pune 411 038

Mobile: 9822229541

Date:  
03.02.2024

**FLOW OF THE TITLE OF THE SAID LAND**

All that piece and parcel of land lying, being and situated at village Baner, Taluka Haveli, District Pune bearing Survey No 58/2 admeasuring 40R and area admeasuring 29R of Survey No 57/3 totaling to area admeasuring 0H 69R owned and possessed by M/s Sainath Buildcon within the limits of Pune Municipal Corporation and bounded as under.,

On or towards East	: S. No. 60 Alakriti Society
On or towards South	: Rohan Leher, S. No 57/part
On or towards West	: S. No. 57/part
On or towards North	: S. No. 59 of village Baner

- 1) 7/12 Extract of Survey No 58/2 and Survey No 57/3 as on the date of application for registration.
- 2) 7/12 Extract of Survey No 58/2 and Survey No 57/3 issued by Talathi dated 23.12.2023, Mutation Entry No 6789, 6790, 6791, 6792, 6793, 6794, 21326, 15065, 15750, 17750, 20703, 22836,
- 3) Search Report for 30 years from the year 1993 upto date taken from website of Government of Maharashtra i.e [www.igrmahrashtra.gov.in](http://www.igrmahrashtra.gov.in)



4) Any other relevant title – None.

5) Litigation - One of the erstwhile land owner Mr Gulabrao Tapkir has filed a Regular Civil Suit No 984/2022 before the Hon'ble Civil Judge Senior Division, Pune on 25.04.2022 and has prayed for cancellation of Sale Deed which has been executed in favour of Mr Amitabh Harishchandra Rai and others at the office of Sub-Registrar of Assurances Haveli No IV at Sr No.P1429/1992 dated 20.10.1992 and also Sale Deed executed by Mr Amitabh Harishchandra Rai and others in favour of M/s Rohan Builders and Developers Pvt Ltd bearing No 3124/2008 and the Sale Deed executed by M/s Rohan Builders and Developers Pvt Ltd in favour of M/s Sainath Buildcon bearing Sr No 6868/2010 all pertaining to Survey No 57/3.

Date: 03.02.2024



*Rohit V. Karjatkar*

Rohit V. Karjatkar

Advocate

V. D. Karjatkar & Associates

Advocates