

**FORMAT - A
(Circular No. 28/2021)**

Date: 03.04.2023

To,

MahaRERA,

Pune

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to total area admeasuring 3753.46 Sq. mtrs. of Final Plot No. 350 of Town Planning Scheme No.3, Sangamwadi, its Survey No. 32/A/6 of village Ghorpadi, Koregaon Park, Pune 411 001, Taluka Haveli, District Pune, within the jurisdiction of Sub-Registrar Haveli, District Pune and within the limits of Pune Municipal Corporation (hereinafter referred to as "the said plot").

I have investigated the title of the said plot on the request of Mr. Vijaykumar Janardhan Mundhe, Partner of KP50 Development Ventures LLP and following documents i.e.:-

1) Description of the Property:

All that piece and parcel of the area totally admeasuring 3753.46 Sq. mtrs. of Final Plot No. 350 of Town Planning Scheme No.3, Sangamwadi, its Survey No. 32/A/6 of village Ghorpadi, Koregaon Park, Pune 411 001, Taluka Haveli, District Pune, within the jurisdiction of Sub-Registrar Haveli, District Pune and within the limits of Pune Municipal Corporation together with Five buildings constructed thereon each having Ground plus three upper floors in all consisting 64 Flats having total constructed area admeasuring 3489.24 Sq. mtrs. of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit, which plot is bounded as follows:

On or towards the East : By Road;
On or towards the South : By F.P. No. 358;
On or towards the West : By F.P. No. 351 and 357;
On or towards the North : By F.P. No. 339
which is hereinafter referred to as 'the said property'.

2) The document of allotment of plot:-

- a) Order dated 12.08.2016 passed by Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune in Deemed Conveyance Application No. DC/1002486/2016;
- b) Certificate of Deemed Conveyance dated 12.08.2016 issued by Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune in Deemed Conveyance Application No. DC/1002486/2016;
- c) Corrigendum dated 12.04.2017 issued by Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune in Deemed Conveyance Application No. DC/1002486/2016;
- d) Corrigendum dated 11.10.2017 issued by Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune in Deemed Conveyance Application No. DC/1002486/2016;
- e) Deed of Deemed Conveyance dated 05.05.2018, registered in the Office of Sub Registrar Haveli No. 22 at serial No. 6573,
- f) Deed of Correction dated 25.01.2019 registered in the Office of Sub-Registrar Haveli No. 22, at Serial No. 1238;
- g) Corrigendum dated 12.01.2022 issued by Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune in Deemed Conveyance Application No. DC/1002486/2016;

- h) Deed of Correction dated 10.03.2022 registered in the Office of Sub-Registrar Haveli No. 15, at Serial No. 4116;
- i) Development Agreement dated 22.04.2022 registered in the Office of Sub-Registrar Haveli No.11, at Serial No. 9179;
- j) Power of Attorney dated 22.04.2022, registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 9180;
- k) Deed of Correction dated 04.11.2022 registered in the Office of Sub-Registrar Haveli No. 11, at Serial No. 23215 on 07.11.2022;
- 3) Property Card issued by City Survey Officer No.2 dated 26.03.2022, mutation entry Nos. 659,26.
- 4) Search report for 30 years from 1993 till 2023.

2/- On the perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit, is clear, marketable and without any encumbrances.

Owners of the land

- (1) Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit,
Final Plot No. 350 , its Survey No. 32/A/6
- (2) Qualifying comments/remarks: Nil

3/- The report reflecting the flow of the title of the owner i.e. Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit, on the said land is enclosed herewith as annexure.

Encl: Annexure
Date: 03.04.2023

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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry Nos. 659, 26.
- 3) Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar' office at Pune.
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 03.04.2023


(Abhishek R. Pingale)
Advocate

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SEARCH REPORT

1) Description of the Property:

All that piece and parcel of the area totally admeasuring 3753.46 Sq. mtrs. of Final Plot No. 350 of Town Planning Scheme No.3, Sangamwadi, its Survey No. 32/A/6 of village Ghorpadi, Koregaon Park, Pune 411 001, Taluka Haveli, District Pune, within the jurisdiction of Sub-Registrar Haveli, District Pune and within the limits of Pune Municipal Corporation of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit, which plot is bounded as follows:

On or towards the East : By Road;

On or towards the South : By F.P. No. 358;

On or towards the West : By F.P. No. 351 and 357;

On or towards the North : By F.P. No. 339

which is hereinafter referred to as 'the said land'.

- 2) The said land mentioned above was originally owned by Smt. Jarafaramaji Mehta, Shri Phirozsha Pramji Mehta, Mrs. Shirin Naoroji Dadabhoy, Smt. Benjan Phiroz Rustam and Smt. Marjben Sohrab Wadia.
- 3) Said Smt. Jarafaramaji Mehta, Shri Phirozsha Pramji, Shirin Naoroji Dadabhoy, Smt. Benjan Phiroz Rustam and Smt. Marjben Sohrab Wadia had executed Development Agreement in respect of said land in favor of M/s. Rajesh Builders and further executed Power of Attorney dated 21.02.1983 in favor of partners of said firm.
- 4) Said M/s. Rajesh Builders had got necessary permission/s and got plan sanctioned from the Pune Municipal Corporation vide Commencement Certificate/s in the year 1983.

- 5) Said M/s. Rajesh Builders had also got N.A. permission bearing No. PRN.SR.137.84 dated 13.07.1984 from Additional Collector, Pune.
- 6) Said M/s. Rajesh Builders completed the construction 5 buildings each having Ground plus three upper floors in all consisting 64 Flats having total constructed area admeasuring 3489.24 Sq. mtrs. on the said land and obtained the Completion Certificates bearing Nos. 2861 dated 25.10.1985, and 4001 dated 31.10.1985 from Pune Municipal Corporation in respect of the same.
- 7) Thereafter Said M/s. Rajesh Builders has sold the said flats constructed on the said land to different purchaser/s by executing different Agreement/s after receiving entire amount of consideration from such purchaser/s.
- 8) The said purchasers, with cooperation of said M/s. Rajesh Builders, formed a Co-operative Housing Society comprising of 5 buildings each having Ground plus three upper floors in all consisting 64 Flats having total constructed area admeasuring 3489.24 Sq. mtrs. by the name "Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit" having registration No. PNA/(PNA)/HSG(TC)/903/86-87 dated 06/02/1987.
- 9) As the owners of the said land and the builder i.e. Rajesh Builders failed to execute Conveyance Deed in respect of the said property i.e. land and the buildings standing thereon in favor of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit, the said Society filed an Application bearing No. DC/1002486/2016 under section 11 of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 before the Competent Authority and District Deputy

Registrar of Co-operative Societies, Pune City, Pune for Deemed Conveyance.

- 10) The Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune passed order dated 12.08.2016 and allowed the Deemed Conveyance Application No. DC/1002486/2016 filed by Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit and further issued Certificate of Deemed Conveyance under section 11(4) of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 dated 12.08.2016 in favor of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit.
- 11) The Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune issued Corrigendum dated 12.04.2017 for correcting the description of said property and second Corrigendum dated 11.10.2017 for correcting Survey number of said property in Certificate of Deemed Conveyance dated 12.08.2016 issued in Deemed Conveyance Application No. DC/1002486/2016 by the said Authority.
- 12) Accordingly, the Deed of Deemed Conveyance dated 05.05.2018 executed and registered in the Office of Sub Registrar Haveli No. 22 at serial No. 6573.
- 13) As there was typographical error in area of constructed premises in Index II of said Deed of Deemed Conveyance dated 05.05.2018 registered in the Office of Sub Registrar Haveli No. 22 at serial No. 6573, the Deed of Correction dated 25.01.2019 has been executed and registered in the Office of Sub-Registrar Haveli No. 22, at Serial No. 1238.
- 14) The name of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit has been duly entered in the Property

Register Extract of the said property as owner thereof by mutation entry No. 659.

- 15) Thereafter upon the Application by the Society, the Competent Authority and District Deputy Registrar of Co-operative Societies, Pune City, Pune issued Corrigendum dated 12.01.2022 for correcting the total area of land as "3753.46 Sq. mtrs." of said property in Certificate of Deemed Conveyance dated 12.08.2016 issued in Deemed Conveyance Application No. DC/1002486/2016 by the said Authority.
- 16) As there was typographical error in total area of land and boundaries of said land in the Deed of Deemed Conveyance dated 05.05.2018 registered in the Office of Sub Registrar Haveli No. 22 at serial No. 6573, the Deed of Correction dated 10.03.2022 has been executed and registered in the Office of Sub-Registrar Haveli No. 15, at Serial No. 4116 and effect of said Deed of correction has been given in Property Card of said land by Mutation Entry no. 26.
- 17) Thereafter the Society has executed Development Agreement and Power of Attorney both dated 22.04.2022 registered in the Office of Sub-Registrar, Haveli No.11 at Serial Nos. 9179 and 9180 respectively in respect of said land more particularly described in para 1 above in favour of KP50 Development Ventures LLP, a Limited Liability Partnership Firm.
- 18) As there was typographical error in names of members of the Society in the Development Agreement dated 22.04.2022 registered in the Office of Sub Registrar Haveli No.11 at serial No. 9179, the Deed of Correction dated 04.11.2022 has been executed and registered in the Office of Sub-Registrar Haveli No. 11, at Serial No. 23215 on 07.11.2022.

19) Thus by virtue of said Deed of Deemed Conveyance dated 05.05.2018 registered in the Office of Sub Registrar Haveli No. 22 at serial No. 6573 and Deed of Correction dated 25.01.2019 registered in the Office of Sub-Registrar Haveli No. 22, at Serial No. 1238 and the Deed of Correction dated 10.03.2022 registered in the Office of Sub-Registrar Haveli No. 15, at Serial No. 4116, Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit has become absolute owner and exclusive possessor of the said land and structure standing thereon.

20) Thereafter, the Developer i.e. KP50 Development Ventures LLP, a Limited Liability Partnership Firm and the said Society, in consonance with said Development Agreement and Power of Attorney both dated 22.04.2022 registered in the Office of Sub-Registrar, Haveli No.11 at Serial Nos. 9179 and 9180 respectively, executed various Deeds of Confirmation in favour of existing members of the society in respect of flats to be allotted to them i.e. Members Apartments in proposed building to be constructed on the said land, the details of said Deeds of Confirmation are as follows:-

Sr. No	Name of the Existing member	Details of the Flat allotted	Details of Deed of Confirmation
1	Sandya Mohini Sharma	Apartment No. 1203	22000/22 Haveli No. 1 Dated 10.11.2022
2	Sandya Mohini Sharma	Apartment No. 1204	21999/22 Haveli No. 1 Dated 10.11.2022
3	Sambhaji Shivaji Chavan	Apartment No. 1102	24654/22 Haveli No. 1 Dated 16.12.2022

4	Aruna Murlidhar Naik	Apartment No. 301	24645/22 Haveli No. 1 Dated 16.12.2022
5	Mangala Gunaji Angre	Apartment No. 1103	24657/22 Haveli No. 1 Dated 16.12.2022
6	Mangala Gunaji Angre	Apartment No. 1104	24658/22 Haveli No. 1 Dated 16.12.2022
7	Angela Jeni Bhatta	Apartment No. 1503	24646/22 Haveli No. 1 Dated 16.12.2022
8	Lalita Nitin Naik and Nitin Vijay Naik	Apartment No. 903	24656/22 Haveli No. 1 Dated 16.12.2022
9	Herab Anant Kulkarni	Apartment No. 1802	3122/23 Haveli No. 1 Dated 15.02.2023
10	Indira S Pillai	Apartment No. 1402	25457/22 Haveli No. 1 Dated 28.12.2022
11	Hira Chandrakant Chilvar	Apartment No. 502	3354/23 Haveli No. 1 Dated 17.02.2023
12	Veena Vivek Joshi	Apartment No. 901	3123/23 Haveli No. 1 Dated 15.02.2023
13	Jyoti Alhat	Apartment No. 2002	765/23 Haveli No. 1 Dated 09.01.2023
14	Lalita Nitin Naik and Nitin Vijay Naik	Apartment No. 904	24655/22 Haveli No. 1 Dated 16.12.2022
15	Latika Chandrakant Chilvar	Apartment No. 503	3350/23 Haveli No. 1 Dated 20.02.2023
16	Jayantkumar Kanjibhai Gohil and Vidya Jayantkumar Gohil	Apartment No. 1202	25456/23 Haveli No. 1 Dated 28.12.2022

17	Margo Traders	Apartment No. 1203	486/23 Haveli No. 1 Dated 05.01.2023
18	Maya Pramod Ghangale	Apartment No. 203	25447/22 Haveli No. 1 Dated 28.12.2022
19	Pratiksha Anuj Miglani	Apartment No. 1602	775/23 Haveli No. 1 Dated 09.01.2023
20	S P Namjoshi	Apartment No. 1301	25460/22 Haveli No. 1 Dated 28.12.2022
21	Oberoi Surjit Kaur	Apartment No. 1701	25229/22 Haveli No. 1 Dated 23.12.2022
22	Renuka Ajit Patil	Apartment No. 1901	773/23 Haveli No. 1 Dated 09.01.2023
23	Mahadev Ramchandra Bhosale	Apartment No. 202	764/23 Haveli No. 1 Dated 09.01.2023
24	Uddhav Pandharinath Phad	Apartment No. 1404	3339/23 Haveli No. 1 Dated 20.02.2023
25	Uddhav Pandharinath Phad	Apartment No. 1403	3340/23 Haveli No. 1 Dated 20.02.2023
26	R B Phansalkar	Apartment No. 1304	25449/22 Haveli No. 1 Dated 28.12.2022
27	R E Wray	Apartment No. 1702	25459/22 Haveli No. 1 Dated 28.12.2022
28	R B Phansalkar	Apartment No. 1303	25448/22 Haveli No. 1 Dated 28.12.2022
29	Samiksha Rupendra Sandhir	Apartment No. 1601	763/23 Haveli No. 1 Dated 09.01.2023

30	Sudhakar S Ambekar	Apartment No. 604	762/23 Haveli No. 1 Dated 09.01.2023
31	Vanita Rajendra Vagaskar	Apartment No. 703	24652/22 Haveli No. 1 Dated 16.12.2022
32	Vijay Kalu vani	Apartment No. 1502	3338/23 Haveli No. 1 Dated 20.02.2023
33	Ajay Digambar Naik and Jayashri Digambar Naik	Apartment No. 1101	24651/22 Haveli No. 1 Dated 16.12.2022
34	Angelo Lima Fernandes	Apartment No. 803	777/23 Haveli No. 1 Dated 09.01.2023
35	Ashok Shankar Pawar	Apartment No. 1404	25450/22 Haveli No. 1 Dated 28.12.2022
36	Suresh Trilokinath Raina	Apartment No. 802	3337/23 Haveli No. 1 Dated 20.02.2023
37	Vasant Balkrishna Bidkar and Sangeeta Vasant Bidkar	Apartment No. 801	24647/22 Haveli No. 1 Dated 16.12.2022
38	Suvarna Anil Dholepatil	Apartment No. 304	776/23 Haveli No. 1 Dated 09.01.2023
40	Gautam Virendra Bhalla	Apartment No. 1001	774/23 Haveli No. 1 Dated 09.01.2023
41	Rajendra Shivram Hajare	Apartment No. 701	778/23 Haveli No. 1 Dated 09.01.2023
42	Vijaykumar Vasudev Dhamnskar	Apartment No. 1902	761/23 Haveli No. 1 Dated 09.01.2023
43	Hanumant K Temgire	Apartment No. 204	772/23 Haveli No. 1 Dated 09.01.2023

21) This report is restricted only to the title of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit over the land more particularly described in para 1 above on the basis of documents mentioned herein and not in respect of individual flats owned by the members of the Society.

22) I have taken 30 years search of the said land bearing Final Plot No. 350 of Town Planning Scheme No.3, Sangamwadi, its Survey No. 32/A/6 of village Ghorpadi, Koregaon Park, Pune 411 001. For the purpose of manual search for the period from 1993 to 2002 I have paid Search fee of Rs. 250/- vide challan bearing No. GRN MH000022530202324P dated 01.04.2023 and for e-search I have paid Search fee of Rs. 550/- vide challan bearing No. MH018140474202223P for the period from 2002 to 2023 dated 31.03.2023. During the course of search, I have not come across any entry adverse to the title of Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit in respect of the said property.

23) The said property is not subject matter of any litigation as per the instructions received.

24) After scrutinizing the documents made available to me and search taken by me, I am giving the following Title opinion that -

Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit is the absolute owner of area admeasuring 3753.46 Sq. mtrs. of Final Plot No. 350 of Town Planning Scheme No.3, Sangamwadi, its Survey No. 32/A/6 of village Ghorpadi, Koregaon Park, Pune 411 001, Taluka Haveli, District Pune, within the jurisdiction of Sub-Registrar Haveli, District Pune and within the limits of Pune Municipal Corporation together with Five buildings constructed thereon each having Ground plus three upper floors in all

consisting 64 Flats having total constructed area admeasuring 3489.24 Sq. mtrs., which property is more particularly described in para 1 above and the rights, title and interests of the said Society i.e. Meera Nagar Sahakari Gruh Rachana Sanstha Maryadit and development rights acquired by KP50 Development Ventures LLP, a Limited Liability Partnership Firm, in respect of said property are clear and marketable and free from any encumbrances.

Place: Pune

Date: 03.04.2023



(Abhishek R. Pingale)
Advocate

ABHISHEK R. PINGALE
B.S.L., I.L.B.
ADVOCATE

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Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH018140474202223P	BARCODE	[Barcode]		Date	31/03/2023-22:59:58	Form ID			
Department				Inspector General Of Registration						
Type of Payment				Payer Details						
Search Fee				TAX ID / TAN (If Any)						
Other Items				PAN No.(If Applicable)						
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name			Abhishek Ranjan Pingale	
Location				PUNE						
Year				2022-2023 One Time						
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				550.00		Road/Street				
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
				Amount In					Five Hundred Fifty Rupees Only	
				Words						
Total				550.00						
Payment Details				SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CIN		Ref. No.		10000502023033123708		3003060730522
Cheque/DD No.				Bank Date		RBI Date		31/03/2023-23:01:12		Not Verified with RBI
Name of Bank				Bank-Branch					SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date					Not Verified with Scroll	

Department ID : 139322053

Mobile No. : 9561449030

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वाच्य दस्तासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		000020650202324	03/04/2023-12:43:05	IGR002	550.00
Total Defacement Amount					550.00



CHALLAN
MTR Form Number-6



GRN MH000022530202324P	BARCODE 	Date 01/04/2023-16:11:59	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	ADV ABHISHEK RANJAN PINGALE
Location PUNE			
Year 2023-2024 One Time		Flat/Block No.	
Account Head Details		Amount in Rs.	Premises/Building
0030072201 SEARCH FEE		250.00	Road/Street
			Area/Locality
			Town/City/District
			PIN
		Remarks (If Any)	
		SR NO 32A/6 F P NO 350 GHORPADI KOREGAON PARK PUNE 411001	
		SEARCH FEE FOR YEAR 1993 TO 2002	
		Amount in	Two Hundred Fifty Rupees Only
Total	250.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	10000502023040104227
Cheque/DD No.		Ref. No.	0654503921526
		Bank Date	01/04/2023-16:12:38
		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : _____ Mobile No. : 9561449030
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलान "राष्ट्र ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.