



CHALLAN  
MTR Form Number-6



GRN	MH007266561202324E	BARCODE		Date	28/08/2023-13:59:33	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	HVL23_HAVELI 23 JOINT SUB REGISTRAR			Full Name	ADV SANGEETA KHOT		
Location	PUNE						
Year	2023-2024 One Time			Flat/Block No.	S NO 18 A 1A, CTS NO 1081, SOUMITRA CHSL,		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE		750.00	Road/Street	ERANDWANE		
				Area/Locality	PUNE		
				Town/City/District			
				PIN	4	1	1 0 3 8
				Remarks (If Any)	SEARCH FEE FOR 30 YEARS		
Total		750.00		Amount In	Seven Hundred Fifty Rupees Only		
				Words			
Payment Details				FOR USE IN RECEIVING BANK			
PUNJAB NATIONAL BANK							
Cheque-DD Details				Bank CIN	Ref. No.	03006172023082800656	461702257
Cheque/DD No.				Bank Date	RBI Date	28/08/2023-14:20:51	29/08/2023
Name of Bank				Bank-Branch			
				PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date			
				1 , 29/08/2023			

Department ID :

Mobile No. : 9021106467

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा दस्तावजा दस्त्यासाठी लागू नाही.

Validity unknown

Digitally signed by: 3  
DIRECTORATE OF ACCOUNTS  
AND TREASURIES MUMBAI 02  
Date: 2024.05.20 14:29:34 IST  
Reason: GRHS Form Document  
Location: India









ADVOCATE

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To,  
The MahaRERA Authority  
Pune

### LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to land admeasuring about 1109.04 sq.mtrs out of C.T.S. No.1081(P), Survey No.18/A/1A/2/1(P), situated at Erandwane, Pune, within Registration Sub-District Haveli, District Pune.

I have investigated the title of the said property on the request of M/s. Urban Realty through its Partners Mr. Archis Anil Annachhatre and Mr. Pritam Rajendra Mandlecha, after perusing following documents i.e. :-

- 1) Photo Copy of Property Card of CTS No. 1081, Erandwane, Pune
- 2) Photo copy of NA order dated 4.12.1985 bearing No.PRN-SR-333-85
- 3) Photo copy of Completion Certificate No.1768 dated 3.8.1990
- 4) Photo copy of Society Registration Certificate of Soumitra Co-op. Housing Society
- 5) Photo copy of Deed of Conveyance dated 23/07/1999 is duly registered in the office of Sub-Registrar, Haveli No.4, Pune at Serial No.3216/2000 on 27/04/2000 executed in favour of Soumitra Co-op. Housing Soc. Ltd.
- 6) Photo copy of mutation entry number 3326, 4298 and 4047.
- 7) Photo copy of Letter No. 2226 dated 29 Dec 2022 issued by Dy. Registrar, Co-operative societies, Pune.
- 8) Photo copy of Development Agreement dated 05/04/2024 registered in the office of Haveli No.2, Pune at Serial No. 7360/2024.
- 9) Photo copy of Power of Attorney dated 05/04/2024 registered in the office of Haveli No.2, Pune at Serial No. 7361/2024
- 10) Photo copy of Commencement Certificate No.CC/2786/23 dated 05/02/2024.

#### 11) Description of the property:-

All that piece and parcel of land admeasuring about 1109.04 sq.mtrs out of C.T.S. No.1081(P), Survey No.18/A/1A/2/1(P), situated at Erandwane, Pune, within Registration Sub-District Haveli, District Pune together with old building





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standing thereon and which is situated within the Registration District of Pune, Sub Registration Division Haveli, and within the local limits of Pune Municipal Corporation and which land is bounded as follows:

On or towards the EAST : By Swapna Mandir Society

On or towards the SOUTH : By Kachare Classic Society

On or towards the WEST : By existing 20m wide Road  
(proposed 24 mtrs DP road )

On or towards the NORTH : By Mrunmayi Society

I) 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 subject to the redevelopment rights acquired by M/s. Urban Realty, a registered Partnership Firm, the title of Soumitra Co-operative Housing Society Limited is clean, clear, marketable and free from encumbrances.

II) Owners of the land/said property-

**SOUMITRA CO-OPERATIVE HOUSING SOCIETY LTD**

A Housing Society registered under the Co-operative Societies Act, 1960, having its Registered Office at- C.T.S. No.1081(P), Survey No.18/A/1A/2/1(P), situated at Erandwane, Pune.

I have carried out e-search for the last 30 years on the official website igmaharashtra.gov.in in respect of title of the said property. However, subject to the redevelopment rights acquired by M/s. Urban Realty, a registered Partnership Firm, I have not noticed any entry adversely affecting title of the owner i.e. Soumitra Cooperative Housing Society Ltd., in respect of the said property.

III) The report reflecting the flow of the title of the owner i.e. Soumitra Cooperative Housing Society Ltd. to the said property and rights of the Developer i.e. M/s. Urban Realty, a registered Partnership Firm, is enclosed herewith as annexure.

Date: 23/05/2024

Mrs. Sangeeta T. Khot

Advocate





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### Annexure

#### FLOW OF THE TITLE –

- 1) After perusal of abovementioned documents it appears that all that piece and parcel of the property bearing CTS No. 1081(P), Survey No.18/A/1A/2/1(P) admeasuring about 2700 sq.mtrs. situated at Erandwane, Pune, within Registration Sub-District Haveli, District Pune and within the limits of Pune Municipal Corporation, (hereinafter referred to as 'the said land') was owned by Mr. Ramesh Mahadeo Kachare.
- 2) Partition took place between the members of Kachare Family and as per the said partition the said land was given to the share of Mr. Yashwant Ramesh Kachare and accordingly, his name was mutated on the revenue records of the said land as owner and holder pursuant to Mutation Entry No.3326.
- 3) Mr. Yashwant Ramesh Kachare executed an Agreement dated 06/11/1985 in favour of M/s. A. V. Apte & Company and entrusted development rights of the said land admeasuring about 2617.46 sq.mtrs. to M/s. A. V. Apte & Company.
- 4) The Collector of Pune, vide its order dated 4.12.1985 bearing No.PRN-SR-333-85, granted NA permission in respect of the said land.
- 5) Mr. Yashwant Ramesh Kachare file an application under s.21 of the Urban Land (Ceiling and Regulation) Act, 1976 and the Hon'ble Addl. Collector an Competent Authority, Pune Urban Agglomeration, Collectorate, Pune vide its order dated 01/12/1983 bearing No. ULC/WSHS-21/190/14 KA, allowed Mr. Yashwant Ramesh Kachare to retain land in excess of the ceiling limit for the purpose of undertaking construction of houses for weaker section of the society subject to certain terms and conditions;
- 6) M/s A.V. Apte & Co. in compliance of the Agreement got the building construction plans on the said property approved from Pune Municipal Corporation, vide Commencement Certificate bearing No.587 dated 11.5.1984, and after completing the construction of 2 buildings (A & B) got Completion Certificate from Pune Municipal Corporation bearing No.1768 dated 3.8.1990.





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- 7) Building – B constructed on the area admeasuring about 1109.04 sq. mtrs. out of the said land consists of 24 flats. M/s. A.V. Apte & Company sold the flats out of the said building –B to various purchasers for the consideration mutually agreed them.
- 8) M/s. A. V. Apte & Company formed a Co-operative Housing Society of all the unit purchasers in the building-B known as “Soumitra Co-operative Housing Society Ltd.” which is duly registered under the provisions of The Maharashtra Co-operative Societies Act, 1960, vide Registration Certificate No. PNA/(PNA)/HSG/TC/1592/88-89 dated 19.5.1989 (hereinafter referred to as the ‘Said Society’). The main classification of the said Society is Housing Society and Sub Classification is Tenant Co-partnership Society.
- 9) Mr. Yashwant Ramesh Kachare alongwith M/s. A. V. Apte & Company executed Deed of Conveyance in favour of Soumitra Co-operative Housing Society Limited in respect of the land admeasuring 1109.04 sq.mtrs. and the Building constructed thereon. The said land and the building standing thereon is hereinafter referred to as ‘the said Property’. The said Deed of Conveyance dated 23/07/1999 is duly registered in the office of Sub-Registrar, Haveli No.4, Pune at Serial No.3216/2000 on 27/04/2000 and thereafter name of the Soumitra Society is entered on the record of the 7/12 extract under mutation entry number 4298 and on the Property Register Card of CTS No.1081, Erandwane, Pune as a owner of land admeasuring about 1109.04 sq.mtrs.
- 10)Extra Ordinary General meeting of members of the Society was called in presence of Dy. Registrar, Co Op Societies, Pune viz. Mrs. Vandana Patil on 24 December 2022. A letter of approval to redevelop the building of the Society through M/s. Urban Realty was granted by Dy. Registrar on 29 Dec 2022 vide Letter No. 2226.
- 11)Soumitra Co-operative Housing Society Ltd. has executed a Development Agreement dated 05/04/2024 in favour of M/s. Urban Realty, a registered Partnership Firm, through its Partners Mr. Archis Anil Annachhatre and Mr. Pritam Rajendra Mandlecha and thereby entrusted redevelopment rights of the said property in favour of the said Firm. The said Development Agreement is registered in the office of the Sub Registrar, Haveli No.2, Pune at Serial No. 7360/2024.





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- 12) Soumitra Co-operative Housing Society Ltd. has also executed a Power of Attorney dated 05/04/2024 in favour of Partners of M/s. Urban Realty, a registered Partnership Firm, viz. Mr. Archis Anil Annachhatre and Mr. Pritam Rajendra Mandlecha. The said Power of Attorney is registered in the office of the Sub Registrar, Haveli No.2, Pune at Serial No. 7361/2024.
- 13) M/s. Urban Realty, a registered Partnership Firm, prepared the building construction plans of the proposed building on the said property and got them approved from Pune Municipal Corporation by utilizing basic FSI available on the said property, vide Commencement Certificate No.CC/2786/23 dated 05/02/2024.
- 14) M/s. Urban Realty has acquired rights to develop the said property, to sell the flats/units available for sale to it, to execute agreement for sale in favour of the prospective purchasers, to receive consideration from the prospective flat purchasers, to mortgage the flats /units available for sale to it, etc.
- 15) 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 subject to the redevelopment rights acquired by M/s. Urban Realty, a registered Partnership Firm, the title of the owner i.e. Soumitra Co-operative Housing Society Limited is clean, clear, marketable and free from all the encumbrances or charges of whatsoever nature.

Date: 23/05/2024

Mrs. Sangeeta T. Khot

Advocate



