



Adv. Mrs. Madhavi Vaidya-Athavale

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File No.: CKD/2/24

2nd August, 2024

To,
Maha RERA,
Pune.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to property bearing CTS No. 1098/6B, Final Plot No. 880/6B, admeasuring area of about 503.83 sq. mtrs. along with the construction of Project "Dinmanee" on the said plot in Model Colony Co-Operative Housing Society Ltd. situated at Model Colony, Shivajinagar (Bhamburda), Pune - 411016, within the limits of District Pune and Taluka Haveli and within Pune Municipal limits and bounded as under (hereinafter referred as the "said property").

1. I have investigated the title of the above-mentioned properties on the request of **M/S. Chaphalkar Karandikar Developers** and based on the following documents:
 - (a.) Property Card extract of CTS No. 1098/6B, F.P.No. 880/6B, Model Colony, (Bhamburda), Shivajinagar, Pune.
 - (b.) Lease Deed dated 28/12/1954 before the Sub-Registrar Haveli 1 at Sr. No. 1806/1954 between Model Colony Co-Op. Hsg. Society and Smt. Indirabai Dinkar Shende.
 - (c.) Acceptance letter of The Model Colony Co-Operative Housing Society Ltd. for issuing No Objection dated 15/02/2024.
 - (d.) Government Mojani dated 11/03/2024.
 - (e.) Latest property tax bill of the property.

Madhavi Athavale

B. 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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

(a) **Owners of the Land** : 1. Mr. Anirudha Janardan Shende, 2. Mr. Sachin Janardan Shende, 3. Mrs. Jayashree Yashwant Shende, 4. Mrs. Madhavi Amrut Bhogale & Mrs. Kalyani Deepak Bhargav (Long term lease holders) (The Model Colony Co-Operative Housing Society, Owner Society)

(a) **Qualifying comments/remarks if any** : In my opinion the said property is free from any encumbrances and mortgages or any other charge over the said property.

2. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure as above

Date : 2nd August 2024


Madhavi Vaidya-Athavale
Advocate

FLOW OF THE TITLE OF THE SAID LAND :

A. The said plot bearing Final Plot No. 880/6B, admeasuring area of about 503.83 sq. mtrs. out of C.T.S. No. 1098/6B is originally property of The Model Colony Co-Operative Housing Society (Hereinafter referred to as "Owner Society"). The said Owner Society had allotted the said plot to Late Mr. Dinkar Vinayak Shende vide Lease Deed dated 17/04/1946 which was registered before Sub-Registrar Haveli No. 1 Pune at Sr. No. 1002/1946.

B. After demise of Mr. Dinkar Vinayak Shende, the Owner Society has executed Lease Deed with his legal heir, Smt. Indirabai Dinkar Shende (his wife). The entry of the said lease deed was recorded on the property card extract on 14/03/1960 and thus Smt. Indirabai Dinkar Shende became the Holder of the said plot.

C. After demise of Smt. Indirabai Dinkar Shende on 08/11/1989, names of her legal heirs viz. her two sons Mr. Janardan Dinkar Shende & Mr. Yashwant Dinkar Shende on 23/03/1990.

D. Mr. Janardan Dinkar Shende died intestate on 17/02/2021, After his demise names of his legal heirs viz. two sons, Mr. Anirudha Janardan Shende and Mr. Sachin Janardan Shende were mutated on the records of rights for his share in the said property.

E. Mr. Yashwant Dinkar Shende died intestate on 29/03/2021. After his demise names of his legal heirs viz. his wife Smt. Jayashree Yashwant Shende and two daughters Mrs. Madhavi Amrut Bhogale and Mrs. Kalyani Deepak Bhargav.

Attended

F. The owners have assured that they have constructed the said bungalow after taking due permissions from the concern government authorities and Model Colony Co-Operative Housing Society. Further, latest property tax bill of the said property shows that the said property assessed to property tax by the Pune Municipal Corporation long back and the Owners are paying the property tax of the said property regularly.

Following documents are available in support of the Flow of the Title of the said land :

1. Property Card extract of CTS No. 1098/6B, F.P.No. 880/6B, Model Colony, (Bhamburda), Shivajinagar, Pune.
2. Lease Deed dated 28/12/1954 before the Sub-Registrar Haveli 1 at Sr. No. 1806/1954 between Model Colony Co-Op. Hsg. Society and Smt. Indirabai Dinkar Shende.
3. Acceptance letter of The Model Colony Co-Operative Housing Society Ltd. for issuing No Objection dated 15/02/2024.
4. Latest Property tax bill of the property.
5. Government Mojani dated 11/03/2024.
6. Search taken for 30 years (for the period 1994 to 2024) from Sub-Registrar of Assurances, Pune on 02/08/2024.
7. Litigations if any **NIL**


Madhavi Vaidya-Athavale
Advocate

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CHALLAN
MTR Form Number-6



GRN	MH006215439202425P	BARCODE	[Barcode]		Date	02/08/2024-15:42:19		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR		Payer Details			
Location				PUNE		Full Name		Adv. Madhavi Vaidya-Athavale	
Year				2024-2025 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						Search for 30 years from 1994 to 2024			
						Amount In			
						Seven Hundred Fifty Rupees Only			
Total				750.00		Words			
Payment Details				SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		10000502024080205298 0601107285839	
Cheque/DD No.				Bank Date		RBI Date		02/08/2024-15:43:22 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. : 9881415544
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.