

**PRASHANT ASHOK KUMBHAR
ADVOCATE**

(B.S.L. LL.B.)

OFFICE- OFFICE NO. 104, FIRST FLOOR, KAMALA CHEMBERS, APPA BALWANT CHOWK,
BAJIRAO ROAD, PUNE-02,

MOB. NO. 9623242121, MAIL ID – adv.prashantkumbhar@gmail.com

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

To,
MahaRERA,
Pune.

LEGAL TITLE REPORT

SUBJECT: All that piece and parcel of an **area admeasuring 1805.52 Sq. Mtrs.** (as per 7/12 Extract) out of Plot No. 92 out of S. NO. 199+204+205+206/1 and 209/1 New S. No. 199/1A/92 to its corresponding CTS No. 67 an area admeasuring 1784.00 Sq. Mtrs. (as per City Survey Extract) together with RCC Building constructed thereon by the name and style as "**Kavita Apartment Condominium**" consisting of parking / ground floor + Three Upper Floors comprising of 41 Residential Units and Two Commercial Units situated at revenue village Lohegaon, Viman Nagar, Tal - Haveli, Dist - Pune within the extended limits of Pune Municipal Corporation an Registration District Pune Jt. Sub Registrar Haveli No. 1 to 28, Pune

(Hereinafter referred as the said Plots "**Said Properties**")



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I have investigated the title of the said Properties on the request of **M/S VENKATESH APARTMENT**, Registered partnership Firm having its registered office at Office No.1, on the First Floor, Platinum Classic Building, S. No. 50, Hissa no. 2, Plot No. 1+2+3 Kharadi, Taluka Haveli, District Pune 411014, Through its partners **Mr. Sandip Kondiba Satav and MR. RAHUL KONDIBA SATAV** and following documents i.e.

1) **DESCRIPTION OF PROPERTY :-**

(A) All that piece and parcel of an area admeasuring 1805.52 Sq. Mtrs. out of Plot No. 92 out of S. NO. 199+ 204+205+206/1 and 209/1 to its corresponding CTS No. 67 an area admeasuring 1784.00 Sq. Mtrs. (as per City Survey Extract) together with RCC Building constructed thereon by the name and style as "**Kavita Apartment Condominium**" consisting of parking / ground floor + Three Upper Floors comprising of 41 Residential Units and Two Commercial Units situated at revenue village Lohegaon, Viman Nagar, Tal - Haveli, Dist - Pune within the extended limits of Pune Municipal Corporation an Registration District Pune Jt. Sub Registrar Haveli No. 1 to 28 and is bounded as follows :-

On or towards :

East :- By Plot No. 96 Corresponding CTS No. 58, Lohagaon

South :- By Remaing part of Plot No. 92, Lohagaon

West :- By Road

North :- By Plot No. 91 Corresponding CTS No. 66, Lohagaon

2) Search and Title Report dated 20/11/2023 from Adv. Prashant Ashok Kumbhar.



3) On Perusal of the above mentioned documents and all other relevant documents relation to title of the said property I am of the opinion that the title of **M/s Venkatesh Apartment (Promoters/ Builders/ Developers)** is clear, marketable and without any encumbrances.

4) **OWNER OF THE SAID PLOT :-**

Kavita Apartment Condominium (Vendor/owner) duly registered under the Maharashtra Co-Operative Society's Act, 1960 through its duly managing Committee Members & authorized signatory vide resolution dated 19/12/2021.

5) **QUALIFYING COMMENTS / REMARKS :-**

M/s. Venkatesh Apartment, Through Partners, (1) Mr. Sandip Kondiba Satav (2) Mr. Rahul Kondiba Satav entered into Development Agreement and Power of Attorney in the year 22/12/2021 with respective Owners of the said plots which are registered with, the office of the Sub Registrar, Haveli, Pune.

6) **SEARCH REPORT :**

I have carried out the Additional Search in respect of Land Plot No. 92 out of S. NO. 199+ 204+205+206/1 and 209/1 to its corresponding CTS No. 67 in the offices of the Sub-Registrar Haveli for period **2021 to 2023** till date vide by **Application No. GRN No. MH011216762202324P, dated 21/11/2023.**



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This Search Title report is subject to the available Index II records to us during the course of our search at the Sub-Registrar Haveli Offices.

Online Search taken with the Govt. site igrmaharashtra.gov.in.
The Govt. of Maharashtra made available a facility to have online search by the aforesaid Govt. Site. During the online search I have not found any adverse entry from the available data.

Further, it is made it clear that the total Sub-Registrars Offices in Pune and Pimpri Municipal Corporation, Cantonments Boards & Grampanchayat Limits are 28 in all. Therefore Searches of the scheduled property is conducted based on the property where it situates and the physical searches cannot be practicably possible in all the Sub-Registrar Haveli No. 1 to 28 Offices. And they said search is based on the one place data stored and generated and made available at igrmaharashtra.gov.in. The computer generated Data is made available for the period of 2002 to till date. I do not found any adverse entry for any recorded encumbrance or transaction in the said registers in respect of the said land in the relevant years except those mentioned hereinabove. Considering the Number of Sub-Registrar Offices wherein anyone is entitled to register the documents anywhere of his choice and the said offices are not interlinked with each other and cannot have a direct access for search. Therefore the search cannot be said to be conclusive



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having limitation to take search in the offices wherein the jurisdiction of registration is given.

Hence, is Title Opinion based on the information and document furnished by the parties concerned.

Dated this 22th day of November 2023.



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Enclosed: Search Receipt



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