



CHALLAN
MTR Form Number-6



GRN MH013992373202425U	BARCODE [Barcode]	Date 08/01/2025-14:42:33	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 HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	ADV. VAISHALI VIKAS NIKAM
Location PUNE			
Year 2024-2025 One Time		Flat/Block No.	
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		300.00	Road/Street
			Area/Locality
			Town/City/District
			PIN
			Remarks (If Any)
			Search for the year 2024 and 2025 FP No 418 Survey No 697/1 village
			Gultekdi District Pune
		Amount In	Three Hundred Rupees Only
Total		300.00	Words
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572025010820351 CPAERCHAG9
Cheque/DD No.		Bank Date	RBI Date 08/01/2025-14:24:43 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

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

Mobile No. : 9403360216

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



Vaishali Vikas Nikam

ADVOCATE

(B.Com. LL.B. D.M.M.)

Resi. : Flat No. 6, Apoorvai, Sr. No. 120A, Final Plot No. 545,
Opp. P.L. Deshpande Garden, Pune-Sinhgad Road, Pune - 411030. Mobile : 9403360216

Date : -08/01/2025

FORMAT -A
(Circular 28/2021 dated- 08/03/2021)

To
Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, House fin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051.

LEGAL TITLE REPORT

Subject :--

Title clearance certificate with respect to **Building Nos. 91 & 92** comprising of **32 residential units** bearing **Tenement Nos. 721 to 752** constructed on the land admeasuring **1522.17 sq. mtrs. and 6 mtrs. Internal Road area admeasuring 417.73 sq. mrs. and TITBIT area admeasuring 17.75 sq. mtr.** all together admeasuring an area **1939.90 sq. mtrs.** out of **Survey No. 697/1** out of **Final Plot No. 418, TP Scheme No. III** situated, lying and being at revenue **village-Gultekdi, Taluka-Pune City, District-Pune** within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune. **Hereinafter** for sake of brevity referred to as "**the said property**".

I have investigated title to the property mentioned hereinabove as per the request of **M/s. ABHIJAY CITYSCAPES LLP**, a limited liability partnership, registered under the Limited Liability Partnership Act, 2008, Having Address At- CTS No. 927, Office No. 302, 3rd Floor, Sanas Memories, F.C.Road, Pune 411004 through its designated partner-**Mr. Sujay Shrenik Shah and Mr. Abhijeet Gokul Kotkar** and following documents i.e.

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A] DESCRIPTION OF THE PROPERTY :--

ALL THAT piece and parcel of the **Building Nos. 91 & 92** comprising of **32 residential units** bearing **Tenement Nos. 721 to 752** constructed on the land admeasuring **1522.17 sq. mtrs.** and **6 mtrs. Internal Road** area admeasuring **417.73 sq. mtrs.** and **TITBIT** area admeasuring **17.75 sq. mtr.** all together admeasuring an area **1939.90 sq. mtrs.** out of **Survey No. 697/1** out of **Final Plot No. 418, TP Scheme No. III** situated, lying and being at revenue **village-Gultekdi, Taluka-Pune City, District-Pune** within the limits of **Pune Municipal Corporation** and also within the jurisdiction of **Sub-Registrar Haveli, Pune** and bounded as under :--

ON OR TOWARDS:--

East	-	Rear Margin 7.65 mtrs.
South	-	Side Margin 6.10 mtrs.
West	-	front margin 5.5 mtrs.
North	-	side margin 8.10 mtrs.

[Hereinafter referred to as "the said property"]

B] THE DOCUMENTS GIVEN FOR PERUSAL :-

- 1] Photo Copy of relevant CTS extract
- 2] Photo Copies of relevant mutation entries
- 3] Copy of the NOC given by **Deputy Registrar of Co-operative Societies** vide its **Letter No. JA.KRA.UNIPUSH(1)/VAIDHA/ PUNARVIKAS/ MARYADA/ GRUH/ NO OBJECTION/ YEAR 23, dated-10/02/2023**
- 4] Copy of the letter issued by **Pune Housing And Area Development Board** Vide **Letter No. CO/PB/ARCH/NOC/F-APC/R/1011/5671/2023, dated 7/12/2023**
- 5] Copy of the **Development Agreement and Power of Attorney**, both dated-**13/04/2024** executed by **Maryada Co-Operative Housing Society Ltd.** in favour of **M/s. ABHIJAY CITYSCAPES LLP**





Vaishali Vikas Nikam

ADVOCATE

(B.Com. LL.B. D.M.M.)

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..3..

Date :

C] SEARCH REPORT FOR 30 YEARS FROM 1995 TILL 2024

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 following Owner has clear, marketable and without any encumbrances and the following Developer has the rights to develop the property.

OWNER OF THE LAND

MHADA

LESSEE/ CO-PROMOTER OF THE LAND

Maryada Co-Operative Housing Society Ltd.

DEVELOPER OF THE LAND

M/s. Abhijay Cityscapes LLP

Encl: Annexure A

- 1] The Flow of the Title Report is annexed herewith



MRS. VAISHALI VIKAS NIKAM
[Advocate]

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FORMAT -A
(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- A] Search report for 30 years from taken from Sub-Registrar office at Haveli No.1 to 27 :--
- I] **Maryada Co-Operative Housing Society Ltd.** is a tenant co-partnership type co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No.PNA/PUNE CITY/HSG/668/82, dated-02/08/1982**, comprising of **32 members**, each member holding 5 fully paid up shares each of Rs.50/- as enumerated hereinbelow.
- II] **Maryada Co-Operative Housing Society Ltd.** is entitled to the **Building Nos. 91 & 92** comprising of **32 residential units** bearing **tenement Nos. 721 to 752** constructed by the **Maharashtra Housing Area Development Authority [MHADA]** on the land admeasuring **1522.17 sq.mtrs.** out of **Survey No. 697/1** out of **Final Plot No. 418, TP Scheme No. III** situated, lying and being at revenue **village-Gultekdi, Taluka-Pune City, District-Pune** within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune
- III] The land admeasuring **1522.17 s.q mtrs.** on which the **Building Nos. 91 & 92** are constructed is owned by the MHADA [Maharashtra Housing and Area Development Authority]. MHADA has constructed residential units in the **Building No. 91 & 92**. Allotted these tenements to the various unit holders mentioned herein below. The unit holders in the said building formed above named **Maryada Co-Operative Housing Society Ltd.** The MHADA has given the said plot on lease to the society for a period of **30 years** which shall be renewable by **30 years** period twice vide **Lease Deed, dated-27/05/2014** which has been registered in the office of

..5/-





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Date :

Sub-Registrar Haveli No. 9 at Sr. No. 3719/2014 on the same day. The MHADA vide Sale Deed, dated-27/05/2014 sold and conveyed the Building Nos. 91 & 92 to and in favour of the society. The said Sale Deed, dated-27/05/2014 has been registered in the office of Sub-Registrar Haveli No. 9 at Sr. No. 3718/2014 on the same day.

- IV] The name of the said society has been entered to the property register card vide Mutation Entry No. 1654 & 1655.
- V] The present members of Maryada Co-Operative Housing Society Ltd. are holding their respective flats as the tenant /co-partners of the owner society and are having proportionate undivided interest in the property of owner society. The details regarding the name of the Member, Flat Number and Floor are mentioned in the table hereunder :-

Sr. No.	Names	Flat Nos.	Carpet area (sq. mtrs.)	Floor
1	Mr. Sagar Sudhakar Vanarase	91/721	47.013	Ground
2	Deepak Motichand Doshi	91/722	47.013	Ground
3	Mr. Rajesh Dnyaneshwar Abnave	91/723	47.013	Ground
4	Mr. Vinayak Mhalsakhant Khade	91/724	47.013	Ground
5	Mrs. Shraddha Swagat Shah	91/725	47.013	First
6	Smt. Karishma Kamlakar More and Mr. Ratnakar Balira Kondkar	91/726	47.013	First
7	Mr. Tayaji Namdeo Kondhalkar	91/727	47.013	First
8	Mrs. Sunita Atul Sarnot	91/728	47.013	First
9	Mr. Rohini Rajendra Devkambale and Mr. Rohit Rajendra Devkambale	91/729	47.013	Second

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10	Mr. Raju Dharmaji Parmar and Hema Raju Parmar	91/730	47.013	Second
11	Mr. Mayuresh Rajesh Patade	91/731	47.013	Second
12	Mr. Natharam Mulaji Choudhary	91/732	47.013	Second
13	Mr. Shripad Mathurakant Dhekane	91/733	47.013	Third
14	Smt. Vatsala Kamalakar Sawant	91/734	47.013	Third
15	Mr. Shrikant Digamber Galange	91/735	47.013	Third
16	Mr. Kantilal Dagdulal Patwa	91/736	47.013	Third
17	Mr. Amol Ajit Kucheria	92/737	47.013	Ground
18	Smt. Dipti Amol Bhalgat	92/738	47.013	Ground
19	Smt. Anjana Gulabrao Randive	92/739	47.013	Ground
20	Mr. Ravikant Kashinath Bhalerao	92/740	47.013	Ground
21	Mr. Mangilal Mulaji Chaudhari	92/741	47.013	First
22	Mr. Akhtar Gafurkhan and Hasham Gafurkhan	92/742	47.013	First
23	Mr. Shrirang Mukund Mahajan	92/743	47.013	First
24	Ms. Ekta Ramesh Katty	92/744	47.013	First
25	Mr. Vinodkumar Zumbarlal Mutha	92/745	47.013	Second
26	Mr. Mohan Gangaram Raut	92/746	47.013	Second
27	Mrs. Nirmala Mukund Mahajan	92/747	47.013	Second
28	Mr. Shivaji Bhimrao Misal	92/748	47.013	Second
29	Mr. Ashok Vishwanath Shete	92/749	47.013	Third

..7/-



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..7..

Date :

30	Mr. Sanjay Bhagwan Pathak	92/750	47.013	Third
31	Mr. Ashok Maruti Mane	92/751	47.013	Third
32	Mr. Lalitkumar Gordhandas Shah	92/752	47.013	Third

VI] The society passed a resolution in the meeting held on **09/10/2022** to redevelop the building through capable and experienced developer.

Thereafter, society called offers from various developers for the redevelopment and finally by **Resolution No.1 dated 29/1/2023** has selected the offer of **M/s. ABHIJAY CITYSCAPES LLP** and decided to give the development rights to the said Developer.

VII] The Deputy Registrar of Co-operative Societies vide its Letter No. **JA.KRA.UNIPUSH(1)/ VAIDHA/ PUNARVIKAS/ MARYADA/ GRUH/ NO OBJECTION/ YEAR 23, dated-10/02/2023** has given its NOC for grant of development rights by the owner society in favour of **M/s. ABHIJAY CITYSCAPES LLP**.

VIII] Pune Housing And Area Development Board Vide **Letter No. CO/PB/ARCH/NOC/F-APC/R/1011/5671/2023, dated 7/12/2023** has offered to the Society for using additional built up area for proposed redevelopment of the existing **Building No. 91 & 92** subject to the terms and conditions mentioned in this letter.

IX] By **Development Agreement and Power of Attorney, both dated-13/04/2024** Maryada Co-Operative Housing Society Ltd. granted and entrusted the redevelopment rights of the said property to and in favour of **M/s. Abhijay Cityscapes LLP**, a limited liability partnership, through its designated partners- **Mr. Sujay Shrenik Shah and Mr. Abhijeet Gokul Kotkar**. The said **Development Agreement and Power of**

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Attorney, both dated-13/04/2024 have been registered in the office of **Sub-Registrar Haveli No.22 at Sr. No. 8227/2024 and 8228/2024** on the same day.

- X] As per the offer letter given by Pune Housing And Area Development Board, the society and the Developer has fulfilled terms and conditions and also made payment of **Rs.3,62,74,898/-** in the name of **Office of Chief Accounts Officer /Pune Board on 29/04/2024** and the Board has issued **Receipt No. 71 dated 29/04/2024**. Further the Board has given **No Objection Certificate, dated-03/06/2024** for proposed redevelopment of **building Nos. 91 & 92**.
- XI] **M/s. Abhijay Cityscapes LLP** has obtained sanction to the building plans and specifications from the Pune Municipal Corporation vide **Commencement Certificate No. CC/22/8/24, dated- 24/10/2024**.
- B] I have already issued a **Search and Title Report, dated-19/07/2024** in respect to the property mentioned hereinabove for the years **1995 to 2024**. I have also caused the online search on the **website-www.igrmaharashtra.gov** in for the years **1995 to 2025**. From the available record I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. Subject to whatsoever stated above I am of the opinion that, the leasehold title of the said society to the said property is clean, clear and marketable which is free from any encumbrances, charges or claims and demands of whatsoever nature and **M/s. Abhijay Cityscapes LLP** has every right to develop the said property. I hereby clarify that, I have caused the search and title only of the land leased to **Maryada Co-operative Housing Society Ltd.** and not of individual unit holders.

..9/-



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..9..

Date :

C] Any other relevant title- No .

D] Litigations if any- NO.



MRS. VAISHALI VIKAS NIKAM
[Advocate]

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