



CHALLAN
MTR Form Number-6



GRN	MI004486509202425E	BARCODE					Date	30/06/2024-13:09:57		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	HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name	ADVOCATE LALIT SUBHASH MOKATE						
Location	PUNE			Flat/Block No.	S. No. 139, Mokate Niwas, Bhelke Nagar						
Year	2024-2025 One Time			Premises/Building							
Account Head Details			Amount In Rs.	Road/Street	Kothrud						
0030072201	SEARCH FEE		750.00	Area/Locality	Pune						
				Town/City/District							
				PIN		4	1	1	0	3	8
				Remarks (If Any)	SEARCH 30 YRS 1994 to 2024 PLOT NO 13 CTS NO 514 S No 26 HISSA 1 2 3 4 DAHANUKAR COLONY KOTHRUD PUNE						
				Amount In	Seven Hundred Fifty Rupees Only						
Total			750.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332024063012540		2876446756			
Cheque/DD No.				Bank Date	RBI Date	30/06/2024-13:11:27		Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID : Mobile No. : 9823746481
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 करावयाच्या दस्तांसाठी लागू नाही.



ADV. LALIT S. MOKATE

S. No. 139, Mokate Niwas,

Bhelke Nagar, Kothrud, Pune – 411038.

Mob: 9823746481, email: lalitmokate@gmail.com



FORMAT – A

(Circular No. 28/2021)

To

Maha Rera

Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 13 out of S. No.26/1, 2, 3, 4, Kothrud, Pune C.T.S No. 514, Taluka Haveli, District Pune. (Hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of M/S AVIKA BUILDCON PVT LTD, a private limited company formed, incorporated and registered under provisions of the Indian Companies Act, 1956, having its registered office at Flat no. 5, 2nd Floor, Madholi Society, Kasturba Cross Road No. 3, Near Ambaji Temple, Borivali (East), Mumbai -400066 and represented through its authorized Director Mr. Vikarm Ashokkumar Jain.

1) Description of the properties :-

All that piece and parcel of property of freehold land bearing CTS No.514, S. No.26/1,2,3,4, Plot No. 13, Dahanukar Colony, Lane No.7, Kothrud, Pune 411038 admeasuring 663 Sq. mtrs. (as per Property Register Card) together with building standing thereon admeasuring 662.484 Sq. mtrs. (as per Sale Deed) having 12 flats consisting of 6 flats 1BHK and 6 flats 2BHK as per sanction plan and within the limit of Pune Municipal Corporation and within the registration Sub-District Haveli of District Pune and is bounded as follows: -

On or towards:

East : By Colony Road

South : By Hill Top and T.P Road

West : By Final Plot No. 1

North : By Plot No.14,

2) The Document of Allotment of Plot

- a) Copy of Development Agreement & Power of Attorney dated 08/02/1984 and 03/03/1984 made and executed between M/s Navneet Associates & Narsing Shankar Dhagamwar respectively.



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- b) Copy of Deemed Conveyance Deed had been executed in favour of the Resilient Co Op Hsg Soc Ltd on 13/07/2022 of HVL 1/14025/2022.
- c) Copy of Resolution dated 23rd April, 2023 of Resilient CHSL.
- d) Copy of Deputy Registrar of Co-operative Societies vide its Order No. जा.क्रं.उनिपुश(१)/वैधा/पुनर्विकास/रेसिलिएंट/गृह/नाहरकत/सन -23 dated: 24/11/2023.
- e) Copy of MOU dated 03/08/2023 made and executed between M/S AVIKA BUILDCON PVT LTD and Resilient Co Op Hsg Soc Ltd Notarized.
- f) Copy of N.A Order and Zone Certificate.
- g) Copy of Commencement Certificate and Completion Certificate.
- h) Copy of Old Building Sanctioned Plan..
- i) Copy of property card issued by Govt. of Maharashtra Digital Record,
- j) Copy of Development Agreement & Power of Attorney dated 11/03/2024 of HVL 21/5724/2024 and 5725/2024 made and executed between M/s Avika Buildcon Pvt Ltd & Resilient Co Op Hsg Soc Ltd respectively.
- k) New Commencement Certificate.
- l) Search Challan is Paid by GRN No. MH004486509202425E

3) Search report for 30 years from Year 1994 till 2024.

Owners of the land

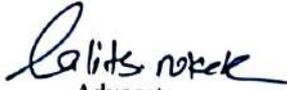
Resilient Co – Operative Housing Society Ltd of Plot No. 13 out Survey No. 26 Hissa no. 1,2,3,4 Corresponding City Survey No. 514 Dahanukar , Lane No.7, Kothrud, Pune 411038 admeasuring 663 Sq. mtrs. (as per Property Register Card) together with building standing thereon admeasuring 662.484 Sq. mtrs. (as per Sale Deed) having 12 flats consisting of 6 flats 1BHK and 6 flats 2BHK as per old building sanction plan, within Registration District - Pune and Registration Sub-District – Sub Registrar Haveli and within the limits Pune Municipal Corporation

The report reflecting the flow of the title of the promoter M/S Avika Buildcon Pvt Ltd on the said land is enclosed herewith as annexure.

Encl : Annexure.

Place - Pune

Date: 30/06/2024


Advocate

LALIT SUBHASH MOKATE

Advocate
En. No. MAH/3055/2010
S. No. 139, Mokate Nivas, Bhelke Nagar,
Kothrud, Pune - 411 038.



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Annexure

FLOW OF THE TITLE OF THE SAID LAND.

- A) Originally the Land more particularly described in Schedule admeasuring 663 sq. mtrs. situated on the land bearing Plot No. 13 out of S. No.26/1, 2, 3, 4, Kothrud, Pune C.T.S No. 514 was earlier owned by Narsing Shankar Dhagamwar and the name of said landowner is incorporated in record of rights whose names were mutated as the owner of said Property Card.
- B) It is appears that, the above said land owner i.e. Narsing Shankar Dhagamwar executed Development Agreement Dated. 08/02/1984 and Power of Attorney dated. 03/03/1984 in favour of M/s Navneet Associates and entrusted development right in respect of said plot of land more particularly described in the Schedule written hereunder.
- C) Thereafter M/s Navneet Associates transfer development right in favour of M/s V.I.P Builders and execute Development Agreement dated. 02/12/1995 and Power of Attorney dated. 11/03/1986. And thereafter M/s V.I.P Builders with the consent of M/s Navneet Associates transferred development right in favour of M/s Jayesh Enterprises and executed Deed of Assignment dated. 19/05/1991..
- D) It is appears that, By virtue of Deed of Assignment dated. 19/05/1991 M/s Jayesh Enterprises, A proprietary firm having registered office at 711, Narayan Peth, Pune through its Proprietor Mrs. Meena Vishvas Paranjape acquired all Development rights in respect of said plot of land.
- E) It is appears that, M/s Jayesh Enterprises got the building plan sectioned from Pune Municipal Corporation as per Commencement Certificate No. 2687 dated 22/03/1991 and revised Commencement Certificate No. 3428 dated 01/08/2003 and lastly revised Commencement Certificate No. CC/2049/04 dated 04/09/2004 and commence the construction of on said plot.
- F) It is seen that, M/s Jayesh Enterprises got permission from Collector, Pune for use of said land for non – agriculture purpose vide its order no. PRH/SR/366/91 dated 14th Feb, 1992 in respect of land bearing Plot No. 13 out of S. No. 26/1,2,3,4.
- G) Thereafter, M/s Jayesh Enterprises completed the construction in said plot of land as per sanctioned and revised plan and construct 12 flats consisting of 6 flats 1BHK and



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6 flats 2BHK and obtain Completion Certificate bearing No. 0000147 out ward no. BCO/0111 dated- 14/09/2004

- H) It is appears that, M/s Jayesh Enterprises and prospective flat owners formed and registered a Co-operative Housing Society by name "Resilient Co-operative Housing Society Ltd." under No. PNA/PNA1/HSG/TC/9076/2008 - 2009 dated 13/05/2008.
- I) It is seen that, M/s Jayesh Enterprises the Developer and land owner failed to execute the Conveyance Deed of the said property in favour of the owner society. Hence the owner society applied to the Deputy District Registrar of Co-Operative Societies for Deemed Conveyance and applied by Application No. DC1006878/2021. The said Application has been duly allowed by the Deputy District Registrar of Co-Operative Societies vide its Order, dated-05/07/2022. Accordingly, the Deemed Conveyance Deed has been executed in favour of the Owner society on 13/07/2022 which has been duly registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 14025/2022 on the same day. The name of the Resilient Co – Operative Housing society Ltd has been entered to the property register card vide Mutation Entry No. 5439 dated. 18/12/2023.
- J) Thereafter, all the members of the owner society, in their General Body Meeting held on Resolution dated 23rd April, 2023 have resolved unanimously that the said property shall be re-developed by demolishing the old building and by constructing new building consisting of various flats as per the plans to be approved by the concerned Authorities of Pune Municipal Corporation.
- K) Thereafter M/s. Avika Buildcon Pvt. Ltd , the private limited company through its Director Mr. Vikarm Ashokkumar Jain expressed its desire to develop the said property and accordingly submitted its offer on 1st June, 2023. And thereby pursuant to the Resolution dated 3rd August, 2023 held in the special general body meeting of the owner society and the members, it was unanimously resolved to grant development rights pertaining to the said property to and in favour of M/s. Avika Buildcon Pvt. Ltd
- L) Thereafter the Deputy Registrar of Co-operative Societies vide its Order No. जा.क्र.उनिपुश(१)/वैधा/पुनर्विकास/रेसिलिएंट/गृह/नाहरकत/सन -२३ dated: 24/11/2023 granted its permission for entrusting the development rights by the owner society in



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favour of M/s. Avika Buildcon Pvt. Ltd on certain terms and conditions mentioned therein.

M) Thereafter the Said Society i.e. Resilient Co - Operative Housing Society Ltd executed MOU Dated 03/08/2023 in favour of M/s. Avika Buildcon Pvt. Ltd on certain terms and conditions mentioned therein.

N) Thereafter as per mentioned in MOU the said Society i.e. Resilient Co - Operative Housing Society Ltd entrusted, assign, transferred Development Right in respect of said land in favour of M/S AVIKA BUILDCON PVT LTD represented through its Partners Mr. Vikram Ashokkumar Jain by Development Agreement Dated. 11/03/2024 and Power of Attorney both duly registered at the office of sub registrar Haveli No. 21 at Serial no. 5724/2024 and 5725/2024 respectively on certain terms and conditions mentioned therein.

O) By virtue of above Development Agreement and Power of attorney dated. 11/03/2024 M/S AVIKA BUILDCON PVT LTD acquired development rights in respect said Plot admeasuring 663 Sq. Mtrs.

P) In the said manner the Present Developers M/s. Avika Buildcon Pvt. Ltd acquired all the Development Rights of the Said Scheduled Captioned Land.

Q) The Developer M/S AVIKA BUILDCON PVT LTD proposed to construct New building by demolishing present building named RESILENT CO OP HSG SOC LTD therefore applied and also submitted the plan of construction Town planning Department of Pune Municipal Corporation. The same is sanctioned by Pune Municipal Corporation by its Commencement Certificate bearing No. CC/0592/24 dated. 10/06/2024 and Commence the construction as per sanctioned plan.

a) Searches in the Office of Sub-Registrar of Assurance:-

a) I have carried out the searches for last 30 years, i.e. from 1994 up to 2024 which are available at the Offices of Sub-Registrar Haveli 1 to 28. The available E - searches, of Index II registers do not indicate any encumbering entry Enclosed herewith-original simple receipt of 750/- bearing GRN No. E Challan Receipt No. MH004486509202425E dated. 30/06/2024 for conducting searches of the year 1994-2024.



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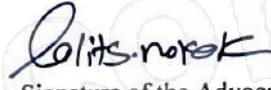
- b) Enquires made in the Officer of Mandal / Revenue Officer: As property is already Residential Zone no search taken.
- c) Lis Pendency: I have enquired with the authorities, present owner and also searched on official website of District Court Pune on internet which revealed that there are no any cases pending against present Owner Society or in connection with the captioned premises.

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 Resilient Co – Operative Housing Society Ltd. is clear, marketable and without any encumbrances.

Place - Pune

Date: 30/06/2024




Signature of the Advocate

LALIT SUBHASH MOKATE

Advocate

En. No. MAH/3055/2010
S. No. 139, Mokate Nivas, Bhelke Nagar,
Kothrud, Pune - 411 038.