

Date: 24.08.2022

To,

Shree Rahul Co-operative Housing
Society Limited,
Address: Final Plot No. 83/10,
Prabhat Road, Pune 411 004,
Through its Chairman,

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to land admeasuring 1052.18 Sq. mtrs. i.e. 11,326 Sq. fts. out of Final Plot No. 83, sub-plot No. 10 of Town Planning Scheme - 1, Erandavana, its C.T.S. No. 124/10 together with two buildings i.e. 'Building-A' (consisting of 6 Flats) and 'Building -B' (consisting of 6 Flats and 1 Garage) constructed thereon situated at village Erandavana, Taluka Haveli, District Pune (Hereinafter referred to as 'the said property').

I have investigated the title of the said property on the request of Chairman of Shree Rahul Co-operative Housing Society Ltd.

1) Description of the Property:

All that piece and parcel of the Plot admeasuring 1052.18 Sq. mtrs. i.e. 11,326 Sq. fts. out of Final Plot No. 83, sub-plot No. 10 of Town Planning Scheme - 1 Erandavana, its C.T.S. No. 124/10 together with two buildings i.e. 'Building-A' (consisting of 6 Flats) and 'Building -B' (consisting of 6 Flats and 1 Garage) constructed thereon situate at village Erandavana, Taluka Haveli, District Pune, within the jurisdiction of Sub-Registrar Haveli, District Pune and within the limits of Pune Municipal Corporation, which plot is bounded as follows:

On or towards the East : By Final Plot No. 83/9;
On or towards the South : By 20' wide Road;
On or towards the West : By Final Plot No. 83/11;
On or towards North : By 20' wide Road

which is hereinafter referred to as 'the said property'.

2) The document of allotment of the said property:-

- a) Indenture (Sale Deed) dated 04.09.1980, registered in the Office of Sub Registrar Haveli No. 2 at serial No. 14734,
- b) Property Register Extract of the said property bearing Final Plot No. 83, its C.T.S. No. 124/10 issued by City Survey Officer dated 31.08.2021,
- c) Search report dated 06.01.2016 given by Advocate Shivaji Vilas Atre,
- d) Development Agreement dated 25.04.2022, registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 9285,
- e) Power of Attorney dated 25.04.2022, registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 9286.

2/- On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Shree Rahul Co-operative Housing Society Limited, is clear, marketable and without any encumbrances and V M REAL TECH LLP, a limited liability Partnership Firm, has acquired development rights in respect of the said property.

Owner of the said property together with structure standing thereon:-

- i) Shree Rahul Co-operative Housing Society Limited,

3) Qualifying comments/remarks: Nil

Advait Pramod Bhanage

B.com., L.L.B.
Advocate

Abhishek Ranjan Pingale

B.S.L., L.L.B.
Advocate & Notary
(Govt. of India)

'Vishnuprasad', 1131, Sadashiv Peth, Pune 411030 (M) 9561449030 E-mail - pingale.abhishek@gmail.com

3/- The report reflecting the flow of the title of the present owner on the said property is enclosed herewith as annexure.

Encl: Annexure
Date: 24.08.2022



(Abhishek R. Pingale)
Advocate

FORMAT A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) The said property mentioned above was originally owned by Smt. Sundarabai Shankar Deshpande and her name appears in Redistribution and Valuation Statement of Town Planning Scheme -1 Erandvana, Pune as well as duly entered in Property Card Extract of the said property.
- 2) Said Smt. Sundarabai Shankar Deshpande has sold the said property to Shri Shailendra Parameshwar Mittal (for and on behalf of Sanjay Corporation, a Partnership Firm) by Sale Deed dated 07.09.1974 which Sale deed is registered in the Office of Sub-Registrar of Bombay at Serial No. 1380.
- 3) Said Shri Shailendra Parameshwar Mittal (for and on behalf of Sanjay Corporation, a Partnership Firm) had got necessary permission/s and got plan sanctioned from the Pune Municipal Corporation vide various Commencement Certificate/s in the year 1974.
- 4) Shri Shailendra Parameshwar Mittal (for and on behalf of Sanjay Corporation, a Partnership Firm) has completed the construction of two buildings i.e. 'Building-A' (consisting of 6 Flats) and 'Building -B' (consisting of 6 Flats and 1 Garage) on the said property and obtained the Completion Certificates bearing Nos. 2226 dated 08.03.1979, and 2247 dated 29.03.1979 from Pune Municipal Corporation in respect of the same.
- 5) Thereafter said Shri Shailendra Parameshwar Mittal has sold the said flats and one garage constructed on the said property to different purchaser/s by executing different Agreement/s after receiving entire amount of consideration from such purchaser/s.

- 6) The said purchaser/s formed a Co-operative Housing Society comprising of two building viz. 'Building -A' (consisting 6 flats) and 'Building-B' (consisting 6 flats and 1 garage) namely "Shree Rahul Co-operative Housing Society Limited", having registration No. PNA/HSG/1389/79 dated 17/05/1979.
- 7) Said Shri Shailendra Parameshwar Mittal, sold and conveyed the said property along with structure standing thereon i.e. 'Building -A' (consisting 6 flats) and 'Building-B' (consisting 6 flats and 1 garage) to Shree Rahul Co-operative Housing Society Ltd by Indenture (Sale Deed) dated 04.09.1980 which Indenture (Sale Deed) is registered in the Office of Sub-Registrar, Haveli No.2 at Serial No. 14734. The actual, physical and vacant possession of the said property has been handed over to Shree Rahul Co-operative Housing Society Limited by Shri Shailendra Parameshwar Mittal, (for and on behalf of Sanjay Corporation, a Partnership Firm) on the date of the Sale Deed itself.
- 8) Thus by virtue of said Indenture (Sale Deed) dated 04.09.1980, Shree Rahul Co-operative Housing Society Limited has become absolute owner and exclusive possessor of the said property. The name of Shree Rahul Co-operative Housing Society Limited has been duly entered in the Property Register Extract of the said property as owner thereof.
- 9) Thereafter the Society has executed Development Agreement and Power of Attorney both dated 25.04.2022 registered in the office of Sub-Registrar, Haveli No. 11 at Serial Nos. 9285 and 9286 respectively in respect of said property more particularly described in para 1 of the Title Report in favour of V M REAL TECH LLP, a limited liability Partnership Firm.

- 10) This report is restricted to the title of Shree Rahul Co-operative Housing Society Limited over the land and the structure i.e. two buildings, standing thereon more particularly described in para 1 of the Title Report only and not in respect of individual flats owned by the members of the Society.
- 11) I have taken 30 years search the said property bearing Final Plot No. 83, Sub-plot No.10 of Town Planning Scheme - 1 Erandavana, its corresponding C.T.S. No. 124/10, Erandavana, Pune. For the purpose of manual search for the period from 1991 to 2001 I have paid Search fee of Rs. 225/- vide challan bearing No. GRN MH006696496202223U and Search fee of Rs. 50/- vide challan bearing No. MH006701437202223U both dated 22.08.2022 and for e-search I have paid Search fee of Rs. 525/- vide challan bearing No. GRN MH006676101202223U dated 22.08.2022 for the period from 2002 to 2022. During the course of search I have not come across any entry adverse to the title of Shree Rahul Co-operative Housing Society Limited in respect of the said property.
- 12) The said property is not subject matter of any litigation as per the instructions received.
- 13) After scrutinizing the documents made available to me and search taken by me, I am giving the following Title opinion that -

Shree Rahul Co-operative Housing Society Limited is the absolute owner of Plot admeasuring 1052.18 Sq. mtrs. i.e. 11,326 Sq. fts. out of Final Plot No. 83, sub-plot No. 10 of Town Planning Scheme - 1 Erandavana, its C.T.S. No. 124/10 together with two buildings i.e. 'Building-A' (consisting of 6 Flats) and 'Building -B' (consisting of 6 Flats and 1 Garage) constructed thereon situate at village

'Vishnuprasad', 1131, Sadashiv Peth, Pune 411030 (M) 9561449030 E-mail -pingale.abhishek@gmail.com

Erandavana, Taluka Haveli, District Pune, within the jurisdiction of Sub-Registrar Haveli, District Pune and within the limits of Pune Municipal Corporation, which property is more particularly described in para 1 of Title Report and its rights, title and interests in respect of said property is clear and marketable and free from any encumbrances and V M REAL TECH LLP, a limited liability Partnership Firm, has acquired development rights in respect of the said property.

Place: Pune
Date: 24.08.2022



(Abhishek R. Pingale)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH006696496202223U	BARCODE			Date	22/08/2022-15:56:50	Form ID			
Department Inspector General Of Registration				Payer Details						
Search Fee				TAX ID / TAN (If Any)						
Type of Payment Other Items				PAN No.(If Applicable)						
Office Name HVL 1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV ABHISHEK R PINGALE				
Location PUNE										
Year 2022-2023 One Time				Flat/Block No.						
Account Head Details			Amount In Rs.	Premises/Building						
0030072201 SEARCH FEE			225.00	Road/Street						
				Area/Locality		PUNE				
				Town/City/District						
				PIN						
				Remarks (If Any)						
				FINAL PLOT NO 83 SUB PLOT NO 10 CTS NO 124/10 ERANDVANA						
				PUNE SEARCH FROM 1991 TO 2001						
				Amount In		Two Hundred Twenty Five Rupees Only				
Total			225.00	Words						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572022082260129	CPABZERGS2			
Cheque/DD No.				Bank Date	RBI Date	22/08/2022-15:24:57	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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.

Mobile No. : 9561449030



CHALLAN
MTR Form Number-6



GRN	MH006701437202223U	BARCODE			Date	22/08/2022-16:38:02		Form ID			
Department Inspector General Of Registration					Payer Details						
Search Fee					TAX ID / TAN (If Any)						
Type of Payment Other Items					PAN No.(If Applicable)						
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		ADV ABHISHEK R PINGALE				
Location PUNE											
Year 2022-2023 One Time					Flat/Block No.						
Account Head Details				Amount In Rs.	Premises/Building						
0030072201 SEARCH FEE				50.00	Road/Street						
					Area/Locality		PUNE				
					Town/City/District						
					PIN						
					Remarks (If Any)						
					FINAL PLOT NO 83 SUB PLOT NO 10 CTS NO 124/10 ERANDVANA						
					PUNE SEARCH FEE FOR 2 YEARS						
					Amount In		Fifty Rupees Only				
Total				50.00	Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		00040572022082263813		CPABZEUDT8
Cheque/DD No.					Bank Date		RBI Date		22/08/2022-16:24:40		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 : Mobile No. : 9561449030
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
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