

TITLE OPINION AND TITLE CERTIFICATE

In respect of the property bearing Plot No. 19, out of survey No. 124/2B/1 its corresponding Final Plot No. 545A/19, admeasuring 552.77 sq. mtrs., situated at Mouje Parvati, Taluka - Pune City, Dist. - Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with the old structure standing thereon (which is being demolished)

Mr. Udaykumar R. Kulkarni (Advocate)
411, Shaniwar Peth, Chabai Apartments,
Flat No.3, 1st floor, Pune 411 030
☎ 24455254

R.P.D. / U.C.P.

TITLE OPINION AND TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This Title Opinion and Title Certificate in respect of all that piece and parcel of the property bearing City Survey No. / Final Plot No.545A/19, admeasuring 552.77 sq. mtrs., situated at Mouje Parvati, Taluka - Pune City, Dist. - Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with the old structure standing thereon (which is being demolished) (hereinafter referred to as said property and which is more particularly described in the Schedule written hereunder), is given by me pursuant to the request of my client Skyline Enterprises, a Partnership Firm, registered under The Indian Partnership Act, 1932 having its Office at - 2nd floor, Plot no. 9, Shri Gokul Society, near Mhalre Bridge, Navi Peth, Pune- 411 030, through its duly authorized partners Mr. Ameya Arun Joshi and Mr. Arun Narayan Joshi.

01. Name of the present Lessees:-

- 1) Mrs. Mrunmayi Satish Patharkar
- 2) Mrs. Manvela Sagar Karekar

02. Detailed description of the property:-

SCHEDULE

All that piece and parcel of the property bearing City Survey No. / Final Plot No. 545A/19, admeasuring 552.77 sq. mtrs., situated at Mouje



Parvati, Taluka - Pune City, Dist. - Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with the old structure standing thereon together with the old structure standing thereon (which is being demolished) and bounded as follows:-

On or towards -

East - By road

South - By road

West - By Plot No. 22

North - By Plot No. 19

together with rights of easement and appurtenances thereto and alongwith right of way for ingress and egress and alongwith all rights easement and appurtenances thereto and alongwith right to use basic FSI, paid FSI, premium FSI and maximum available T.D.R.

03. Nature of Tenure:-

Leasehold

04. Whether agricultural or non agricultural:-

The said property is land with building constructed as per plans approved by Pune Municipal Corporation and Collector of Pune has issued non agricultural use order bearing No. PRN.SR.151.83.II, dated 24.11.1983.



05. Brief history of devolution of title:-

A) All that piece and parcel of the property bearing Plot No. 19, out of survey No. 124/2B/1 its corresponding Final Plot No. 545A/19, admeasuring 552.77 sq. mtrs., situated at Mouje Parvati, Taluka - Pune City, Dist. - Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune (hereinafter referred to as the 'said leasehold property') is owned by Shivprasad Co-operative Housing Society Limited, a society duly registered under the provisions of The Maharashtra Co-operative Societies Act, 1960 vide registration number PNA/HSG/143/1963 (Hereinafter referred to as the 'said society')

B) The main classification of the said society is housing society and sub classification is tenant ownership society.

C) Smt. Biraj Madhusudan Sathe was the member of the Shivprasad Co-operative Housing Society Limited and the said society had issued 5 fully paid up Share Certificate and shares bearing Nos. 139,284,788,789 and 790 of Rs. 50/- each in her name;

D) Shivprasad Co-operative Housing Society Limited executed a Lease Deed dated 26.02.1971 for 998 years commencing from 1st April 1970 in favour of Smt. Biraj Madhusudan Sathe in respect of all that piece and parcel of the land bearing Plot No.19, out of survey No.124/2B/1 its corresponding City Survey No. / Final Plot No. 545A/19 admeasuring about 5950 sq. Ft. = 552.91 sq. Mtrs. (As per Lease Deed) and 552.77 sq. mtrs. (As per the Property Register Card) situate at Mouje Parvati, Taluka - Pune City, Dist. - Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune which is duly registered at the office of Joint Sub Registrar Haveli No. 1 Pune at Serial No.821/1971;



E) Smt. Biraj Madhusudan Sathe was holding the said leasehold property as the Lessee member of Shivprasad Co-operative Housing Society Limited and the name of Smt. Biraj Madhusudan Sathe was duly mutated on 7/12 extract of Survey No. 124/2B/1, Plot No. 19 pursuant to Mutation Entry No. 3029.

F) The name of Smt. Biraj Madhusudan Sathe was mutated on property register card of City Survey / Final Plot No.545A/19 admeasuring about 552.77 sq.mtrs. as Lessee vide Mutation Entry No.4115 on 04.08.2015;

G) Smt. Biraj Madhusudan Sathe got the said leasehold property duly demarcated vide Mojani No.1622, dated 03.10.1967, from the concerned government authorities;

H) Smt. Biraj Madhusudan Sathe got the construction plans duly sanctioned from concerned authorities of Pune Municipal Corporation pursuant to Commencement Certificate No. 7312 dated 16.04.1982, revised Commencement Certificate No. 3926 dated 21.01.1984, Commencement Certificate No. 2574 dated 25.11.1986 and Commencement Certificate No. 2622 dated 05.03.1988;

I) Smt. Biraj Madhusudan Sathe constructed a structure on the said leasehold property pursuant to the plans sanctioned by concerned authorities of Pune Municipal Corporation vide above referred Commencement Certificates and obtained Completion / Occupation Certificate (part) bearing No. 2803 dated 26.04.1988 (hereinafter referred to as the 'said property');

J) Smt. Biraj Madhusudan Sathe expired on 28.07.2020 leaving behind her legal heirs and representatives viz. Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar who are her married



daughters and her husband Mr. Madhusudan Dattatray Sathe predeceased her on 25.11.2018;

K) Smt. Biraj Madhusudan Sathe left her last WILL dated 07.02.2019 which is duly registered at the office of Sub registrar Haveli No. 2, Pune at Serial No. 977/2019 on 13.02.2019 and pursuant to the said last WILL she bequeathed the said property equally to her married daughters Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar;

L) Shivprasad Co-operative Housing Society Limited has transferred membership rights, share and share capital in the name of Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar and they are the members of the said society;

M) The names of Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar are duly mutated as Lessees on property register card of the said property pursuant to Mutation Entry No. 7539 on 06.01.2021;

N) The society has allowed its members to float ownership flats scheme on their respective plots and has further allowed to form Condominium or a Co-operative Housing Society of the flat Purchaser/s as per its amended Bye laws.

O) The Lessees viz. Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar have obtained no objection letter / certificate dated 10.05.2022 from the Shivprasad Co-operative Housing Society Limited to redevelop the Said Property through the Developer and to sell the flats to the intending Purchasers and to avail the loan by intending purchaser/s for purchase of their respective flat/s as well as to avail the project loan by the Developer.



P) The said Lessees have entrusted redevelopment rights in respect of the said Property and accordingly executed Development Agreement, dated 31.03.2022 and Power of Attorney dated 26.04.2022 in favour of Skyline Enterprises, a Partnership Firm, registered under The Indian Partnership Act, 1932 having its Office at - 2nd floor, Plot no. 9, Shri Gokul Society, near Mhatre Bridge, Navi Peth, Pune- 411 030, through its partners Mr. Armeya Arun Joshi and Mr. Arun Narayan Joshi (hereinafter referred to as the Developer).

Q) The Development Agreement and Power of Attorney are duly registered at the office of Joint Sub Registrar Haveli No.21, Pune at serial No.8153/2022 and 8154/2022 respectively on 26.04.2022.

R) Pursuant to the terms and conditions of the Development Agreement and as per the Power of Attorney given to the Developer by the Lessees / members, the Developer is entitled and empowered to carry out and complete the redevelopment of the said property and to sell the developed premises, flats / units, to any prospective purchaser/s, and to receive consideration and to execute any deeds, documents, agreements, in favour of such prospective purchaser/s.

06. Whether the said land/ property is affected by any special enactment such as Tenancy Laws, Urban Land (Ceiling and Regulation) Act, 1976:-

The provisions of Urban Land (Ceiling and Regulation) Act, 1976 were not applicable to the said Property.

07. Whether there is any subsisting encumbrance on the said property -

Mrs. Snehlata Vinayak Babar-Patil, Advocate, Pune has carried out the search and inspected documents available in the offices of Sub



Registrar Haveli, Pune for the period of 30 years and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) in respect of said property and she has found entries regarding execution and registration of Development Agreement and Power of Attorney on 26.04.2022 in favour of the Developer by the Lessees. The said Development Agreement and Power of Attorney are duly registered at the office of Joint Sub Registrar Haveli No.21 Pune at serial No.8153/2022 and 8154/2022 respectively on 26.04.2022 and except these entries she has not come across recording of any adverse entry affecting the title of the Lessees and beneficial interest of the Developer in respect of the said property. I have perused the documents made available to me, and in my opinion the above named Lessees have valid, legal marketable title to the said property subject to the rights of the Developer to develop the said Property pursuant to the registered Development Agreement and Power of Attorney. A separate certificate based on this opinion is given by me.

All copies of the documents referred to above are inspected and returned to the partners of Skyline Enterprises.

Pune

Date – 02.06.2022



(Udaykumar R. Kulkarni)

Advocate



Udaykumar R. Kulkarni
Advocate

Office : 'Chobai', Flat No. 3, 1st floor, Rear wing, 411, Shaniwar Path, Near Mondkar Lodge, Pune - 411 030
Tel. : (O) 020 - 2445 5254 Mob. : 98220 86854

R.P.R.D. / U.C.P.
CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion the title of the Lessees / members viz. Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar in respect of all that piece and parcel of the property bearing City Survey No. / Final Plot No.545A/19, admeasuring 552.77 sq. mtrs. situated at Mouje Parvati, Taluka - Pune City, Dist - Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with the old structure standing thereon (which is being demolished) (hereinafter referred to as said property and which is more particularly described in the Schedule written hereunder) is clear, perfect, absolute marketable, free from any encumbrances, subject to bye - laws of the said Society as evident from the records made available for my inspection and the information given by my client Mrs. Snehlata Vinayak Babar-Patil. Advocate carried out search for the period of 30 years, at the Offices of Sub Registrar, Haveli, Pune, and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) at my instance in respect of the said Property and with all the constraints regarding the availability of record, during the search carried out and inspection taken by her in respect of said property, she has found entries regarding execution and registration of Development Agreement and Power of Attorney in favour of Skyline Enterprises, a Partnership Firm, through its duly authorized partners Mr. Ameya Arun Joshi and Mr. Arun Narayan Joshi (hereinafter referred to as the Developer) by the Lessees / members. The said Development Agreement and Power of Attorney are duly registered at the office of Joint Sub Registrar Haveli No.21 Pune at serial No.8153/2022 and 8154/2022 respectively on 26.04.2022 and except registration of these documents, she did not notice recording of any registration of any transaction adversely affecting the title of the present Lessees and beneficial interest of the Developer.



I therefore, certify that, the present Lessees are having legal, valid and marketable title free from any encumbrances subject to the development rights of Developer.

SCHEDULE

All that piece and parcel of the property bearing City Survey No. / Final Plot No. 545A/19, admeasuring 552.77 sq. mtrs., situated at Mouje Parvati, Taluka - Pune City, Dist. - Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with the old structure standing thereon (which is being demolished) and bounded as follows -

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Pune

Date : - 02.06.2022



(Udaykumar R. Kulkarni)

Advocate



MH002665591202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 May 2022	Receipt	Receipt no.: 1112424743
	Name of the Applicant :	Snehalata Vinayakrao BabarPatil
	Details of property of which document has to be searched :	Dist :Pune Village :Parvati S.No/CTS No/G.No. : 545
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no 'MH002665591202223E'		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php'.		

MRS. SNEHALATA V. BABAR-PATIL
ADVOCATE

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,
Hingane Budruk (Maharshi Karve Nagar)
Pune - 411 052, Cell - 9822115943

To,

Shri Udaykumar R. Kulkarni, Advocate
'Chabai'

411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out inspection and search at the offices at Sub Registrar Haveli, Pune for the period of 30 years and I have also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) in respect of the property bearing City Survey No. / Final Plot No.545A/19, admeasuring 552.77 sq. mtrs., situated at Mouje Parvati, Taluka - Pune City, Dist. - Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune together with the old structure standing thereon held by the Lessees i.e. Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar.

I have found the entries regarding execution and registration of Development Agreement, dated 31.03.2022 and Power of Attorney dated 26.04.2022 in favour of Skyline Enterprises, a

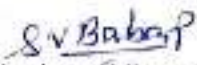


Partnership Firm, through its duly authorized partners Mr. Ameya Arun Joshi and Mr. Arun Narayan Joshi (hereinafter referred to as the Developer) by the Lessees. The said Development Agreement and Power of Attorney are duly registered at the office of Joint Sub Registrar Haveli No.21 Pune at serial No.8153/2022 and 8154/2022 respectively on 26.04.2022 and except these entries I have not found any registered entry adversely affecting the title of the present Lessees and beneficial interest of the Developer. At the time of search certain Index-II register are found in torn and destroyed condition and hence they were not made available for my inspection. In my opinion the present Lessees i.e. Mrs. Mrunmayi Satish Patharkar and Mrs. Manvela Sagar Karekar are having legal, valid and marketable title free from any encumbrances in respect of said property.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Lessees and beneficial interest of the Developer in respect of the said property.

Pune.

Date - 01.06.2022


Mrs. Snehalata Vinayak Babar-Patil
Advocate

