

PRIME LEGAL

(LAW FIRM)

ADVOCATE UNMESH DESHPANDE

402, Kamayani Towers, J M Road, Shivaji Nagar, Pune-411 005, Ph No. 8379051111

Date: 12/02/2024

Format - A
(Circular No. 28/2021)

To,
MAHARERA,

LEGAL TITLE REPORT

SUB :- Title clearance report with respect to "VENKATESH ANANDMAYI" Wing 'A & B' residential project situated upon portion of land adm. 2200.00 Sq. Mtrs. In the layout of Survey nos. 9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B(P) situated at village Ambegaon Budruk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.

Owners:- Mrs. Uma Prabhakar Musale.

Developer:- Shree Venkatesh Enterprises Promoter through its Partner,
Mr. Ankush B. Asabe.

I have investigated the title of the said project on the request of PROMOTER SHREE VENKATESH ENTERPRISES, THROUGH ITS PARTNER, MR. ANKUSH BHIMRAO ASABE and following documents i.e. :-

- (1) DESCRIPTION OF PROPERTY: OWNERSHIP UNITS (residential) PROJECT styled "VENKATESH ANANDMAYI" residential project in form of i) Building A consisting of Basement + Parking (Partly Sanctioned) and ii) Building B - consisting of Basement + Parking + 1st to 12 floors comprising of total 46 Tenements / Apartments : 1 Flat - (1 BHK), 45 Flats - (2BHK). Having total FSI adm. 3843.96 Sq. Mtrs. Upon contiguous


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portion of land area admeasuring 2200 Sq. Mtrs. in the layout of Survey nos. 9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B(P) situated at village Ambegaon Budruk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.

(2) LIST OF DOCUMENTS PRODUCED FOR MY PERUSAL:-

Sr. No.	Particulars																											
1	Copy of separate Sale Deed executed by Shri. Zuka Dhondiba Zurande in respect of portion of land bearing Survey No. 9/2/3A :-																											
	<table><tr><th>Name of Purchaser</th><th>Area adm. (Hect.- Ares)</th><th>Sale Deed date, Registration No. & Haveli No.</th></tr><tr><td>Abhay Waman Tamhane</td><td>00 - 02</td><td>05/07/1991 10698/1991 Haveli No.2</td></tr><tr><td>Mr. Nitin Balkrishna Dighe</td><td>00 -03</td><td>15/07/1991 14350/1991 Haveli No. 2</td></tr><tr><td>Sandeep Balkrishna Dighe</td><td>00 - 04</td><td>15/07/1991 14345/1991 Haveli No.2 (03/09/1991)</td></tr><tr><td>Mrs. Jayashree Jagdish Khare</td><td>00 - 03</td><td>02/09/1991 14347/1991 Haveli No. 2</td></tr><tr><td>Mrs. Nutan Ravindra Gawandi</td><td>00 - 03</td><td>02/09/1991 14348/1991 Haveli No. 2</td></tr><tr><td>Mrs. Manisha Prashant Deshpande</td><td>00 - 02</td><td>24/10/1991 cha.396/1991 Haveli No. 9</td></tr><tr><td>Mrs. Nutan Ravindra Gawandi</td><td>00 - 02</td><td>08/01/1993 175/1993 Haveli No. 9</td></tr><tr><td>Mr. Sandeep Balkrishna Dighe Mr. Martand Gopal Raut</td><td>00 - 1.5</td><td>08/01/1993</td></tr></table>	Name of Purchaser	Area adm. (Hect.- Ares)	Sale Deed date, Registration No. & Haveli No.	Abhay Waman Tamhane	00 - 02	05/07/1991 10698/1991 Haveli No.2	Mr. Nitin Balkrishna Dighe	00 -03	15/07/1991 14350/1991 Haveli No. 2	Sandeep Balkrishna Dighe	00 - 04	15/07/1991 14345/1991 Haveli No.2 (03/09/1991)	Mrs. Jayashree Jagdish Khare	00 - 03	02/09/1991 14347/1991 Haveli No. 2	Mrs. Nutan Ravindra Gawandi	00 - 03	02/09/1991 14348/1991 Haveli No. 2	Mrs. Manisha Prashant Deshpande	00 - 02	24/10/1991 cha.396/1991 Haveli No. 9	Mrs. Nutan Ravindra Gawandi	00 - 02	08/01/1993 175/1993 Haveli No. 9	Mr. Sandeep Balkrishna Dighe Mr. Martand Gopal Raut	00 - 1.5	08/01/1993
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Mrs. Nutan Ravindra Gawandi	00 - 02	08/01/1993 175/1993 Haveli No. 9																										
Mr. Sandeep Balkrishna Dighe Mr. Martand Gopal Raut	00 - 1.5	08/01/1993																										

2	Copy of Development Agreement alongwith Irrevocable Power of Attorney both dated 13/11/2006, registered at the office of Sub Registrar Haveli No.2 at Serial No. 8040/2006 and 8041/2006 respectively.
3	Copy of Development Agreement alongwith Irrevocable Power of Attorney both dated 27/12/2007, registered at the office of Sub Registrar Haveli No.20 at Serial No. 3690/2008 and 3691/2008 respectively registered on 28/04/2008.
4	Copy of Sale Deed dated 09/03/2012, registered at the office of Sub Registrar Haveli No. 9 at Serial No. 6728/2012.
5	DOCUMENTS RELATED TO LAND BEARING SURVEY NO. 9/2/38: (a) Copy of Sale Deed dated 18/08/2009, registered at the office of Sub Registrar Haveli No. 20 at Serial No.4719/2009. (b) Copy of Sale Deed dated 25/03/2019, registered at the office of Sub Registrar Haveli No. 2 at Serial No.1894/2019. (c) Copy of Will dated 11/06/2019, registered at the office of Sub Registrar Haveli No. 10 at Serial No. 13463/2019. (d) Development Agreement alongwith Irrevocable Power of Attorney both dated 05/12/2022, registered in the office of Sub Registrar Haveli No. 9 at Serial No. 17413/2022 and 17414/2022 respectively.
6	Copy of Zone Certificate bearing Outward No. Zone2/533 dated 22/04/2022 issued by PMC

(3) Copies of 7/12 Extract and Mutation Entry :-

7/12 Extract :-

- (i) Survey No. 9/2/3 from year 1943 to 1963,
- (ii) Survey No. 9/2/3A from year 1968 to 2022,
- (iii) Survey No. 9/2/3A/3 to S. No. 9/2/3A/8 from year from year 1992 to 2022
- (iv) Survey No. 9/2/38 from year 1964 to 2022.

Copies of Mutation Entry No.: 1418, 1580, 2035, 2817, 5758, 5759, 5760, 5761, 5762, 5763, 6148, 6152, 15292, 17372, 21467 and 21693.

- (4) I have conducted the Search of Index II of said Property from the office of Sub Registrar registers for the period of last 30 (thirty) years for the period of 1953 till 2001, thereafter from the period of 2001 till date online search is made which is available on the online portal of igr.gov Maharashtra in respect of the said property. I did not find any adverse entry except the documents mentioned in my flow of the title.



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- (5) 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, title to the said property of Mrs. Uma Prabhakar Musale in respect of Scheduled Property is clean, clear and marketable and SHREE VENKATESH ENTERPRISES are entitle to carry out the activities of development and sale of units upon the said property.

(6) OWNER OF LAND :-

OWNER OF THE LAND	SURVEY NUMBERS	AREA OF LAND	DEVELOPER
Mrs. Uma Prabhakar Musale	9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B(P) situated at village Ambegaon Budruk, Taluka Haveli, District Pune	"2200.00 Sq. Mtrs"	Shree Venkatesh Enterprises Promoter through its Partner, Mr. Ankush B. Asabe.

(7) QUALIFYING COMMENT/ REMARK :-

(a) That Mrs. Uma Prabhakar Musal have clean, clear and marketable title of Property mentioned in Clause No.1 above and Shree Venkatesh Enterprises Promoter through its Partner, Mr. Ankush B. Asabe is entitle to carry out the activities of development and sale of units constructed upon the said property according to terms of Joint Venture Development Agreement dated 05/12/2022 which is registered in the Office of Sub Registrar Haveli No. 9 at Serial No. 17413/2022.

(b) Developers Shree Venkatesh Enterprises are entitled to implement the project 'VENKATESH ANANDMAYI' in form of Wing 'A & B' in the layout of land area admeasuring 2200 Sq. Mtrs. in the layout of Survey nos. 9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B(P) situated at village

Ambegaon Budruk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation subject to terms and conditions of Joint Venture Development Agreement.

Encl: Annexure

Date : 12/02/2024



ADV. UNMESH DESHPANDE
FOR PRIME LEGAL
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ADVOCATE UNMESH DESHPANDE

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(Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

TITLE HISTORY :

(I)

- a) In the year 1953 or there-around, the land bearing Survey No. 9, Hissa No. 2/3 belonged to Ramu and Ranu Sadhu Kondhare since 1953.
- b) That said Ramu and Ranu Sadhu Kondhare sold area admeasuring 01 Acre out of the said S. No. 9/2/3 to Shri. Zuka Dhondiba Zarande.
- c) Consequent to said sale, the portion sold and portion retained by original land owner were divided to record of rights as detailed hereunder:

Survey no.	Area (Acre – Guntha)	Aakar	Name of owner
9/2/3A	1 - 00	01 - 86	Zuka Dhondiba Zarande
9/2/3B	02-08	2 - 12	Ramu & Ranu Sadhu Kondhare

Mutation Entry to this effect bears No. 1418 dated 13/10/1965.

- d) On applicability of Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958, new metric system was introduced and area of Survey No. 9/2/3A was converted from "01 Acres 00 Gunthas" into "00 Hectares 40 Ars" and Survey No. 9/2/3B was converted from "02 Acres 08 Gunthas" into "00 Hectares 89 Ars". Mutation Entry to this effect bears No. 1580 dated 01/04/1969.



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(II) Survey No. 9/2/3A totally admeasuring 00 Hectares 40 Ars;

(i) Shri. Zuka Dhondiba Zarande sold out various portions from said S. No. 9/ 2/ 3A to various purchasers vide separate registered Sale Deeds. Accordingly, the said land came to be divided into various hissass. Details of such sale and subdivision are as under:

Name of Purchaser	Survey No.	Area adm. (Hect-Are)	Sale Deed date/ Regn. No./ Haveli No.	Mutation Entry No. / Date
Sou. Jayashree Jagdish Khare	9/2/3A/6	00 - 03	03/09/1991 14347/1991 Haveli No. 2	5761 05/05/1992
Sou. Nutan Ravindra Gavandi	9/2/3A	00 - 02	13/01/1993 175/93 Haveli No. 9	6152 18/12/1993
	9/2/3A/5	00 - 03	03/09/1991 14348/1991 Haveli No. 2	5760 05/05/1992
Mr. Sandeep Balkrishna Dighe	9/2/3A	00 - 1.5	27/01/1993	6148 18/12/1993
	9/2/3A/3	00 - 04	15/07/1991 14345/1991 Regd. on 03/09/1991 Haveli No. 2	5758 05/05/1992
Mr. Nitin Balkrishna Dighe	9/2/3A/4	00 - 03	15/07/1991 14350/1991 Regd. on 03/09/1991 Haveli No. 2	5759 05/05/1992
Mr. Abhay Waman Tamhane	9/2/3A/7	00 - 02	05/07/1991 10698/1991 certified on 18/09/1991 Haveli No. 2	5762 05/05/1992
Sou. Manisha Prashant Deshpande	9/2/3A/8	00 - 02	29/10/1991 Cha.396/1991 Haveli No. 9	5763 05/05/1992

(ii) The said owners namely (i) Sou. Jayashree Jagdish Khare, (ii) Sou. Nutan Ravindra Gavandi, (iii) Shri. Sandip Balkrishna Dighe, (iv) Shri. Nitin Balrishna Dighe, (v)


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Shri. Abhay Waman Tamhane and (vi) Sou. Manisha Prashant Deshpande granted the development rights of area admeasuring 00 Hectare 20 Ares out of the land bearing Survey No. 9/2/3A and Survey No. 9/2/3A/3 to Survey No. 9/2/3A/8 in favour of Shri. Tukaram Sheshrao Pawar vide Development Agreement alongwith Irrevocable Power of Attorney dated 13/11/2006. Both the said documents are registered in at the Office of Sub Registrar Haveli No. 2 at Serial No. 8040/2006 and 8041/2006, respectively.

(iii) Shri. Tukaram Sheshrao Pawar with the consent of said Sou. Jayashree Jagdish Khare and others granted the development rights of the said land in favour of Shri. Kisan Baburao Jadhav vide Development Agreement alongwith Irrevocable Power of Attorney dated 26/12/2007 (27/12/2007) which are registered in the Office of Sub Registrar Haveli No. 20 at Serial No. 3690/2008 and 3691/2008 respectively on 17/04/2008.

(iv) Mrs. Uma Prabhakar Musale purchased said area admeasuring 00 Hectare 20 Ars from Sou. Jayashree Jagdish Khare and others through their Power of attorney holder Mr. Tukaram Sheshrao Pawar through his Power of Attorneyholder and as Consenting Party Mr. Kisan Baburao Jadhav vide Sale Deed dated 09/03/2012 which is registered at the Office of Sub Registrar Haveli No. 9 at Serial No. 6728/2012. Mutation Entry to this effect bears No. 17372 dated 19/12/2012.

(III) Survey No. 9/2/38 totally admeasuring 00 Hectares 89 Ars:

(i) Shri. Ramu and Ranu Sadhu Kondhare were owners of land bearing Survey No. 9/2/38 totally admeasuring 00 Hectares 89 Ars.

(ii) That Ramu Sadhu Kondhare expired on 26/12/1972 leaving behind his legal heirs i.e. Son- Balasaheb Ramu Kondhare, Wife- Parvatibai Ramu Kondhare, Daughters-

Vandana Ramu Kondhare and Kacharabai Shivaji Pawar. Mutation Entry to this effect bears No. 2035 dated 29/11/1980.

(iii) That said legal heirs of late late Ramu Sadhu Kondhare namely Shri. Balasaheb Ramu Kondhare and others sold the said property to Shri. Shivaji Babanrao Kondhare, Shri. Ravindra Kondiba Pol/ Pokale, Shri. Pralhad Pandurang Pokale and Shri. Pandurang Nivrutti Kondhare vide Sale Deed dated 24/01/1985. Mutation Entry to this effect bears No. 2817 dated 11/06/1985.

(iv) That said Shri. Shivaji Baban Kondhare and others through their Power of Attorney holder Shri. Prakash Champalal Marwadi sold area admeasuring 00 Hectare 02 Ars out of land bearing Survey No. 9/2/38 totally admeasuring 00 Hectare 80 Ars in favour of Shri. Uttam Waman Ranawade vide Sale Deed dated 06/01/1993 which is registered at the Office of Sub Registrar Haveli No.9 at Serial No.75/1993. Mutation Entry to this effect bears No. 6153 dated 18/12/1993.

(v) Shri. Uttam Waman Ranawade with the consent of Sou. Kalpana Uttam Ranawade, Shri. Tushar Uttam Ranwade, Ku. Deepali Uttam Ranawade and Ku. Ashwini Uttam Ranwade sold the said portion adm. 2 Ares in favour of Sou. Vimal Tukaram Pawar and Shri. Tukaram Sheshrao Pawar vide a Sale Deed dated 18/08/2009 which is registered at the Office of Sub Registrar Haveli No. 20 at Serial No. 4719/2009 Mutation Entry to this effect bears No. 15292 dated 27/08/2009.

(vi) Sou. Vimal Tukaram Pawar and Shri. Tukaram Sheshrao Pawar sold/transferred said land infavour of Shri. Kisan Baburao Jadhav vide Sale Deed dated 25/03/2019 which is registered at the Office of Sub Registrar Haveli No. 2 at Serial No.1894/2019. Mutation Entry to this effect bears No. 21467 dated 13/12/2021.

(vii) Shri. Kisan Baburao Jadhav has executed "Will" dated 11/06/2019 which is registered at the office of Sub Registrar Haveli No. 10 at Serial No. 13463/2019. Under

the said "Will" Shri. Kisan Baburao Jadhav bequeathed land admeasuring 02 Ars out of Survey No. 9/2/3B alongwith the other properties in favour of his daughter Sou. Uma Prabhakar Musale (Uma Kisanrao Jadhav name before marriage).

(viii) Shri. Kisan Baburao Jadhav expired on 24/06/2021. Sou. Uma Prabhakar Musale has given an application that her father Kisan Baburao Jadhav expired on 24/06/2021 leaving behind legal heirs Wife - Mangal Kisan Jadhav, Son - Nitin Kisan Jadhav, Daughters - Trupti Baburao Jadhav, Jyoti Suresh Andhare , Rani Sanjay Kale, Sarika Sunil Kale and Sou. Uma Prabhakar Musale. As per "Will" dated 11/06/2019, Regn. No. 13463/2019 executed by late Kisan Baurao Jadhav the name of Sou. Uma Prabhakar Musale entered on 7/12 extract. Mutation Entry to this effect bears No. 21693 dated 13/5/2022.

(IV) Sou. Uma Prabhakar Musale granted the development rights of area admeasuring 00 Hectare 22 Ars comprising of area adm. 00 Hectare 03 Ares out of S. No. 9/2/3A totally admeasuring 00 Hectare 16.5 Ares, Survey No. 9/2/3A/3 adm. 00 Hectare 04 Ares, Survey No. 9/2/3A/4 adm. 00 Hectare 03 Ares, Survey No. 9/2/3A/5 adm. 00 Hectare 03 Ares, Survey No. 9/2/3A/6 adm. 00 Hectare 03 Ares, Survey No. 9/2/3A/7 adm. 00 Hectare 02 Ares, Survey No. 9/2/3A/8 adm. 00 Hectare 02 Ares and area adm. 00 Hectare 02 Ares out of Survey No. 9/2/3B totally admeasuring 00 Hectare 80 Ares in favour of Shree Venkatesh Enterprises through its Partner Shri. Ankush Bhimrao Asabe vide Development Agreement alongwith Irrevocable Power of Attorney both dated 05/12/2022 which are registered at the office of Sub Registrar Haveli No. 9 at Serial No.17413/2022 and 17414/2022 respectively.

5. Zone Certificate: As per Zone Certificate bearing No. Ja.Kra. zone2/533 dated 22/04/2022 issued by the Pune Municipal Corporation Survey No. 9 falls under partly residential and partly agriculture no development zone.


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6. SANCTION OF PLANS:- The Promoter/ Developer, herein, submitted and got approved the building plan to be constructed upon said property from Pune Municipal Corporation (the "PMC") vide Commencement Certificate No. CC/ 2775/23 dated 02/02/2024 (hereinafter referred to as the 'SANCTIONED BUILDING PLANS'). Utilization of spaces in the said Project, according to latest Building sanctioned plans vide Commencement Certificate No. CC/2775/23 dated 02/02/2024 are detailed as follow:-

Sr. No	Particulars	Area (Sq. Mtrs)
1	AREA OF THE PLOT (Minimum area of a, b, c to be considered)	2200.00
	a) Area as per 7/12 extract	2200.00
	b) Area as per Triangulation	2229.15
	c) Area as per Site	2229.15
2	Deductions For	
	a) Area under old DP road widening	00.00
	b) Area under new DP road widening	00.00
	c) Any Reservation	00.00
3	Balance Area of Plot	2200.00
4	Amenity Space	00.00
5	Net Plot Area	2200.00
6	Recreational Open Space	00.00
7	Internal Road	00.00
8	Plotable Area	00.00
9	Built-up area with reference to basic F.S.I as per front road width	2420.00
10	Addition of FSI on payment of Premium	00.00
11	In-situ F.S.I / TDR Loading	00.00
12	Additional F.S.I area under chapter no. 7	00.00
13	Total Entitlement of F.S.I in the proposal	
	a. Whichever is applicable	2420.00
	b. Ancillary Area F.S.I upto 60 % with payment of charges: i) Residential (2420 x 60 % = 1452.00)	1423.96
	c. Total entitlement	3843.96

14	Maximum utilization limit of F.S.I (building potential) permissible as per road width.	00.00
15	Total Built – up Area in proposal.	00.00
	a. Existing Built – up Area.	00.00
	b. Proposed Built – up Area	
	i. Proposed Residential Area	3843.96
	ii. Proposed Commercial Area	00.00
	c. Total	3843.96
16	F.S.I Consumed	0.99
17	Area for inclusive housing.	
	a. Required	00.00
	b. Proposed	00.00

7. DETAILS ACCORDING TO PRESENT BUILDING SANCTIONED PLAN VIDE COMMENCEMENT CERTIFICATE NO. CC/2775/23 DATED 02/02/2024 :-

WING	Details of Structure	Details of Residential Units & F.S. I	Parking Details
A	Basement + Parking	Yet to be sanctioned	Total 46 Covered Car parking allotted as; (a) 17 Car parking at ground floor. (b) 13 Car parking at basement floor. (c) 16 Puzzle Car parking at basement floor.
B	Basement + Parking + 1 st to 12 th Floors.	46 Tenements /Apartments comprises of 1 Flat – 1 BHK, 45 Flats - (2BHK). Having total FSI adm. 3843.96 Sq. Mtrs.	Total 46 Covered Car parking allotted as : (a) 23 Car parking at ground floor. (b) 11 Car parking at basement floor. (c) 12 Puzzle Car parking at basement floor.


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8. Promoters have decided to implement the project of development and sale of ownership units in the proposed buildings upon said property under the name "VENKATESH ANANDMAYI" in form of Wing A & B. Wing/ Building "A & B" shall be registered as single co-operative housing society as "VENKATESH ANADMAYI CO-OPERATIVE HOUSING SOCIETY LTD." Common amenities & Facilities shall be common for all unit purchaser in the said project.
9. TDR/ FSI :- Promoter shall purchase the FSI in future in the form of either paid FSI, premium FSI and T.D.R, then the additional F.S.I/ T.D.R is sanctioned by local authority to be used in the project the Developer has applied / shall be applying for revision to consume the available F.S.I as well as the paid and premium FSI and thereafter the Developer shall get sanction of additional floors and units.
10. PROJECT FINANCE/ MORTGAGE DETAILS :- Promoter shall availing the project finance against security of proposed Building/s 'A' and Building B upon plot of land admeasuring 2200.00 sq.mtrs. in the layout of Survey nos. 9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5, 9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B (P) situated at village Ambegaon Budruk Taluka Haveli District Pune. There are no encumbrances upon the project land and said project is free from all encumbrances.
11. FORMATION OF ORGANIZATION - The Said Entire Project "VENKATESH ANANDMAYI" consists of 2 (Two) buildings and there shall be a single Co. Operative Housing Society of both Building/ Wing A and B. Final conveyance of land, building & building structure, sanctioned FSI and well defined undivided share percentage in the common areas and land of layout shall be in favour of the society.
12. FINAL CONVEYANCE OF BUILDING & LAND – The Promoter shall, within three months from the sale of all the units/ apartment in the said entire project "VENKATESH ANANDMAYI", cause to be transferred to the society all the right, title and the interest



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of the Owner/ Promoter and/ or the owners in the Building or Wing and land underneath upon which the said project is situated provided there is sale of more than 51% of total apartments in entire project and also provided that such final conveyance shall not adversely affect the rights and interests of the promoter to proceed with the balance development as well as sale of unsold apartments, units etc., The Amenity Space shall not be part of the Final conveyance to Society.

13. SALE OF UNITS: The said Shree Venkatesh Enterprises initiated the construction activities of Wing "A & B" according to sanctioned plans mentioned above.

14. DATE OF POSSESSION: According to project details given under RERA Registration, the date of possession is 31st Day of March in the Year 2028.

15. VERIFICATIONS:

SEARCH: I caused to be conducted the search of Index II registers on the website of IGR Maharashtra from year 1985 till date in respect of the above property with a view to trace any document evidencing any encumbrance, charge etc. upon the said Property however I found no encumbrance, charge etc. upon the said Property except the entries and charge detailed above.

I THEREFORE, HEREBY OPINE THAT –

- a) Title to the said Property of SOU. UMA PRABHAKAR MUSALE is clean, clear and marketable.
- b) The developer SHREE VENKATESH ENTERPRISES are entitled to implement the project "VENKATESH ANANDMAYI" in form of Wing No. A & B in form of i) Building A consisting of Basement + Parking (Partly Sanctioned) and ii) Building B - consisting of Basement + Parking + 1st to 12 floors comprising of total 46 Tenements /Apartments : 1 Flat – (1 BHK), 45 Flats - (2BHK). Having total FSI adm. 3843.96 Sq. Mtrs. Upon contiguous portion of land area admeasuring 2200 Sq. Mtrs. of the land bearing Survey nos. 9/2/3A(P), 9/2/3A/3, 9/2/3A/4, 9/2/3A/5,



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Pune-411005.

9/2/3A/6, 9/2/3A/7, 9/2/3A/8 & 9/2/3B(P) situated at village Ambegaon Budruk Taluka Haveli District Pune subject to terms and conditions of the Joint Venture Development Agreement regarding sharing ratio in form of construction to land owners in the said project.

All the papers returned herewith.



ADV. UNMESH DESHPANDE
FOR PRIME LEGAL
(LAW FIRM)

PRIME LEGAL
402, Kamayani Towers,
J. M. Road, Shivajinagar,
Pune-411005.



CHALLAN
MTR Form Number-6



GRN	MH016276640202223E	BARCODE			Date	03/03/2023-17:29:07		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		ADv Unmesh Deshpande	
Location				PUNE		Flat/Block No.		Sonali Sadan	
Year				2022-2023 One Time		Premises/Building		Revenue Colony	
Account Head Details				Amount In Rs.		Road/Street		Pune	
0030072201 SEARCH FEE				750.00		Area/Locality		Town/City/District	
						PIN		4 1 1 0 0 5	
						Remarks (If Any)		30 years search for S no 9 Ambegaon Budruk Pune	
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		00040572023030379314 IK0CDBTKV1	
Cheque/DD No.				Bank Date		RBI Date		03/03/2023-17:24:30 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. : 8379051111

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

खदर चलल "टाइप ऑफ पेमेंट" मध्ये नमुद कारणसादीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्त्यांसाठी लागू नाही.

