

Date: 17/02/2022

To,

MahaRERA
Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. C- 6, S. NO. 88/1/5, CTS. No. 1309 situated at Parvati, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation (Hereinafter referred as the Said Plot ") owned by Madhura Co-operative Housing Society Ltd;

1. I have investigated the title of the said plot belongs to Madhura Co-operative Housing Society Ltd; on the request of M/s. Sathe Shah Developers a partnership concern having its office at Office No. 11, Arihant Complex, 39/32, Karve Road, Pune- 411 004 represented through its Partners Mr. Prakash Pandharinath Sathe and Mr. Gunvant Navalmal Shah and following documents i.e.:-

i) Description of the Property :

All that piece and parcel of the property comprising of the Plot No. C-6, Survey No. 88/1/5, CTS No. 1309 admeasuring an area of 547.50 Sq. Mtrs. at Parvati, within the limits of the registration district of Pune, Sub Registrar Haveli No. 1, Pune and the Pune Municipal Corporation along with a three stories old building constructed in 1980 consisting of nine apartments and a garage and bounded as follows :

On or towards the East : By Sub Plot No. C-5

On or towards the South : By Open Space

On or towards the West : By Alaknanda Society

On or towards the North : By Corporation Road

ii) I perused the following documents and papers for and of allotment of plot-

Sanjay N. Patankar

Continuation Sheet No. 1

a) Photo Copy of Deed of Conveyance dated 30/09/1985 executed by Pratap Chimaji Mohite with consent of M/s. Prasanna Associates in favour of Madhura Co-operative Housing Society Ltd; registered with the office Joint Sub Registrar Haveli No. 1, Pune at Sr. No. 12724/1985.

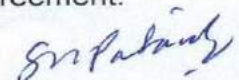
b) Property Card issued by City Survey Officer No. 1, Pune for the said property.

c) Search Report for 30 years from 1991 till 18th Aug 2021 issued by Advocate Anjali Umesh Shinde having her office at 328, Gajanan Prasad, Shivajinagar, Pune- 411 005

d) Development Agreement dated 31/12/2021 in respect of the said plot executed by Madhura Co-operative Housing Society Ltd; represented through its Chairman Smt. Asha Manohar Paranjape and Secretary Miss. Utpala Arvind Bivre to and in favour of M/s. Sathe Shah Developers represented through its Partners Mr. Prakash Pandharinath Sathe and Mr. Gunvant Navalmal Shah which is registered with the office Joint Sub Registrar Haveli No. 2, Pune at Sr. No. 979/2022 on 25/01/2022.

e) Power of Attorney in respect of the said plot executed by Madhura Co-operative Housing Society Ltd; represented through its Chairman Smt. Asha Manohar Paranjape and Secretary Miss. Utpala Arvind Bivre and its members to and in favour of Mr. Prakash Pandharinath Sathe and Mr. Gunvant Navalmal Shah, partners of M/s. Sathe Shah Developers which is registered with the office Joint Sub Registrar Haveli No. 2, Pune at Sr. No. 980/2022 on 25/01/2022

2. 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 Madhura Co-operative Housing Society Ltd; is clear, marketable and without any encumbrances and in terms of the above referred registered development agreement and power of attorney the M/s. Sathe Shah Developers a partnership concern having its office at Office No. 11, Arihant Complex, 39/32, Karve Road, Pune- 411 004 represented through its Partners Mr. Prakash Pandharinath Sathe and Mr. Gunvant Navalmal Shah has full rights and powers to develop the said property and sale the flats etc. in a new building to be constructed on the said property except the flats/units allotted to the present members of the said society which are mentioned in the above referred development agreement.



Owners of the land

1) Madhura Co-operative Housing Society Ltd; - Plot No. C-6, CTS No. 1309 Parvati, Pune.

Developer of the above land

M/s. Sathe Shah Developers having its office at Office No. 11, Arihant Complex, 39/32, Karve Road, Pune- 411 004.

3. The report reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

Encl. Annexure

Date: 17/02/2022



Advocate

SANJAY N. PATANKAR
B.Com, LL.B. Advocate
Flat No.1, Shreedhar Prasad Apartment,
1811, Sadashiv Peth, Deshmukhwadi,
Pune-411030.

MH013272144202122P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Feb 2022	Receipt	Receipt no.: 1112314232
Name of the Applicant : sanjay narayan patankar		
Details of property of which document has to be searched :		Dist :Pune Village :Parvati S.No/CTS No/G.No. : 1309
Period of search :		From :2021 To :2022
Received Fee :		300
The above mentioned Search fee has been credited to government vide GRN no :MH013272144202122P		
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/frmSearchChallanWithOutReg.php'.		

Self-Affixed
Signature
Ato