



**CHALLAN**  
**MTR Form Number-6**



GRN MH004017324202526E	BARCODE	Date 19/06/2025-15:34:10	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 Advocate Dilip Athavale	
Location PUNE			
Year 2025-2026 One Time		Flat/Block No. Plot No 7 FP No. 75 and 76B-7	
Account Head Details		Amount In Rs. Premises/Building	
0030072201 SEARCH FEE		750.00 Road/Street CTS 51B plus 127-7 Shantisheela CHS	
		Area/Locality Erandwana Pune	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search Fees	
		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. 69103332025061916332 2937155442	
Cheque/DD No.		Bank Date RBI Date 19/06/2025-15:34:58 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. : 8329908929

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



# *Dilip Athavale*

Advocate

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759/54, Deccan Gymkhana,  
Above Chitale Bandhu Mithaiwale,  
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## **LEGAL TITLE REPORT**

To

MahaRERA  
BKC, E-Block,  
7th Floor, Housefin Bhavan,  
near RBI, Bandra Kurla Complex,  
Bandra East, Mumbai,  
Maharashtra 400051

Sub:- Title clearance certificate with respect to property bearing C.T.S. No. 51B+127/7, Final Plot No. 76/7, Shantisheela Co-operative Housing Society, Erandwane, Pune - 411004, admeasuring 530.7 Sq. Mtrs. i.e., 5712.45 Sq.Ft. and 526.30 Sq. Mtrs. (As per Property Register Card), within the limits of Pune Municipal Corporation and within the Registration Sub-District Taluka Haveli of District Pune (Hereinafter referred as the "**Said Property**")

1/- I have investigated the title of the said property on the request of **Vyas Buildcon Pvt.Ltd.** and following documents i.e.:-



**(1) Description of the said property :-**

All that piece and parcel of property bearing C.T.S. No. 51B+127/7, Final Plot No. 76/7, Shantisheela Co-operative Housing Society, Erandwane, Pune, admeasuring 530.7 Sq. Mtrs. i.e., 5712.45 Sq.Ft. and 526.30 Sq. Mtrs. (As per Property Register Card), within the limits of Pune Municipal Corporation and within the Registration Sub-Registrar Haveli, and bounded as follows: -

On Or towards: -

East : Sub-Plot No.6  
South: Plot No. 73/3/4,  
West : Sub-Plot No.8,  
North: Colony Road.

together with building by name "Purti Apartment" standing thereon and all the appurtenances thereto hereinafter referred as "the said property".

**(2) The documents of allotment of property:-**

Copies of the following documents are supplied to me for the purpose of this opinion.

- a. Property Register Card of the said property.
- b. Development Agreement dated 17.07.1987 executed by Mr. Shrinivas Krishna Purohit and Mr. Ramchandra Krishna Purohit in favour of M/s.Shrikiran Construction.
- c. Deed of Declaration dated 29.10.2015 of Purti Apartments Condominium.



d. Completion Certificate bearing No. 2044 dated 08.02.1988 and 3782 dated 19.10.1988.

e. Documents of Apartment No.2:-

- (i) Agreement dated 07.01.1988 executed by Mr. Shriniwas Purohit in favour of Mrs. Mohini Dhananjay Kelkar.
- (ii) Deed of Declaration dated 04.05.2000 executed between Mrs. Mohini Dhananjay Kelkar and Mr. Anand Krishnaji Tapre and Mrs. Sanjivani Anand Tapre.
- (iii) Release Deed dated 10.02.2020, executed by Mrs. Fatima Raj Kagalwal and Mrs. Vrushali Mahesh Naik in favour of Mr. Anand Krishnaji Tapre and Mr. Narendra Anand Tapre.
- (iv) Death Certificate of Mr. Anand Krishnaji Tapre
- (v) Release Deed dated 16.02.2025, executed by Mrs. Fatima Raj Kagalwal and Mrs. Vrushali Mahesh Naik in favour of Mr. Narendra Anand Tapre.

f. Documents of Apartment No.3:-

- (i) Deed of Assignment dated 16.09.2013 executed by the said firm in favour of Mr. Ashok Shankar Barwe.
- (ii) Deed of Apartment dated 29.10.2015 executed by the said firm in favour of Mr. Ashok Shankar Barwe.



g. Documents of Apartment No.4:-

Deed of Apartment dated 29.10.2015 executed by the said firm in favour of Mrs. Anupama Ashok Barwe and Mr. Amar Ashok Barwe.

h. Documents of Apartment No.5:-

- (i) Deed of Confirmation dated 07.02.2020 between the said firm and Smt. Shobhana Vijay Gaidole.
- (ii) Deed of Apartment dated 07.02.2020, executed by the said firm in favour of Smt. Shobhana Vijay Gaidole.

i. Documents of Apartment No.6:-

- (i) Deed of Confirmation Dated 23.05.2000, between the said firm and Mr. Mohan Krishnaji Tapare and Mrs. Aruna Mohan Tapare.
- (ii) Deed of Apartment dated 29.10.2015, executed by the said firm in favour of Mr. Mohan Krishnaji Tapare and Mrs. Aruna Mohan Tapare.
- (iii) Deed of Apartment dated 03.11.2021, executed by Mr. Mohan Krishnaji Tapare and Mrs. Aruna Mohan Tapare in favour of Mr. Mahendra Champalal Jain.
- (iv) Possession Deed dated 08.02.2022 executed by Mr. Mohan Krishnaji Tapare and Mrs. Aruna Mohan Tapare in favour of Mr. Mahendra Champalal Jain.



j. Documents of Garage:-

- (i) Agreement to Sale dated 18.11.2005, executed by Mr. Gurunath Sadashiv Kelkar in favour of Mrs. Manali Milind Raut.
- (ii) By a Deed of Apartment dated 29.10.2015, executed by the said firm in favour of Mrs. Manali Milind Raut.

k. Development Agreement and Power of Attorney both dated 09.08.2023 executed by apartment holders of Purti Apartment in favour of M/s. Vyas Buildcon Pvt.Ltd.

l. Settlement Agreement dated 27.05.2025 executed between Mr. Dilip Ramchandra Purohit and others, apartment holders of Purti Apartment and M/s. Vyas Buildcon Pvt. Ltd.

m. Deed of Correction cum Supplementary Agreement dated 02.06.2025 executed between Smt. Anjali Milind Purohit and others and Vyas Buildcon Pvt.Ltd.

**2/- Search report for 30 years 1996 to 2024 (both inclusive) 2025 (part).**

On perusal of the abovementioned documents and all other relevant documents relating to title of the said



property, I am of the opinion that the title of following Owners is clear, marketable and without any encumbrances.

**(1) Owners of the said property –**

Apartment Holders of Purti Apartment :-

Apart No.	Undivided Share in common areas and facilities %	Apartment Holders
1	14.53	Mr. Milind Ramchandra Purohit Since deceased Smt. Anjali Milind Purohit Mr. Sanket Milind Purohit
2	14.30	Mr. Narendra Anand Tapre
3	11.03	Mr. Ashok Shankar Barwe
4	23.99	Mrs. Anupama Ashok Barwe Mr. Amar Ashok Barwe
5	16.04	Mrs. Shobhana Vijay Gaidole
6	16.27	Mr. Mahendra Champalal Jain
7	3.84	Mrs. Manali Milind Raut
Garage		
Total	100	

**[2] Qualifying comments:-**

I am of the opinion that **Purti Apartment Condominium** through its following apartment holders are owners of their respective apartments.



Apart No.	Undivided Share in common areas and facilities %	Apartment Holders
1	14.53	Mr. Milind Ramchandra Purohit Since deceased Smt. Anjali Milind Purohit Mr. Sanket Milind Purohit
2	14.30	Mr. Narendra Anand Tapre
3	11.03	Mr. Ashok Shankar Barwe
4	23.99	Mrs. Anupama Ashok Barwe Mr. Amar Ashok Barwe
5	16.04	Mrs. Shobhana Vijay Gaidole
6	16.27	Mr. Mahendra Champalal Jain
7 Garage	3.84	Mrs. Manali Milind Raut
Total	100	

I further state in my opinion that **Vyas Buildcon Pvt.Ltd.** has a right to develop the said property subject to the terms and conditions set out in Development Agreement dated 09.08.2023 and Deed of Correction Cum Supplementary Agreement dated 02.06.2025.

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

Encl: Annexure

**Dilip Athavale**

Advocate

Date: 26.08.2025



**FORMAT - A**  
**(Circular No.:-28/2021)**

**FLOW OF THE TITLE OF THE  
SAID PROPERTY.**

**Sr. No.**

- 1) 7/ 12 extract / P.R.Card as on date of application for registration- as more particularly described in enlc. Annexure.
- 2) Mutation Entry described in enclosed detailed report.
- 3) Search report for 30 years 1996 to 2024 (both inclusive) 2025 (part) taken from Sub-registrar's office at as mentioned in the enlc. Annexure.
- 4) Any other relevant title -NA.
- 5) Litigations if any- No litigations.

Date: 26.08.2025

**Dilip Athavale**

Advocate



FORMAT - A  
(Circular No.:-28/2021)

**FLOW OF THE TITLE OF THE SAID PROPERTY.**

**1) 7/ 12 extract / P.R. Card as on date of application  
for registration.**

**2) Flow of Title-**

- a. Amongst other plots, out of layout of Final Plot No. 75-76 TPS-I Erandwana, Pune, Shantisheela Co-operative Housing Society Limited [**the said society**] is owner of C.T.S. No. 51B+127/7, Final Plot No. 76/7, Shantisheela Co-operative Housing Society, Erandwane, Pune admeasuring 530.7 Sq. Mtrs. i.e., 5712.45 Sq.Ft. and 526.30 Sq. Mtrs. (As per Property Register Card) [**the said plot**].
- b. The said society by an allotment letter dated 10.01.1974 allotted the said plot to Mr.Shrinivas Krishna Purohit and Mr. Ramchandra Krishna Purohit.



- c. By an Indenture of Lease dated 18.12.1985, the said society granted a lease in respect of said plot to Mr. Shrinivas Krishna Purohit and Mr. Ramchandra Krishna Purohit for a term of 99 years. The Indenture dated 18.12.1985 is registered in the office of Sub-Registrar Haveli I at Sr.No. P-1533/1985.
- d. By a Development Agreement dated 17.07.1987, the aforesaid Mr. Shrinivas Krishna Purohit and Mr. Ramchandra Krishna Purohit granted development rights in respect of the said plot, being lessees thereof to and in favour of M/s. Shrikiran Construction a registered partnership firm [the said firm].
- e. The said firm got sanctioned building plans for the then proposed construction of the building upon the said plot under Commencement Certificate No. 4228 dated 08.09.1987.
- f. The said firm completed construction of building and has obtained Completion Certificate bearing No. 2044 dated 08.02.1988 and 3782 dated 19.10.1988.
- g. The aforesaid Mr. Shrinivas Krishna Purohit expired intestate on 03.01.1997 leaving behind him his sons Mr. Ravindra and Mr. Rajendra and daughter Mrs. Archana



Nilesh Joshi (nee name Nandini Shriniwas Purohit) as his heirs and legal representatives.

- h. The said Mr.Ramchandra Krishna Purohit expired intestate on 09.04.1989 leaving behind him his sons Mr.Dilip and Mr.Milind and a daughter Mrs. Nita Vijay Mone (nee name Sunita Ramchandra Purohit) as his heirs and legal representatives.
- i. After completion of construction of the building constructed on the said plot, the aforesaid owners and the said firm have submitted property C.T.S. No. 51B+127/7, Final Plot No. 76/7, Shantisheela Co-operative Housing Society, Erandwane, Pune, togetherwith building standing thereon [**the said property**] to "Purti Apartments Condominium" by executing Deed of Declaration dated 29.10.2015 which was registered under office of Sub-Registrar Haveli No.1, at Sr. No. 7737 /2015.
- j. Thereafter the some flats/apartments changed hands from time to time from one person to different person.
- k. **Apartment No.1: -**

As a consideration of grant of Development rights in respect of the said plot, the said firm has allotted



Apartment No.1 on Ground Floor admeasuring 839 Sq.Ft. with exclusive right to use the 1000 Sq.Ft. Carpet Area of terrace in the present building and 14.53% undivided share in common areas and facilities to Mr.Milind Ramchandra Purohit, as owner of the said plot.

1. **Apartment No.2: -**

(i) As a consideration of grant of development rights in respect of the said plot, the said firm has allotted Apartment No. 2 on ground floor admeasuring 830 Sq.Ft. built up area to Mr. Shriniwas Purohit, as owner of the said plot.

(ii) By an Agreement dated 07.01.1988, the said Mr. Shriniwas Purohit agreed to sell the said Apartment No.2 to Mrs. Mohini Dhananjay Kelkar.

(iii) By an Agreement to Sale dated 19.07.1990, the aforesaid Mrs. Mohini Dhananjay Kelkar agreed to sell aforesaid flat to and in favour of Mr. Anand Krishnaji Tapre and Mrs.Sanjivani Anand Tapre. The said agreement was not properly stamped. Thereafter the parties have paid stamp duty for the said agreement under Amnesty Scheme. After payment of stamp duty by Deed of Declaration dated 04.05.2000, the parties hereto confirmed terms and conditions of the said



Agreement dated 19.07.1990, which Deed of Declaration is registered in the office of Sub-Registrar Haveli IV at Sr.No. 3337/2000. By Deed of Correction dated 23.08.2000 to aforesaid Deed of Declaration, which is registered in the office of Sub-Registrar Haveli 4 at Sr.No. 6765/2000, the parties thereto corrected title of the said document to Deed of Confirmation.

(iv) The aforesaid Mrs. Sanjivani Anand Tapre expired intestate on 11.04.2001 leaving behind her husband Mr. Anand Krishnaji Tapre son Mr. Narendra Anand Tapre and daughters Mrs. Fatima Raj Kagalwal and Mrs. Vrushali Mahesh Naik as her heirs and legal representatives.

(v) By a Release Deed dated 10.02.2020, the said Mrs. Fatima Raj Kagalwal and Mrs. Vrushali Mahesh Naik released their right title and interest in Apartment No.2 to and in favour of their father and brother i.e. Mr. Anand Krishnaji Tapre and Mr. Narendra Anand Tapre. The Release Deed dated 10.02.2020 is registered in the office of Sub-Registrar Haveli 10 at Sr.No. 3234/2020. It appears that the said firm has not executed any Deed of Apartment in favour of Mr. Anand Krishnaji Tapre and Mr. Narendra Anand Tapre.



**m. Apartment No.3: -**

- (i) By a Deed of Assignment dated 16.09.2013 the said firm absolutely conveyed Apartment No.3 on First floor admeasuring 630 Sq.Ft. built up area 11.03% undivided share in common areas and facilities in favour of Mr. Ashok Shankar Barwe. The Deed of Assignment dated 16.09.2013 is registered in the office of Sub-Registrar Haveli 4 at Sr.No.8239 / 2013 on the same day.
- (ii) By a Deed of Apartment dated 29.10.2015 the said firm absolutely conveyed Apartment No.3 to and in favour of Mr.Ashok Shankar Barwe. The Deed of Apartment dated 29.10.2015 is registered in the office of Sub-Registrar Haveli 1 at Sr.No.7739/2015 on the same day.

**n. Apartment No.4: -**

- (i) By an Agreement to Sale dated 15.01.1988, the said firm agreed to allot Apartment No.4 on First floor admeasuring 1370 Sq.Ft. built up area to and in favour of Mr. Shankar Barwe. The said agreement was not properly stamped. Thereafter the parties have



paid stamp duty for the said agreement under Amnesty Scheme.

- (ii) The aforesaid Mr. Shankar Barwe expired intestate on 21.06.1993 leaving behind him his widow Smt. Nirmala and son Mr. Ashok Shankar Barwe as his heirs and legal representatives. The said Smt. Nirmala Shankar Barwe also expired intestate on 23.03.2007.
- (iii) At the desire and instructions of Mr. Ashok Shankar Barwe, the said firm executed Deed of Assignment dated 16.09.2013 in favour of Mrs. Anupama Ashok Barwe and Mr. Amar Ashok Barwe, which is registered in the office of Sub-Registrar Haveli 4 at Sr.No. 8240/2013.
- (iv) By Deed of Apartment dated 29.10.2015 the said firm absolutely conveyed Apartment No.4 on First floor admeasuring 1370 Sq.Ft. built up area togetherwith 23.99% undivided share in common areas and facilities to and in favour of Mrs. Anupama Ashok Barwe and Mr. Amar Ashok Barwe. The Deed of Apartment dated 29.10.2015 is registered in the office of Sub-Registrar Haveli 1 at Sr.No.7738/ 2015 on the same day.



0. Apartment No.5: -

- (i) By an Agreement to sale dated 22.08.1988 the said firm agreed to allot Apartment No.5 on Second floor admeasuring 777 Sq.Ft. carpet area with balcony area admeasuring 139 Sq.Ft. i.e., total 916 Sq.Ft. to and in favour of Smt. Shobhana Vijay Gaidole. The said agreement was not properly stamped. Thereafter the parties have paid stamp duty under Amnesty Scheme for the said Agreement. By Deed of Confirmation dated 07.02.2020 which is registered in the office of Sub-Registrar Haveli 23 at Sr.No. 2890/2020, confirmed the terms and conditions of Agreement dated 22.08.1988.
- (ii) By a Deed of Apartment dated 07.02.2020, the said firm absolutely conveyed aforesaid Apartment No.5 on Second floor admeasuring 777 Sq.Ft. carpet area with balcony area admeasuring 139 Sq.Ft. i.e., total 916 Sq.Ft. togetherwith 16.04% undivided share in common areas and facilities to and in favour of Smt. Shobhana Vijay Gaidole. The Deed of Apartment dated 07.02.2020 is registered in the office of Sub-Registrar Haveli 23 at Sr.No.2893/2020 on the same day.



**p. Apartment No.6: -**

- (i) By an Agreement dated 15.08.1988 the said firm has agreed to allot Apartment No.6 on Second Floor admeasuring 1000 Sq.Ft. built up to Mr. Mohan Krishnaji Tapare and Mrs.Aruna Mohan Tapare. Proper stamp duty was not paid for the said agreement. Thereafter the parties have paid stamp duty under Amnesty Scheme for the said Agreement. By Deed of Confirmation Dated 23.05.2000, which is registered in the office of Sub-Registrar Haveli 4 at Sr.No.3900/2000, the parties have confirmed terms and conditions of Agreement dated 15.08.1988.
- (ii) By a Deed of Apartment dated 29.10.2015, the said firm absolutely conveyed aforesaid Apartment No.6 on Second Floor admeasuring 1000 Sq.Ft. built up togetherwith 16.27% undivided share in common areas and facilities to and in favour of Mr. Mohan Krishnaji Tapare and Mrs.Aruna Mohan Tapare. The Deed of Apartment dated 29.10.2015 is registered in the office of Sub-Registrar Haveli 1 at Sr.No.7741/2015 on the same day.
- (iii) By a Deed of Apartment dated 03.11.2021, the said Mr. Mohan Krishnaji Tapare and Mrs.Aruna Mohan



Tapare absolutely conveyed aforesaid Apartment No.6 to and in favour of Mr. Mahendra Champalal Jain. The Deed of Apartment dated 03.11.2021 is registered in the office of Sub-Registrar Haveli 23 at Sr.No.18833/2021 on the same day.

- (iii) By a Possession Deed dated 08.02.2022, the said Mr. Mohan Krishnaji Tapare and Mrs.Aruna Mohan Tapare absolutely conveyed possession of Apartment No.6 to Mr. Mahendra Champalal Jain. The Possession Deed dated 08.02.2021 is registered in the office of Sub-Registrar Haveli 23 at Sr.No.2508 /2022

**q. Apartment No.7 (Garage): -**

- (i) By an agreement dated 24.02.1988, the said firm has agreed to allot Garage on Ground Floor admeasuring 220 Sq.Ft. i.e., 20.43 Sq. Mtrs. to Mr. Gurunath Sadashiv Kelkar.
- (ii) By an Agreement to Sale dated 18.11.2005, the aforesaid Mr. Gurunath Sadashiv Kelkar agreed to sell the said garage to Mrs. Manali Milind Raut. The Agreement dated 18.11.2005 is registered in the office of Sub-Registrar Haveli 13 at Sr.No. 7206/2005.



(iii) By a Deed of Apartment dated 29.10.2015, the said firm absolutely conveyed the aforesaid Garage on Ground Floor admeasuring 220 Sq.Ft. i.e., 20.43 Sq. Mtrs together with 3.84% undivided share in common areas and facilities to Mrs. Manali Milind Raut. The Deed of Apartment dated 29.10.2015 is registered in the office of Sub-Registrar Haveli 1 at Sr.No.7740/2015 on the same day.

r. Thus, following apartment became then owners of their respective apartments.

<b>Apart No.</b>	<b>Undivided Share in common areas and facilities %</b>	<b>Apartment Holders</b>
1	14.53	Mr. Milind Ramchandra Purohit
2	14.30	Mr. Anand Krishnaji Tapre Mr. Narendra Anand Tapre
3	11.03	Mr. Ashok Shankar Barwe
4	23.99	Mrs. Anupama Ashok Barwe Mr. Amar Ashok Barwe
5	16.04	Mrs. Shobhana Vijay Gaidole
6	16.27	Mr. Mahendra Champalal Jain
7 Garage	3.84	Mrs. Manali Milind Raut
Total	100	



- s. The said the aforesaid apartment holders of Purti Apartment, by Development Agreement dated 09.08.2023 have entrusted development rights in respect of the said property to and in favour of Vyas Buildcon Pvt.Ltd., upon the terms and conditions set out in the said agreement, which is registered in the office of Sub-Registrar Haveli 15 at Sr.No. 16048/2023 on the same day. The aforesaid apartment holders of Purti Apartment have also executed a Power of Attorney dated 09.08.2023, to and in favour of Vyas Buildcon Pvt.Ltd., which is registered in the office of Sub-Registrar Haveli 15 at Sr.No. 16054 /2023, on the same day.
- t. After execution of aforesaid Development Agreement holder of Apartment No.1 Mr.Milind Ramchandra Purohit expired intestate on 04.06.2024 leaving behind him widow i.e. Smt. Anjali Milind Purohit and son Mr. Sanket Milind Purohit as his heirs and legal representatives.
- u. After execution of aforesaid Development Agreement one of the Apartment holder of Apartment No.2 Mr. Anand Krishnaji Tapre expired intestate on 13.04.2024 leaving behind him his son Mr. Narendra



and two married daughters Mrs. Fatima Raj Kagalwal and Mrs. Vrushali Mahesh Naik as his heirs and legal representatives. By a Release Deed dated 16.02.2025, registered in the office of Sub-Registrar Haveli 21 at Sr.No.1487/2025 Mrs. Fatima Raj Kagalwal and Mrs. Vrushali Mahesh Naik release their right title and interest in Apartment No.2 to and in favour of their brother Mr. Narendra Anand Apte.

- v. After execution of aforesaid individuals Deed of Apartment and Development Agreement dated 09.08.2023, son of Mr. Ramchandra Krishnaji Purohit i.e. Dilip Ramchandra Purohit and daughter Mrs. Nita Vijay Mone alias Sunita Ramchandra Purohit and sons of Shrinivas Krishnaji Purohit i.e. Mr. Rajendra Shrinivas Purohit, Mr. Ravindra Shrinivas Purohit and daughter Mrs. Archana Nilesh Joshi alias Smt. Nandini Shrinivas Purohit raised certain dispute with regard to the title and authority of the Apartment Owners in the said condominium and of the Developer Vyas Buildcon Pvt.Ltd.
- w. After due negotiations the parties have settled the dispute with regard to title of the Apartment Owners through Conciliation Agreement dated 27.05.2025. By the said Settlement Agreement, the parties thereto



have by mutual consent, settled and controversy amongst themselves as mandated by Section 73 of Arbitration and Conciliation Act, 1996 delivered by Conciliator Mr. Vilas Suryakant Atre and settled their dispute as per the terms and conditions of the same.

- x. By a Deed of Correction Cum Supplementary Agreement dated 02.06.2025 executed between Apartment holders of Purti Apartment and Vyas Buildcon Pvt.Ltd. the parties thereto have effected / supplemented certain corrections/ changes to the Development Agreement dated 09.08.2023. The Deed of Correction cum Supplementary Agreement dated 02.06.2025 is registered in the office of Sub-Registrar haveli 22 at Sr.No. 11988/2025.

3. **Construction Permission:-**

Pune Municipal Corporation has granted construction permission under Commencement Certificate No. 1868/25 dated 19.08.2025 from Pune Municipal Corporation for construction of new building upon the said property.



#### 4. Searches

After paying requisite fees under GRN No. GRN No. MH004017324202526E dated 19.06.2025, I have caused a search to be taken by my junior associate in respect of the said property from website *www.igrmaharashtra.gov.in* for the period of last 30 years, i.e. from 1996 to 2024 (both inclusive) 2025 (part).

I have issued a public notice dated 13.02.2023, in daily 'Prabhat' calling upon objections, if any, from public at large, with regard to the title of Milind Ramchandra Purohit and others of the said property. So far no objections have been received from any person in response to the said notice.

Date: 26.08.2025



**Dilip Athavale**

Advocate