

(Draft Letter for 5th SGM Approval Dated 29.03.2026)

SOCIETY TITLE CONFIRMATION LETTER

Date: 29th March 2026

To,

M/s Manasara Vaastu Pvt Ltd.

S.NO 79, 18B, Kundan Heritage, Unit No. 103, 104,
Pune, Maharashtra, 411003, India

Subject: Title Confirmation and Clarification for Availing Project / Construction Finance

Dear Sir / Madam,

We, the undersigned, being the authorized office bearers of **Gururaj No. 2 Sahakari Grihrachna Sanstha Maryadit, Pune (Gandharva Nagari)**, hereby confirm and state as under:

1. Development Agreement Reference

The Society has executed a registered Development Agreement dated **09/11/2024**, bearing Document No. **26727/2024**, registered with the Office of the Sub-Registrar, Haveli No. 25, Pune, with M/s Manasara Vaastu Pvt Ltd. (“the Developer”) for redevelopment of the Society’s property.

2. Confirmation of Title

Based on the records and documents available with the Society, we hereby confirm that the title of the land owned by the Society is **clear and marketable to the extent required for redevelopment purposes** under the aforesaid Development Agreement.

3. Developer’s Right to Avail Finance

In accordance with Clause 7.17 of the Development Agreement, the Developer is entitled to avail **project / construction finance** from its banker(s), including IndusInd Bank Limited or any other financial institution, for execution of the redevelopment project.

4. No Liability of the Society

It is expressly clarified that:

- The **entire responsibility, liability, and obligation for repayment** of such finance shall rest solely with the Developer.
- The Society shall **not be liable or responsible** in any manner whatsoever for such borrowings.

5. No Charge on Society Property / Members’ Units

It is further confirmed that:

- **No charge, lien, mortgage, or encumbrance** shall be created on:
 - The land belonging to the Society, or
 - Any Existing Units or New Units allotted to the members of the Society.
- The lender shall have **no right, title, claim, or recourse** against the Society’s land or members’ units.

6. Permissible Security by Developer

The Developer may, if required for availing finance, create charge or security **only on its own Development Rights and Entitlements**, including:

- Sale component units
- Development Rights
- Receivables or any other Developer-specific assets in the project

7. Issuance of this Confirmation

This confirmation is issued in line with the resolution passed by the Society in 5th SGM Dated 29th March 2026

8. Limited Purpose

This letter is issued solely for the purpose of enabling the Developer to have Title Confirmation from the Society in context to the request of the developer to avail project / construction finance and shall be read strictly in conjunction with the terms of the registered Development Agreement.

For, Gururaj No. 2 Sahakari Grihrachna Sanstha Maryadit, Pune (Gandharva Nagari)

Dr. Vikramsinh Desai

Chairman

Smt. Mrunal Sheode

Secretary

Mr Vaibhav Deshpande

Treasurer