

Office

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Court:

Chamber No. 24, New Lawyer Chamber
District Chambers Compound
Shivajinagar, Pune - 411005
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06/02/2017.

SUPPLEMENTARY TITLE REPORT

1) Description of the Property :

All that piece and parcel of Property bearing Survey No.39 Hissa No. 6/7+11, admeasuring Hector 01=56 Ares assessed at Rs. 02=26 Paise, (Old Survey No.39/7+11 and 36/6) situated at Village Mohammadwadi, Taluka Havell, Dist Pune, and within the limits of Registration District of Pune, Sub Registrar Havell, Pune and within the Limits of Municipal Corporation of city of Pune

(hereinafter collectively referred to as the **Said Property**)

2) This is to certify that as per instruction of **M/S. VEDANT LANDMARK**, A registered partnership firm having its Office at. "Dattaguru Complex" Lane No. 6, Above Bank of India, Koregaon Park, Pune, 411001, *Through its partner MR. SANDEEP DEEPAK AGARWAL* of Pune, (the said "**DEVELOPER**", for short), I have investigated the title for last two years of the said Property as mentioned in the Title Report dated 10th September 2013 in respect of Property bearing S. No. 39/7+11, and Title Report dated 01st March 2014 in respect of Property bearing S. No. 39/6, and Supplementary Title Reports dated 12/03/2015 and Dated 23/02/2016 thereto are previously issued by me in favour of the concerned Developer as described hereunder & now instructed to issue this supplementary title report.

3) I have caused the search of Index II Register maintained by the Jt.Sub. Registrar, Havell No. I, II and other concern Sub. Registrar, Havell Pune for last 02 years i.e. 2016 & 2017 vide Receipt No. GRN. MH008282667201617E Dated 06/02/2017 so also availed e-search from website "igmaharashtra.gov.in".

- 4) It appears that pursuant to the Development Agreement styled as Agreement dated 15/04/2015, duly executed and registered in the office of Sub-Registrar Haveli No.02, at Sr. No. 2831/2015, on same day said **M/s. DYNAMIC REALTY VENTURES.** a sole proprietary concern, Having its office at: Shruti Plaza, Saki Vihar Road, Pavai, Mumbai 400 072, by its Proprietor, **MR. RAJEEV SHIVNATH SONKAR**, have brought the development and construction rights in respect of the Property bearing Survey No.39 Hissa No. 7+11, admeasuring Hector 01=27 Ares, situated at Village Mohammadwadi, Taluka Haveli, Dist Pune unto and in favour of **M/S. VEDANT LANDMARK**, A registered partnership firm having its Office at. "Dattaguru Complex" Lane No. 6, Above Bank of India, Koregaon Park, Pune, *Through its partner* **MR. SANDEEP DEEPAK AGARWAL** of Pune, (the said "**DEVELOPER**", for short) in consideration payable by the Developer to the said owner, (said Land) in kind in the form of construction of residential and commercial Blocks out of total FAR/FSI in the said Land.
- 5) It further appears that pursuant to the Power of Attorney dated 15/04/2015, duly executed and registered in the office of Sub-Registrar Haveli No.02, at Sr. No. 2832/2015, on same day, said **M/s. DYNAMIC REALTY VENTURES.** by its Proprietor, **MR. RAJEEV SHIVNATH SONKAR**, being Owner authorized and empowered **SANDEEP DEEPAK AGARWAL** being a Partners of **M/S. VEDANT LANDMARK**, to perform, comply with and execute various acts, deeds and things in respect of the said Land.
- 6) Except the aforestated residential and commercial blocks, the said owner have also agreed to consequentially assign, transfer and otherwise, convey all his rights, title, interest and claims relating to or in respect of the said Land to the ultimate purchasers of the units in the building being constructed on the said Land by and as may be directed by the said Developer.
- 7) During my search and documents issued to me by the Developer as mentioned above **M/S. VEDANT LANDMARK**, *Through its partner* **MR. SANDEEP DEEPAK AGARWAL**, who being also the owner of the abutting property bearing Survey No. 39 Hissa No. 6, admeasuring 00 Hector 29 Ares (2900 Sq. Mtrs) situated at Village **Mohammadwadi**, Taluka Haveli, District

Pune, jointly drawn and amalgamated both the properties thereby having got approved the amalgamation Plan from the concerned authority, thereby and having also got Commencement Certificate bearing No. CC/3253/14 dated 31/12/2014, which is revised vide No. CC/2980/16 Dated 23/12/2016 issued by Municipal Corporation of the City of Pune, for having been permitted to commence the construction of ownership block commonly known as Ownership Scheme vide

8) Pursuant to the above sanction amalgamation Plan said Developer also applied for Amalgamation of both the Properties in the revenue record whereby as Pher Phar No. 13610 the Property after Amalgamation was newly numbered as Survey No. **39/6/7+11** admeasuring in all Hecter 01=56 Ares assessed at Rs.02=26 Paise as per the new 7/12 Extract instead of the above two properties.

9) Thereafter as per the rules and regulation said owner and the Developer executed a Deed of Transfer dated 23/12/2015, duly registered in the office of the Sub Registrar Haveli No. 16 at Serial No. 10524/2015, un to and in favour of the Municipal Corporation of city of Pune thereby having, surrendered & transferred a portion admeasuring 2040.86 sq. mt. as Amenity Space, Internal Road 2661.07 Sq. Mt. and also a portion admeasuring 346.66 Sq. Mt. for purpose of 18 Meter wide D. P. Road in all admeasuring 5048.59 Sq. mt. to the Municipal Corporation of City of Pune, whose name now stands duly mutated in the 7/12 Extract of the said properties Vide Pher Phar No. 13762 ;

10) As per the Information given by the said Developer it appears that the said Developer has started construction of building on the said property and also entered into various agreements to sell with the intending purchaser for having agreed to purchase ownership blocks, who have also mortgage their respective Flats, Except the said various documents, I did not find any transaction encumbering the said property.

11) Thus relying on the previous Title Reports and Supplementary thereto and document available to me by the said Developer, The said properties are free from all encumbrances and is marketable and **M/S. VEDANT LANDMARK**

is perfectly entitled construct on ownership basis Flats /Shop etc on the said Property and sell the same to the prospective Purchasers.

12) IN my opinion thus the Title of the said property is clean, marketable and free from all encumbrances, charges and doubts.

Note :-

This is the Supplementary to the Title Report dated 10th September 2013 in respect of Property bearing S. No. 39/7+11, and Title Report dated 01st March 2014 in respect of Property bearing S. No. 39/6, and Supplementary Title Report dated 12/03/2015 and Dated 23/02/2016 thereto are previously issued by me, and be read as the part of the said Title Reports.

PUNE : DATE : 06/02/2017.

[Amrutlal J. Shah]

Advocate