

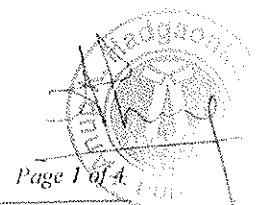
**SUPLIMENTRY SEARCH AND TITLE INVESTIGATION REPORT**

**1) INTRODUCTION:-**

I have already issued detailed Search and Title Investigation Report, in respect of the properties mentioned in the Schedule written hereunder, on 19/03/2015. This Report may kindly be treated to be a part of my said earlier Search and Title Investigation Report.

**2) M/S RAMA SYNERGY SPACES**, a registered Partnership Firm, formed under the Indian Partnership Act, 1932 and rules made thereunder, having PAN No. AAOFR2596J, having its office at: "Swiss County", S. No. 37, Opp. Dilip Vengsarkar Cricket Acadamy, Thergaon, Pune 411 033, through its duly authorised partner, SHRI. RONAK MOTI PANJABI has requested me to take further search, scrutinize and examine the marketable title of the properties described in Schedule hereunder written.

Accordingly, I have paid search fee of Rs. 25/- on 23/03/2017 to Sub Registrar, Mulshi-2, Pune vide GRN MH009770173201617E for the period of 2016 to 2017 in respect of Survey Nos. 11/1part, 11/2, 11/3part, 37/1, 37/3, 37/4 & 37/5 at Village Bhoirwadi, Taluka Mulshi, District Pune. Accordingly, the search has been carried out and completed in respect of the properties mentioned in the Schedule hereunder written, after 23/03/2016 in the concerned offices of Sub Registrar, Mulshi-1 (Paud) and Sub Registrar, Mulshi-2 (Hinjewadi), Pune. From the record that was made available for my inspection in the offices of the said Sub-Registrars and during the said search, except the following, no transaction of any sort, was found to be recorded during the period under



reference in respect of the Said Properties. Most of the record was found to be sent for Scanning and/or binding. Therefore, this Report is based on the available record only.

3) As per the part completion certificate dated 23/02/2017, Ref: 1478/F1, issued by Architect Mr. Amit Shetty, Project Architect, for & behalf of VK:a architect, the status of work completed details are as mentioned

| Sr. No. | Building   | Built-up area  | Work Status                             |
|---------|------------|----------------|-----------------------------------------|
| 1       | Building-A | 7219.52 Sq.Mtr | 7 <sup>th</sup> slab RCC work completed |
| 2       | Building-B | 7219.52 Sq.Mtr |                                         |
| 3       | Building-C | 7219.52 Sq.Mtr |                                         |
| 4       | Building-D | 1176.88 Sq.Mtr | Plinth slab RCC work completed          |
| 5       | Building-E | 1209.77 Sq.Mtr |                                         |

below:

4) It is further seen that the 190 number of flats from the said residential project styled and named as 'MELANGE' and which is standing on the Said Properties, have been agreed to be sold to their respective purchasers.

5) Thus, while reiterating Title Investigation Report dated 19/03/2015, I am of the opinion that,

(a) The Said Properties are owned by M/s. Rama Synergy Spaces,

(b) The Said Properties are free from encombrances and is marckatable,

  
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(c) The said Owner, M/s. Rama Synergy Spaces are entitled to deal with the residential flats/tenements in the building constructed thereon, except the 190 Number of flats/tenements disposed of as mentioned herein above, to any desiring purchaser/s.

SCHEDULE

This is the Supplementary Title Investigation Report in respect of the landed properties, bearing Survey Nos.

1. Survey No. 11/1 (Old Village Maan Survey No. 256/1), admeasuring 01 Hectares, 75.70 Ares out of total area admeasuring 01 Hectares, 97Ares, Assessed at Rs. 04.50 Ps,
2. Survey No. 11/2 (Old Village Maan Survey No. 256/2), totally admeasuring 00 Hectares, 78 Ares, Assessed at Rs. 02.25 Ps,
3. Survey No. 11/3 (Old Village Maan Survey No. 256/3), admeasuring 00 Hectares, 34 Ares out of totally admeasuring 00 Hectares, 52.3 Ares, Assessed at Rs. 02.75 Ps,
4. Survey No. 37/1 (Old Village Maan Survey No. 259/1), totally admeasuring 00 Hectares, 28 Ares, Assessed at Rs. 00.50 Ps,
5. Survey No. 37/3 (Old Village Maan Survey No. 259/3), totally admeasuring 00 Hectares, 63.3 Ares, Assessed at Rs. 01.13,
6. Survey No. 37/4 (Old Village Maan Survey No. 259/4), totally admeasuring 00 Hectares, 04 Ares, Assessed at Rs. 00.22 Ps,
7. Survey No. 37/5 (Old Village Maan Survey No. 259/5), totally admeasuring 00 Hectares, 57 Ares, Assessed at Rs. 01.00 Ps,

Adjoining to each other, Totally admesuring 04 Hectares 40 Ares i.e. 44000 Sq. Mtrs; all lying, being and situated at Village – Bhoirwadi, Taluka Mulshi, Dist. Pune, within the jurisdiction of Sub Registrar, Mulshi, Pune and within the local limits of



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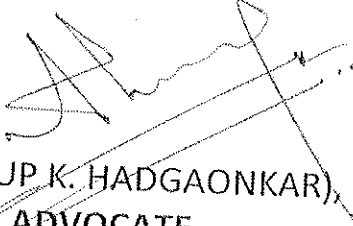
Grampanchayat Maan, Taluka Panchayat Samitee Mulshi, Zilla Parishad – Pune. For sake of convenience, herein above referred to as a "SAID PROPERTIES" for all or more than one properties and referred to as a "SAID PROPERTY" for any single property.

Together with all easementary right, title and interest attached thereto.

Hence, this is the Supplementary Search and Title Investigation Report.

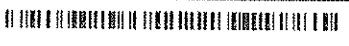
PUNE

04<sup>th</sup> April, 2017;

  
(ANUP K. HADGAONKAR),  
ADVOCATE,



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

|                                                         |                    |         |                                                                                   |                                  |                                                             |                          |                         |                                |  |
|---------------------------------------------------------|--------------------|---------|-----------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------|--------------------------|-------------------------|--------------------------------|--|
| GRN                                                     | MH009770173201617E | BARCODE |  |                                  | Date                                                        | 23/03/2017-16:43:56      |                         | Form ID                        |  |
| <b>Department</b> Inspector General Of Registration     |                    |         |                                                                                   | <b>Payer Details</b>             |                                                             |                          |                         |                                |  |
| <b>Search Fee</b><br><b>Type of Payment</b> Other Items |                    |         |                                                                                   | <b>TAX ID (If Any)</b>           |                                                             |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   | <b>PAN No.(If Applicable)</b>    |                                                             |                          |                         |                                |  |
| <b>Office Name</b> MLS2_MULSHI 2 SUB REGISTRAR          |                    |         |                                                                                   | <b>Full Name</b>                 |                                                             | ADV ANUP HADGAONKAR      |                         |                                |  |
| <b>Location</b> PUNE                                    |                    |         |                                                                                   |                                  |                                                             |                          |                         |                                |  |
| <b>Year</b> 2016-2017 From 23/03/2016 To 23/03/2017     |                    |         |                                                                                   | <b>Flat/Block No.</b>            |                                                             |                          |                         |                                |  |
| <b>Account Head Details</b>                             |                    |         | <b>Amount In Rs.</b>                                                              |                                  | <b>Premises/Building</b>                                    |                          |                         |                                |  |
| 0030072201 SEARCH FEE                                   |                    |         | 25.00                                                                             |                                  | <b>Road/Street</b>                                          |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  | <b>Area/Locality</b>                                        |                          | SHIVAJI NAGAR PUNE      |                                |  |
|                                                         |                    |         |                                                                                   |                                  | <b>Town/City/District</b>                                   |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  | <b>PIN</b>                                                  |                          | 4 1 1 0 0 5             |                                |  |
|                                                         |                    |         |                                                                                   |                                  | <b>Remarks (If Any)</b>                                     |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  | MOUJE BHOIRWADI TAL MULSHI DIST PUNE S.NO. 11/1P 11/2P 11/3 |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  | 37/1 37/3 37/4 34/5                                         |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  |                                                             |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  |                                                             |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  |                                                             |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  |                                                             |                          |                         |                                |  |
|                                                         |                    |         |                                                                                   |                                  |                                                             |                          |                         |                                |  |
| <b>Total</b>                                            |                    |         | 25.00                                                                             |                                  | <b>Amount In</b>                                            |                          | Twenty Five Rupees Only |                                |  |
|                                                         |                    |         |                                                                                   |                                  | <b>Words</b>                                                |                          |                         |                                |  |
| <b>Payment Details</b> BANK OF MAHARASHTRA              |                    |         |                                                                                   | <b>FOR USE IN RECEIVING BANK</b> |                                                             |                          |                         |                                |  |
| <b>Cheque/DD Details</b>                                |                    |         |                                                                                   | <b>Bank CIN</b>                  |                                                             | <b>Ref. No.</b>          |                         | 02300042017032381311 443135619 |  |
| <b>Cheque/DD No.</b>                                    |                    |         |                                                                                   | <b>Date</b>                      |                                                             | 23/03/2017-16:44:36      |                         |                                |  |
| <b>Name of Bank</b>                                     |                    |         |                                                                                   | <b>Bank-Branch</b>               |                                                             | BANK OF MAHARASHTRA      |                         |                                |  |
| <b>Name of Branch</b>                                   |                    |         |                                                                                   | <b>Scroll No. , Date</b>         |                                                             | Not Verified with Scroll |                         |                                |  |

Mobile No. : Not Available