

CORRIGENDUM TO SEARCH AND TITLE REPORT DATED 17/03/2018

That I had conducted the Search and Title Report of the below mentioned property as per the instructions of Shri. Vishal Tukaram Mulik, partner of M/s. MULIK ASSOCIATES having its office at Vadgaon Sheri, Pune 411014. Accordingly issued the Search and Title Report dated 17/03/2018.

(A) Property bearing **Gat No. 1060** (old Gat No. 1652), admeasuring area about **00 Hectares 74 Aars** and assessed at Rs. 03-56 paise of Village Koregaon Bhima, Taluka Shirur, Dist : Pune.

(B) Property bearing **Gat No. 518/1**, admeasuring area about **00 Hectares 81 Aars** out of the total area admeasuring about 01 Hectares 05 Aars and assessed at Rs. 04-72 paise of Village Koregaon Bhima, Taluka Shirur, Dist : Pune.

(Hereinafter referred to as the "CAPTIONED PROPERTY "A" & CAPTIONED PROPERTY "B" respectively and collectively as CAPTIONED PROPERTIES)

That due to sheer oversight and inadvertence the Deed of Correction dated 17/03/2016 was left out to be mentioned in the said Search and Title Report. However, for the said purpose the present corrigendum of Search and Title Report is hereby issued as under:

IN ADDITION TO THE RECITALS OF MENTIONED IN THE SEARCH AND TITLE REPORT DATED 17/03/2018, THE FOLLOWING RECITALS ARE ALSO REQUIRED TO BE READ AND UNDERSTOOD AND PART AND PARCEL OF THE SAID SEARCH AND TITLE REPORT.



That thereafter Shri. Kailash Maruti Ghavane and Smt. Swati Vilas Ghavane and their respective family members decided to develop the captioned property "B", but since they did not have any experience to that effect, they decided to grant the development rights of the captioned property "B" to any of the reputed developer and therefore upon holding negotiations with M/s. Mulik Associates, the said owners and their family members granted the development rights of the captioned property "B" to M/s. MULIK ASSOCIATES (hereinafter referred to as "Developers") vide a registered Development Agreement dated 22/04/2014, which is registered in the office of Sub-Registrar, Talegaon Dhamdhere, Pune at serial No. 2404/2014 on 22/04/2014. In pursuance of the said Development agreement and in order to enable the developers to initiate and complete the development work upon the captioned property "B", the owners thereby granted irrevocable powers to the developer by execution of an Irrevocable Power of Attorney dated 22/04/2014, which is also registered in the office of the Sub-Registrar, Talegaon Dhamdhere, Pune at serial No. 2405/2015 on 22/04/2014.

That after the execution and registration of the Development Agreement and Power of Attorney dated 22/04/2014, the demarcation of the captioned property "B" was conducted, wherein it was revealed that the area to the extent of 69.5 Aars is within the actual occupation and possession and therefore, the parties to the aforesaid Development Agreement and Power of Attorney once again joined their hands for executing a Deed of Correction for rectification of the area mentioned in the Development Agreement and Power of Attorney. Accordingly, the parties executed the Deed of Correction dated 17/03/2016, which is registered in the Office of Sub-Registrar, Talegaon Dhamdhere at Serial No. 1884/2016 on 17/03/2016. Therefore, in pursuance of the said Correction Deed, my clients have obtained the development rights of the captioned property "B" to the extent of 00 Hectares 69.5 Aars.

Accordingly the developer has obtained the exclusive right to develop the captioned property "B", the area which is required to be read and understood as 00 Hectares 69.5 Aars instead of 00 Hectares 81Aars

Apart from the aforesaid recitals of the Deed of Correction, there are not any other changes/rectifications to be made in the aforesaid search and title report dated 17/03/2018 issued under my signature.

The present corrigendum is hereby required to be read and understood as part and parcel of the search and title report dated 17/03/2018.

The opinion given by me in respect of the rights conferred upon my client in the search and title report dated 17/03/2018 remains intact with no alterations except the area admeasuring 00 Hectares 69.5 Aars instead of 81 Aars in respect of caption property "B".

Hence, this Corrigendum to Search and Title Report dated 17/03/2018 is issued herewith.

Pune.

Dated : 20/03/2018.

Arun C. Lambugol
Advocate