



CHITLANGE ASSOCIATES

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Date- 09/02/2017

:- SUPPLEMENTARY SEARCH & TITLE REPORT :-

:-TO WHOMSOEVER IT MAY CONCERN :-

As per the instructions & information given by my client Sai Infra, through it's Partner Mr. Vishal Suresh Bhangire, Address- Mohammadwadi, Pune - 411060, I have cause to take the search of the property which is more particularly described as under-

SEARCH:-

I have taken the search of the said property in the Sub-Registrar office Haveli No.2 for last 2 years i.e. 2015 to 2016 (both inclusive). In those offices some Registers were not available for the inspection & some were not in good conditions i.e. some pages were missing from registers & some pages were torn. Therefore entries in those Index II registers were not available to me for inspection. During the search in those offices I have not come across any adverse entry of transactions in respect of the said property.

This report is the continuation of earlier Search & Title Report dated 24/05/2016 issued by us.



1) DESCRIPTION OF PROPERTY:-

All that piece & parcel of Land bearing

i) **Survey No.9/1A** total admeasuring 00 H 25 R accessed at Rs 00.25 Paise and

ii) **Survey No.9/1B** total admeasuring 00 H 24 R accessed at Rs 00.25 Paise,

situated at Village Mohammadwadi, Taluka Haveli, District-Pune, within the limits of Pune Punicpal Corporation, & within the jurisdiction of Sub-Registrar Haveli No. 1 to 28. (Hereinafter referred as the "Said Properties")

2) DOCUMENTS REFERED:-

My client have supplied me the following documents for ascertaining my opinion:- (Xerox copies)

i. 7/12 extract of said Lands.

ii. Commencement Certificate dated 20/10/2016 issued by Pune Municipal Corporation.

iii. Sanction Construction Plans

iv. N.A. Order No. PMH/NA/SR/-----/2017 dated ----- given by Collector of Pune.

3) COMMENCEMENT CERTIFICATES:-

The Sai Infra has submitted the application for layout & building plans to Pune Municipal Corporation and the same was sanctioned by Pune Municipal Corporation and given construction permission by Commencement Certificate No. CC/2199/16 dated 20/10/2016.

As per sanction plans the Sai Infra has started the construction / development work on the said property.



4) N.A. ORDER :-

The Land owners have obtained Non Agriculture permission in respect of the said land from Collector of Pune by Order No. PMH/NA/SR/-----/2017 dated ----- and converted the use of said land into Residential & Commercial use.

5) OPINION:-

From the available records & subject to above observations, I am prima facie of the opinion that the Sai Infra has right to develop and to construct multistoried buildings on the said property.

Hence, this Supplementary Search & Title Report is given.

Place- Pune




MR. PRAVIN CHITLANGE
ADVOCATE

For **CHITLANGE ASSOCIATE**

