

SUPPLEMENTARY SEARCH AND TITLE REPORT

This is a Supplementary Search and Title Report in respect of the separated landed property, an area, totally admeasuring 14,804 sq. mtrs., comprising of (i) 'Plot No. 229', admeasuring 13,524 sq. mtrs., (ii) 'Open Space No. 12', admeasuring 673 sq. mtrs. and (iii) 'Open Space No. 13' admeasuring 607 sq. mtrs., both jointly admeasuring 1280 sq. mtrs., together with constructed House/Unit nos. T-27 & T-28, T-29 & T-30, T-43 & T-44, T-45 & T-46, T-47 & T-48 T-1 & T-2, T-3 & T-4, T-5 & T-6, A-1, A-2 standing thereupon, from and out of the entire landed property, bearing Gat No. 1420, (Old corresponding Gat No. 2406), totally admeasuring about 31 Hectares, 57.1 Ares, assessed at Rs. 95.75 lying, being and situated at revenue Village- Wagholi, Taluka-Haveli, District-Pune, Zilla Parishad-Pune, Taluka Panchayat Samiti-Haveli, and within the local limits of Gram Panchayat - Wagholi, and within the jurisdiction of the office of the Sub-Registrar, Haveli, (Pune).

1. I have already issued detailed Search and Title Report, dated -15/06/2010 and Supplementary Report, dated-01/06/2015, in respect of the above said property.

2. I was entrusted with an assignment by M/s. P. S. Developers, a registered Partnership Firm, having its Office address :- 101, Fortune Plaza, Thube Park, Near Sancheti Hospital, Shivajinagar, Pune-411 005, represented through its Partners, Mr. Vinayak Chandrakant Surkutla and Mr. Fakira Baburao Pawar, to have up to date Search and Title Report, after dated-01/06/2015, in respect of the landed property, referred hereinabove, more particularly described in the Schedule written hereunder, and for the sake of convenience hereinafter referred to as the 'said property'.

3. Accordingly, a search has been carried out and completed in the concerned offices of the Sub Registrars, Haveli, for the period referred to above, vide Search Receipt No.MH000539263201920E, dated -16/04/2019.

4. In this context, I would like to specifically mention over here that there is no change in my earlier detailed Report, dated - 15/06/2010 and further Supplementary Report, dated - 01/06/2015, referred to above.

5. This Report is issued pursuant to the above said detailed Report and therefore, this Report be treated to be a piece and parcel of the earlier detailed Report, dated - 15/06/2010 and further Supplementary Report, dated - 01/06/2015, referred to above..

SCHEDULE - A

(BEING DESCRIPTION OF THE SAID PROPERTY WHICH IS THE SUBJECT MATTER OF THIS REPORT)

All that piece and parcel of the separated landed property, an area, totally admeasuring 14,804 sq. mtrs., comprising of (i) 'Plot No. 229', admeasuring 13,524 sq. mtrs., (ii) 'Open Space No. 12', admeasuring 673 sq. mtrs. and (iii) 'Open Space No. 13' admeasuring 607 sq. mtrs., both jointly admeasuring 1280 sq. mtrs., together with constructed House/Unit nos. T-27 & T-28, T-29 & T-30, T-43 & T-44, T-45 & T-46, T-47 & T-48 T-1 & T-2, T-3 & T-4, T-5 & T-6, A-1, A-2 standing thereupon more particularly described as in the Schedule 'B' written hereunder, from and out of the entire landed property, bearing Gat No. 1420, (Old corresponding Gat No. 2406), admeasuring about 31 Hectares, 57.1 Ares, assessed at Rs. 95.75, lying, being and situated at Revenue Village - Wagholi, Taluka -Haveli, District-Pune, within the limits of Pune Zilla Parishad, Taluka Panchayat Samiti-Haveli, and within the jurisdiction of the office of the Sub-Registrar, Haveli, (Pune) and within the local limits of Gram Panchayat-Wagholi, and bounded as follows:-

On or towards East: Partly by the 12 meter wide proposed Layout Road, partly by Plot No. 230 and partly by Plot no. 234

On or towards South: Partly by Plot No. 230, partly by Open Space no. 11, partly by Plot no. 234 and partly by the proposed Plot no. 235

On or towards West: By the 12 meter wide proposed Layout Road,

On or towards North: By other land,

Together with all right, title and interest attached thereto.

Note:- Boundaries as per Government record are only to be considered and shall prevail over.



SCHEDULE - B

(BEING DETAIL DESCRIPTION OF THE HOUSES/
UNITS CONSTRUCTED UPON THE PROPERTY
REFERRED HEREINABOVE SCHEDULE - A)

All that piece and parcel of House/ Units constructed on the property referred hereinabove Schedule-A, totally admeasuring about 12982.2 Sq. fts. along with all the rights attached thereto, more particularly described in the table herein below as follows:-

Sr. No.	House/ Unit House No.	Area of Sub-plot (Sq. ft.)	Proposed Built-up Area (Sq. ft.)	Approximate constructed Built-up Area as on date in (%)	Area as on date (Sq. ft.) Area conveyed
1.	T-27&T-28	3201	2350	100%	2350
2.	T-29&T-30	3188	2350	30%	705
3.	T-43&T-44	3458	2350	100%	2350
4.	T-45&T-46	3628	2350	75%	1762.50
5.	T-47&T-48	3870	2350	50%	1175
6.	T-1& T-2	3278	2350	65%	1527.50
7.	T-3 &T-4	3435	2350	50%	1175
8.	T-5 &T-6	3317	2350	30%	705
9.	A-1	2629	1469	50%	734.5
10.	A-2	2617	1422	35%	497.70
Total Constructed Built-up Area as on date					12982.2

This is the Search and Title Report.
On reference, the file is returned.
Dated:-30/04/2019.

(D. V. NANEKAR)
ADVOCATE



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