

Ref. No.:

Date :

Date: 23/05/2018

SUPPLEMENTARY SEARCH & TITLE REPORT

1) DESCRIPTION OF PROPERTY :-

All that piece and parcel of the land admeasuring 00 Hector 29.0319 R, out of Survey No. 22, Hissa No. 5/1/1, situated at Village Thergaon, Tal. Mulshi, District Pune and also situated within the limits of Pimpri Chichwad Municipal Corporation and bounded as under:-

ON OR TOWARDS EAST :- Remaining land out of Survey No. 22/5/1/1,
ON OR TOWARDS SOUTH :- Road and Remaining land out of
Survey No. 22/5/1/1,
ON OR TOWARDS WEST :- Land owned by Mr. Mahadu Yeole
ON OR TOWARDS NORTH :- Land owned by Mr. Vitthal Khanekar
and Mr. Balu Sangale out of Anandwan
Society,

which is hereinafter referred to as the "**SAID PROPERTY**" for the sake of convenience only.

- 2) I have issued Search & Title Report dated 17th June 2013, Supplementary Search & Title Report dated 30th January 2014, Supplementary Search & Title Report dated 15th July 2014 and Supplementary Search & Title Report dated 06th January, 2015 in respect of the property described in Para -1 written hereinabove to Mr. Sunil Barku Barne, certifying that the title of the owners of the said property is clean, clear and marketable.
- 3) I was instructed by Mr. Sunil Barku Barne to investigate the title of the said property for further period and issue Supplementary Title Report.
- 4) Mr. Sunil Barku Barne has supplied to me various information and following documents for enabling me to carry out the investigation of the title of the said property for further period. This Title Report is based on the information and documents supplied to me by Mr. Sunil Barku Barne. I was supplied following documents for my perusal:-
- 7/12 Extract of the year 2015 to 2018 of the said Property.
 - Search & Title Report dated 17th June 2013 issued by me to Mr. Sunil Barku Barne.
 - Supplementary Search & Title Report dated 30th January 2014 issued by me to Mr. Sunil Barku Barne.



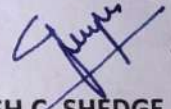
- d) Supplementary Search & Title Report dated 15th July 2014 issued by me to Mr. Sunil Barku Barne.
 - e) Supplementary Search & Title Report dated 06th January, 2015 issued by me to Mr. Sunil Barku Barne.
 - f) Development Agreement dated 28/02/2018 bearing Sr. No. 2855/2018.
 - g) Power of Attorney dated 28/02/2018 bearing Sr. No. 2856/2018.
- 5) I was informed that, the said owner executed Development Agreement dated 28/02/2018 and thereby entrusted development rights of the said property to M/s. Shriniwas Developers, a registered partnership firm (Hereinafter referred to as "**Said Promoter**") on the terms and conditions mentioned therein. In pursuance of the said Development Agreement, the said owner also executed separate Power of Attorney dated 28/02/2018 and thereby authorized the said promoter do to various acts and things mentioned therein in respect of the said property. The said Development Agreement and Power of Attorney are duly registered in the office of Sub Registrar, Haveli No. 17, Pune at Sr. No. 2855/2018 and 2856/2018 respectively. I was provided the said Development Agreement and Power of Attorney for my perusal.
- 6) I was informed that, the said promoter has prepared revised building plan to the plan dated 23/12/2014, sanctioned by Commencement Certificate bearing No. BP/Thergaon/54/2014 and submitted the said revise building plan for obtaining sanction to the Pimpri Chinchwad Municipal Corporation.
- 7) I was informed that, the said owners and Promoter has not obtained any loan and mortgaged the said property to any Bank or Financial Institution and there no charge on the said property.
- 8) I have instructed Adv. Avinash Gadekar to take search of the said property from the available Index-II Registers maintained in the Offices of Sub-Registrar Haveli, Pune, for further period of 2015-2018 from the available Index II register. Accordingly, Adv. Avinash Gadekar has taken search however, he has not come across any adverse entry or transaction in respect of the said property.
- 9) I was informed that, prior to and even after issuance of Search & Title Report dated 17th June 2013, Supplementary Search & Title Report dated 30th January 2014, Supplementary Search & Title Report dated 15th July 2014 and Supplementary Search & Title Report dated 06th January, 2015, Mr. Sunil Barku Barne have not received any notice in respect of the said property either from the Court of Law or from any Competent Authority and the said property is not subject matter of any suit or proceedings before any Court of Law, Competent Authority and any Government Authorities.



After perusal of the above referred documents and subject to stated in my earlier Search & Title Report dated 17th June 2013, Supplementary Search & Title Report dated 30th January 2014, Supplementary Search & Title Report dated 15th July 2014 and Supplementary Search & Title Report dated 06th January, 2015 hereinabove, I am of the opinion that: -

- a) Mr. Sunil Barku Barne, Mrs. Savita Sunil Barne, Kum. Surendra Sunil Barne and Kumari Dhanshree Sunil Barne are owners of the land described in the Para-I written hereinabove.
- b) M/s. Shrinivas Developers is having development rights of the said property and is entitle to develop the said property after obtaining sanction and permission from Pimpri Chinchwad Municipal Corporation and other concern authorities.
- c) The property described in Para-I, is clean, clear and marketable and free from any encumbrances.




GIRISH C. SHEDGE
Advocate

Note:- Original papers are returned herewith to Mr. Sunil Barku Barne.