



Uday Kulkarni B. Com. LL.B.
(Advocate & Notary)
Senior Partner

Adv. Vishal Kulkarni
B.S.L., LL.M (U.K.)
Partner

Adv. Yogin Kulkarni
B. Com. LL.B.
Partner

SUPPLYMENTARY SEARCH AND TITLE REPORT

DESCRIPTION OF PROPERTY: -

All that piece and parcel of land bearing New S.Nos. 138/1/1 admeasuring 14004.38 Sq. mtrs., 138/1/2 (Amenity Space) admeasuring 3003.28 Sq. mtrs., 138/1/3 (Open Space No. 2) admeasuring 812.19 Sq. mtrs., 138/1/4 (Open Space No. 1) admeasuring 1190.00 Sq. mtrs., 138/1/5 (Road) admeasuring 1011.82 Sq. mtrs., 138/1/6 (Road) admeasuring 2652.10 Sq. mtrs., 138/1/7 (Road) admeasuring 398.00 Sq. mtrs. and 138/1/8 (Road) admeasuring 528.23 Sq. mtrs. totally admeasuring 23600 Sq. mtrs. [Old S. No. 138 Hissa No. 1, admeasuring about 02 Hectare 36 Ares (23600 Sq. mtrs.)) situated at Mouze Hinjewadi, Tal. Mulshi, Dist. Pune.

NAME OF THE OWNER :-

Gurukrupa Co-op. Housing Society Ltd.
having it's registered office at S.No. 138/1,
Hinjawadi, Tal. Mulshi, Dist. Pune.

NAME OF THE DEVELOPER:-

M/S GREEN OLIVE VENTURES, a Joint Venture of KOLTE PATIL DEVELOPER LTD. and M/S ARISTA DEVELOPERS PVT. LTD. formed vide registered Joint Venture dated 22nd April 2006.

In continuation of our earlier Search & Title Report dated 18/10/2006 and Supplementary Search and Title Report dated 29/12/2015, we have further conducted searches for the residue period from December 2015 till





date, and have inspected registration books maintained in registration offices and from the same we report that during searches, we found no additional transactions pertaining to the said Survey Number apart from one Mortgage Deed mentioned herein below:

SUB-REGISTRAR SEARCHES:

We have caused searches at the Offices of Sub-Registrar, Mulshi and Mulshi II for the said residue period through Adv. Dattatraya Patil and as per his written report there are no any additional transactions that have taken place in respect of the said property.

ENCUMBRANCE/S:

As per mentioned in our earlier Supplementary Search and Title Report dated 29/12/2015, the Owner and Developer have mortgaged part of the Commercial offices out of 'City Centre Apartment' constructed on the said property i.e. Office Nos. 15 & 17 on the First Floor, Office Nos. 04, 05 & 17 on the Second Floor, Office Nos. 04, 05 & 17 on the Third Floor, Restaurant Nos. 01, 02 & 03 on the Fourth Floor and other property belonging to Kolte Patil Developers Limited to Aditya Birla Finance Limited and have availed loan of Rs.20 Crores as per Mortgage Deed on 31/10/2015, which is registered at the office of Sub Registrar Mulshi (Paud) at Sr. No. 4237/2015.

CHANGE IN SURVEY NUMBER:

As per Letter of Assistant Superintendent Land Record Mulshi (Paud) dated 14/11/2013 bearing No. BHUMAPAN/Non-Agriculture MO. R. No. 32/2012 the said S. No. 138/1 admeasuring 02 Hectare 36 Ares has been sub divided into 8 different hissas as per Phalni Bara and new survey numbers





were formed vide Mutation Entry No. 8547 and the details of said new survey numbers are given herein below:

S. No.	Area in Sq. Mtrs.	Assessment Rs.=Paise	Owner/Kabjedar Name
138/1/1 (Non-Agriculture)	14004=38	2=37	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
138/1/2 (Non-Agriculture) Amenity Space	3003=28	00=50	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
138/1/3 (Non-Agriculture) Open Space No. 02	812=19	00=13	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
138/1/4 (Non-Agriculture) Open Space No. 01	1190=00	00=20	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
138/1/5 (Non-Agriculture) Road	1011=82	00=17	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
138/1/6 (Non-Agriculture) Road	2652=10	00=44	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
138/1/7 (Non-Agriculture) Road	398=00	00=06	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
138/1/8 (Non-Agriculture) Road	528=23	00=13	Gurukrupa Co-operative housing Society Through Chairman Ghanshyam J. Sukhwani and Secretary Sunilkumar Satyanarayan Agarwal
Total	23600=00	4=00	





SANCTION PLAN:

The Owner and Developer have together got revised sanctioned building plan in respect of the said property vide order bearing No. BMU/Mouje Hinjawadi/S. No. 138/1 and other/P. No. 914/15-16 dated 14/12/2016 and is constructing building/s thereon.

OPINION:

In continuance of our earlier Search & Title Report dated 18/10/2006, we once again confirm that the said Gurukrupa Co-op. Housing Society Ltd. possesses good, clean, clear and marketable title to or upon the said property, which is without any encumbrance/s (except the one mentioned hereinabove) the Developer – M/s. Green Olive Ventures has got absolute right and full power to develop the said property and construct buildings thereon and to sell all kinds of super structures in the said building/s.

This continuation Report is given on 18/03/2017.

Pune

For **UDK & Associates**



Adv. Vishal Kulkarni

Encl.:

- 1) Search & Title Report dated 18/10/2006
- 2) Supplementary Search and Title Report dated 29/12/2015



CHALLAN
MTR Form Number-6

GRN	MH008541354201617E	BARCODE			Date	15/02/2017-16:22:19		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee					TAX ID (If Any)								
Type of Payment Other Items					PAN No.(If Applicable)								
Office Name MLS2_MULSHI 2 SUB REGISTRAR					Full Name		Advocate Dattatraya Patil						
Location PUNE													
Year 2016-2017 From 30/12/2015 To 15/02/2017					Flat/Block No.		S NO 138/1 HINJEWADI						
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				100.00	Road/Street		HINJEWADI						
					Area/Locality		PUNE						
					Town/City/District								
					PIN			4	1	1	0	5	7
					Remarks (If Any)								
					SEARCH FEES FOR 30/12/2015 TO 15/02/2017								
					Amount In		One Hundred Rupees Only						
Total				100.00	Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332017021513809		114628357				
Cheque/DD No.					Date		15/02/2017-16:22:43						
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Mobile No. : Not Available