



CHALLAN
MTR Form Number-6

GRN	MH004661540201718E	BARCODE	[Barcode]		Date	20/08/2017-12:32:43	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			HVL2_HAVELI 2 JOINT SUB REGISTRAR		Full Name		ADV AMRUTLAL JAGANATH SHAH	
Location			PUNE		Flat/Block No.		1187 Amey Apartment Ghule Road	
Year			2017-2018 One Time		Premises/Building		Shivaji Nagar	
Account Head Details			Amount In Rs.		Road/Street		Pune	
0030072201 SEARCH FEE			350.00		Area/Locality		Pune	
					Town/City/District			
					PIN		4 1 1 0 0 5	
					Remarks (If Any)			
					Mohhamadwadi S N 39/2 S N 39/3 S N 39/1/9 S N 39/13B 14/2 14/3 and			
					14/4 two years 2015 to 2016			
					Amount In			
					Three Hundred Fifty Rupees Only			
Total			350.00		Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		00040572017082060517 IK00GYVHR0	
Cheque/DD No.			Bank Date		RBI Date		20/08/2017-12:33:48 Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No : Not Available

Office

3+5, CTS No. 1187/37, Amey Apartment,
Off: Ghole Road,
Shivaji Nagar, Pune - 411005
Fax : 020 25539716, Phone No : 25536776

Court :

Chamber No. 24, New Lawyer Chamber
District Chambers Compound
Shivajinagar, Pune - 411005
email : aj @ kblaw.net

August 22nd 2017**SUPPLEMENTARY TITLE REPORT**

1. All that piece and parcel of the Property, situated at village **Mohhamadwadi**, Taluka Haveli, Dist. Pune, within the limits of the Pune Municipal Corporation and Registration Dist. Pune, Sub Registrar, Haveli, Pune, the details whereof are as under:

Sr. No	Survey No.	Area Hecter Are	Name of the Holders/Owner/s
1	39/2	00=73	Sandeep Baburao Naik
2	39/3,	00=65.5 Out of total 00=66	Sandeep Baburao Naik Snehalata Baburao Naik and M/S. Vedant Construction
3	39/1/9,	00=05	Parwatibai B Jagadale
4	39/13B+14/1	00=07	M/S. Vedant Construction
5	39/13B+14/2	00=07	M/S. Vedant Construction
6	39/13B+14/3	00=07	M/S. Vedant Construction
7	39/13B+14/4	00=10	M/S. Vedant Construction
		01=74.5	

(hereinafter collectively referred to as the **Said Property**)

2) As per instruction of **M/S. VEDANT DEVELOPERS** and **M/S. VEDANT CONSTRUCTION**, two registered Partnership Firms under the Partnership Act 1932, Having their offices at : : "Dattaguru Complex" Lane No. 6, Above Bank of India, Koregaon Park, Pune, 411001 Through their Partner being **Rahul Premprakash Goyal** of Pune, (collectively referred to as the said "**DEVELOPER**", for short), I have investigated the title of the Property as mentioned in the Title Reports previously issued by me & Advocate Dilip Athavale to you as described hereunder and now instructed to issue this supplementary title report.

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- i) Supplementary Title report dated 26/08/2009 in respect of Property bearing S. No. 39 Hissa No.2 admeasuring 00=73 Ares situated at Mohhamadwadi, Dist. Pune issued by Advocate Dilip Athavale
- ii) Title Report dated 12th June 2010 in respect of Property bearing S. No. 39 Hissa No.3 admeasuring 00=26 Ares out of 00=66 Ares situated at Mohhamadwadi, Dist. Pune, issued by me
- iii) Title Report dated 09th March 2011 in respect of Property bearing S. No. 39 Hissa No. 3 admeasuring 00=39.50 Ares out of 00=66 Ares situated at Mohhamadwadi, Dist. Pune, issued by me
- iv) Title Report dated 12th June 2010 in respect of Property bearing S. No. 39 Hissa No. 1/9 admeasuring 00=05 Ares situated at Mohhamadwadi, Dist. Pune, issued by me
- v) Title Report dated 11th June 2011 in respect of Property bearing S. No. 39 Hissa No. 13B+14/1 admeasuring 00=07 Ares situated at Mohhamadwadi, Dist. Pune, issued by me
- vi) Title Report dated 11th June 2011 in respect of Property bearing S. No. 39 Hissa No. 13B+14/2 + 3 + 4 totally admeasuring 00=24 Ares situated at Mohhamadwadi, Dist. Pune, issued by me
- vii) Supplementary Title Report dated 27th February 2012 in respect the said Properties issued by me
- viii) Supplementary Title Report dated 26th December 2012 in respect the said Properties issued by me.
- ix) Supplementary Title Report dated 20th July 2013 in respect the said Properties issued by me.
- x) Supplementary Title Report dated 21st February 2014 in respect the said Properties issued by me.
- xi) Supplementary Title Report dated 27th January 2016, 12th March 2016 & 14th June 2016 in respect the said Properties issued by me.

- 3) I have caused the search of Index II Register maintained by the concern sub Registrar Haveli, Pune for 02 years i.e. 2016 and 2017 vide Receipt No. MH004661540201718E Dated 20/08/2017 so also availed e-search from website "igrmaharashtra.gov.in".
- 4) During my search & documents issued to me by Said Developer got the land amalgamated and approved from the concerned authority who issued Amalgamation Plan thereby having permitted to commence the construction of ownership block vide Commencement Certificate No. CC/2721/11 dated 25/10/2011 issued by P.M.C, and later on the said plan was amalgamated vide revised certificate No. DPO/0010/13 dated 02/04/2013, which again revised vide certificate No. CC/1802/2016 dated 23/09/2016 issued by the Municipal Corporation of City of Pune,
- 5) It appears that, said Developer in pursuance of commencement certificate as mentioned above had started construction of building in the said property & entered in to various agreements to sell, of the ownership blocks to the intending purchaser. Except the said various documents, I did not find any transaction encumbering the said property.
- 6) It is necessary to mention that I have already submitted my Search and Title Report dated 29/03/2014 in respect of the said Property.
- 7) Recently on having obtained latest 7/12 extract of the property bearing S. No. 39/1/9 admeasuring Hector 00=05 Ares, situated at village Mohhamadwadi, in the other rights Colum an entry bearing Mutation No. 13822 was obtained wherein Tahashildar officer stated and ordered that one Mr. Shantilal Roopchand Oswal had filed Special Civil suit No. 1124/1992 in the Court of Civil Judge, Senior Division, Pune, against erstwhile owners i.e. Smt. Muktabai Sopanro Ghule and others, for specific performance of contract of sale & in alternate for damages, which is partly decreed as mentioned in the said judgment dated 07/10/1996, it appears that on being aggrieved and dissatisfied of the lower court Order, said Shantilal Roopchand Oswal prefers First Appeal No. 1546/1996 in the High Court of Judicature at Mumbai, which is as yet pending, wherein said Shantilal Roopchand Oswal had preferred an interim application No.6783/1996 in the High Court of Judicature at

Mumbai, wherein an interim order as not to assign or create any third party interest on the property bearing Survey No. 39/1/9 admeasuring Hecter 00=05 Ares only,

8) As per the information given by the said Owner/Developer it appears that the said Developer has started construction of building on the said property and also entered into various agreements to sell with the intending purchaser for having agreed to purchase ownership blocks, Except the said various documents, I did not find any transaction encumbering the said property.

9) Thus relying on the previous Title Reports as mentioned herein before & document available to me by the said Developer The said property is free from all encumbrances & is marketable and M/S.VEDANT DEVELOPERS and M/S.VEDANT CONSTRUCTION, is perfectly entitled to construct ownership blocks / Flats /Shop etc on the said Property and sell the same to the prospective Purchasers as well as to receive and appropriate consideration derived therefrom, subject to the repayment of the project finance availed from the said Bank.

10) IN my opinion thus the Title of the said property is clean, marketable, subject to the repayment of the project finance availed from the said Bank as mentioned above and also subject to above order passed by the High Court of Judicature in respect of only the Property bearing S. No. 39/1/9.

Note :- This is the Supplementary to the i) Title report dated 26/08/2009 issued by Advocate Dilip Athavale, ii) Title Report dated 12th June 2010 issued by me iii) Title Report dated 09th March 2011 issued by me and iv) Title Report dated 11th June 2011, Supplementary Title Reports dated 27th February 2012, dated 26th December 2012, dated 20th July 2013, dated 21st February 2014, 27th January 2016, 12th March 2016 & 14th June 2016 issued by me and be read as the part of the said Reports.

PUNE :

A.

ADVOCATE