

Ref.:

Date:

SUPPLEMENT TO TITLE REPORT DATED 28.01.2016

Re : All that piece and parcel of land or ground admeasuring 3136.32 Sq.mtrs bearing CTS No. 1429D and bearing corresponding Survey No. 86 Hissa No. 3+4C (formerly bearing Hissa No. 5) situate, lying and being at Village Wanowrie within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "industrial" Zone under the Development Plan for the City of Pune currently inforce and the same is bounded as follows, that is to say :

- On or towards the East : By road and by land bearing CTS No. 1421, Wanowrie.
- On or towards the South : By boundary of Village Kondhwa Khurd and road.
- On or towards the West : By land bearing CTS No. 1427, and by road.
- On or towards the North : By land bearing CTS No. 1429C.



Subject to an aggregate area admeasuring 1043.46 sq.mtrs falling under D. P Roads and Amenity Space which has been transferred and handed over to the Municipal Corporation of Pune.

1. On instructions received by us from **M/S. UNITY INFRASTRUCTURE**, a partnership firm duly registered having its Registered Office at Office No. 305, 3rd Floor, Block-C-3, Brahma Majestic, Survey No. 15/2/1, CTS No. 755, Kondhwa Khurd, Pune 411048 (hereinafter referred to for the sake of brevity as **"the said Owner"**), we had investigated its title to the above captioned Land and issued our Title Report on 28.01.2016. While issuing our said Title Report dated 28.01.2016, we had relied on the Search Report dated 27.01.2016 issued by Shri Rajesh Palse, Advocate who had taken search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars of Assurances, Haveli, Pune for the past thirty years in respect of the above captioned land.
2. We have now been requested by the said **M/S. UNITY INFRASTRUCTURE** to confirm certain developments which have taken place subsequent to the issuance by us of our said Title Report dated 28.01.2016.
3. As stated in our Title Report dated 28.01.2016, the Municipal Corporation of Pune has sanctioned the Layout and Building Plan in respect of the above captioned Land vide its Commencement Certificate dated 24.08.2015 bearing No. CC/1587/15. Under the said sanctioned





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Layout Plan an area admeasuring 21.85 sq.mtrs. is reserved for 12 Meter wide D. P Road, an area admeasuring 238.43 sq.mtrs. is reserved for 15 Meter wide D.P Road, an area admeasuring 626.31 sq.mtrs. is reserved for 24 Meter wide D. P. Road and an area admeasuring 156.87 sq.mtrs. is falling under Amenity Space, all areas aggregating to 1043.46 sq.mtrs.

4. Vide a Deed of Transfer dated 19.11.2016 (duly Registered under Serial No. 14391 of 2016 with the Sub-Registrar Haveli No. XXI, Pune) executed by the said Owner in favour of the Municipal Corporation of Pune, the aforesaid areas under 12 Meter wide D. P. Road, 15 Meter wide D. P Road, 24 Meter wide D. P Road and Amenity Space, areas aggregating to 1043.46 sq.mtrs. of the said sanctioned layout were assigned, transferred, conveyed and handed over to the Municipal Corporation of Pune.
5. Vide a Deed of Release dated 22.02.2017 (duly Registered under Serial No. 1251 of 2017 with the Sub-Registrar Haveli No. 2, Pune) executed by, inter-alia, The Shamrao Vithal Co Operative Bank Limited, a Co-operative Bank registered under the Co-operative Credit Societies Act and deemed to be registered under the Multi State Cooperative Societies Act, 2002 having its Registered Office at S.V.C Tower, Jawaharlal Nehru Road, Vakola, Santacruz (East) Mumbai-400055 in favour of the said M/s. Unity Infrastructure the mortgage created under Deed of Mortgage dated 17.06.2014 (duly Registered under Serial No 5452 of 2014 with the Sub-Registrar Haveli No. XXII, Pune) has been released in respect of,



inter-alia, the above captioned Land. However, charge of the said Bank is yet to be deleted from Property Card.

6. We have been informed by the said M/s. Unity Infrastructure through its representative that it has executed certain Agreements For Sale for sale of Flats/Units in the Project known as "UNITY SPLENDOUR" being implemented on the above captioned Land in favour of the prospective purchasers thereof.
7. We have further caused search to be taken through Shri. Rajesh Palse, Advocate who has taken Search on website of Department of Registration and Stamps Government of Maharashtra from January, 2016 onwards in respect of the above captioned land. We have relied on the Search Report dated 2.05.2017 issued by the said Advocate and such search of the said Index II Record has not disclosed any outstanding encumbrance, charge, doubts or claim on or in respect of the above captioned Land or any entry adverse to the title of the said Owner thereof.

In the circumstances, subject to what is stated above, we confirm that the title of the said M/s. Unity Infrastructure to the above captioned Land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the





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observations on the title made herein, it could have material impact on our conclusions.

Dated this 3rd day of May, 2017.

For BENCHMARK LEGAL SERVICES LLP

(Neeelam Verma, Advocate,)

PARTNER

