



ADDITIONAL SEARCH AND TITLE REPORT

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Dated: 12/06/2017

Ref : Additional Search and title Report in respect of all that piece and parcel of land bearing Gat No.2138,2139,2140,2141 and 2194 (New Gat Nos. 1204, 1205, 1206, 1207 and 1208), admeasuring about 2 Hectors , 45 Gunthas, situated at Village Wagholi, Taluka Haveli, District Pune, is owned by the Vinyapriya Sahakari Gruharachna Sanstha Maryadit. (Hereinafter referred to as **'the said properties'**).

I have already given my detailed Title Report on 6/1/2012 and Additional Search and Title Report dated 1/3/2017 in respect of the said properties. In Continuation to the said Title report and Additional Search and Title Report, I am giving this Addition Search and Title Report in respect of said properties as hereinafter appearing.

At the instance of Shri. Sachin Rikhablal Bhandari, Partner of M/s. SIA DEVELOPERS., I caused the search to be taken in respect of the captioned property by inspecting records in the offices of Sub – Registrar Haveli I to XXVII for the year 2017 by paying necessary fees of Rs. 25/- vide GRN No. MH002856772201718E dated 28/6/2017.

The Index II entries on computer was not available due to busy schedule in the registration offices and the index II registers maintained in the offices of Sub Registrar are not properly maintained and are lying in loose condition.

I am informed by M/s. SIA Developers that they have not entered into any deal and/or transaction with respect to the said properties save and except the flat's booking agreements executed by it and as such there are no additional document/s given for my inspection.

I am also informed by M/s. SIA Developers that they have paid the entire mortgage amount of Rs. 3,00,000,00/- to the Mahesh Sahakari bank Limited and the said Mahesh Sahakari bank has also issued No dues Certificate dated 8/1/2015 in respect of the same. The said Bank has also executed Redemption of Mortgage Deed dated 10/1/2015. The said Redemption of Mortgage Deed is registered in the office of sub-registrar, Haveli No. 21 at Sr. No. 292/2015 respectively.

I am also informed by M/s. SIA Developers that Mr. Sagar Bhandari, the partner of M/s. Sia Developers has availed the loan of Rs. 6,00,000,00/- (Rupees Six Crore Only) from Muslim Co-operative Bank in Individual Capacity and for the same M/s. Sia Developers have **mortgaged** the flats/units constructed on the said property. The said Mortgage Deed dated 12/1/2015 is registered in the office of sub-registrar Haveli No. 11 at Sr. No. 332/15 on 12/1/2015.

I am also informed by M/s. SIA Developers that Mr. Pankaj Patel the partner of M/s. Sia Developers has availed the loan of Rs. 6,00,000,00/- (Rupees Six Crore Only) from Muslim Co-operative Bank in the individual capacity and for the same M/s. Sia Developers have **mortgaged** the flats/units constructed on the said property. The said Mortgage Deed dated 8/6/2015 is registered in the office of sub-registrar Haveli No. 2 at Sr. No. 4284/15 on 8/6/2015.

I am also informed by M/s. SIA Developers that SIA Developers with its Partners namely Shri Sachin Rikhablal Bhandari, Shri Sagar Rikhablal Bhandari, Shri Pankaj Lakhamshi Patel and M/s. Bhandari Buildcon Private Limited have availed further Mortgage Loan of Rs. 8,00,000,00/- (Rupees Eight Crore Only) from The Muslim Co-operative Bank Limited, Pune and for the same M/s. SIA Developers have mortgaged the flats/units in Building No. B & C and Commercial Building consisting of 30 shops which are constructed on the said property. The said Mortgage Deed dated 21/3/2017



is registered in the office of sub-registrar Haveli No. 15 at Sr. No. 2317/2017 on the same day.

However the abovementioned mortgage Deed dated 12/1/2015, Mortgage Deed dated 8/6/2015 and Mortgage Deed dated 21/3/2017 all are exclusively in respect of the flats/units duly constructed on the said properties.

Subject to whatever stated above I am of the opinion that M/s. SIA Developers has right and interest in the said properties and have full right to develop the said properties/sell/dispose off the said properties, subject to the clearance of the loan amount of Rs. 20,00,000,00/-

This Additional Search and Title Report shall be read as part and parcel of my detailed Title Report dated 6/1/2012 and Additional Search and Title Report dated 01/3/2017.




(Dhairyasheel S. Patil)
ADVOCATE



CHALLAN
MTR Form Number-6

GRN	MH002856772201718E	BARCODE			Date	28/06/2017-17:55:56	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee					
Type of Payment			Other Items					
Office Name			HVL22_HAVELI 22 JOINT SUB REGISTRAR					
Location			PUNE					
Year			2017-2018 One Time					
Account Head Details			Amount In Rs.		Flat/Block No.			
0030072201 SEARCH FEE			25.00		Premises/Building			
					Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
			Remarks (If Any)					
					Amount In			
					Twenty Five Rupees Only			
Total			25.00		Words			
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		00040572017062876757 IK00FPCSK2	
Cheque/DD No.			Date		28/06/2017-17:56:32			
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 चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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