

Date: 20.02.2017

ADDITIONAL SEARCH AND TITLE REPORT

Ref: **ADDITIONAL SEARCH AND TITLE REPORT** in respect of an area admeasuring 0H. 92 Are out of land bearing Gat. No. 321, (old Gat No. 1544) totally admeasuring 5H. 7.9 Are (including pot kharaba admeasuring 65.6 Are), situate at Village Pirangut, within the limits of Gram Panchayat Pirangut, Taluka Panchayat Mulshi, Zilla Parishad Pune and within the jurisdiction of Sub-registrar Mulshi (Paud) No. 1 and 2, Taluka - Mulshi, District - Pune.

Sub: Title of the owners - (1) Mr. Dattatraya Sakharam Gole, (2) Mr. Satish Sakharam Gole and (3) Prakash Sakharam Gole in respect of the aforesaid land and with respect to the rights of Developer/Builder Venkateshwara Gangotree Associates in respect thereof.

I have already given my detailed Search and Title Report on 21/10/2013 and additional search report dt. 7.10.2014, 19.06.2015 and 27.05.2016 in respect of the captioned land. In continuation to the said Search and Title Report, I am giving this Additional Search and Title report in respect of the captioned land as under-

At the instance of Mr. Rajendra Dnyaneshwar Awate, partner of Venkateshwara Gangotree Associates, I have taken online search of the captioned land by inspecting records in the offices of the Sub-Registrar Mulshi 1 and 2 for last one year i.e. from the June 2016 to January 2017, after paying necessary charges vide Receipt/GRN No. MH008533964201617E dated

15.02.2017. During my Search, I have not come across any entry adversely affecting the Title of the said owners and/or Venkateshwara Gangotree Associates to the said land.

The Additional Document :-

I have been provided the Xerox copies of the following document -

7/12 extract dated 07.12.2017 for the year 2012 to 2015.

Encumbrances-

It is informed by the Developer Venkateshwara Gangotree Associates that except loan facility from Religare Finvest Limited they have not entered into any deal and/or transaction with respect to the said captioned land.

It is seen in the other rights column on the 7/12 extract of the captioned land that as per mutation entry No. 7029 there is a charge of Vividh Karyakari Seva Sahakari Society Ltd. dated 24.09.2015 for an amount of Rs. 5,00,000/- in respect of the share of the owner Mr. Dattatraya Sakharam Gole. However I am informed by Mr. Awate that the said charge is in respect of the remaining share of Mr. Dattatraya Gole and which is not subject matter of the Development Agreement and Power of Attorney dt. 02/09/2013, executed in favour of the developer Venkateshwara Gangotree Associates.

CONCLUSION:

Subject to whatever stated above I am of the opinion that title of the owners (1) Mr. Dattatraya Sakharam Gole, (2) Mr. Satish Sakharam Gole and (3) Mr. Prakash Sakharam Gole in

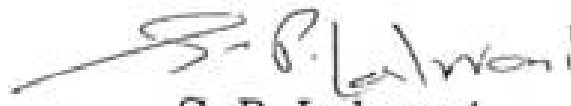
P. Lalwani
B.Com (Hons.) LL.B.
Advocate

OFFICE : 43, Shaniwar Peth, 'Nav-Maharashtra House',
Office No. - 204, 3rd Floor, Opp. Shaniwar Wada, Pune - 411030.

☎ : 020- 24450372
Email : advlalwani@yahoo.com

respect of an area admeasuring 0H. 92 Are out of Gat No. 321, situate at Pirangut, Taluka - Mulshi, District - Pune is clean, good and marketable and by virtue of Development Agreement and Power of Attorney dt. 02/09/2013, Venkateshwara Gangotree Associates has absolute right to develop the said land and to commence, continue and complete construction on the said land as per the plans sanctioned by the Town Planning Authorities and to sell 58% of the total units constructed on the said land to prospective purchasers after prior permission of Religare Finvest Limited.

This Additional Search and Title report is an integral part of my original Search and Title report dt. 21/10/2013 and additional search dt. 7/10/2014, 19.06.2015 and 27.05.2016 be read in continuation thereof.


S. P. Lalwani
Advocate