



CHALLAN  
MTR Form Number-6



GRN	MH005972132202122E	BARCODE			Date	07/09/2021-17:31:42	Form ID
Department Inspector General Of Registration			Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment Other Items			PAN No.(If Applicable)				
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Parvesh Parekh		
Location PUNE							
Year 2020-2021 One Time			Flat/Block No.				
Account Head Details			Premises/Building				
0030072201 SEARCH FEE			Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			Survey No 578 situated at Village Bibewadi Haveli Pune For FY 2020				
			2021				
Total			Amount In		Seventy Five Rupees Only		
			Words				
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332021090718348	2701347598	
Cheque/DD No.			Bank Date	RBI Date	07/09/2021-17:32:38	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 8007148781  
 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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेसाठी लागू नाही.



**PARVESH PAREKH**  
**Advocate**  
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September 8, 2021

**SUPPLEMENTAL TITLE REPORT TO TITLE REPORT ISSUED BY ADV SUSHIL KUMBHAR DATED 07.12.2017 READ WITH SUPPLEMENTAL TITLE REPORT DATED 09.07.2018, 18.02.2019 AND 22.10.2019 AND SUPPLEMENTAL TITLE REPORT DATED 13.07.2020 AND 26.12.2020 OF ADV SUJATA MALI**

**1. PROPERTY DESCRIPTION:**

All those pieces and parcels of land/s or ground as mentioned below totally admeasuring 66309 sq. mtrs out of the land (as detailed herein below) situated, lying and being at village Bibwewadi (Munjeri), Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.

(a) All that piece and parcel of land or ground land bearing (i) Plot No. A admeasuring 8705 square metres and (ii) Plot No. B admeasuring 47604 square metres (including Open Space and Amenity Space) in the sanctioned layout of Survey No. 578 Hissa No. 1/3 total admeasuring 56309 square metres assessed at Rs.14=32 paise of village Bibwewadi (Munjeri) and now Pune City, Taluka Pune City, District Pune and which is bounded as under:

On or towards the East : By 24 metre DP Road (Proposed 30 mts.)  
On or towards the South : By Survey no.578/2 and 577/1  
On or towards the West : By Survey no.579



On or towards the North : By Survey no.578/1/2 and 580 part and 30 mt.wide DP Road (Proposed 36 mtrs.)

(b) Land area admeasuring 10,000 Sq. mtrs. bearing S.No.578/1/2 and which is bounded as under:

On or towards the East : By 24 Meter wide D.P. Road,  
On or towards the South : By S.No. 578/1/3, Bibwewadi,  
On or towards the West : By S.No. 578/1/3, Bibwewadi,  
On or towards the North : By 30 Meter wide D.P. Road.

Hereinafter **collectively** referred to as the "said Property" and individually referred to as with their respective survey numbers as may be suitable for the content and reference.

## **2. INSTRUCTIONS:**

Under the instructions of **CLASSIC PROMOTERS AND BUILDERS PRIVATE LIMITED**, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Solitaire World" Level 8 Survey No.36/1/1, Baner, Pune 411045 by the hand of one of its Directors MR. ATUL ASHOK CHORDIA, duly authorized in that behalf by the Board of Directors of the said Company (PAN - AAABC1200C and CORPORATE I.D. NO.U-70101MH1988PTC 047131) (hereinafter referred to as "**said Developer**"). I have caused the search relating to the said Property, so also investigated the title thereto and the supplemental title certificate is issued hereby as under.

## **3. SEARCH:**

a. Adv Sushil Kumbhar have already furnished a detailed Title Report dated 07.12.2017 (hereinafter referred to as "**Title Report**") and a Supplemental Title to the said Title Report on 09.07.2018 and 18.02.2019 and 22.10.2019 and Supplemental Title Report dated 13.07.2020 and 26.12.2020



of Adv Sujata Mali (hereinafter collectively referred to as "**Supplemental Title Report**"), relating to the said Property.

b. I am now further instructed by the said Developer to supplement the Title Report and Supplemental Title Report. This Supplement title report, therefore, be read together with the Title Report and Supplemental Title Report.

c. Accordingly, I have caused the online search for the year 2020-2021 on the website [www.igrmahrashtra.co.in](http://www.igrmahrashtra.co.in). vide GRN No. MH005972132202122E dated 07.09.2021.

d. While doing the online search I have come across the documents mentioned hereinafter:

(i) Deed for Release of Mortgage dated 01/12/2020 executed by Classic Promoters and Builders Private Limited ("**Mortgagor No. 1**") and M/s Shah Promoters and Developers ("**Mortgagor No. 2**") and Indiabulls Housing Finance Limited ("**Mortgagee**") duly registered under Serial No 13913 of 2020 with the Sub-Registrar Haveli No. 15, Pune wherein the charge of Indiabulls Housing Finance Limited is released.

(ii) Mortgage Deed dated 10/12/2020 is executed by M/s Shah Promoters and Developers and Classic Promoters and Builders Private Limited in favour of Union Bank of India which has been duly registered under Serial No 14906 of 2020 with the Sub-Registrar Haveli No. 15, Pune wherein the charge is created in favour of Union Bank of India

(iii) various agreements, in favour of prospective purchasers of the units in the project constructed on the said Property. Subsequently, some of the prospective purchasers have availed loan against the respective Units.

e. The said search is, however, subject to registers not available in the sub-registrar offices, the same either having been sent for binding or in torn condition or not available or the data available online.



**4. TITLE INCIDENTS:**

It is seen that after the date of the said Title Report and Supplemental Title Report, there are no documents found pertaining to the said Property except for the ones those are mentioned above.

**5. SANCTIONS:**

The Municipal Corporation of Pune has issued revised sanction for the Building Layout Plans in respect of the said Property vide Commencement Certificate dated 23/08/2021 baring No CC/1364/2021.

**6. OPINION:**

On the basis of the information given and documents made available to me as mentioned above, I am of the opinion that subject to the charge of Union Bank of India and the charge of prospective purchasers to their respective units as mentioned above:

- a. The said Property is owned by the said Owner, as stated in the Title Report and Supplemental Title Report.
- b. The development rights of the said Property are further assigned and transferred in favour of the said Developer as mentioned in the Title Report and Supplemental Title Report.



**PARVESHPAREKH  
ADVOCATE**

Pune

Date: 08.09.2021