

February 29<sup>th</sup> 2016

**SUPPLEMENTARY TITLE REPORT**

All that piece and parcel of the Property, situated at village **Autade Handewadi**, Taluka Haveli, District Pune, within the limits of Zilla Parishad, Pune, Taluka Panchayat Samitee Haveli, and within the limits of Registration Dist. Pune, Sub Registrar, Haveli, Pune, are vested in the ownership of the respective owners thereof, the details whereof are as under:

Sr. No	Survey No. Total Ares	Area Hector Ares	Name of the Holders/Owner/s
1)	8/2A	00=45 out of 81 Ares	Bhanudas Baban Hande & others
2)	8/3A/1	00=85.75 out of 01.23.5 Ares	1) Dnyoba Laxman Hande & others 2) Devidas Dattatray Hande & others 3) M/s. Vedant Estate And Properties 4) Mohammd Khursheed Riaz Siddiqui Naseem Khursheed Riaz & Miss.Sabah Khursheed Riaz
3)	8/3A/3	00=1	Mohammd Khursheed Riaz Siddiqui.
4)	8/3B	00=31.5 Out of 00=59 Ares	1) Suresh Chaudhari, Bhavarlal Parihar, and Mularam Chaudhari 2) Pushpa Bhagwan Lala & others. 3) M/s. Vedant Estate And Properties
5)	8/3D	00=28	1) Anuj Agarwal 2) M/s. Vedant Estate And Properties
6)	8/4	00=48	1) Kaluram Sitaram Hande & others 2) M/s. Vedant Estate And Properties 3) Mohammd Khursheed Riaz Siddiqui & Miss. Sabah Khursheed Riaz
7)	8/5/2	00=05	Dilip Dagdu Kanse and other.
8)	8/5/3	00=05	Mohammd Khursheed Riaz Siddiqui.
9)	8/5/4	00=05	M/s. Vedant Estate And Properties.
10)	8/5/5	00=10	M/s. Vedant Estate And Properties.
11)	8/5/6	00=10	Mohammd Khursheed Riaz Siddiqui.
12)	8/5/7	00=14	Miss. Sabah Khursheed Riaz
	Total	<b>288.25 R</b>	

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

*AJ*

- 1) As per instruction of **M/S. VEDANT ESTATE AND PROPERTIES.** A registered partnership firm having its place of Business at. "Dattaguru Complex" Lane No. 6, Above Bank of India, Koregaon Park, Pune, 411001, *Through its partner SANDEEP DEEPAK AGARWAL.* of Pune, (collectively referred to as the said "**DEVELOPER**", for short), I have investigated the title of the Property as mentioned in the Title Report dated 17/05/2015 issued by me and now instructed to issue this supplementary title report.
- 2) I have caused the search of Index II Register maintained by the concern sub Registrar Haveli, Pune for 03 years i.e. 2014 and 2016 vide Receipt No. MH007659041201516E Dated 27/02/2016 so also availed e-search from website "igmaharashtra.gov.in".
- 3) During my search & documents issued to me by said Developer in respect of construction of buildings on ownership blocks commonly known as Ownership Scheme vide Layout approved by the Dy. Director of Town Planning Pune, and The Collector, Pune, vide it's order dated 05/03/2014 granted N.A. permission vide No. PMH/NA/SR/310/14 in respect of the Property bearing S. No. 8/2A, 8/3A/1, 8/3A/3, 8/3B, 8/3D, 8/4, 8/5/2, 8/5/3, 8/5/4, 8/5/5, 8/5/6 and 8/5/7 in all totally admeasuring Hectore 02=88.25 Ares, situated at village Autade Handewadi, Taluka Haveli, District Pune,
- 4) As per the information given by the said Developers it appears that the said Developers 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, who have also mortgage their respective Flats, Except the said various documents, I did not find any transaction encumbering the said property.
- 5) **Encumbrances** : The said Developer availed financial assistance by way of Cash Credit Facility, to the extent of Rs. 20,00,00,000/-, (Rupees Twenty Crores Only) for development of the Property from India Infoline Housing Finance Limited, having its registered office at : Bandra Kurla Complex, Bandra (E) Mumbai – 400051 (the said **Bank**) against the security of the Said Property by executing a Deed of Mortgage dated 03/10/2015,

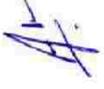
which is registered in the office of Sub Registrar, Haveli No.22 at Sr. No.10875/2015, thereby the said Developer creating charge on the said Property, by Mortgaging the said Property in favour of the said Bank,

6) Thus relying on the previous Title Report 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 ESTATE AND PROPERTIES**, is perfectly entitled to construct ownership blocks / Flats /Shop etc on the said Property & 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.

79) 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.

**Note :-** This is the Supplementary to the Title report dated 17<sup>th</sup> May 2015 issued by me and be read as the part of the said Reports.

PUNE :



ADVOCATE