

**Dated: 14/06/2022**

**CERTIFICATE OF TITLE**

This is to certify that we have investigated the title of the land mentioned in the schedule mentioned herein under. That on relying upon the available documents, title deeds and subject to the observations made in Supplementary Report and reports issued earlier to that and rights of the flat purchasers as per their respective agreements, we are of the opinion that the title of **M/s. Pethkar Projects** to the lands described at Sr. No. 1 to 14 in the schedule hereunder and development rights in respect of lands described at Sr. No. 15 in the schedule given hereunder are clear and marketable and they are entitled to deal with the said lands including the development thereon as per the approved plans by the concerned authority. This certificate of Title is issued in continuation to the earlier certificate and subject to the observations made therein.

**SCHEDULE OF THE PROPERTY:-**

All those pieces and parcels of lands and hereditaments, situated at Village Punawale, Tal. Mulshi, Dist. Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, Pune and within the jurisdiction of the Sub-Registrar Mulshi, comprising of lands bearing -

**Adv. Mrudula P. Chitale**

Sr. No.	Gat No.	Area	
		Hector	Are
1.	47/6/2A	00	18.5
2.	47/7/1	00	38.5
3.	47/7/4	00	19
4.	48/5/1	00	10
5.	48/5/2	00	10
6.	48/5/3	00	10
7.	48/5/4	00	10
8.	48/6	00	40
9.	48/7	00	36
10.	48/8	00	43
11.	48/9/2	00	16
12.	48/10	00	32
13.	50/1/1	00	18
14.	50/1/6	00	52.5
15.	47/6/2A	00	18.5
<b>Total 3 H. 72 Ares</b>			

Dated this 14<sup>th</sup> day of June, 2022 at Pune.

*M. P. Chitale*

Advocate

**Adv. Mrs. Mrudula P. Chitale**  
B.A.L.L.M.

Meh/2803/1999  
1279, Datta Niwas, J. M. Road,  
Near Sai Petrol Pump, Pune-411 004  
Mob. No. 9823441004

**Adv. Mrudula P. Chitale**  
B. A.,LL.M

1279, J. M. Road 'DattaNiwas'  
Near Sai Service, Pune-411 004  
Phone: - 020-25535317/9623441004,  
E-mail :- admin@advchitale.com

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To,

**Date: 14/06/2022**

M/s. Pethkar Projects

Survey No. 117+118, Plot No. 21/B,

Madhavbaug Co. Operative Housing Society,

Shivtirthnagar, Paud Road, Pune - 411 038

**Supplementary Search and Title Report**

At the instance of **M/s. Pethkar Projects** - a partnership firm registered under the provisions of Indian Partnership Act, having its registered office at Survey No. 117+118, Plot No. 21/B, Madhavbaug Co. Operative Housing Society, Shivtirthnagar, Paud Road, Pune - 411 038 authorised through its Partner - Mr. Jitendra Chandrakant Pethkar, we had earlier investigated the title in respect of - All those pieces and parcels of lands and hereditaments, situated at Village Punawale, Tal. Mulshi, Dist. Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, Pune and within the jurisdiction of the Sub-Registrar Mulshi, comprising of lands bearing -

Sr. No.	Gat No.	Area	
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1.	47/6/2A	00	18.5
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7.	48/5/4	00	10
8.	48/6	00	40
9.	48/7	00	36
10.	48/8	00	43
11.	48/9/2	00	16
12.	48/10	00	32
13.	50/1/1	00	18
14.	50/1/6	00	52.5
15.	47/6/2A	00	18.5
<b>Total 3 H. 72 Ares</b>			

That we have issued our pervious Search and Title Report dated 08/06/2018 and Supplementary Search and Title Report dated

23/03/2019, 31/01/2020, 17/10/2020, 05/11/2020 and 09/08/2021 which report is herein after referred to as the '**said report**'.

In furtherance of the said report, the Client has now requested us to provide our Updated /Supplementary Search and Title Report in respect of the said Lands. Accordingly, we are submitting this Updated/Supplementary Search and Title Report in respect of the said Lands supplemental to the said report and this report should always be read along with the report issued earlier or relied upon.

I rely upon my previous search and title reports and this supplementary report is to be read along with the earlier reports.

#### **SEARCH**

My colleague Adv. Nidhi Sharma has carried out the search for the period dated 08/08/2021 till 14/06/2022 i.e. 10 Months and has paid the necessary charges via Challan No. MH003338920202223E. She has further informed me that online search from IGR official sight was also taken by her and no adverse entry is found affecting the rights of the owner society or developer herein.

**Conclusion**

Subject to our observations, recommendations and remarks mentioned in our Reports relied upon and this report. I am of the opinion that there is no charge/additional charges / loans / transactions on the abovementioned land i.e., Sr.No.47(P), 48(P) & 50(P), Punavale, PCMC, Pune and the said lands are free from any encumbrances and the title of M/s. Pethkar Projects in respect of the said lands is clear and marketable. This report is issued only for the purpose of land and not for the construction thereon. Therefore in the present report flats entries on the said land are not mentioned.

**Dated this 14<sup>th</sup> June 2022 at Pune.**



**Advocate**

**Mrs. Mrudula P. Chitale**  
B.A., LL.M., ADVOCATE  
1279, "Datta Niwas", J. M. Road  
Near Sai Petrol Pump  
Pune-411 004



**CHALLAN**  
**MTR Form Number-6**



GRN	MH003338920202223E	BARCODE	[Barcode]		Date	14/06/2022-13:13:15	Form ID	
Department	Inspector General Of Registration			Payor Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	MLS2_MULSHI 2 SUB REGISTRAR			Full Name	Adv Nidhi Sharma			
Location	PUNE			Flat/Block No.	1297			
Year	2022-2023 From 08/07/2021 To 14/06/2022			Premises/Building				
Account Head Details	Amount in Rs.			Road/Street	JM Road			
0030072201 SEARCH FEE	300.00			Area/Locality	Pune			
				Town/City/District				
				PIN	4 1 1 0 0 4			
				Remarks (If Any)	Search from Aug 2021 to June 2022 of Gat No 47-48-50 part Village Punawale Tal. Mulshi Dist. Pune			
				Amount in Words	Three Hundred Rupees Only			
Total	300.00							
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02202292022061405738	133601601	
Cheque/DD No.				Bank Date	RBI Date	14/06/2022-13:13:15	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 8407919918

संदर्भ क्रमांक "चलान संख्या" मध्ये नमूद कारणामुळे तयार आहे. हेच कारणामुळे किंवा नोंदणी व कार्यालयीन दस्तऐवजी (चलान) .