

# Ramgopal C. Bansal

B.Com.(Hons.) LL.B.

ADVOCATE

**Postal Address : 47, Main Bazzar, Dehu Road, Pune – 412 101.**

**Office : 4, Alamma Apartments, East Mumbai-Pune Road, Near Jawaharlal Nehru Mangal Karyalaya, Dehu Road, Pune – 412 101. Ph.: (020) 27671406.**

**Chamber : 31, New Lawyer Chamber, IInd Floor, Table Space Hall, District Court Compound, Shivaji Nagar, Pune – 411 005. Cell : 9822117602.**

**Ref.No.**

**Date : 29/04/2023**

## SUPPLEMENTARY SEARCH REPORT

Under instructions from my client **M/S. S.S. Developers**, (A Partnership Firm), Having Office at – Sr. No. 184/2 Burde Vasti, Near PCMC School, Charohli Budruk Taluka Haveli District Pune 412105. I have taken the Search of record made available to me for the period 1994 to 2023 in respect of the Property Described in Para 'A' herein below. I have given my Search Report Dated 24/01/2023. The Said Resport was submitted to "RERA" Authorities for registration of the Said Project. The "RERA" Authoriteis had informed my client that few things had remained to be mentioned in the Search Report. Hence the Supplemantary Search Report is given by me as follows :-

**(A) Description Of Property :- (i)** All the piece and parcel of land admeasuring 00 H. 36.28 R. out of the land bearing Survey No. 175/1, admeasuring 00 H. 39 R. assessed at 02 Rs. 50 Paise situated at Village-Charholi Budruk, Taluka-Haveli, Dist.-Pune within the limits of Pimpri-Chinchwad Municipal Corporation, Pimpri and bounded as follows :-

**On Or Towards East : By Property of Nilesh Mohan Burde.**

**On Or Towards South : By Property of Hiranman Narayan Burde admeasuring 00 H. 02.72 R. (Mentioned in Para- A(ii) herein below).**

**On Or Towards West : By Property of Dyneshwar Popat Burde.**

**On Or Towards North : By Road.**

(The aforesaid land is recorded in the name of M/S. S.S. Developers in Revenue Record.)

**(ii)** All the piece and parcel of land admeasuring 00 H. 02.72 R. out of the land bearing Survey No. 175/1, admeasuring 00 H. 39 R. assessed at 02 Rs. 50 Paise situated at Village-Charholi Budruk, Taluka-Haveli, Dist.-Pune within the limits of Pimpri-Chinchwad Municipal Corporation, Pimpri and bounded as follows :-





**On Or Towards East** : By Property of Nilesh Mohan Burde & Others.

**On Or Towards South** : By Property of Bhikaji Baban Burde & Others.

**On Or Towards West** : By Property of Dyneshwar Popat Burde & Others.

**On Or Towards North** : By Property Owner by S.S. Developer (mentioned in Para A(i) above)

Along with all rights of easement and access. (The aforesaid land is recorded in the name of Mr. Hiranman Narayan Budre in Revenue Record.)

1) The details of the Owners of the Said Land is as follows :-

(a) The land admeasuring 00 H. 36.28 R. out of Sr. No. 175/1, admeasuring 00 H. 39 R. , assessed at 02 Rs. 50 Paise of Village-Charholi Budruk, Taluka-Haveli, Dist.-Pune within P.C.M.C., Limits is owned and possessed by –

**M/S. S.S. Developers** (A Partnership Firm)

having Office at – Sr. No. 184/2, Burde Vasti, Near P.C.M.C. School, Charholi Budruk. There are three Partners in the Firm namely :-

(i) **Mr. Sanjay Santuram Pathare.**

(ii) **Mr. Sachin Gulab Raskar.**

(iii) **Mr. Suresh Vithalrao Patil.**

(b) The land admeasuring 00 H. 2.72 R. out of Sr. No. 175/1, admeasuring 00 H. 39 R. , assessed at 02 Rs. 50 Paise of Village-Charholi Budruk, Taluka-Haveli, Dist.-Pune within P.C.M.C., Limits is owned and possessed by –

**Mr. Hiranman Narayan Burde.**

(The land owner Mr. Hiranman Narayan Burde had given Development rights of the Said Land to M/S. S.S. Developers by the Power of Attorney and Agreement Dated 16/01/2023 duly registered.)

2) The details of encumbrances in respect of the Said Land are as follows :-



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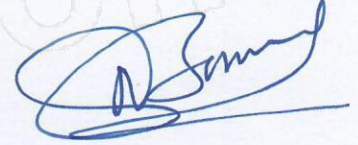
Encumbrances in respect of the land bearing Sr. No. 175/1, admeasuring 00 H. 39 R. of Village-Charholi Budruk (Project Land) is Nil.

There is no litigation pending in respect of the Said Land.

3) The Said Land will be developed by the Promoter M/S. S.S. Developers (A Partnership Firm) having Office at Sr. No. 184/2, Burde Vasti, Near P.C.M.C. School, Charholi Burdurk and Mr. Hiranman Narayan Burde (Owner of 2.72 R.) will be Co-Developer.

The above information may be read as part and parcele of my Search Report Dated 24/01/2023.

Pune, Date : 29/04/2023.



**R.C. Bansal  
Advocate**