

**FIRST SUPPLEMENTARY SEARCH REPORT AND TITLE CERTIFICATE**

I was requested by **M/S. TEJRAJ PROFILE INFRA LLP**, having its address at – Office No. 301, 4<sup>th</sup> Floor, Bonita, Vasant Rao Deshmukh Path, Off Ghole Road, Shivajinagar, Pune – 411005, through its partner **SHRI. TEJRAJ GANPATRAO PATIL**, to conduct Search and issue First Supplementary Search Report and Title Certificate for the property bearing **City Survey No. 712A, Final Plot No. 379, admeasuring 2383 Sq.mtrs along with constructed portion of building under the name and title Apna Ghar Cooperative Housing Society Ltd along with constructed tenements consisting of 24 flats, situated at Bhawani Peth, Pune** and which is more particularly described in Schedule written herein under for the period of last 8 months years i.e. May 2023 to December 2023, which is as under –

**SCHEDULE****DESCRIPTION OF THE PROPERTY**

**ALL THAT PIECE AND PARCEL** of the property bearing City Survey No. 712A, Final Plot No. 379, admeasuring 2383 Sq.mtrs along with constructed portion of building under the name and title Apna Ghar Cooperative Housing Society Ltd along with constructed tenements consisting of 24 flats, situated at Bhawani Peth, Pune, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the limits of Sub Registration Haveli and which is bounded as under –

ON OR TOWARDS THE EAST - By 94A, Ajaz Memon.

ON OR TOWARDS THE SOUTH - By Shankar Sheth Road.

ON OR TOWARDS THE WEST - By New Life Centre School.

ON OR TOWARDS THE NORTH - By Radiant Park [Gurunaknagar].

Together with one old building existing thereon, consisting of 24 [Twenty Four] independent Residential Units and together with easements, appurtenances, ingress, egress, incidental and other ancillary rights thereto.



## SCHEDULE II OF THE PROPERTY

**ALL THAT PIECE AND PARCEL** of 24 [Twenty Four ] independent Residential Flats with a total Saleable Area admeasuring about **26,544 Sq.ft i.e. 2466.91 Sq.mtrs** in the building known as **“Apna Ghar Co-operative Housing Society”** and which is built upon the Land described in Schedule I written herein above.

The above referred property described in Schedule II is the subject matter of present Search and Title Opinion Certificate and Herein after shall be referred to as the **“Said Property”**

I have carried out physical Search of the Said Property vide Receipt No. MH012368621202324P, Dated 14/12/2023. During the said physical Search I did not come across with any adverse entries which shall make the title of the Said Property defective or unmarketable. My client provided me the photocopies of the documents, which are listed as under –

- 1] Copy of Comprehensive Search Report and Title Certificate dated 12/05/2023.

A detailed and Comprehensive Search Report and Title Certificate is already issued by undersigned at the request of **M/S. TEJRAJ PROFILE INFRA LLP** through its Partner **SHRI. TEJRAJ GANPATRAO PATIL** on 12/05/2023 which has already dealt with the aspect of Redevelopment Rights, Public Notice etc and which is hereby attached and should be read as part and parcel of this Search Report and not in isolation and the present Supplementary Search and Title Certificate.

My client informed me vide its Letter dated 04/12/2023 that nothing new development has taken place since issuance of last Search Report dated 12/05/2023.



*Handwritten signature in blue ink.*



ADVOCATE

*Anil Sardesai*

M.COM., LL.M.

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Hence from the above information provided it is stated that history of the original Search Report remains unchanged and the title of the owners to Said Property and title of the Builder/Promoter is clean, clear and marketable and nothing new development has taken place which will render the title defective.

**HENCE THIS SUPPLEMENTARY SEARCH REPORT IS GIVEN ON THE BASIS OF THE AVAILABLE INFORMATION PROVIDED.**

PUNE

DATE:- 18/12/2023

**ANIL G. SARDESAI**

**ADVOCATE**



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**TITLE CERTIFICATE –**

**Ref:- City Survey No. 712A, Final Plot No. 379, admeasuring 2383 Sq.mtrs  
along with constructed portion of building under the name and title Apna  
Ghar Cooperative Housing Society Ltd along with constructed tenements  
consisting of 24 flats, situated at Bhawani Peth, Pune.**

This is to certify that the history of the original Search Report remains unchanged and the title of the owners to Said Property and title of the Builder/Promoter is clean, clear and marketable and nothing new development has taken place which will render the title defective.

**PUNE**

**DATE:- 18/12/2023**

**ANIL G. SARDESAI**

**ADVOCATE**



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