



|| SHRI GAJANAN PRASANNA ||

**SECOND CORRIGENDUM-CUM- ADDENDUM TO
SEARCH AND TITLE REPORT DATED 29/08/2023.
TO WHOM SO EVER IT MAY CONCERN**

- This is in reference to all that piece and parcel of Land bearing Survey No. 132/1/1A, lying and situated at Village DHAYARI, Taluka-Haveli, District-Pune in aggregate area about **00 Hector 35.0006 Are.**, out of 01 H. 39 Are (+) 00 H. 25 Are in aggregate an area 01 Hector 64 Are, assessment of Rs.07.52 Paise **consisting of :-**
 - LAND No. 1** an area about 00 H. 05.61 Are (+) 00 H. 05.00 Are, totally admeasuring about **00 H. 10.60.33 Are** assessment of Rs. 00.30 Paise
 - LAND No.2** area about **00 H. 13.79.40 Are** assessment Rs.00.75 Paise,
 - LAND No.3** area about **00 H. 10.60.33 Are** assessment Rs.00.57 Paise,
- This is in reference to all that piece and parcel of Land bearing Survey No. **132/1/3/1**, lying and situated at Village DHAYARI, Taluka-Haveli, District-Pune in aggregate an area **00 H. 20 Are.**, out of Total Area 01 Hector 00 Are, assessment of Rs. 02.19 Paise, **consisting of :-**
 - LAND No. 4** an area about **00 H. 05.00 Are.** assessment Rs. 00.11 Paise,
 - LAND No. 5** an area about **00 H. 05.00 Are.** assessment Rs. 00.11 Paise,
 - LAND No. 6** an area about **00 H. 05.00 Are.** assessment Rs. 00.11 Paise,
 - LAND No. 7** an area about **00 H. 05.00 Are.** assessment Rs. 00.11 Paise,

Area Statement after Sub-Division

S.No.	Net Plot Area as per PRC extract	Minimum Area to considered	Deduction of Road widening	Net Developable Area in Sq. Mtrs
Plot No.1 (Subject Land of Project-SARTHAK HIGHREACH)	5035.81	5035.81	2060.49	2975.32
Plot No. 2	464.19	464.19	-----	464.19
TOTAL	5500.00	5500.00	2060.49	3439.51

Thus in all totally an area about LAND No. 1,2,3,4,5,6 & 7 in aggregate area admeasuring about **00 H. 55.0006 Are** (Hereinafter referred to as "**SAID LARGER LAND.**" Which is owned and occupied vide Various Sale Deeds & Development Agreements respectively by **M/S. SARTHAK HOUSING AND INFRA REALTY LLP.** (Which is the Subject matter of this Report.)

V. D. SHINGAVI & ASSOCIATES.

Advocates & Legal Consultants.

◆ OFFICE ◆

Reg.Office No. 305, IIIrd Floor, Decision Towers, Near City Pride Multiplex,
Pune-Satara Road, Pune-411037.

Cell.No :- 9850059424 / Tele-Fax :- 020-24231800.

Email.vdslawfirm@gmail.com

Where Business & Law Meets.



V. D. SHINGAVI & ASSOCIATES

Advocates & Legal Consultants

Reg. Office No. 305, III rd Floor, Decision Towers, Near City Pride Multiplex, Pune - Satara Road, Pune - 411037.
Cell. No :- 9850059424 / Tele-Fax :- 020-24231800. Email.vdslawfirm@gmail.com



Original Copy

DATED: - 18/12/2024

Ref No: Sarthak/DHAYARI/24

SECOND CORRIGENDUM-CUM- ADDENDUM

TO

SEARCH AND TITLE REPORT DATED 29/08/2023 &

FIRST CORRIGENDUM-CUM- ADDENDUM DATED 31/01/2024

TO WHOM SO EVER IT MAY CONCERN

- This is in reference to all that piece and parcel of **Land bearing Survey No. 132/1/1A, lying and situated at Village DHAYARI, Taluka-Haveli, District-Pune** in aggregate area about **00 Hector 35.0006 Are,** out of 01 H: 39 Are (+) 00 H. 25 Are in aggregate an area 01 Hector 64 Are, assessment of Rs.07.52 Paise **consisting of:-**

1. **LAND No. 1** an area about **00 H. 05.61 Are (+) 00 H. 05.00 Are,** totally admeasuring about **00 H. 10.60.33 Are** assessment of Rs. 00.30 Paise
2. **LAND No.2** an area about **00 H. 13.79.40 Are** assessment of Rs.00.75 Paise,
3. **LAND No.3** an area about **00 H. 10.60.33 Are** assessment of Rs.00.57 Paise,

- This is in reference to all that piece and parcel of **Land bearing Survey No. 132/1/3/1, lying and situated at Village DHAYARI, Taluka-Haveli, District-Pune** in aggregate an area **00 H. 20 Are,** out of Total Area 01 Hector 00 Are, assessment of Rs. 02.19 Paise, **consisting of :-**

4. **LAND No. 4** an area about **00 H. 05.00 Are,** assessment of Rs. 00.11 Paise,
5. **LAND No. 5** an area about **00 H. 05.00 Are,** assessment of Rs. 00.11 Paise,
6. **LAND No. 6** an area about **00 H. 05.00 Are,** assessment of Rs. 00.11 Paise,
7. **LAND No. 7** an area about **00 H. 05.00 Are,** assessment of Rs. 00.11 Paise,





ADVOCATE

V. D. SHINGAVI & ASSOCIATES

Advocates & Legal Consultants

Reg. Office No. 305, III rd Floor, Decision Towers, Near City Pride Multiplex, Pune - Satara Road, Pune - 411037.
Cell. No :- 9850059474 / Tele-Fax :- 020-24231800. Email.vdslawfirm@gmail.com

Thus in all totally an area about **LAND No. 1,2,3,4,5,6 & 7** in aggregate area admeasuring about **00 H. 55.0006 Are** (Hereinafter referred to as "**SAID LARGER LAND.**" Which is owned and occupied vide Various Sale Deeds & Development Agreements respectively by **M/S. SARTHAK HOUSING AND INFRA REALTY LLP.** (which is Subject matter of this Report) which is carved out of:- **Survey No. 132/1/1A & 132/1/3/1**, total as per 7/12 extract area admeasuring mentioned therein (Hereinafter referred as Land described in detail as follows :-

HOLDING DETAILS

Village DHAYARI, Taluka-Haveli, District-Pune**Survey No. 132/1/1A**

S.No./Area Hecter Are As per 7/12 extract	Land No.	Acquired Area	Assessment	Previous Owners	Current Holder/ Developer
H = Are		H = Are	Rs. Paise		
01.39.00 00.25.00 (Potkharaba) ----- 01.64.00	Land No.1	00.10.60.33	00.30	Mr. Ramesh Nandalal Gunani	M/S. SARTHAK HOUSING AND INFRA REALTY LLP.
	Land No.2	00.13.79.40	---	Bari & others	
	Land No.3	00.10.60.33	---	Mr. Ramesh Nandalal Gunani	
Total Area Acquired 00.35.0006					

AND**Survey No. 132/1/3/1**

S.No./Area Hecter Are As per 7/12 extract	Land No.	Acquired Area	Assessment	Previous Owners	Current Holder/ Developer
H = Are		H = Are	Rs. Paise		
01.00.00	Land No.4	00.05.00	00.11	Mr. Angal	M/S. SARTHAK HOUSING AND INFRA REALTY LLP.
	Land No.5	00.05.00	00.11	Mr. Agarwal	
	Land No.6	00.05.00	00.11	Mr. Kulkarni	
	Land No.7	00.05.00	00.11	Mr. Aranake	
Total Area Acquired 00.20.00					



ADVOCATE

V. D. SHINGAVI & ASSOCIATES

Advocates & Legal Consultants

Reg. Office No. 305, III rd Floor, Decision Towers, Near City Pride Multiplex, Pune - Satara Road, Pune - 411037.
Cell. No :- 9850059424 / Tele-Fax :- 020-24231800. Email.vdslawfirm@gmail.com



Total Land of Plots Area for sake and brevity called and/or referred to as **Land Properties**", and described herein below **which are Subject matter of this Report** the details of the same is mentioned written here in under. Together with easements, appurtenances, available FAR/FSI including the TDR, ingress, egress, pathways, incidental consequential and other ancillary rights thereto. (Collectively referred to as the said "PROPERTY") hereto which is the subject matter of this report.

1. **INSTRUCTIONS:-**

That, under the instructions of my client, **M/S. SARTHAK HOUSING AND INFRA REALTY LLP.** through its Partner **Mr. Vikram Vitthal Chavan** and on behalf, we have carried out the search and title investigation of the Plot mentioned herein above, the report whereof is as under.

2. **NATURE OF SEARCH:-** Accordingly, I have investigated the revenue records & the documents made available to me in reference to the said **Land Properties** bearing **Survey No. 132/1/1A & 132/1/3/1** mentioned here in above.

- a. That previously I have issued Search Report & Title Opinion of the said captioned properties dated:-29/08/2023 by paying the required search fees of **Rs.750/-** vide Receipt bearing **GRN No. MH007198648202332E** on dated 26/08/2023 in the office of Sub-Registrar Office Haveli No.16, Pune & thus further have issued this **FIRST CORRIGENDUM-CUM- ADDENDUM Report** by paying additional search fees **Rs.150/-** vide Receipt bearing **GRN No. MH014782637202324E** on dated 31/01/2024 and now as on today, **SECOND CORRIGENDUM-CUM-ADDENDUM Report** by paying additional search fees **Rs.300/-** vide Receipt bearing **GRN No. MH012810250202425E** on dated 18/12/2024 in the office of Sub-Registrar Office Haveli No.16, Pune.
- b. The said Search however, is subject to the registers not available in the said Offices, the same either having been sent for binding or in torn condition or not available.
- c. That I have earlier issued **Search Title Report dated 29/08/2023 & First Corrigendum-Cum-Addendum Search**



ADVOCATE

V. D. SHINGAVI & ASSOCIATES

Advocates & Legal Consultants

Reg. Office No. 305, III rd Floor, Decision Towers, Near City Pride Multiplex, Pune - Satara Road, Pune - 411037.
Cell. No :- 9850059424 / Tele-Fax :- 020-24231800. Email.vdslawfirm@gmail.comVDS
Law Firm
V. D. SHINGAVI
& ASSOCIATES

And Title Report dated 31.01.2024 for the captioned land and hence this **Second Corrigendum-Cum-Addendum Search And Title Report** shall be read in accordance with the contents of the previously issued Reports.

3. Area Statement after Sub-Division

S.No.	Net Plot Area as per PRC extract	Minimum Area to considered	Deduction of Road widening 30 Meter and 18 Meter DP Road	Net Developable Area in Sq. Mtrs
Plot No.1 (Subject Land of Project-SARTHAK HIGHREACH)	5035.81	5035.81	2060.49	2975.32
Plot No. 2	464.19	464.19	-----	464.19
TOTAL	5500.00	5500.00	2060.49	3439.51

- i) **ORIGINAL SEARCH & TITLE REPORT:-** That, Search report dated: 29.08.2023 issued by Adv. Vishal Dilip Shingavi, Pune.
- ii) **1st Corrigendum-Cum-Addendum Dated-31/01/2024.**
- iii) **ROAD ACQUISITION BY PMC:-** That, **M/S. Sarthak Housing And Infra Realty L.L.P.** through its Partner: Mr. Vikram Vitthal Chavan and POA for 1) Mr. Ramesh Nandlal Gunani, 2) Anita Vilas Gundecha, 3) Shrirang Sudhakar Bari, 4) Shaila Shrirang Bari, 5) Vijay Sudhakar Bari, 6) Ashok Bhojraj Kajne, 7) Vivek Maruti Aranake executed a **Transfer Deed** at **Sr.No. 19992/2024** on dated 29.08.2024 duly registered in the office of Sub-Registrar, Haveli No. 23, Pune, to and favour of **Pune Municipal Corporation** through its Authorized Signatory:- Deputy Commissioner (Property and Management) Mr. Mahesh Bhaskar Patil in respect of **30 Meter DP Road** an area about **1887.97 Sq. Mtrs.** and **18 Meters DP** an area **172.52 Sq.Mtrs.** in aggregate **2060.49 Sq.Mtrs.** out of Land bearing **S.No. 132/1/1A** of **Village-Dhayari** and pursuant to the said Transfer w.e.f. of **Mutation Entry No. 19646** on dated:- 29.08.2024.
- iv) **PMC COMMENCEMENT:-** That, **M/S. Sarthak Housing And Infra Realty L.L.P.** through their Architects have prepared and submitted a plan for the approval of the Pune Municipal Corporation and the Pune Municipal Corporation has approved the Building Plans vide **Commencement Certificate** by vide **No.CC/0208/2024** dated **18/04/2024.**



V. D. SHINGAVI & ASSOCIATES

Advocates & Legal Consultants

Reg. Office No. 305, III rd Floor, Decision Towers, Near City Pride Multiplex, Pune - Satara Road, Pune - 411037.
Cell. No :- 9850059424 / Tele-Fax :- 020-24231800. Email.vdslawfirm@gmail.com



v) **NOC FOR NON AGRICULTURAL PERMISSION:-** That, **M/S. Sarthak Housing And Infra Realty L.L.P.** through its Partner: Mr. Vikram Vitthal Chavan forwarded an application to Hon'ble Collector, Pune and obtained **NOC** form PMC vide No. **PMC/NOC/SR/10/2024** on dated 24.04.2024 for the purpose of **Residential**, in respect of Village-Dhayari, Taluka-Haveli, Dist-Pune, bearing S.No./G.No. 132/1/1A and 132/1/3/1 an area admeasuring about 3439.51 Sq.Mtrs., totally admeasuring about 5500.00 Sq.Mtrs.

4. **OPINION:-** On the basis of the perusal of the documents, search and information gathered, as herein before mentioned I am of the opinion that,

a. The said Land Owners have granted exclusive ownership & rights by the way of **Sale Deeds & Developments Rights** relating to the said Properties unto and in favour of **M/S. SARTHAK HOUSING AND INFRA REALTY LLP.**

b. Thus the Said **M/S. SARTHAK HOUSING AND INFRA REALTY LLP.** Herein is entitled to develop the abovementioned said **Plot No.1** an area admeasuring about **2975.32 Sq.Meters** and **Plot No.2** an area admeasuring about **464.19 Sq.Meters** by constructing one or more building/s comprising of independent residential and commercial units, office/s, shop/s, restaurant/s, banquet hall/s etc. on the said property and dispose the same to any intending purchaser.

THIS SECOND CORRIGENDUM-CUM-ADDENDUM SEARCH AND TITLE REPORT is prepared by me on the basis of such information & revenue records, Documents made available to me.

Place: Pune

Date: 18/12/2024.

V. D. Shingavi
18/12/2024



FOR, V.D. SHINGAVI & ASSOCIATES
ADV. VISHAL DILIP SHINGAVI

Office No.305, 3rd floor, Decision Towers,
Near to City Pride Multiplex,
Pune Satara Road, Pune - 411037
Mob.No - 9850059424,
Email Id- vdslawfirm@gmail.com



ADVOCATE

V. D. SHINGAVI & ASSOCIATES

Advocates & Legal Consultants

Reg. Office No. 305, III rd Floor, Decision Towers, Near City Pride Multiplex, Pune - Satara Road, Pune - 411037.
Cell. No :- 9850059424 / Tele-Fax :- 020-24231800. Email.vdslawfirm@gmail.com



Enclosed:

- **Receipt of the Search Bearing GRN No. MH012810250202425E**
Dated-18/12/2024 (Second Corrigendum-Cum- Addendum Report)

Housiey.com

Disclaimer: The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.

