

## M/S. RAJIV PATEL & ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

### ADDENDUM TO CERTIFICATE OF TITLE DATED 08.04.2015

**Re: The contiguous block of land admeasuring Hectares 05=91 Ares formed of lands admeasuring Hectares 01=46 Ares, Hectares 00=25 Ares, Hectares 01=35 Ares, Hectares 00=16 Ares, Hectares 00=46 Ares, Hectares 00=26 Ares and Hectares 00=39 Ares bearing Survey No.14 Hissa Nos.1,2,3,4,5,6 and 7 respectively and of the lands admeasuring Hectares 01 = 13 Ares and Hectares 00 = 45 Ares bearing Survey No.15 Hissa No.4 and Survey No.16 Hissa No.3/3 respectively situate, lying and being at Village Pisoli within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Pisoli and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force.**

We have been instructed by M/S.VEDANT INFRACON, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 311, Third Floor, City Towers, Dhole Patil Road, Pune 411001, to investigate the title of the respective holders of the lands forming part of the above captioned contiguous block admeasuring Hectares 05 = 91 Ares and its beneficial title to the same. We had carried out such investigation and we had, on 08.04.2015, issued our Certificate of Title certifying the title of the respective holders of the lands forming part of the above captioned contiguous block of land and the beneficial title of the said M/s.Vedant Infracon thereto to be free, clear and marketable. Prior to the issuance by us of the said Certificate of Title, we had search of the relevant, unmutilated and available Index II Record pertaining to the above captioned contiguous block of land carried out for the past thirty years in the Offices of the concerned Sub-Registrars, Taluka Haveli, Pune.

The said M/s.Vedant Infracon has created a mortgage without possession of a portion admeasuring Hectares 00=45 Ares out of land bearing Survey No.14 Hissa No.1, Pisoli, Pune



and of the land bearing Survey No.16 Hissa No.3/3, Pisoli, Pune (the said portion and the said land form part of the above captioned contiguous block of land) and the building/s to be constructed thereon in favour of Peoples Co-operative Bank Limited, Hingoli vide a Deed of Simple Mortgage dated 28.06.2015 (duly registered under Serial No.5442 of 2015 with the Sub-Registrar, Haveli XI, Pune) as security of re-payment of the Term Loan granted by the said Peoples Co-operative Bank Limited, Hingoli to the said M/s.Vedant Infracon for implementation of the said Project on the above captioned contiguous block of land together with interest accrued thereon.

At the instance of the said M/s.Vedant Infracon, We have now had search of the available and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, Pune for the period 08.04.2015 upto 17.04.2016 carried out. Such search of the said Index II Record has not disclosed any outstanding encumbrance, charge, doubts or claim on or in respect of the above captioned contiguous block of land or any entry adverse to the title of the respective holders of the lands forming part of the above captioned contiguous block of land and the beneficial title of the said M/s.Vedant Infracon to the same, save and except entries pertaining to Registration of Agreements for Sale of Units executed by the said M/s.Vedant Infracon in favour of the prospective purchasers of Units in the complex known as "ARV NEW TOWN" under construction by the said M/s.M/s.Vedant Infracon on the above captioned contiguous block of land and also save and except entry pertaining to the above recited Deed of Simple Mortgage dated 28.06.2015.

Dated this 18<sup>th</sup> day of April, 2016.



M/S.RAJIV PATEL & ASSOCIATES

PROPRIETOR