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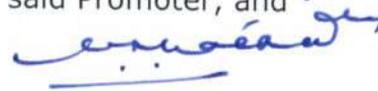
**Court:**

Chamber No. 24,  
New Lawyer's Chambers,  
District Court Compound,  
Shivajinagar, Pune - 411 005

**Supplement-3 to Title Report**

December 22, 2017

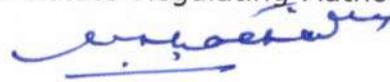
1. I have drawn and furnished Title Report dated 18.06.2014, Supplement-1 dated 30.10.2015, and Supplement-2 dated 27.12.2016 thereto (hereinafter *collectively* referred to as the said "**Title Reports**"), relating to the land bearing Survey No.25, Hissa No.2/2A, admeasuring "Hectare 1.42 Are" assessed at Rs.427.20 ps., situate at village Kondhwa Budruk of Taluka Haveli, District Pune (hereinafter referred to as the said "**Land**"), under instructions from **Anishka Developers Private Limited** through its director Kamal Hasanand Bhatia of 192, Dhole Patil Road, Pune: 411 001 (hereinafter referred to as the said "**Promoter**").
2. I am further instructed by the said Promoter to supplement the said Title Reports. This supplement-3 hence be treated and be read as a part of the said Title Reports.
3. Dnyaneshwar B. Lonkar, Advocate, took search in respect of the said Land on official web site of the IGR Maharashtra and in the offices of the Sub.Registrar, *vide* Application No.MH006960347201718E dated 07.11.2017 for the years 2016 and 2017. He provided search report dated 14.11.2017 and informed that except the agreements to sell the units in the ownership scheme launched on the said Land, registered in the concerned Sub-Registration Offices, as enumerated in the list attached herewith, no other transaction relating to the said Land and/or the buildings and/or the units therein was found to have been entered into. He has also maintained that said search is subject to the unavailable registers.
4. The said Promoter also entrusted a photocopies of
  - (i) Transfer Deed dated 06.05.2017, registered in the office of the Sub.Registrar, Haveli No.10 at Serial No.5402/2017, executed by the said Promoter in favour of the Municipal Corporation of City of Pune,
  - (ii) Re-conveyance Deed/ Release Deed dated 26.08.2017, registered in the office of the Sub.Registrar, Haveli No.22 at Serial No.8901/2017, executed by Union Bank of India in favour of the said Promoter, and



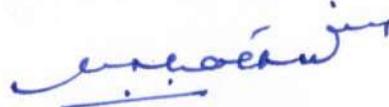
(iii) Registration Certificate No.P52100000501 dated 18.07.2017, pertaining to the said Land.

I also perused the list furnished by the said Promoter enumerating units agreed to be sold. I further gathered information found necessary from the said Promoter for drawing this supplement-3.

5. As already mentioned in supplement-2, the sub-division layout of the said Land was sanctioned by the PMC on 16.07.2014, whereby the said Land came to be divided into 2 (two) plots; "Plot-A admeasuring 12,733.63 sq.mt.", and Plot-B admeasuring 1466.37 sq.mt. By subsequent revision of "Plot-A" layout, "Amenity Space admeasuring 2048.91 sq.mt." carved out falls on east thereof.
6. By Transfer Deed dated 06.05.2017, registered with the Sub.Registrar, Haveli No.10 at Serial No.5402/2017, the said Promoter transferred and granted in possession, the "Amenity Space admeasuring 2048.91 sq.mt." out of the sanctioned layout of "Plot-A" to the PMC as stipulated by the concerned Development Control and Promotion Regulations 2017. Accordingly, the name of the Municipal Corporation of City of Pune stands entered in the record rights relating to the said Land *vide* Mutation Entry No.33422 dated 20.06.2017.
7. By Re-conveyance Deed/ Release Deed dated 26.08.2017, registered with the Sub.Registrar, Haveli No.22 at Serial No.8901/2017, the Union Bank of India, Aga Khan Palace Branch, Pune on repayment of the entire loan availed, re-conveyed the said Land unto and in favour of the said Promoter. Accordingly, the name of the said bank then appeared in VF 7/7A/12 in 'other rights column' came to be deleted *vide* Mutation Entry No.33818 dated 03.01.2017.
8. From a scanned copy of the certificate, it is seen that the ownership project on the "Plot-A s it remained after transfer of 'Amenity Space", has been registered at No.P52100000501 dated 18.07.2017 under section 3(1) r/w section 5 of the Real Estate (Regulation and Development) Act 2016 r/w Rule 6 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017 with the Real Estate Regulating Authority, Maharashtra.



9. It is also seen that the said Promoter also agreed to sell certain units by registered agreement to sell in favour of their purchasers as mentioned in the search report dated 14.11.2017.
10. Thus, on the basis of information given, copies of documents made available to us as mentioned above and subject to the (i) lease deed of Hindustan Petroleum Corporation Limited confined the western portion admeasuring 1,466.37 sq.mt. numbered as Plot-B and (iii) agreement to sell concerned units entered into by the said Promoter in favour of concerned purchasers as mentioned in the search report, I am of the opinion that,
- (a) the sanctioned sub-division of said Land carves out Plot-A including the Amenity Space which now stands transferred to PMC, and Plot-B,
  - (b) the said Plot No.A as it remained after transfer of the Amenity Space lying on east (as also Plot-B), is and continued to be owned by Anishka Developers Private Limited,
  - (c) the said Land (now including Plot-A and Plot-B) is free from encumbrance and marketable, except the leasehold rights pertaining to Plot-B HPCL,
  - (d) the said Promoter Anishka Developers Private Limited is entitled to develop the said Plot-A, construct building/s thereon, and except the units already agreed to be sold, is entitled to dispose or and/or sell the remaining units therein, to desiring purchasers.



Kiran Kothadiya  
Advocate

# DNYANESHWAR B. LONKAR

ADVOCATE  
B. COM, LLB.

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Ref No. :

Date: 14/11/2017

## SEARCH REPORT

Ref: All that land bearing **Survey No. (old) 13/2/2, (new) 25/2/2A**, admeasuring Hecter 01.42 Are, *assessed at Rs.01.05 paise*, situated at Village **Kondhwa (Bk.)**, within the limits of the Pune Municipal Corporation, Sub-Registrar Haveli Pune, Taluka Haveli District Pune hereinafter more particularly referred to as *"the said property"*.

Under the instructions of M/s Anishka Developers Private Limited, through its Director Mr. Kamal Hasanand Bhatia, having office at 192, Dhole Patil Road, Pune: 411001, I took search of Index II registers in the offices of the Sub Registrar Haveli, Pune and online site maintained by IGR Maharashtra in respect of the said property for the period from 5/08/2016 to till today.

From the record made available to me during my search in the offices of the Sub. Registrar, Haveli, Pune, and online site maintained by IGR Maharashtra I found following entries with respect to captioned property

1. Transfer Deed dated 6/05/2017 by Anishka Developers Pvt. Ltd. in favor of Pune Municipal Corporation for area admeasuring 2048.91 sq. mtrs. Registered with the Office of the Sub Registrar Haveli No. 10 at document Sr. No. 5402/2017.
2. Re-conveyance / Release Deed dated 26/08/2017 executed by Union Bank of India, Agakhan Palace Branch, Pune in favor of Anishka Developers Pvt. Ltd. Registered with the Office of the Sub. Registrar Haveli No. 22 at document Sr. No. 8901/2017.

Other than above entries I have come across the entries (which are more particularly mentioned in the sheet attached herewith as **"ANNEXURE 1"** executed by M/s Anishka Developers Private Limited in favor of flat purchasers and documents executed by flat purchasers in favor of third parties.

Other than above entries I have not come across any adverse transactions with respect to captioned land. The said search however, is subject to the registers not available in the said offices, the same either having been sent for binding of not available.

I have paid the requisite search fees vide Challan No. GRN MH006960347201718E Dt. 7/11/2017.

This search report is till 14<sup>th</sup> November 2017.



(Dnyaneshwar B. Lonkar)

Advocate

**DNYANESHWAR B. LONKAR**  
B.Com., LL.B. ADVOCATE  
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## ANNEXURE I

Sr.	Doc Type	Vendor	Name of the flat buyer/s	Date	HVL No.	Doc Regn. No.	Flat No.	Tower No.	Floor	area sq.mts.
1	Notice of Intimation regarding mortgage by way of deposit of Title Deed	Mr. Raju Piraji Sonavale, Mrs. Hemlata Raju Sonavale	HDFC Bank Ltd. Camp Branch Pune	21/09/2016	HVL -10	834/2016	502	2	5	153.85
2	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Hisbullah Ataulah Kazi, Mrs. Sohanabanu Hisbullah Kazi	22/12/2016	HVL -10	15815/2016	1202	2	12	158.56
3	Notice of Intimation regarding mortgage by way of deposit of Title Deed	Mr. Hisbullah Ataulah Kazi, Mrs. Sohanabanu Hisbullah Kazi	HDFC Bank Ltd. Shivajinagar Branch Pune	16/01/2017	HVL -14	87/2017	1202	2	12	158.56
4	Supplementary Agreement to Sell	Anishka Developers Pvt. Ltd.	Mrs. Sunita Prakash Kikla	21/03/2017	HVL -10	2959/2017	401	2	4	5.20
5	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Ravindrakumar Hanuman Sarade	20/05/2017	HVL -10	5875/2017	802	4	8	4.36
6	Supplementary Agreement to Sell	Anishka Developers Pvt. Ltd.	Mrs. Kunda Shivaji Thorat	20/05/2017	HVL -10	5883/2017	202	4	2	4.36
7	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Anil Ramchand Bhatia, Mrs. Komal Anil Bhatia, Miss Ankita Anil Bhatia	28/05/2017	HVL - 23	5081/2017	1301	2	13	158.08
8	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Anil Ramchand Bhatia, Mrs. Komal Anil Bhatia, Miss Harshita Anil Bhatia	28/05/2017	HVL - 23	5082/2017	1302	2	13	158.92
9	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Amit Dharmu Bhatia	2/06/2017	HVL -10	6592/2017	601	2	6	153.9
10	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Maqsood Bashir Tamboli	15/06/2017	HVL - 23	5806/2017	202	2	2	158.92

## ANNEXURE I

11	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Harishkumar Kewal Lalchandani, Mrs. Kavita Lalchandani	18/06/2017	HVL - 23	5993/2017	504	4	5	111.24
12	Supplementary Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Raju Piraji Sonavale, Mrs. Hemlata Raju Sonavale	4/07/2017	HVL - 10	8240/2017	502	2	5	5.02
13	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Zoeb Hussani Banatwala	24/07/2017	HVL - 10	9100/2017	901	4	9	64.28
14	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Mustafa Abidbhai Hathiyari, Mr. Saifee Taibali Mani	24/07/2017	HVL - 10	9097/2017	903	4	9	97.13
15	Agreement to Sell	Anishka Developers Pvt. Ltd.	Mr. Abizar Moiz Sanjeliwala, Mrs. Mumira Abizar Sanjeliwala	8/08/2017	HVL - 10	9949/2017	801	4	8	111.24
16	Agreement to Sell	Anishka Developers Pvt. Ltd.	Smt. Batul Saifuddin Barnagarwala and others	6/10/2017	HVL - 10	12764/2017	1101	4	11	73.83

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