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


SUPPLEMENT-1 TO TITLE REPORT

May 2, 2017

1. Under instructions from M/S.Sharda Shrikalp Promoters & Builders, a registered partnership firm, having its office at, S.No.2, 66/3, Happy Home Co-operative Housing Society Limited, Law College Road, Erandwane, Pune: 411 004, represented through its partners (i) Rahul Balasaheb Karadge and (ii) Sunil Kallappa Birnale (hereinafter referred to as the said "Developer"), I investigated title of all that piece and parcel of the land bearing Survey No.15, Hissa No.2/2/A, admeasuring "Hectare 1.18 Are" and fallow (*pot kharaba*) "Hectare 0.13 Are", thus aggregating to "Hectare 1.41 Are", assessed at "Rs.1.12 paise", situate at village Bavdhan Khurd, Taluka Mulshi, District Pune, within the limits of the Registration District Pune, Sub-Registration, Taluka Haveli, and the Municipal Corporation of Pune (hereinafter referred to as the said "Property") and furnished Title Report dated 21.11.2014 (referred to as the said "Title Report").
2. I am now instructed by the said Developer, to further supplement the said Title Report. This Supplement-1 therefore, be treated as a part of the said Title Report and be read together with them.
3. For the purposes of this Supplement-1, I further gathered information found necessary in the matter from Sunil Kallappa Birnale; an authorized partner of the said Developer.
4. The search is taken by Advocate Pramod Kashinath Saste, Pune, in the offices of the Sub-Registrar Haveli, relating to the said Property, so also took search available on-line from IGR Maharashtra web-site, *vide* Challan No.MH000484992201718E, dated 17.04.2017 for the period from 2012 till 2017. He has furnished his search reports dated 19.04.2017.
5. I perused the photocopies of following documents entrusted to me, which are later in the date of the said Title Reports:
 - List of 4 (four) documents of agreement to sell in favour of flat purchasers, as per Annexure-1 given hereto.
6. The said Developer also by various agreements, agreed to sell the residential flats in various building constructed and being constructed on the said Property, as enumerated in the Annexure-1 given hereto. It is informed by the said Developer that some of the purchasers have mortgaged their rights to their respective flats to their bankers as security

for availing loan for purchase of the concerned flats from the said Developer.

7. Thus, while reiterating my earlier Title Reports, I am of the opinion that,
- (a) the said Society; Sanmati Co-operative Housing Society Limited, is the owner of the said Property (described in clause 1 above),
 - (b) except the charge for the loan availed for development thereof as already mentioned in the said Title Report, the said Property is free from encumbrances and is marketable,
 - (c) the said Developer; M/s.Sharda Shrikalp Promoters & Builders, is entitled to implement ownership scheme in the said Property by constructing thereon, buildings comprising of independent residential blocks, commonly known as an 'ownership scheme',
 - (a) except the said Members' Blocks, the said Developer is entitled to deal with and/or dispose of the flats to intending purchasers, subject to prior consent of said Karnataka Bank Limited.


Kiran Kothadiya
Advocate

Encl: Annexure-I