

LAXMI SADAN, SURVEY NO. 677/679 B,  
NEAR KANSE BUILDING, OPP. GARWARE BRIDGE,  
PULACHIWADI, DECCAN GYMKHANA, PUNE - 04.  
PHONE - 020 - 25530694.

**DATE: 23/08/2022**

**SUPPLEMENTARY SEARCH AND TITLE REPORT**

**I) DESCRIPTION OF THE PROPERTY:**

- a. All that piece and parcel of the land bearing Survey no. 67/2A/1, totally admeasuring 00 Hector 66 Ares along with Potkharaba, situated at village Kiwale, Taluka-Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune along with all the ancillary and easementary rights attached thereto.
- b. All that piece and parcel of the land bearing Survey no. 67/2A/2, totally admeasuring 00 Hector 66 Ares along with Potkharaba, situated at village Kiwale, Taluka-Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune along with all the ancillary and easementary rights attached thereto.
- c. All that piece and parcel of the land bearing Survey no. 67/2A/3, totally admeasuring 00 Hector 66 Ares along with Potkharaba, situated at village Kiwale, Taluka-Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune along with all the ancillary and easementary rights attached thereto.

d. All that piece and parcel of the land bearing Survey no. 67/2A/4, totally admeasuring 00 Hectar 65.5 Ares along with Potkharaba, situated at village Kiwale, Taluka-Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune along with all the ancillary and easementary rights attached thereto.

e. All that piece and parcel of the land bearing Survey no. 67/2A/5, totally admeasuring 00 Hectar 65.5 Ares, situated at village Kiwale, Taluka-Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune along with all the ancillary and easementary rights attached thereto.

f. All that piece and parcel of the land bearing Survey no. 67/2B/1, totally admeasuring 02 Hectar 17 Ares along with Potkharaba, situated at village - Kiwale, Taluka-Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune along with all the ancillary and easementary rights attached thereto.

g. All that piece and parcel of the land bearing Survey no. 67/2B/1/1, totally admeasuring 00 Hectar 80 Ares, situated at village Kiwale, Taluka-Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune along with all the ancillary and easementary rights attached thereto.

The properties more particularly described in para I (a) to (g) above are hereinafter collectively referred to as the '**Said Entire Property**' and individually referred to as by their respective Survey Numbers, for the sake of brevity and convenience.

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II) All that piece and parcel of the total land admeasuring about 20437.25 Square Meters exclusively and separately held and occupied by M/S Saniket Buildcon from and out of the '**Said Entire Property**', is hereinafter referred to as the '**Said Land**' for the sake of brevity and convenience and the same is bounded as under:

On or towards East	:	By part of Survey no. 67,
On or towards West	:	By part of Survey no. 67,
On or towards South	:	By part of Survey no. 73 & road,
On or towards North	:	By part of Survey no. 68, road and part of Survey no. 67.

III) **LIST OF ADDITIONAL DOCUMENTS:-**

- 1) Photocopy of the 7x12 extract for the period 2016 to 2020 in respect of the land bearing Survey no. 67/2A/1.
- 2) Photocopy of the 7x12 extract for the period 2016 to 2020 in respect of the land bearing Survey no. 67/2A/2.
- 3) Photocopy of the 7x12 extract for the period 2016 to 2020 in respect of the land bearing Survey no. 67/2A/3.
- 4) Photocopy of the 7x12 extract for the period 2016 to 2020 in respect of the land bearing Survey no. 67/2A/4.
- 5) Photocopy of the 7x12 extract for the period 2016 to 2021 in respect of land bearing Survey no. 67/2A/5.

- 6) Photocopy of the 7x12 extract for the period 2016 to 2022 in respect of the land bearing Survey no. 67/2B/1.
- 7) Photocopy of the 7x12 extract for the period 2016 to 2021 in respect of the land bearing Survey no. 67/2B/1/1.
- 8) Photocopies of Mutation Entry nos. 12774, 12927, 13120, 13132, 13188, 13192, 13686, 13747, 13886, 13998, 14132, 14151, 14155, 14156, 14170, 14229, 14232, 14233, 14282, 14295, 14299, 14300, 14401, 14428, 14490, 14544, 14551, 14558, 14566, 14636, 14669, 14671, 14681, 14700, 14756, 14758, 14792.
- 9) Photocopy of the Easement Right Agreement executed by and between M/s. Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar and others and Mr. Sanjay Krishna Babar, Sai-siddha Associates a partnership firm through partner Mr. Sanjay Babar, dated 12.04.2018.
- 10) Photocopy of Correction Deed executed by Mr. Avinash Laxman Barve and others in favour of M/S Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 13.09.2020.
- 11) Photocopy of Correction Deed executed by Mrs. Nilita Avinash Barve in favour of M/s. Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 13.09.2020.
- 12) Photocopy of Deed of Conveyance executed by Mr. Sudhir Shamrao Joshi to and in favour of Mr. Mukesh Dhanraj Bajaj, dated 31.12.2020.
- 13) Photocopy of Power of Attorney executed by Mr. Sudhir Shamrao Joshi in favour of Mr. Mukesh Dhanraj Bajaj, dated 12.03.2021.

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- 14) Photocopy of Deed of Conveyance executed by Mr. Mukesh Dhanraj Bajaj to and in favour of M/s Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 17.11.2021.
- 15) Photocopy of Power of Attorney executed by Mr. Mukesh Dhanraj Bajaj in favour of M/s. Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 17.11.2021.
- 16) Photocopy of Correction Deed executed by M/s Mayuresh Sakhari Gruh Rachana Sanstha Maryadit through its Chairman Mr. Avinash Laxman Barve in favour of M/S Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 15.09.2021.
- 17) Photocopy of Correction Deed executed by Mr. Ashok Tavanappa Patravali in favour of M/S Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 02.12.2021.
- 18) Photocopy of Sale Deed executed by Mr. Sahebrao Sukhdev Khilari to and in favour of M/S Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 31.03.2022.
- 19) Photocopy of Power of Attorney executed by Mr. Sahebrao Sukhdev Khilari in favour of M/s Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, dated 06.04.2022.
- 20) Photocopy of the sanctioned layout sanctioned by PCMC bearing no. BP/Layout/Kiwale/72/2017, dated 04-12-2017.

21) Photocopies of the demarcation certificate bearing MR Nos. 13409/2015 and 37955/2022 in respect of the Said Land.

IV) I have already issued my detailed title and search report, dated 12-11-2016 in respect land admeasuring 18766.25 from and out of the Said Land. In view of certain subsequent developments, as per the request and information provided by M/s Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar, I am issuing this Supplementary Title and Search Report in respect of the Said Land. My earlier aforesaid title report should be treated as the part and parcel of this Supplementary Title Report. With a view to avoid repetitions, the clauses with regard to documents and history of the Said Land the contents of the earlier reports shall be read, except the additional details mentioned hereinafter.

a) The Mutation Entry no. 12774 is not in respect of the Said Entire Property;

b) It appears from the Mutation Entry no. 12927 that, Mr. Rajendra Mahadeo Pawar purchased land admeasuring 00H 05 Ares from Mr. Dadasaheb Shivajirao Desai from and out of Survey no. 67/2B/1, vide Sale Deed, dated 30-04-2016. Accordingly, necessary mutation came to be effected in the revenue record;

c) It appears from the Mutation Entry no. 13120 that, Mr. Ashutosh Ashok Pande and Mr. Rajiv Krushnarao Datar purchased land admeasuring 337.5 Square meters from Mr. Sandeep Madhukar Salve from and out of Survey no. 67/2B/1, vide Sale Deed, dated 21-10-2014. Accordingly, necessary mutation came to be effected in the revenue record;

d) The Mutation Entry no. 13132 is not in respect of the Said Entire Property;



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e) It appears from the Mutation Entry no. 13188 that, as per the order, dated 24.06.2017 passed by the Tahsildar, Haveli, the correction has been recorded in the revenue record in respect of the Survey nos. 67/2A/1 to 67/2A/5 and 67/2B/1/1 so as to match the handwritten revenue records and computerized revenue record each other as mentioned therein;

f) It appears from the Mutation Entry no. 13192 that, as per the order, dated 24.06.2017 passed by the Tahsildar, Haveli, the correction has been recorded in the revenue record of the Survey no. 67/2B/1 so as to match the hand written revenue records and computerized revenue record each other as mentioned therein;

g) The mutation entry nos. 13747 is in respect of the change of mutation entries and deletion of unnecessary mutation entries so as to create accurate computerized 7/12 extract and revenue record of Survey no. 67/2B/1/1 as per the order, dated 30.07.2019;

h) It appears from the Mutation Entry no. 13886 that as per the order passed by Additional Tahsildar, Pimpri-Chinchwad in HO/SR/122/2017, dated 12.02.2019 the areas has been corrected as detailed therein such as area of Mr. Avinash Barve as 500 Square Meter, Mrs. Nilita Barve as 500 Square Meter, Mayuresh Society as 300 Square Meter and Road and open space as 800 Square Meter in respect of the land bearing Survey no. 67/2B/1/1. It further appears that the names of Mr. Sunil Laxman Mahajan and Mrs. Jashree Sunil Mahajan has been mutated in the revenue record of the land bearing Survey no. 67/2B/1 to the extent of area admeasuring 400 Square Meter, vide Mutation Entry no. 9954. It further appears that the Mutation Entry no. 6470 has been deleted from 7/12 extract of the land bearing Survey no. 67/2A/3. It

further appears that names of Mr. Vijay Vasudev Kulkarni and Mr. Pramod Prabhakar Ganjapure has been deleted from the 7/12 extract of the land bearing Survey no. 67/2A/4 as they have sold the area owned by them from and out of the said survey number to Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar and their name has already been mutated in the revenue record of the land said survey number;

i) It appears from the Mutation Entry no. 13998 that Sushila Narayanrao Shinde has gifted her entire undivided share from and out of the land bearing Survey no. 67/2A/2 to and in favour of Jyoti Dilip Patil, vide Gift Deed, dated 17.03.2020. Accordingly, her name has been mutated in the revenue record of the land bearing Survey no. 67/2A/2;

j) It appears from the Mutation Entry no. 14088 that, Sai Sidha Associates through its partner Mr. Sanjay Krushna Babar and Mrs. Tejashri Sanjay Babar borrowed a loan from Lokmangal Co-op. Bank Ltd. Accordingly, the charge of the aforesaid Bank has been recorded in the revenue record of the land bearing Survey no. 67/2A/1;

k) It appears from the Mutation Entry no. 14132 that, Mr. Shivanand Vinayak Mahajan expired on 14.07.2019 and his wife Mrs. Shailaja Shivanand Mahajan expired on 12.09.2009 leaving behind them four daughters namely Mrs. Smita Ravindra Sethia, Mrs. Prachi Snehal Sethia, Mrs. Sanjivani Amit Chaubal and Mrs. Shilpa Amit Kulkarni. Accordingly, their names came to be mutated in the revenue record of the land bearing Survey nos. 67/2A/4 and 67/2B/1;

l) It appears from the Mutation Entry no. 14151 is not in respect of the Said Entire Property;

m) It appears from the Mutation Entry no. 14154 that Sunita Tukaram Bhondve has sold an area admeasuring 89 square meters from and



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out of the land bearing Survey no. 67/2B/1 to and in favour of Mr. Narendra Ganeshmal Oswal, vide Sale Deed, dated 16.12.2015. Accordingly, his name has been mutated in the revenue record of the land bearing Survey no. 67/2B/1;

n) It appears from the Mutation Entry no. 14155 that Sunita Tukaram Bhondve has sold an area admeasuring 261 square meters from and out of the land bearing Survey no. 67/2A/2 to and in favour of Mr. Narendra Ganeshmal Oswal, vide Sale Deed, dated 06.04.2015. Accordingly, his name has been mutated in the revenue record of the land bearing Survey no. 67/2A/2;

o) It appears from the Mutation Entry no. 14156 that Mr. Raghunath Dhondiram Thorat has sold an area admeasuring 498 square meters from and out of the land bearing Survey no. 67/2A/1 to and in favour of Mr. Sahebrao Sukhdev Khilari and others, vide Sale Deed, dated 11.12.2015. Accordingly, the names of the purchasers have been mutated in the revenue record of the land bearing Survey no. 67/2A/1;

p) It appears from the Mutation Entry no. 14170 that, Mr. Sunilkumar Kisanlal Chadda expired on 22.03.2015 leaving behind him his widow Smt. Nmrata Sushilkumar Chadda, son Mr. Aadhar Sushilkumar Chadda and daughter Mrs. Shradha H. Malewar. Accordingly, their names came to be mutated in the revenue record of the land bearing Survey no. 67/2B/1;

q) The mutation entry nos. 14229 is in respect of the correction in the computerized revenue record so as to match the handwritten revenue

records and computerized revenue record of Survey no. 67/2B/1 & 67/2B/1/1 with each other;

r) It appears from the document, dated 12.04.2018 title as Easement Right Agreement executed by and between M/S Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar and others on one hand and Mr. Sanjay Krishna Babar, Sai-Siddha Associates a partnership firm through its partner Mr. Sanjay Babar that a right of access/way was granted on the portion of the land which has been shown on the map attached to the said document;

s) It appears from the Mutation Entry no. 14232 that, as per the order, dated 28.01.2021 passed by the Tahsildar, Pune the correction has been recorded in the revenue record of the Said Land so as to match the handwritten revenue records and computerized revenue record each other as mentioned therein;

t) It appears from the Mutation Entry no. 14233 that, Mr. Shrinivas V. Joshi expired on 07.12.2020 leaving behind him his widow Smt. Seema Shrinivas Joshi, son Saurabh Shrinivas Joshi and daughter Aparna Shrinivas Joshi. Accordingly, their names came to be mutated in the revenue record of the land bearing Survey nos. 67/2A/4;

u) It appears from the Mutation Entry no. 14282 and Deed of Conveyance, dated 31.12.2020 that Mr. Sudhir Shamrao Joshi has sold the plot bearing no. 30, admeasuring 306 square meters from and out of the (private lay out of the land bearing Survey nos. 67/2A/1 to 67/2A/5, 67/2B/1 and 67/2B/1/1) land bearing Survey no. 67/2A/1 to and in favour of Mr. Mukesh Dhanraj Bajaj. Accordingly, his name has been mutated in the revenue record of the land bearing Survey no. 67/2A/1. It further appears that that the owner has executed and registered a POA in furtherance of the said Conveyance Deed



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in favour of the Purchaser. Both the documents are registered in the office of Sub Registrar Haveli No. 17 at serial nos. 4295/21 and 4296/21 respectively;

v) It appears from the Mutation Entry no. 14295 that Mr. Narendra Ganeshmal Oswal has gifted an area admeasuring 756 square meters from and out of the land bearing Survey no. 67/2A/2 to and in favour of Mr. Harshad Narendra Oswal, vide Gift Deed, dated 26.03.2021. Accordingly, his name has been mutated in the revenue record of the land bearing Survey no. 67/2A/2;

w) It appears from the Mutation Entry no. 14299 that Mr. Indrakumar Nenmalji Parmar has gifted an area admeasuring 524 square meters from and out of the land bearing Survey no. 67/2A/2 to and in favour of Mr. Uttamkumar Nenmal Parmar, vide Gift Deed, dated 30.03.2021. Accordingly, his name has been mutated in the revenue record of the land bearing Survey no. 67/2A/2;

x) It appears from the Mutation Entry no. 14300 that Mr. Indrakumar Nenmal Parmar has gifted his entire undivided share from and out of the land bearing Survey no. 67/2B/1/1 to and in favour of Mr. Uttamkumar Nenmal Parmar, vide Gift Deed, dated 26.03.2021. Accordingly, his name has been mutated in the revenue record of the land bearing Survey no. 67/2B/1/1;

y) It appears from the Mutation Entry no. 14303 that Mr. Narendra Ganeshmal Oswal has gifted his entire undivided share from and out of the land bearing Survey no. 67/2B/1/1 to and in favour of Mr. Harshad Narendra Oswal with the consent of Mr. Indrakumar Nenmal Parmar, vide Gift Deed,

dated 27.03.2021. Accordingly, his name has been mutated in the revenue record of the land bearing Survey no. 67/2B/1/1;

**z)** It appears from the Mutation Entry no. 14401 that, Mrs. Smita Ravindra Sethia, Mrs. Prachi Snehal Sethia, Mrs. Sanjivani Amit Chaubal and Mrs. Shilpa Amit Kulkarni have sold an area admeasuring 336 square meters from and out of land bearing survey no. 67/2A/4 and area admeasuring 336 square meters from and out of the land bearing survey no. 67/2B/1 to and in favour of Sai Sidha Associates through its partners Mr. Sanjay Krushna Babar and Mrs. Tejashri Sanjay Babar, vide Sale Deed dated 28.06.2021. Accordingly, their names have been mutated in the revenue record of the land bearing Survey nos. 67/2A/4 and 67/2B/1;

**aa)** It appears from the Mutation Entry no. 14428 that, Smt. Seema Shrinivas Joshi, Mr. Saurabh Shrinivas Joshi and Aparna Shrinivas Joshi have sold an area admeasuring 336 square meters from and out of land bearing survey no. 67/2A/4 to and in favour of Sai Sidha Associates through its partners Mr. Sanjay Krushna Babar and Mrs. Tejashri Sanjay Babar, vide Sale Deed dated 29.07.2021. Accordingly, their names have been mutated in the revenue record of the land bearing Survey no. 67/2A/4;

**ab)** It appears from the Mutation Entry no. 14544 that, Mr. Sanjay Mahendra Motiwale has sold an area admeasuring 500 square meters from and out of land bearing survey no. 67/2B/1 to and in favour of Sai Sidha Associates through its partner Mr. Sanjay Krushna Babar, vide Sale Deed dated 24.11.2021. Accordingly, the name of the purchaser has been mutated in the revenue record of the land bearing Survey no. 67/2B/1;

**ac)** It appears from the Mutation Entry no. 14551 and Deed of Conveyance, dated 17.11.2021 that, Mr. Mukesh Dhanraj Bajaj has sold the plot bearing no. 30, admeasuring 306 square meters from and out of the (private lay out of the land bearing Survey nos. 67/2A/1 to 67/2A/5, 67/2B/1

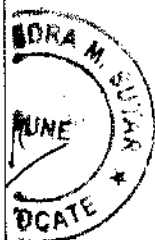


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and 67/2B/1/1) land bearing Survey no. 67/2A/1 to and in favour of M/S Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar. Accordingly, their name has been mutated in the revenue record of the land bearing Survey no. 67/2A/1. It further appears that the owner has executed and registered a POA in furtherance of the said Deed of Conveyance in favour of the Purchaser. Both the documents are registered in the office of Sub Registrar Haveli No. 25 at serial nos. 15099/21 and 4/15100 of 2021 respectively;

ad) It appears from the Mutation Entry no. 14490 that, Mrs. Meenakshi Ashok Late and others have sold an area admeasuring 500 square meters from and out of land bearing survey no. 67/2B/1, an area admeasuring 336 square meters from and out of land bearing survey no. 67/2A/5, an area admeasuring 315 square meters from and out of land bearing survey no. 67/2A/4, an area admeasuring 360 square meters from and out of land bearing survey no. 67/2A/1 and an area admeasuring 524 square meters from and out of land bearing survey no. 67/2A/2 to and in favour of M/s. Aswani & Shah Associates LLP. through its partners Mr. Shrichand S. Aswani and another vide Sale Deed dated 07.09.2021 Accordingly, the names of the Purchasers came to be mutated in the revenue record of the aforesaid lands;

ae) It appears from the Mutation Entry no. 14566 that, Mr. Rahul Shantilal Shah has sold an area admeasuring 315 square meters from and out of land bearing survey no. 67/2A/4 to and in favour of Mr. Ankit Uttam Parmar and Mr. Nitta Uttamkumar Parmar, vide Sale Deed dated 15.06.2021. Accordingly, their names have been mutated in the revenue record of the land bearing Survey no. 67/2A/4;



**af)** It appears from the Mutation Entry no. 14636 that, Purnima Bhushan Dhake has sold an area admeasuring 315 square meters from and out of land bearing survey no. 67/2A/4 to and in favour of Mr. Pawan Suresh Bhole and Mrs. Nmrata Pawan Bhole, vide Sale Deed dated 10.02.2022. Accordingly, their names have been mutated in the revenue record of the land bearing Survey no. 67/2A/4;

**ag)** The mutation entry nos. 14669 is in respect of the correction in the computerized revenue record so as to match the handwritten revenue records with the computerized revenue record of Survey no. 67/2A/4;

**ah)** The mutation entry nos. 14671 is in respect of the correction in the computerized revenue record so as to match the handwritten revenue records with the computerized revenue record of Survey no. 67/2B/1;

**ai)** It appears from the Mutation Entry no. 14700 and Sale Deed, dated 31.03.2022 that, Mr. Sahebrao Sukhdev Khilari has sold the plot bearing no. 99 admeasuring 820 square meters and plot no. 101 admeasuring 545 square meters from and out of the (sanctioned lay out of the land bearing Survey nos. 67/2A/1 to 67/2A/5, 67/2B/1 and 67/2B/1/1) land bearing Survey no. 67/2A/5 to and in favour of M/S Saniket Buildcon through its partner Mr. Nilesh Suresh Purkar. Accordingly, the name of the purchaser has been mutated in the revenue record of the land bearing Survey no. 67/2A/5. It further appears that, that the owner has executed and registered a POA in furtherance of the Sale deed in favour of the Purchaser. Both the documents are registered in the office of Sub Registrar Haveli No. 25 at serial nos. 6470/22 and 4/6471 of 2022 respectively;

**aj)** The mutation entry nos. 14756 is in respect of the correction in the computerized revenue record so as to match the handwritten revenue records with the computerized revenue record of Survey no. 67/2B/1;



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ak) It appears from the Mutation Entry no. 14758 that, Mr. Shriniwas Shivnarayan Bansal and others have sold their respective area from and out of the land bearing Survey no. 67/2B/1 to and in favour of M/s. Aswani and Shah Associates LLP through its partner Mr. Shrichand Shamandas Aswani and Mr. Sandip Rasiklal Shah. Accordingly, their name has been mutated in the revenue record of the land bearing Survey no. 67/2B/1;

**V) SEARCH DETAILS:-**

I had appointed Adv. M. K. Pawar to take the search in respect of the Said Land. Accordingly, an application was filed for taking the search for last 06 year in respect of the Said Land and the same is registered at E-Challan bearing its GRN No. MH006166223202223U, dated 08.08.2022. An amount of Rs. 375/- was paid towards the search fees. As per the instructions, Adv. M. K. Pawar has taken the search for the period of six years i.e. for the year 2016 to 2022 in respect of the Said Land through Index II registers maintained by the office of Sub-Registrar Haveli and common search in the office of Joint District Registrar, Pune for the period six-year, Adv. M. K. Pawar has issued his Search report, dated 08.08.2022 in respect to the Said Land. Except the entries mentioned in the separate sheet attached to this Report, he has not found any entry adverse to the title of the aforesaid owner in respect of the Said Land.

**VI) REMARK:-**

Thus, on the basis of the aforesaid available documents and information given by our client, I am of the opinion that M/s. Saniket Buildcon through it's partner Mr. Nilesh Purkar is the owner in respect of the land admeasuring 6043 square meters from and out of the Said Land and having

clean, clear and marketable title in respect of the same subject to the construction/residential flats/consideration agreed to be given by M/s. Saniket Buildcon through its partner Mr. Nilesh Purkar to the respective vendors in the aforesaid respective Sale Deeds. Further, Mrs. Nilita Avinash Barve has clean, clear and marketable title in respect of the land admeasuring 10594.25 from and out of the Said Land and Mr. Avinash Laxman Barve and others have clean, clear and marketable title in respect of their respective holdings totally admeasuring 3800 square meters from and out of the Said Land. Further, M/s. Saniket Buildcon through its partner Mr. Nilesh Purkar are having exclusive and absolute development rights in respect of the land admeasuring 14394.25 square meters from and out of the Said Land and shall be perfectly entitled to develop and dispose off the same in terms of the respective Development Agreements subject to the rights of respective owners to receive agreed consideration in terms of the respective Development Agreements. Thus, M/s. Saniket Buildcon through its partner Mr. Nilesh Purkar has absolute authority and rights to develop the Said Land subject to the easementary rights i.e. the right of way granted as per the document, dated 12.04.2018 as aforesaid by implementing the ownership project and dispose off the units therein subject to the payment of respective consideration payable to the respective owners as detailed in respective documents.

I have arrived at the aforesaid opinion and certified the title, rights and authorities only on the basis of the aforementioned revenue record/s, the copies of the documents provided for our perusal as mentioned in the list of documents referred herein above and oral information provided by my client. Further, I have neither personally visited the Said Land nor issued any separate public notice calling objections from the public at large prior to the issuance of the present supplementary title report.



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**RAVINDRA M. SUTAR**  
Advocate

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