

SUPPLEMENTAL SEARCH AND TITLE REPORT

Date: 08/07/2024

DESCRIPTION OF THE PROPERTY:

- I. All those pieces and parcels of freehold land or ground bearing Survey Numbers 31/32A/10B/2/10A/2A/13/Plot A admeasuring 20,900 sq mtrs and 31/32B/1/2/3A/3B/4/5/Plot B admeasuring 41,700 sq mtrs bearing Old Survey Numbers 31/1, 31/2, 31/3A, 31/3B, 31/4, 31/5, 2 31/10A/2A, 31/10B/2, 31/13 and 32 totally admeasuring 62,600 sq mtrs together with well, bore well and structures standing thereon situated at Vadgaon (Budruk), Pune, in the City and Sub-Registration District of Pune (“**said Land**”). The boundaries of 31/32A/10B/2/10A/2A/13/Plot A and 31/32B/1/2/3A/3B/4/5/Plot B are as follows :

For Survey Numbers 31/32A/10B/2/10A/2A/13/Plot A

Towards East: 36-meter-wide D.P Road

Towards West: S. No. 27

Towards South: S. No.31 (Part) & Canal

Towards North: S. No. 31 Hissa No 9

For 31/32B/1/2/3A/3B/4/5/Plot B

Towards East: 36-meter-wide D.P Road

Towards West: S. No. 23 and 24

Towards South: S. No.31 Hissa No 6, 7 and 8 and Part of Survey Numbers 31/32A/10B/2/10A/2A/13/Plot A

Towards North: S. No.33 and 23

II. INSTRUCTIONS:

Under the instructions of Kalpataru Limited, having its registered office at 91 Kalpataru Synergy, Opp. Grand Hyatt Hotel, Santacruz (east), Mumbai 400055 and corporate branch office at No. 603, Sixth Floor, Mayfair Towers I, Wakdewadi, Shivajinagar, Pune 411005 (“**said Client**”), I have caused the due diligence of the said Property.

**III. DOCUMENTS EXAMINED/REVIEWED FOR DUE DILIGENCE
OF THE SAID PROPERTY:**

I have perused the following documents as provided by the said client for issuing the supplemental title report for the period from 29/07/2023 to 08/07/2024 with respect to the said property:

- 1) Copy of Search and Title Certificate dated 28/07/2023 issued by DSK and Legal.
- 2) Amalgamation and Sub Division Plan sanctioned by Pune Municipal Corporation.
- 3) Transfer Deed dated 30/05/2024 which is registered at the office of the Sub-Registrar Haveli No 23 at Serial No 12237/2024.
- 4) Order of Deputy Superintendent Land Records dated 24/04/2024.
- 5) Order of Tehsildar Haveli dated 17/05/2024.
- 6) Mutation Entry No 12385 dated 26/06/2024.

IV. SEARCH:

- 1) I have relied upon the Search and Title Certificate dated 28/07/2023, issued by DSK and Legal. (herein after referred to as “the said title report”)
- 2) All the findings, statements, observations and investigations made in the said title report shall be part and parcel of the present report and the findings, investigations mentioned herein shall be construed to be only supplemental to the said title report.
- 3) All the investigations carried out for issuing the said report are from period of 29/07/2023 to 08/07/2024 for which I have taken online search with respect of the said property on the IGR website <https://igrmaharashtra.gov.in/> from 29/07/2023 to 08/07/2024 vide receipt No. MH004877949202425P Dated 08/07/2024 which is attached herewith.

During the search and on perusal of the aforesaid documents, it is observed that:

- 1) The Client has obtained sanction of Amalgamation and Sub-Division Plan from Pune Municipal Corporation whereby the said Land is divided into

two plots i.e Plot A admeasuring 20,900 sq mtrs and Plot B admeasuring 41,700 sq mtrs.

- 2) Transfer Deed dated 30/05/2024 which is registered at the office of the Sub-Registrar Haveli No 23 at Serial No 12237/2024 executed between The Indian Hume Pipe Company and Pune Municipal Corporation wherein an area admeasuring 2131.63 sq mtrs out of Survey No 31/1, area admeasuring 1094.71 sq mtrs out of Survey No 31/2, area admeasuring 573.54 sq mtrs out of Survey No 31/3A, area admeasuring 573.55 sq mtrs out of Survey No 31/3B, area admeasuring 3251.02 sq mtrs out of Survey No 31/4, area admeasuring 210.19 sq mtrs out of Survey No 31/5, area admeasuring 4086.95 sq mtrs out of Survey No 32 is handed over to Pune Municipal Corporation for 30 meter D.P road.
- 3) The Client had applied for sub-division of Plot A and Plot B from within the said Land before the Deputy Superintendent Land Records, Pune and accordingly the Deputy Superintendent Land Records, Pune passed an order bearing No. SR/387/2024/Ja. Kra. 846/2024/kra/Bhumapan/Vadgaon Bk/Haveli/2024 dated 24/04/2024 whereby he had directed the Tehsildar Haveli for carrying out for Ka.Ja.Pa to give effect of the amalgamation and sub division of the said Land in the revenue records in accordance with the Amalgamation and Sub-Division Plan sanctioned by the Pune Municipal Corporation.
- 4) The Tehsildar Haveli basis the order received from the Deputy Superintendent Land Records, Pune, vide his order No. Ja.Kra/JAmabandi/Kavi/98/2024 dated 17/05/2024 gave an order to Talathi of Village Vadgaon Budruk to give effect of order of the Deputy Superintendent Land Records, Pune on the revenue records of the said Land and update the 7/12 extracts accordingly.
- 5) In accordance with the order of the Tehsildar Haveli, the Talathi vide mutation entry No. 12385 dated 26/06/2024 closed all earlier 7/12 extracts

SWAPNIL S BHALERAO
Advocate

i.e Survey Nos.31/1, 31/2, 31/3A, 31/3B, 31/4, 31/5, 2 31/10A/2A, 31/10B/2, 31/13 and 32 and opened new 7/12 extract for Plot – A and Plot – B details of which are as under:

Survey Number	Total Area on 7/12 in Ares	Name on 7/12	Area in Ares
Plot A: S. No 31/32A/10B/2/10A/2A/13/Plot A	209.00.00	The Indian Hume Pipe Company Limited	202.32.00
		PMC – 36 mtr D. P. Road	6.68.00
Plot B: S. No 31/32B/1/2/3A/3B/4/5/Plot B	417.00.00	The Indian Hume Pipe Company Limited	275.05.00
		PMC – 30 mtr D. P. Road	119.22.00
		PMC – 36 mtr D. P. Road	22.73.00

V. CONCLUSION:

Relying on and after the scrutiny of the aforesaid documents, I am of the opinion that The Indian Hume Pipe Company Limited after deducting area handed over to Pune Municipal Corporation holds a valid, clear and marketable title to the land admeasuring 47,737 sq mtrs out of the said Land without any encumbrance, as owner thereof and Kalpataru Limited holds development rights of land admeasuring 47,737 sq mtrs out of the said Land subject to whatever has been mentioned hereinabove.

Hence this supplemental Search and Title Report.



Mr. Swapnil S Bhalerao
Advocate