

**Unmesh Deshpande & Associates**  
**Advocate**

5, DSK Rohit, Off. J. M. Road, Pune – 411 004 Ph No. 8379051111

Date: 29/09/2021

**Title Certificate**

This is to certify that I have investigated the title to the property described in the Schedule and I have issued Search and Title Report in detailed. On the basis of said Search and Title Report I hereby certify that title of Mr. Vitthal Bajirao Gosavi & others in respect of Scheduled of Property is clean, clear and marketable and **M/s. Shree Venkatesh Buildcon Pvt. Ltd.** is entitle to carry out the activities of development and sale of units upon the said property according to terms of Joint Venture Development Agreement.

Expect the charge of State Bank of India, Deccan Gymkhana Branch, Pune, towards the security for project finance on property mentioned Search & Title Report subject to rights of purchasers of apartments under registered agreements.

**SCHEDULE**  
**(of the "SAID PROJECT")**

The ownership units scheme style as "**VENKATESH SKYDALE PHASE-I'** in form of **Building No. "C"** having Lower Ground - 2 + Lower Ground – 1 + Ground Level + mezzanine/ Podium 1 + Podium 2 + Podium 3 + 1st / stilt + 2nd to 22<sup>nd</sup> upper floors comprises of 105 Apartments, having total Permissible and proposed sanctioned FSI adm. 15749.53 Sq. Mtrs. (Net Built-up F.S.I. Adm 9843.46 Sq.Mtrs + Ancillary F.S.I. 5906.07 Sq. Mtrs) as per the revised Buildings plans along with areas of balconies, attached terraces, exclusively for the respective flats/ apartments and respective top terraces, parking spaces, marginal spaces, lift rooms, passages etc. of the buildings being part of entire project "**VENKATESH SKYDALE**" in the layout of the land bearing **Survey No. 20/1 Plot "H" totally adm. "28200.00 Sq. Mtrs"** in the larger layout of Survey No. 19/1, 19/2, 19/3, 19/4 to 14 + 15 to 19, 19/16, 19/20, 19/21 and Survey No. 20/1 situated at Village Hingne Khurd, Taluka Haveli, District and Division Pune and which Project/ Wing 'C' is bounded as under:

On or towards East	: By 6 mtrs. internal Drive Way,
On or towards South	: By 6 mtrs. internal Drive Way and beyond Nala,
On or towards West	: By 6 mtrs. Internal Drive way adjoining "Green Belt "B" Reservation,
On or towards North	: