

DHANRAJ B. CHAVAN
ADVOCATE

S. No.13/6, Behind More
Petrol Pump, Near More
Park, Shivane, Pune 23.
Mob: 9422509561

Dt. 04.07.2017

TITLE CERTIFICATE

1. I have been instructed by Mr. Sagar Rikhablal Bhandari being partner of M/s. B. A. Consulting a partnership firm having its office at: 201, Bhandari Associate, Plot No.84/2, Aundh, Pune (hereinafter referred to as the said "My Client"), and having site office at S. No. 7, Aundh - Ravet BRTS Road, Near Ravet Bridge, Tathawade - Punawale, Pune. I have issued detailed Search and Title Report dt. 20.07.2015 and Add. Search and Title Report dt. 07.11.2016 and subsequent to this I have issued again Add. Search and Title Report on 26.06.2017 in respect of the lands described in the Schedule written herein below and herein after referred as "said Lands";
2. That it is seen that as per sanction Layout and Building Construction Plan dt. 09/11/2016 and N.A./N.O.C. dated 31.03.2016 that the land area 06 Hectare 45.4632 Are i.e. 64546.32 sq. mt out of the said land the My Client have handed over the area from Survey No. 6 parts i.e. 4300 sq. mtrs to PCMC which is under reservation of 18 vide D. P. Road as per Development Plan of the Pimpri Chinchwad Municipal Corporation and availed FSI of the same.
3. By virtue of various sale deeds, My Client has become absolute owner of land bearing S. No. 8/1A, 8/1B, 8/3, 8/4, 8/5 part, 8/6, 8/7, 8/8A, 8/8B +9A, 8/9B, 8/9C, 8/10/1, 8/10/2, 8/10/3 and 8/11 and it has clear and marketable title to the same.

4. By virtue of the various Development Agreements with respective land owners of the land bearing S. No. 7, 8/2 and 8/5 part my client has got the right to develop the said lands.
5. My client has undertaken development and construction of the project named "7 Plumeria Drive" on the said land by obtaining all requisite sanctions and permissions from the competent authorities.
6. On further request of my client I am issuing this Title Certificate in respect of the land Area admeasuring 4.9021605 Are" i.e.49021.605 sq. mtr (As per sanction layout and building construction plan dt. 09/11/2016 and NOC of NA dt. 31/03/2016 read with Sanad dt. 11/01/2017 area admeasuring 06 H. 45.4632 R i.e. 6454632 Sq. Mtrs.) more particularly described in 'Schedule' written hereunder on which construction of the project namely "7 Plumeria Drive" is in process, hereinafter referred as the said "Project".
7. Since the said principal Search and Title Report together with the said Additional Search and Title Reports collectively form a bulky document my client informed me that, it intent to submit this Title Certificate for the purpose of registration of said Project under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 and the rules there under and annex the same to the Agreements for Sale of the Apartments/Flats/Units in the said project and confirm that it shall provide the aforesaid Principal Search and Title Report and subsequent Additional Search and Title Reports to the prospective purchaser/s of the Apartments/Flats.
8. My client owns or is otherwise sufficiently entitled to the said land subject to charge of loan created by registered mortgage deed, the details of the same is as follows:

As per the Mortgage Deed dated 28.01.2016 vide registration No. 822/2016 registered in the office of Sub-Registrar Haveli No.15 at on 28.01.2016 there is a charge on the entire sales receivable both sold and unsold, appearing from the project both present and future in favour of State Bank of India, Branch at Deccan Gymkhana Pune.

9. There is no any litigations pending in respect of the said "Project Land" and/or the "Project".

I hereby certify that, title of the said project land is clean, clear and marketable and free from encumbrances and my client is entitled to develop the said project on the same and dispose off apartments therein, subject to the mortgage mentioned above.

SCHEDULE
DESCRIPTION OF SAID PROJECT LAND

All those pieces of land, bearing

Survey No.	Area
*6/2,6/3,6/4,6/6, 6/7,6/8,6/9,6/10	43R - (The Promoter/Builder have handed over the same to pcmc)
7	1H 96.875 R
8/1a	132 Sq.mt.
8/1b	6291.865 Sq.mt.
8/2	44 Sq.mt.
8/3	4.24 R
8/4	41 R
8/5 Kamla Baban Borge & ors.	1842.24 Sq.mt.
8/5 Indubai R. Borge & ors.	

8/6	29 R
8/7	21R
8/8a	2 R
8/8b+9a	9 R
8/9B	7 R
8/9C	6 R
8/10/1	7.7 R
8/10/2	7.7 R
8/10/3	7.6 R
8/11	25 R

Thus, aggregating to. "Hectare 4.9021605 Are" i.e.49021.605 sq. mt (As per sanction Layout and Building Construction Plan and N.A./N.O.C. dated 31.03.2016 Hectare 06.45.4632Are i.e.64546.32 sq. mt) out of the said land the Promoter/ Builder have handed over the area from Survey No. 6 i.e. 4300 sq. mtrs to PCMC) situated at village Punavale, Taluka Mulshi, District Pune, within the jurisdiction of Sub-Registrar Haveli, and within the limits of Pimpri Chinchwad Municipal Corporation, and which are collectively bounded by as under:

East : By Survey No.6

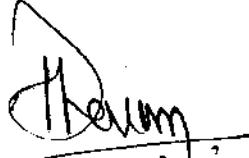
South : By the boundary of Village Tathawde

West : By Survey No.10

North : By parts of Survey No. 6 and 9

PLACE : PUNE

DATE : 04.07.2017


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ADVOCATE

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Advocate

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