

Rajesh R. Khaladkar.,

(Advocate)

B.Com., LL.B., D.L.T. & LW., D.C.P.

Office: Flat No.1, Neha Corner Building, First Floor.

Gulabnagar Chowk, Dhankwadi, Pune 411043.

Ref No.Phase II/BavdBlk/2019

Date : 25/03/2019

TITLE CERTIFICATE**TO WHOM SOEVER IT MAY CONCERN**

This is to certify that it appears from the perusal of revenue record of the said property, relevant title deeds and permissions that title to the said property is clean, clear and marketable subject to created by Vistra ITCL (India) Limited (formaly known as ILFS Trust Company Ltd., M/s Puranik Buildcon Pvt. Ltd. Puranik Builders Ltd. is sufficiently entitled to develop the said property bearing Survey no. 235/2/A adm. 6070 sqmtrs, survey No. 235/2/B adm. 34030 sqmtrs, 235/1 adm. 24400 sqmtrs, S no., 233/1 adm 2300 Sq.mts, 233/2 adm 2520 sqmtrs, 233/3 adm 800 Sq.mts, 233/4 adm 1287 Sq.mts, 233/5 adm 6483 Sq.mts, 233/6 adm 2877 Sq.mts 233/7 adm 41700 Sq.mts, 244/2 adm. 3030 sqmtrs collectively admeasuring area 125497sqmtrs. at village Bavdhan Budruk, Tal- Mulshi, District Pune. This is to certify that it appears from the perusal of court record of the above mentioned property, there are following litigations in respect of the said properties are pending :

Subject matter Property of litigation	Name of the court	Case No	Case details	Status	Remarks/Subject
233/2 village bavdhan Bk. Pune. Phase II	Civil Judge Senior Division Pune	Spl Case no. 663/2013	Sukhadev Waghmare v/s M/s Puranik Builders Pvt. Ltd. and others	Exh. 5 Hon'ble Court rejects the plaintiff's injunction application & injunction order. There is no adverse order is passed by the Hon'ble Court against Puranik	Plaintiff files a suit against defendant for :- For decree for partition of suit property (i.e. survey no. 233/2 of village Bavdhan Bk Mulshi Pune) may kindly passed and defendants to be directed to separate their respective shares by metes and bounds.)



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				Buildcon Pvt. Ltd. and Puranik Builders Pvt. Ltd. in respect of the said property.	
233/2 village bavdhan Bk. Pune. Phase II	District Judge – Addl. Sessions Judge Pune	Civil M. A. /100827/2015	Sukhadev Waghmare v/s M/s Puranik Builders Pvt. Ltd. and others	Petitioner filed Civil Appeal against Exh. 5 order. There is no adverse order is passed by the Hon'ble Court against Puranik Buildcon Pvt. Ltd. and Puranik Builders Pvt. Ltd. in respect of the said property.	Awaiting Notice /summons



I confirm that as per search except the aforesaid litigation, there is no pending litigation against the owners/ developers with respect to the lands. Further, there is no adverse order is in force against the owners or the developer in respect of the subject property which affects title, marketability and development of the above mentioned property.

॥ श्री ॥

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Rajesh R. Khaladkar,

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B.Com., LL.B., D.L.L. & LW., D.C.P.

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Date :

I certify that, Mr. Shailesh Puranik and Mr. Yogesh Puranik and Others and Puranik Buildcon Private Limited are the owners of the respective lands and Puranik Buildcon Pvt. Ltd., Puranik Builders Ltd. respectively have acquired the development rights of the respective lands, as aforesaid and subject to what ever mentioned in the conclusion of the title report, the M/s. Puranik Buildcon Private Limited and Puranik Builders Ltd. are entitled to implement the scheme of development and sale of units and spaces according to sanctioned plans, building permission and Non Agricultural permission.

Place : Pune


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