

Prasanna S Darade

B.S.L., LL.B.
Advocate

Flat No.7, 4th Floor, Abhilasha Apts., Opp. Gate No. 6, Abhimanshree Society, Pashan Road, Pune - 411008.
Tel. - 020 - 2588 5583 / 38 Fax - 020 - 2588 5580 Email - prasannadarade@gmail.com, advocatospdassociates@gmail.com

PSO/17/2017/35

28th July, 2017.

TITLE CERTIFICATE

Re: All that piece and parcel of land or ground admeasuring 2595.86 square metres carved out of Survey No 120 Hissa No. 5/1/2/8/10/A admeasuring 3706 square metres as per latest 7/12 extract [old Survey No. 120 Hissa No. 5/1/2/8/10 Plot No. 1 admeasuring 3705.86 square metres] (being Plot No. 1 in the sanctioned layout of (i) Survey No. 120 Hissa No. 5/1 admeasuring 25 Ares i.e. 2500 square metres corresponding CTS No. 1331, (ii) Survey No. 120 Hissa No. 5/2 admeasuring 2 Ares i.e. 200 square metres corresponding CTS No. 1331, (iii) Survey No. 120 Hissa No. 8 admeasuring 14 Ares i.e. 1400 square metres corresponding CTS No. 1293 and (iv) Survey No. 120 Hissa No. 10 admeasuring 16 Ares i.e. 1600 square metres corresponding CTS No. 1293) of village Pashan, Taluka Havell, District Pune and now within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Havell No. 1 to 27, Pune along with 315.50 square metres undivided area in Open Space thereto and with total FSI/FAR to the tune of 2280.36 square metres and with right to consume FSI/TDR to the tune of 1495 square metres arising out of road handed over to Pune Municipal Corporation being Survey No. 120/5/1/2/8/10 Plot No. 3 (Hereinafter referred to as "the said property").

This is to certify that I have investigated the title of the above captioned property land and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 28/7/2017. In pursuance to the said Search and Title Report dated 28/7/2017 and subject to whatever is stated therein, I certify that in my opinion the persons stated in para 2 therein are well and sufficiently entitled to the said property as the owners thereof and have a marketable title to the same and that the said property is free from known encumbrances and claims and my clients M/s. Sukhwani Brothers have an exclusive right and authority to develop the said property and to sell and/or dispose the units/tenements in the building 'Wing "A"' to be constructed thereon in the project to be known "Sukhwani Saffron" to any intending purchasers.

Dated this 28th day of July, 2017.

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