

Prasanna S Darade

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PSD/20/**000161**

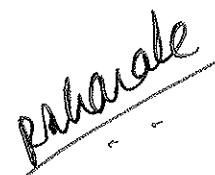
24th February, 2020.

TITLE CERTIFICATE

Re: All those pieces and parcels of land and ground collectively admeasuring 23,500 square metres being (i) Survey No. 19/21/Plot No. A admeasuring 18135.65 square metres assessed at Rs.17192=59paise, (ii) Survey No. 19/21/Plot No. C admeasuring 285.78 square metres assessed at Rs. 270=91paise, (iii) portion admeasuring 578.57 square metres out of Survey No. 19/1A/13 total admeasuring 28540 square metres assessed at Rs. 00=00paise, (iv) Survey No. 21/3 admeasuring 13 Ares assessed at Rs. 00=78paise and (v) Survey No. 21/5 admeasuring 32 Ares assessed at Rs. 2=25paise situate at village Baner, Taluka Havell, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Havell Nos. 1 to 27, Pune (Hereinafter collectively referred to as "the said Land").

This is to certify that I have investigated the title of the above captioned land and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 24/2/2020. In pursuance to the said Search and Title Report dated 24/2/2020 and subject to whatever is stated therein, I certify that in my opinion Messrs. Sukhwani Realty, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having its office at: 32, Sukhwani Chambers, Station Road, Pimpri, Pune - 411018 through the hands of its Partners Mr. Ravi Ghanshyam Sukhwani and Mr. Hiranand Ghanshyam Sukhwani are well and sufficiently entitled to the said Land as the owners thereof and have a marketable title to the same and that the said Land is free from known encumbrances and reasonable doubts and my clients **Messrs. Supreme Palatial Developers LLP**, (formerly Supreme Universal Private Limited) a limited liability partnership duly registered under the provisions of the Limited Liability Partnership Act, 2008, having its office at: 401, Supreme Square, 4th floor, D. P. Road, Aundh, Pune 411007 through the hands of one of its Partner Mr. Vishal Suresh Jumani have an exclusive right to develop the said Land by constructing building/s thereon in the project to be known as "Supreme Estia" subject to obtaining the necessary permission and sanctions.

Dated this 24th day of February, 2020.


Prasanna S Darade

Advocate



CHALLAN
MTR Form Number-6



GRN	MH011837920201920E	BARCODE			Date	08/02/2020-18:02:03	Form ID					
Department			Inspector General Of Registration									
Search Fee			Payer Details									
Type of Payment			Other Items									
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR									
Location			PUNE									
Year			2019-2020 From 01/01/1991 To 08/02/2020									
Account Head Details			Amount In Rs.									
0030072201 SEARCH FEE			2250.00	Road/Street	Dhayari							
				Area/Locality	Pune							
				Town/City/District								
				PIN		4	1	1	0	4	1	
				Remarks (If Any)								
				Search Fee for 30 Years of S No 19 S No 21 S No 30 Village Baner								
				Taluka Haveli Dist Pune								
				Amount In	Two Thousand Two Hundred Fifty Rupees Only							
Total			2,250.00	Words								
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332020020812552	252385263					
Cheque/DD No.				Bank Date	RBI Date	08/02/2020-18:03:25	Not Verified with RBI					
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9011422626

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
रायर चलान "टाइप ऑफ पेमेंट" गट्टे नगृद कारणात्मकाच लागू आहे. इतर कारणात्मकाची किंवा नोंदवणी न करावयात्या दस्ताविजी लागू नाही.