

P. M. KHIRE

B.Sc. (Hons.) L.L.B.  
Advocate

"SAKET"

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Date : 21.03.2016

### TITLE CERTIFICATE

This is to certify that I have investigated the title to the property, which is more particularly described in the Schedule hereunder written and certify, that in my opinion subject to deletion of remark regarding 84-C of BTAL Act in respect of S.No.16/32 from 7/12 extract in furtherance to Mutation Entry No.18671 and subject to charge of State Bank of India Commercial Branch, Tilak Road, Pune and subject to charge of Capital First Ltd. and subject to whatever stated in my Title Opinion of the even date, the title of Amit Enterprises Promoters and Builders Pvt. Ltd. as an owner to the property described in Schedule hereunder given bearing S.Nos.16/1 to 16/32 and its rights for development in respect of a portion admeasuring 24.2525 Are from and out of S.No.16 (Part)/1, are clean, clear, marketable and free from encumbrances, charges and/or claims and that Amit Enterprises Promoters and Builders Pvt. Ltd. has a valid right to develop the same and enter into Agreements of sale/allotments of the units therein.

### SCHEDULE

All those pieces and parcels of land and ground situated within the Registration, Sub-District, Taluka Havell, District Pune and situated within the limits of Pune Municipal Corporation bearing S.Nos.16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/7, 16/8, 16/9, 16/10, 16/11, 16/12, 16/13, 16/14, 16/15, 16/16, 16/17, 16/18, 16/19, 16/20, 16/21, 16/22, 16/23, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/32 and 16(part)/1, Mouje Baner, Pune totally admeasuring an area of 3 Hector 06.6325 Are i.e. 30663 Sq.mtrs. and bounded as per the sanctioned plan / demarcation plan as under -

On or towards the East : By Remaining part of S.No.16

On or towards the South : By 18 mtr. wide D.P.Road and beyond that S.No.7



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On or towards the West : By 18 mtr. wide D.P. Road and  
beyond that S.No.17

On or towards the North : By 24 mtr. wide D.P. Road and  
beyond that S.No.20



[P.M.KHIRE]  
ADVOCATE

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