ADVOCATE
Anil Sardesai
M.COM., LL.M.

CTS No. : 40/11, F. P. No. 56/11,
Silver Breeze Apt., Bhonde Colony,
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TITLE CERTIFICATE

At the instance of **PARANJAPE SCHEMES (CONSTRUCTION) LTD.,** a company registered under the Indian Companies Act, 1956 having its corporate office at PSC House, CTS No.111+111/2, Anand Colony, Pune – 411 004 through one of its present Directors, Shri Shrikant Purushottam Paranjape, Age 59 years, Occupation – Business, of Pune, Indian Inhabitant hereinafter referred to as "**MY CLIENT**" I have issued Search and Title Report of all that pieces and parcels of lands bearing Final Plot No.22, CTS No.23, Erandwane, Pune, more particularly described in SCHEDULE II given hereunder, hereinafter referred to as the said "**PROPERTY**" on 12.06.2013, (the "**PRINCIPAL SEARCH REPORT**") and have subsequently issued Supplementary Search Reports thereto on 12.12.2014, 16.06.2015, 13.08.2015, 16.05.2016, 15.05.2017 (collectively the "**SUPPLEMENTARY SEARCH REPORTS**").

The said Property which is carved out of the Larger Property more particularly described in the SCHEDULE No.I written hereunder, constitutes of three parts as below:

(i) More particularly described in the SCHEDULE No.II(A) written hereunder, hereinafter referred to as the said "**KASAT PROPERTY**",

(ii) More particularly described in the SCHEDULE No.II(B) written hereunder, hereinafter referred to as the said "**SOCIETY PROPERTY**" and

(iii) More particularly described in the SCHEDULE II(C) written hereunder hereinafter referred to as the said "**BHAT PROPERTY**"

SCHEDULE NO.I

(Description of the said Larger Property)

All that piece and parcel of land or ground admeasuring 5641.29 sq. mtrs., bearing Final Plot No. 22, having corresponding CTS No.23, Town Planning Scheme No.1, situated at Village Erandwane, Pune within limits of the Municipal Corporation of the city of Pune, and within jurisdiction of Registration District Pune and bounded as follows:

On or towards East	:	By Final Plot No.25
On or towards South	:	By Dhondumama Sathe Institute and Sanjiwani Hospital
On or towards West	:	By Public Road
On or towards North	:	By Swapna Nagari Project and beyond that Karve Raod.

Schedule II (A)

(Description of the said Kasat Property)

All those right to use, utilize and consume on all that Sub-Plot No.22B, lying on west side, admeasuring about 4,165.34 sq. mt. described in Schedule – II(B) hereunder, out of the said Larger Property particularly described in Schedule – I above, the followings arising out of and relating to all that Sub-Plot No.22A, laying on eastside,

Adv. Anil G. Sardesai, M.Com., LL.M. Pune

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admeasuring about 1289.19 sq. mtrs., out of Final Plot No.22 situate at village Erandwane of City of Pune, more particularly described in Schedule – I above, comprising of the following :

FAT / FSI originating from physical area of the "Schedule – II Property" for being used on the "Schedule – III Property"	589.19 sq. mt.
Right to use, utilize and consume TDR permissible with respect to "Schedule – II Property" for being used on the "Schedule – III Property"	773.51 sq. mt.
Ground coverage out of "Schedule – II Property" for being used on the "Schedule – III Property"	289.59 sq. mt.

Schedule II(B)
(Description of the said Society Property)

All that piece and parcel of land or ground admeasuring 4165.34 sq. mtrs., bearing Sub Plot No.22B, out of the said Larger Property along with old structures standing thereon admeasuring area 35374.55 sq. ft. built up, known as "Swapnasamrat Co-operative Housing Society Ltd.", bounded as follows :

On or towards East	:	By Ravindra Kasat Bungalow i.e. Schedule II(C property
On or towards South	:	By partially schedule II(B) property and partia Dhondumama Sathe Institute and Sanjiwani Hospital
On or towards West	:	By Public Road
On or towards North	:	By Swapna Nagari Project and beyond that Karve Raod.

Schedule II(C)
(Description of the said Bhat Property)

All that piece and parcel of land or ground admeasuring 186.83 sq. mtrs., out of the Schedule I Property and bounded as follows :

On or towards East	:	By balance area of CTS No.23, F.P. No.22
On or towards South	:	By Dhondumama Sathe Institute and Sanjiwa Hospital
On or towards West	:	By Public Road
On or towards North	:	By Swapna Nagari Project and beyond that Karve Raod.

(i) Shri. Ravindra Ramesh Kasat and Smt. Sushila Ramesh Kasat, have clear and marketable title to Kasat Property and My Client has acquired rights to utilize available FSI, permissible TDR and ground coverage out of the said Kasat Property by virtue of the registered Agreement to Exchange and Power of Attorney, for the consideration and on the terms and conditions detailed therein.

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(ii) Swapna Samrat Co-operative Housing Society has a clear and marketable title to the said Society Property and My Client has acquired development rights of the said Society Property by virtue of registered Development Agreement and Power of Attorney, for the consideration and on the terms and conditions detailed therein.

(iii) My client has purchased the Bhat Property by registered Sale Deed executed by its owner, Smt. Aruna Ashok Bhat in my client's favour and My Client has clear and marketable title to the said Bhat Property as absolute owner thereof.

Thus, My Client has acquired rights in the said Property as detailed hereinabove and is constructing a residential project namely "**SWAPNASAMRAT**" thereon by obtaining all requisite sanctions and permissions from the Collector, Pune and other competent authorities, and it is entitled to develop and construct a residential project on the said Property and to dispose of apartments in the same.

There are following litigations pending in respect of the said Property

1. Special Civil Suit No.643/2014 at C.J.S.D., Pune
2. Regular Civil Suit No.401/2014 at PMC Court, Pune
3. Misc. Civil Application No.104/2016 at District Court, Pune

There are no prohibitory orders passed by any of the aforesaid courts in any of the cases restricting development, construction and sale of the said Project by My Client.

Besides, there is an encumbrance of IDBI Trusteeship Services Ltd. created by two registered Debenture Trust Deeds dated 29.10.2015 and 26.10.2015.

In the said Principal Search Report and subsequent Supplementary Search Reports title flow of the said Property and aforesaid litigations and encumbrances are elaborated in detail. Since the said Principal Search Report together with the said Supplementary Search Reports and the Latest Supplementary Search Report collectively form a bulky document, My Client informed me that it intends to submit this Title Certificate for the purpose of registration of the said Project under The Real Estate (Regulation and Development) Act, 2016, and the rules thereunder and annex the same to the agreements for sale the apartments in the said Project and confirmed that it shall provide the aforesaid Principal Search Report and all subsequent Supplementary Search Reports to the allottees of apartments.

This Title Certificate is thus issued subject to the contents of the Title Search Report and subsequent Supplementary Search Reports; and abovesaid litigations and encumbrance.

Anil Sardesai
Advocate

Adv. Anil G Sardesai, M.Com. LLM
Pune

Place : Pune
Date : 12.06.2017