

Adv. Prashant Karanraj Parmar, (B.Com, LL.B)

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Date- 16.04.2018

To,
M/S. VILAS JAVDEKAR ECO SHELTERS PVT. LTD.
306, Siddharth Towers, Sangam Press Road,
Kothrud, Pune 411 038

SUPPLEMENTAL TITLE CERTIFICATE

- Re: A) All that piece and parcel of land admeasuring 3911.32 Sq. Mtrs, bearing Survey No. 286 Hissa No. 4/1/A/Open Space (Old Survey No. 286 Hissa Nos. 4, 5 and 6) situated at Village Maan, Sub-Registration District Mulshi, Taluka Mulshi, District Pune.
- B) All that piece and parcel of land admeasuring 7822.64 Sq. Mtrs, bearing Survey No. 286 Hissa No. 4/1/B/Amenity Space (Old Survey No. 286 Hissa Nos. 4, 5 and 6) situated at Village Maan, Sub-Registration District Mulshi, Taluka Mulshi, District Pune.
- C) All that piece and parcel of land admeasuring 27379.24 Sq. Mtrs, bearing Survey No. 286 Hissa No. 4/1/C/Non Agriculture (Old Survey No. 286 Hissa Nos. 4, 5 and 6) situated at Village Maan, Sub-Registration District Mulshi, Taluka Mulshi, District Pune.
- D) All that piece and parcel of land admeasuring 1706.80 Sq. Mtrs, bearing Survey No. 286, Hissa No. 4/1/D/Road (Old Survey No. 286 Hissa Nos. 4, 5 and 6) situated at Village Maan, Sub-Registration District Mulshi, Taluka Mulshi, District Pune.

Property A to D mentioned above is collectively referred to as "Said Properties", totally admeasuring 40820 Square Meters.

I am issuing this Supplementary title certificate for the Said Properties in continuation to my earlier Title Certificate dated 08.06.2017.

1) Title Documents:

For the purpose of this Supplemental Title Certificate, I have reviewed the following document:

- i) Copy of Mortgage deed dated 15/09/2017, executed between M/s Vilas Javdekar Eco Shelters Pvt. Ltd. and ICICI Bank Limited, registered at the office of Sub registrar Haveli No.22, under Serial No. 9672/2017.
- ii) Copy of Transfer Deed dated 09/03/2018, executed by High Point Nirmitee LLP through its Partners (through PHA M/s Vilas Javdekar Eco Shelters Pvt



Ltd - Director Aditya Vilas Javdekar) in favour of PMRDA, registered with Sub Registrar, Mulshi-2 at Sr. No. 3948/2018, (relating to Amenity handover area totally adm 7822.64 sq. mtrs. out of sanctioned layout & bearing Survey No. 286/4/1/B Amenity space)

2) **Observations:**

Based on my previous title certificate dated 08.06.2017, issued in favour of M/s Vilas Javdekar Eco Shelters Pvt. Ltd and aforesaid documents furnished to me , it appears that, by and under Mortgage deed dated 15/09/2017 registered with office of Sub Registrar, Haveli 22, Pune on September 15, 2017 vide registration no. 9671/2017, M/s Vilas Javdekar Eco Shelters Pvt. Ltd. has created further charge by way of mortgage on the Said Properties, in favour of ICICI bank Ltd for its Rupee loan facility of 70.00 crores. Further by way of Restated and Amended Debenture Trust Deed dated January 19, 2018 and registered with office of Sub Registrar, Haveli 22, Pune on January 19, 2018 vide registration no. 940/2018 Vistra ITCL (India) Ltd. has agreed that its charge shall be second to the charge created by ICICI Bank.

By Transfer Deed dated 09/03/2018 (registered with Sub Registrar, Mulshi-2 at Sr. No. 3948/2018), Amenity space area totally admeasuring 7822. 64 sq. mtrs., out of sanctioned layout and having Survey No. 286/4/1/B Amenity space, stands transferred by High Point Nirmitee LLP through its Partners (through PHA M/s Vilas Javdekar Eco Shelters Pvt Ltd - Director Aditya Vilas Javdekar) unto and in favour of PMRDA.

3) **Certificate of Title:**

In view of what is stated hereinabove, subject to what is stated above, I certify that, High Point Nirmitti LLP is the owner of the Said Properties and has marketable title thereto and M/s. Vilas Javdekar Eco Shelters Pvt. Ltd. is well and sufficiently entitled to the Development rights of the said properties, subject to -

- a) English Mortgage in favour of Vistra ITCL (India) Limited.
- b) English Mortgage in favour of ICICI bank
- c) Road widening area 1706.80 Sq. Mtrs part of the Said Properties as per sanctioned plan) having Survey No.286, Hissa No. 4/1/D/Road & Amenity space area totally admeasuring 7822. 64 sq. mtrs., part of the Said Properties as per sanctioned plan) having Survey No. 286 Hissa No. 4/1 Amenity space, stands transferred in favour of PMRDA.
- d) Mortgages in favour of Housing finance companies to secure housing loans availed by the Apartment Allottee's.

Date- 16.04.2018



Prashant
(PRASHANT K. PARMAR)
ADVOCATE