ADVOCATE
Anil Sardesai
M.COM., LL.M

CTS No. : 40/11, F. P. No. 56/11,
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TITLE CERTIFICATE

At the instance of **MATRIX DEVELOPERS PVT. LTD.** a company duly registered and incorporated under the Indian Companies Act, 1956, having its registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Vile Parle (East), Mumbai 400 507 and having site office at Forest Trails, Survey No.97, Matalwadi Road, Bhugaon, Taluka Mulshi, Dist. Pune through its Director, Shri. Sudesh Khatawkar herein after referred to as "**MY CLIENT**", I had issued two Supplementary Search and Title Reports dated 06.03.2014 and 25.02.2016 of all that pieces and parcels of lands totally admeasuring 52 Hectares 64.95 Ares, all situated at Village Bhugaon, Tal. Mulshi, District Pune, hereinafter referred to as the said "**TOWNSHIP LANDS**", on the basis of and in continuation of the Title and Search Report issued by Adv. A.R. Kulkarni, Sadanand Apartments, 2nd floor, 977/A-3, Gokhale Nagar road, Bhamburda, Pune – 411 016, on 01/06/2012 (the "**PRINCIPAL SEARCH REPORT**").

My Client had undertaken development and construction of a Special Township Project named "**FOREST TRAILS**", hereinafter referred to as the said "**TOWNSHIP PROJECT**" on the said Township Lands by obtaining all requisite sanctions and permissions from the Collector, Pune and other competent authorities.

In the meanwhile my client had acquired various additional lands collectively admeasuring 15 Hectare 37.29 Are in the same vicinity, which area is hereinafter referred to as the "**ADDITIONAL LANDS**" and on request of My Client I had issued following discrete Search and Title Reports in respect of the Additional Lands as and when the same where acquired by My Client.

		Survey Number	Area (Hectare – Are)	Date
1.	Search Report and Title Opinion	113/1/1	00 - 40	05.10.2013
		113/1/2	00 - 40	
		113/1/3	00 - 40	
		113/1/4	00 - 40	
		113/1/5	00 - 40	
		113/1/6	00 - 40	
		113/1/7	00 - 34	
2.	Search Report and Title Opinion	102/1/3	00 – 9.00	29.08.2013
3.	Search Report and Title Opinion	84/2	00 – 17.98	29.08.2013
4.	Search Report and Title Opinion	84/2	00 – 14.41	30.08.2013
5.	Search Report and Title Opinion	83	02 - 90	29.08.2013
6.	Search Report and Title Opinion	80/1	02 - 00	29.08.2013
7.	Supplementary Search Report	Properties at serial No.1 to 7 above		16.01.2015
8.	Search Report and Title Opinion	84/1	03 – 53.60	23.03.2015
9.	Search Report and Title Opinion	36	03 – 17.80	
10.	Search Report and Title Opinion	89/1 & 89/2	00 – 60.50	23.03.2015
			15 – 37.29	

My client has acquired easementary rights in respect of area admeasuring 00 Hectare 21.20 Ares of Survey No.40/1 from its owner by duly registered agreement. Besides My Client has been granted consent by owner of land bearing Survey No.84/1 for including his area admeasuring 00 Hectare 01.60 Ares in to the Township Land.

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

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Subsequently, My client has included the Additional Lands, the aforesaid easementary rights and the area granted by consent letter in the Township Land by obtaining all requisite sanctions and permissions from concerned competent authorities and thus the area of Township Land has been enlarged to 68 Hectare 24.50 Are, which is more particularly described in SCHEDULE I given hereunder.

On 30.05.2017 I have issued a combined Supplementary Search Report in respect of the Township Land in continuation to the Principal Search Report, all the aforesaid Search Reports and Title Opinions in respect of additional land and the Supplementary Search Reports detailed hereinabove.

As elaborated in the aforesaid Principal Search Report and various subsequent Search and Title Reports and Supplementary Search Reports, by virtue of various registered Sale Deeds My Client has become absolute owner of portions of the said Township Land totally admeasuring 59 Hectare 88.59 Ares and it has clear and marketable title to that portion of the said Lands owned by him subject to the contents of the aforesaid Principal Search Report and subsequent Supplementary Search Reports. Further My Client has acquired exclusive development rights in respect of lands totally admeasuring 5 Hectare 85.31 Are from owners thereof, by registered development agreements, power of attorneys. Besides owners of land admeasuring 2 Hectare 29.40 Ares have given their written consent to My Client for development and construction of said Township Scheme and owners of land admeasuring 00 Hectare 21.20 Ares have granted easement rights to My Client. Accordingly, My Client owns, possesses or is otherwise sufficiently entitled to the said Lands; subject to the litigations and mortgage detailed herein below.

My Client has completed construction of various residential schemes under the Township Project and has formed three Societies of allottees of the respective residential schemes on portion of the said Lands, namely "Forest Trails Bungalow No.1 to 166 Co-operative Housing Society Ltd." and "Forest Trails Unit-2 Co-operative Housing Soc. Ltd." and "Forest Trails Pebbles Co-operative Housing Society Ltd." the said societies are presently functioning thereon, conveyances of the respective schemes in favour the Societies are under process.

On further request of My Client, I am issuing this Title Certificate in respect of an area admeasuring 6698.03 sq. mtrs. carved out of the said Township Lands more particularly described in Schedule II given hereunder, hereinafter referred to as the said **"PROJECT LAND"**, on which construction of the project **"FOREST TRAILS HIGHLAND TOWER 7 & 8"** is in process, hereinafter referred to as the said **"PROJECT"** . 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.

My client has availed financial assistance by mortgaging *inter alia* certain portion of the said Township Land – including the said Project Land, by Mortgage deed dated 04.05.2017, registered at the office of sub registrar, Mulshi- 2 at serial No.5242/2017 on the same date in favour of HDFC Ltd., Shivajinagar, Pune under terms and conditions mentioned therein.

There are certain litigations pending in respect of the said Township Land and/ or said Township Project as tabulated below, wherein there is no prohibitory or adverse order passed as against development, construction and sell of the said Project by My Client :

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Sr. No.	Name of the Court	Type of case	Case No.	Role of the Promoter	Litigation for:
1	C.J.J.D., Pune	Civil-Misc. Application	117/10	Applicant	Setting aside the order dated 24-06-2009 below Exh. 1 in Final Decree Application No. 1021/97 and also for squashing and setting aside judgement and decree dated 22-06-98 in RCS No.1021/97 passed by Hon'ble Civil Judge Jr. Div.
2	C.J.J.D., Pune	Civil Suit-Regular	1367/2014	Defendant	Suit for mandatory injunction and directions
3	High Court, Mumbai	Writ Petition-Civil	8020/2010	Petitioner	Challenging the Impugned Show Cause Notice / Demand Notice dated 14/03/2009 and 23/12/2009 issued to the Petitioner.
4	C.J.S.D., Pune	Civil Suit-Special	1480/11	Defendant	Suit for declaration, perpetual injunction, partition and possession
5	Additional Collector Pune	RTS Appeal	249/2017	Appellant	Challenging the order dated 14/12/2016 passed by SDO Maval-Mulshi

Except the Civil Misc. Application No.117/2010, all the litigations listed in the table above are related to other portions of the Township Land and do not affect the Project Land.

I therefore hereby certify that, title of the said Project Land is clean, clear, marketable and free from encumbrance except mentioned hereinabove and subject to the outcome of the aforesaid Civil Misc. Application No.117/2010 and contents of my Principal Search Report and the Supplementary Search Reports and My Client is entitled to develop the said Project on the Project Land and dispose of apartments therein.

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SCHEDULE I

(Description of the said Township Land)

All those pieces and parcels of land totally adm. 68 Hectares 24.50 Ares i.e. 682450 Sq. Mtrs, situated at Village Bhugaon,Taluka: Mulshi, District: Pune, within the limits of ZilhaParishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub-District Taluka Mulshi (Paud), District : Pune consisting of pieces of lands bearing Survey Nos. and Areas as follows:

Sr. No.	Survey/ Hissa No.	Area of land Hectare Ares
1.	16/1	0 45
2.	19/1	0 55

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3.	21/1	0 57
4.	35/1	0 08
5.	35/2	0 11
6.	38/1	0 44.40
7.	44/5	0 20.48
8.	44/5/1	1 12.52
9.	80/1(part)	2 00.00
10.	83 (part)	4 66.69
11.	83 (part)	2 90.00
12.	84/2 (part)	0 12.50
13.	84/2 (part)	0 05.48
14.	84/2 (part)	4 20.06
15.	85/1A	4 47.60
16.	85/1B (part)	1 19.40
17.	86/1/1	3 08
18.	86/1/2	3 95.20
19.	86/2	0 40
20.	88/2	0 62.90
21.	88/3 (part)	0 54.50
22.	89/1(part)	0 13.00
23.	89/2(part)	0 47.50
24.	90/2 (part)	1 77.10
25.	91	0 70
26.	92/1 92/2	0 24 0 35
27.	93/1 93/2	0 08 0 66
28.	94	0 42
29.	95	0 11

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30.	96/2 96/1	0 11 0 17
31.	97	0 20.50
32.	98	0 18
33.	99/1	0 37
34.	99/2	0 41
35.	99/3	0 34
36.	100/1/1	0 42
37.	100/1/2	0 42
38.	101/1	2 29
39.	101/2	0 80
40.	102/1/1	0 40
41.	102/1/2	0 27
42.	102/1/3 (part)	0 09
43.	102/1/3 (part)	0 05
44.	102/3/1 (part)	0 24
45.	102/3/2	0 44
46.	102/4	0 88
47.	102/5	0 07
48.	103/1/1A	0 21
49.	103/1/1B	0 20
50.	103/2	0 41
51.	103/3	0 82
52.	106/2B/2	0 40
53.	106/2B/3	0 40
54.	106/2B/4	0 40
55.	106/2C/2	0 40
56.	106/2C/3	0 40
57.	106/2C/4	0 40

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58.	106/3	0	40
59.	106/4	0	40
60.	112 (part)	4	13.76
61.	113/1/1,	0	40
62.	113/1/2,	0	40
63.	113/1/3,	0	40
64.	113/1/4,	0	40
65.	113/1/5,	0	40
66.	113/1/6,	0	40
67.	113/1/7	0	34
68.	97 (part)	0	20.5
69.	100/2	0	83
70.	102/2	0	88
71.	84/1(part)	3	53.60
72.	84/2(part)	0	14.41
73.	112 (part)	0	79.24
74.	83 (part)	1	47.16
75.	84/2 (part)	0	40
76.	84/2 (part)	0	03.00
77.	36 (part)	2	66.8
78.	36 (part)	0	51
79.	40/1	0	21.20

All the 79 pieces of lands described as above, along with along with all the rights of easement and appurtenances therewith.

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SCHEDULE II
(Description of the Project Land)

All that piece and parcel of portion of land admeasuring 6735 sq.mtrs. out of Sector No.R12 of the said Township Land on which project 'Forest Trails Highland Tower 7 & 8' is being constructed, which land is bounded as follows as per sanctioned PLU dated 29.09.2016 :-

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On or towards East	:	By Sector G40A
On or towards West	:	By Sector No.R12B and OS7
On or towards North	:	By Sector R12 Part
On or towards South	:	By 18 mtr. Township Road and Sector G40A part

Place : Pune

Date : 16.06.2017

Anil Sardesai
Advocate

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