

To,

Pearlite Real Properties Pvt. Ltd.
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli(E), Mumbai 400079

SUPPLEMENTARY TITLE CERTIFICATE

Re : All that pieces and parcels of non-agricultural land mentioned hereinbelow situated at Village Hinjewadi, Taluka Mulshi, District Pune, Sub-District Mulshi within the limits of Zilla Parishad, Pune

- a. Land bearing Survey No. 221/2 admeasuring 53 Ares (hereinafter referred to as the "**Property No. 1**");
- b. Land bearing Survey No. 222/1 admeasuring 40 Ares (hereinafter referred to as the "**Property No. 2**");
- c. Land bearing Survey No. 222/4 admeasuring 45 Ares (hereinafter referred to as the "**Property No. 3**");
- d. Land bearing Survey No. 222/5/1 admeasuring 2 Ares out of land admeasuring 20 Ares (hereinafter referred to as the "**Property No. 4**");
- e. Land bearing Survey No. 222/5/2 admeasuring 4 Ares out of land admeasuring 20 Ares (hereinafter referred to as the "**Property No. 5**");
- f. Land bearing Survey No. 223/1 admeasuring 34 Ares (hereinafter referred to as the "**Property No. 6**");
- g. Land bearing Survey No. 223/2 admeasuring 1 Hectare 25 Ares (hereinafter referred to as the "**Property No. 7**");
- h. Land bearing Survey No. 223/3 admeasuring 49 Ares (hereinafter referred to as the "**Property No. 8**");
- i. Land bearing Survey No. 223/4 admeasuring 26 Ares (hereinafter referred to as the "**Property No. 9**");
- j. Land bearing Survey No. 223/5 admeasuring 84 Ares (hereinafter referred to as the "**Property No. 10**");
- k. Land bearing Survey No. 224/1 admeasuring 1 Hectare 12 Ares (hereinafter referred to as the "**Property No. 11**");
- l. Land bearing Survey No. 224/2/1 admeasuring 33 Ares (hereinafter referred to as the "**Property No. 12**");
- m. Land bearing Survey No. 224/2/2 admeasuring 33 Ares (hereinafter referred to as the "**Property No. 13**");
- n. Land bearing Survey No. 224/3 admeasuring 60.09 Ares (hereinafter referred to as the "**Property No. 14**");

- o. Land bearing Survey No. 224/4 admeasuring 16 Ares (hereinafter referred to as the "**Property No. 15**");
- p. Land bearing Survey No. 224/5 admeasuring 53 Ares (hereinafter referred to as the "**Property No. 16**");
- q. Land bearing Survey No. 224/6 admeasuring 28 Ares (hereinafter referred to as the "**Property No. 17**");
- r. Land bearing Survey No. 224/7 admeasuring 9.06 Ares (hereinafter referred to as the "**Property No. 18**");
- s. Land bearing Survey No. 225/1/1A admeasuring 20 Ares (hereinafter referred to as the "**Property No. 19**");
- t. Land bearing Survey No. 225/1/1B admeasuring 53 Ares (hereinafter referred to as the "**Property No. 20**");
- u. Land bearing Survey No. 225/1/1C admeasuring 20 Ares (hereinafter referred to as the "**Property No. 21**");
- v. Land bearing Survey No. 225/1/2 admeasuring 44 Ares (hereinafter referred to as the "**Property No. 22**");
- w. Land bearing Survey No. 225/2 admeasuring 25 Ares (hereinafter referred to as the "**Property No. 23**");
- x. Land bearing Survey No. 225/3 admeasuring 45 Ares (hereinafter referred to as the "**Property No. 24**");
- y. Land bearing Survey No. 226/1 admeasuring 93 Ares (hereinafter referred to as the "**Property No. 25**");
- z. Land bearing Survey No. 226/2 admeasuring 99 Ares (hereinafter referred to as the "**Property No. 26**");

All the aforesaid Property Nos. 1 to 26 are hereinafter collectively referred to as "**said Properties**"
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We are issuing this Supplementary Title Certificate for the said Properties on the request of Pearlite Real Properties Pvt. Ltd. and in continuation of our Certificate on Title dated 10 March 2017 with respect to the said Property.

1. **Title Documents:**

For the purpose of this opinion, we have reviewed the following documents:

- a. Photocopy of Development Permission and Commencement Certificate bearing No. BMU/Vill. Hinjewadi/S. No. 221/2 and others/Pra. Kra. 11/16-17 dated 3

March 2017 issued by the Pune Metropolitan Regional Development Authority, Pune;

- b. Photocopy of the Development Agreement dated 30 March 2017 executed by RR Mega City Builders Limited in favour of Peralite Real Properties Pvt. Ltd., registered with the office of Sub-Registrar, Mulshi No. 2, Pune at serial No. 3644/2017;
- c. Photocopy of the Power of Attorney dated 30 March 2017 executed by RR Mega City Builders Limited in favour of Peralite Real Properties Pvt. Ltd., registered with the office of Sub-Registrar, Mulshi No. 2, Pune at serial No. 3645/2017;
- d. Photocopy of Memorandum of Satisfaction of Charge dated 3 April 2017 issued by the Ministry of Corporate Affairs, Registrar of Companies, Mumbai;

2. **Brief history:**

- a. It appears that RR Mega City Builders Limited (**RR Mega City**) made an application requesting for sanction of the layout and building plan in respect of the said Properties and for permission to commence construction thereon. By a Development Permission and Commencement Certificate bearing No. BMU/Vill. Hinjewadi/S. No. 221/2 and others/Pra. Kra. 11/16-17 dated 3 March 2017, the Pune Metropolitan Regional Development Authority, Pune sanctioned the layout and building plans and also granted permission to commence construction on the said Properties on the terms and conditions more particularly stated therein.
- b. By a Development Agreement dated 30 March 2017, registered with the office of Sub-Registrar, Mulshi No. 2, under Serial No. 3644/2017, made and entered into between RR Mega City through its authorised signatory, Kalyani Shukla therein as the Owners and Pearlite Real Properties Pvt. Ltd. through its authorised signatory, Amandeep Singh therein as the Developers, the Owners therein granted development rights in respect of a portion of land, admeasuring 102,853 sq. meters with a saleable area potential of 16,77,000 sq. feet as more particularly stated therein, out of the said Properties in favour of the Developer therein in the manner, for the consideration and on the terms and conditions as stated therein. Pursuant thereto, the Owners therein also executed a Power of Attorney of even date, in favour of the Developers therein, appointing the Developer therein as their attorney to do all acts, deeds, matter and things as

more particularly stated therein. The said Power of Attorney dated 30 March 2017 is registered with the office of Sub-Registrar, Mulshi No. 2, under Serial No. 3645/2017.

- c. From the Memorandum of Satisfaction of Charge dated 3 April 2017 issued by the Ministry of Corporate Affairs, Registrar of Companies, Mumbai, it appears that RR Mega City has repaid the loan of Rs. 150,00,00,000/- (Rupees One Hundred and Fifty Crores Only) availed from the Standard Chartered Bank, as mentioned in Certificate on Title dated 10 March 2017, and accordingly the charge of the said Standard Chartered Bank over the said Properties was deleted.

- 3. Subject to what is stated hereinabove and in our Certificate on Title dated 10 March 2017 and further what is stated hereinabove, we state as follows:

- a. RR Mega City Builders Limited is the owner of the said Properties and has free and marketable title thereto;
- b. Pearlite Real Properties Pvt. Ltd. is entitled to development rights in terms of the said Development Agreement dated 30 March 2017;

4. GENERAL

- a. This Supplementary Certificate on Title is issued solely on the basis of the documents provided by you as mentioned in Para 1 hereinabove and we have no obligation to update this Supplementary Certificate on Title with any information or replies or documents received by us beyond this date.
- b. Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Properties.
- c. We are not qualified to and have not independently verified the area of the said Properties. We have referred to and retained the admeasurements in Hectare/Ares and sq. meters, as we have found them in various documents.
- d. Save as otherwise stated hereinabove, we have not issued any public notice to invite claims from the public at large in respect of title to the said Properties.
- e. For the purpose of this Supplementary Certificate on Title, we have assumed:

- i) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - ii) That there have been no amendments or changes to the documents examined by us.
 - iii) The accuracy and completeness of all the factual representations made in the documents.
 - iv) That all prior documents have been adequately stamped and duly registered.
 - v) Any statements in the documents, authorization or any certificates or confirmations relied upon by us for issuance of this Supplementary Certificate on Title is correct and otherwise genuine.
 - vi) Each document binds the parties intended to be bound thereby.
 - vii) Photocopies provided to us are accurate photocopies of originals.
- f. For the purposes of this Supplementary Certificate on Title, we have relied upon information relating to:
 - i) All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - ii) Boundaries on the basis of the documents provided to us by the clients.
- g. For the purposes of this Supplementary Certificate on Title, we have relied upon:
 - i) Photocopies of documents where original documents of title were not available.
 - ii) Photocopies of 7/12 Extracts in respect of the said Properties.
- h. For the purpose of this Supplementary Certificate on Title, we have relied upon information relating to lineage, on the basis of revenue records and information provided to us by you.
- i. We are not certifying the boundaries of the said Properties nor are we qualified to express our opinion on physical identification of the said Properties. We also

do not express our opinion on matters related to actual physical use of the said Properties.

- j. We express no view about the zoning/user/reservations/FSI/or developability of said Properties.
 - k. Unless specifically stated otherwise, we have not carried out any searches in any courts and have presumed that there is no pending litigation, proceedings, enquiry, etc. before any court of law, tribunal, etc. in respect of the said Properties.
 - l. We have not verified issues relating to acquisition and / or reservation of the said Properties or any portion thereof by Governmental Authorities.
 - m. We have not verified the market value of the Properties involved nor whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion thereon.
 - n. We are not authorized or qualified to express an opinion relating to plan permissions, approval or development potential of the said Properties.
 - o. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
 - p. This Supplementary Certificate on Title is an opinion based on the documents perused by us and has been so given at the request of the client to whom it is addressed.
 - q. This Supplementary Certificate on Title is limited to the matters pertaining to Indian Law (as on the date of this Supplementary Certificate on Title) alone and we express no opinion on laws of any other jurisdiction.
5. This opinion is addressed to Pearlite Real Properties Pvt. Ltd. alone. This opinion may not be furnished, quoted or relied on by any person or entity other than Pearlite Real Properties Pvt. Ltd. for any purpose without our prior written consent. It may however be disclosed or furnished by Pearlite Real Properties Pvt. Ltd. as may be required in

connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.

Dated this 13th day of April 2017.

For M/s. Hariani & Co.

A handwritten signature in blue ink, appearing to read 'P. Hariani', with a long horizontal flourish extending to the right.

Partner.

