

To,
Total Environment Building Systems Private Limited
"Imagine" No. 78,
ITPL main Road,
EPIP Zone, Whitefield,
Bangalore- 560066.

TITLE CERTIFICATE

Re: All that piece and parcel of land admeasuring 22,690 sq. mtrs., i.e. 2 Hectares 26.90 Ares carved out of larger land admeasuring 3 Hectares 27.67 Ares bearing Survey No. 28 Hissa No. 1 to 20/A1/2B situated at Village Wanowrie, Taluka Pune City, District Pune within the limits of Pune Municipal Corporation (hereinafter referred as 'the said Property').

We are issuing this Supplementary Title Certificate in continuation of our Title Certificate dated 28 August 2013 issued in respect of the said Property. We had earlier investigated the title of Uday Narayanrao Borawake Hindu Undivided Family and Total Environment Building Systems Private Limited with respect to the said Property and had issued the aforesaid Title Certificate dated 28 August 2013.

1. Title Documents:

For the purpose of this Supplementary Title Certificate, we have reviewed the following documents:

- a. Certified copy of 7/12 Extract for the years 2001 to 2015 with respect to the said Property.
- b. Original Search Report of the Index II Registers dated 1 July 2015 issued by Advocate Mr. Kailash M. Thorat in respect of the said Property.
- c. Original letter dated 13 July 2015 addressed by Total Environment Building Systems Private Limited to us.

2. Brief History:

In continuation of our previous Title Certificate dated 28 August 2013 issued to Total Environment Building Systems Private Limited and based on the aforesaid documents and the information furnished to us, we observe as follows:

- a. As per the 7/12 extracts for the years 2010-2015 in respect of the larger parcel of land bearing Survey No. 28 Hissa No. 1 to 20/A1/2B, it appears that the name of Pune Municipal Corporation continues to reflect in the owner's column of the said 7/12 extract as the owner of an area admeasuring 677.17 sq. mtrs. out of the aforesaid larger parcel of land and the name of Udaysinh Narayanrao

Borawake continues to reflect therein as the owner of the balance area [inclusive of the said Property].

- b. Mr. Kailash M. Thorat, Advocate, has carried out search of the Index-II registers maintained with the Sub-Registrar Offices at Haveli, Pune, for the period from the year 2013 till 1 July 2015 with respect to the said Property and he has submitted his Search Report dated 1 July 2015. On perusal of the said Search Report, it appears that no adverse entries are reflected therein with respect to the Property.
 - c. At the instructions of our client, we have not issued any public notice with respect to the said Property.
 - d. Total Environment Building Systems Private Limited has, by its letter dated 13 July 2015 addressed to us, informed us that the said Property is not the subject matter of any suit, revenue proceeding, tax proceeding, appeal, petition, etc. nor the same is the subject matter of any attachment either before or after judgment and there is no notice of lis pendens or attachment subsisting or pending in respect of the said Property. Total Environment Building Systems Private Limited has further informed us that the said Property and/or any part/s thereof has not been mortgaged to any bank or financial institutions nor any encumbrances or any third party rights of any nature whatsoever have been created in respect of the said Property.
3. In view of what is stated herein and subject to what is stated hereinabove, we certify that Uday Narayanrao Borawake Hindu Undivided Family is the owner of the said Property and Total Environment Building Systems Private Limited has the right to develop the said Property in terms of the Joint Development Agreement dated 4 July 2008 [referred to in our previous Title Certificate dated 28 August 2013].
4. **General**
- a. This Supplementary Title Certificate is issued solely on the basis of the documents provided by you as mentioned in Para 3 hereinabove and we have no obligation to update this Supplementary Title Certificate 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 Property.

- c. We are not qualified to and have not independently verified the area of the said Property. 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 Property.
- e. For the purpose of this Supplementary Title Certificate, 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 Title Certificate 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 Title Certificate, 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 Title Certificate, 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 Property.

- h. For the purpose of this Supplementary Title Certificate, 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 Property nor are we qualified to express our opinion on physical identification of the said Property. We also do not express our opinion on matters related to actual physical use of the said Property.
 - j. We express no view about the zoning/user/reservations/FSI/or developability of said Property.
 - 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 Property.
 - l. We have not verified issues relating to acquisition and / or reservation of the said Property or any portion thereof by Governmental Authorities.
 - m. We have not verified the market value of the Property 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 Property.
 - 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 Title Certificate 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 Title Certificate is limited to the matters pertaining to Indian Law (as on the date of this Supplementary Title Certificate) alone and we express no opinion on laws of any other jurisdiction.
5. This opinion is addressed to Total Environment Building Systems Private Limited alone. This opinion may not be furnished, quoted or relied on by any person or entity other than Total Environment Building Systems Private Limited for any purpose without our prior

written consent. It may however be disclosed or furnished by Total Environment Building Systems Private Limited 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 10 day of July 2015.

For M/s. Hariani & Co.

Partner