

ADVOCATE

Anil Sardesai

M.COM., LL.M

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

Silver Breeze Apt., Bhone Colony,

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TITLE CERTIFICATE

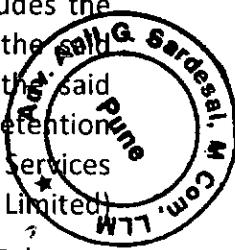
At the instance of FLAGSHIP INFRASTRUCTURES PVT. LTD. a company duly registered and incorporated under the Indian Companies Act, 1956, having its registered office at 101, Somnath, Ram Mandir Road, Vile Parle (East), Near Tilak Mandir, Mumbai 400 507 and having site office at Survey No. 119 (part) to 125 + 154(part) to 160 + 160/2 to 171+ 173, Plot No.1, Blue Ridge, behind Cognizant, Rajiv Gandhi Infotech Park-Phase I, Hinjawadi, Pune: 411 057, through its Director, Shri. Abhijit Prakash Kadam hereinafter referred to as "MY CLIENT", I have issued latest Supplementary Search and Title Report of all that pieces and parcels of lands totally admeasuring 43 Hectares 56.74 Ares, situated at Village Hinjawadi, Tal. Mulshi, District Pune, more particularly described in Schedule I given hereunder, and referred hereinafter as the said "TOWNSHIP LAND" on 15/05/2017, in continuation to the previous Title and Search Reports in respect of various portions of the said Township Land issued by me from time to time on 21/08/2008, 25/10/2008, 02/03/2009, 16/02/2009, 02/04/2009, 28/04/2009 (collectively the "SEARCH AND TITLE REPORTS") and subsequent Supplementary Search Reports thereto issued on 17/03/2009, 06/04/2009, 10/03/2010, 27/10/2010, 21/12/2010, 26/07/2011, 14/10/2011, 13/09/2012, 04/01/2013, 16/10/2013, 25/11/2014 and on 14/08/2015 (collectively the "SUPPLEMENTARY SEARCH REPORTS").

By virtue of various registered Sale Deeds My Client has become absolute owner of the said Township Land and it has clear and marketable title to the same and its name appears on the Village Form No.VII/XII of the said Township Land and as such, My Client owns, possesses or is otherwise sufficiently entitled to the said Township Land; subject to the litigations and mortgage detailed herein below.

My Client has undertaken development and construction of a Special Township Project named "BLUE RIDGE" on the said Township Land by obtaining all requisite sanctions and permissions from the Collector, Pune and other competent authorities and has formed two Societies on portion of the said Township Land, and the said societies are presently functioning thereon, conveyances in respect of which are yet to be executed.

On further request of My Client, I am issuing this Title Certificate in respect of an area admeasuring 7228 sq.mtrs carved out of the said Township Land, more particularly described in Schedule II given hereunder, hereinafter referred to as the said "PROJECT LAND", on which construction of the project "Blue Ridge Project C Land T18 & T19" 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 of apartments.

As per Debenture Trust Deed dated 29/10/2015 and registered vide serial No.8871/2015, on 29/10/2015 in the office of Sub-Registrar Mulshi-2, Pune and Debenture Trust Deed dated 26/10/2015 and registered vide serial No.12242/2015 on 30/10/2015 in the office of Sub-Registrar Haveli-10, Pune respectively, *inter alia* the following rights/property has been mortgaged by My Client – (i) ownership rights of My Client with respect to the land admeasuring 9383.22 Sq.Mtrs. which includes the said Project Land; (ii) Unsold Units of the said Project; (iii) Receivables of the said Project; (iv) Escrow Account of the said Project; (v) Project Documents of the said Project; (vi) Operating Account of the said Project; and (viii) My Client's Retention Account collectively opened for this purpose; in favour of IDBI Trusteeship Services Limited (Acting as a Trustee for Piramal Enterprise Limited and Piramal Finance Limited).



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having its registered office at Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai 400001 for availing finances.

There are certain litigations pending in respect of the said Township Land and/ or said Township Blue Ridge as tabulated below, wherein there is no preventive or adverse order passed as against My Client :

Sr. No.	Name of the Court	Type of case	Case No.	Role of the Promoter	Litigation for:
1	C.J.S.D., Pune	Special Civil Suit	1145/2014	Defendant	Suit for specific Performance and partition and mandatory and perpetual injunction
2	High Court, Mumbai	Writ Petition	8019/2010	Petitioner	Setting aside the show cause/demand notice issued by Tahasildar Mulshi demanding alleged royalty.
3	C.J.S.D., Pune	Special Civil Suit	2633/2012	Plaintiff	Suit for declaration and injunction
4	High Court, Mumbai	Writ petition	WPST/ 25228/2016	Respondent No.1	Challenging the order dated 11.05.2016 in presentation No.08/2016 passed by the Electricity Ombudsman, Mumbai
5	High Court, Mumbai	Writ petition	WPST/ 25230/ 2016	Respondent No.1	Challenging the order dated 11.05.2016 in presentation No.09/2016 passed by the Electricity Ombudsman, Mumbai
6	High Court, Mumbai	Writ petition	WPST/ 6443/ 2016	Respondent No.1	Challenging the order dated 05.12.2015 in case No.27/2015 passed by the Consumer Grievance Redressal Forum, Mumbai.

The litigations at serial No.1 and 3 in the table above are related to other portions of the Township Land and are not affecting the Project Land.

I hereby certify that, title of the said Project Land is clean, clear, marketable and free from encumbrances and My Client is entitled to develop the said Project on the same and dispose of apartments therein, subject to the litigations and mortgage mentioned above.

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SCHEDULE I
(Description of the said Township Land)

All that piece and parcel of land bearing new renumbered Survey No.119 P to 125+154 P to 160+160/2 to 171+173 Plot No.1 admeasuring 43 Hectar 56.74 Ares, situated at Village Hinjewadi, within the Registration District- Pune, Sub-registration District Mulshi (Paud), Taluka-Mulshi and within the limits of Grampanchayat Hinjawadi, Taluka Panchayat Mulshi and Zilla Parishad Pune and which is collectively bounded as follows:-

On or towards East : By 18 Meter internal township road and beyond that remaining area of S. No.122 of Blue Ridge Township

On or towards South : By 18 Meter internal township road and beyond that remaining area in S. Nos.123, 124, 125, 168/5, 168/10, of Blue Ridge Township

On or towards West : By 18 Meter internal township road

On or towards North : By 18 Meter internal township road beyond that notified SEZ area of Blue Ridge Township

SCHEDULE II
(Description of the Project Land)

All that piece and parcel of portion of land admeasuring 7228 sq.mtrs. out of the R2 Sector Land being part of the Township Land along with Towers 18 and 19 being constructed thereon, which land is bounded as follows:-

On or towards East : By internal road of the Township

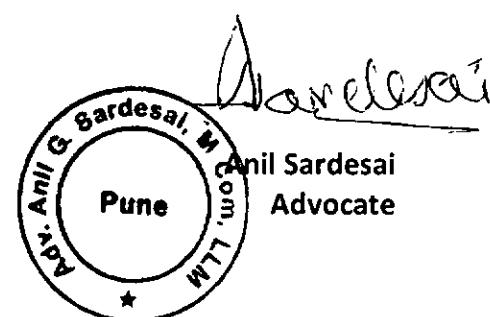
On or towards West : By Towers 20 and 21 of the Township

On or towards North : By Golf course of the Township

On or towards South : By internal road of the Township

Place : Pune

Date : 13.06.2017



MR. Kattare