

Prasanna S Darade

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PSD/18/ 000495

10th December, 2018.

TITLE CERTIFICATE

Re: All those pieces and parcels of land or ground collectively admeasuring 40 Ares i.e. 4000 square metres bearing (i) Survey No. 96 Hissa No. 2/4 admeasuring 10 Ares assessed at Rs. 00=20paise, (ii) Survey No. 96 Hissa No. 2/9 admeasuring 10 Ares assessed at Rs. 00=20paise, (iii) Survey No. 96 Hissa No. 2/10 admeasuring 10 Ares assessed at Rs. 00=20paise and (iv) Survey No. 96 Hissa No. 2/11 admeasuring 10 Ares assessed at Rs. 00=20paise situate at village Tathawade, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune. (Hereinafter collectively referred to as "the said property").

THIS IS TO CERTIFY THAT I have investigated the title of the above captioned property and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 10/12/2018. In pursuance to the said Search and Title Report and subject to what ever is stated therein, I certify that in my opinion, **M/s. DNV Realty**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business Elite House, 93 B/6, Senapati Bapat Road, Shivajinagar, Pune 411 053, through the hands of two of its Partners (i) Mr. Rohan Vijaykumar Dudhedia and (ii) Mr. Nilesh Dnyandeo Patil are well and sufficiently entitled to the said property as the owners thereof and have a marketable title to the same and that the said property is free from known encumbrances and claims and are entitled to develop the said property and to sell and/or dispose the units/tenements in the building/s to be constructed thereon in the project to be known as "DNV Elvira" to any intending purchaser/s.

Dated this 10th day of December, 2018.

Prasanna S Darade

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Advocate

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