

■ **Office:**

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Mrs. Arati A. Joglekar

B.Com., LL.B.

ADVOCATE

Ref. No.:

Date :

27/07/2017

Title Certificate

This is to certify that, **DSK Global Education and Research Limited**, a Company incorporated under the Companies Act, 1956, (hereinafter referred to as 'the said Company') having registered Office at S. No. 53,54 & 55 village Fursungi, Taluka Haveli Dist- Pune, are Owners of the property described in Schedule written hereunder and have further exclusive rights of the Flats to be constructed on the property described in the Schedule written hereunder (As per Development Agreement Dt. 31/12/2013).

'SCHEDULE'

All that pieces and parcel of land bearing Gat No. 186 (Old S. No. 22/1) admeasuring 01 H 20 R out of which 01 H 00 R assessed at Rs. 00.87 Paise of Village Kirkatwadi, situated within the local limits of village Kirkatwadi, Grampanchayat Kirkatwadi, Taluka Haveli, Dist. Pune, and other adjacent lands of village Kirkatwadi and Dhayari and within the jurisdiction of Sub-Registrar Haveli and the same is bounded as under:-

On or towards East	: By part of S. No. 122 of village Dhayari
On or towards West	: By remaining land of Gat No. 186 of village Kirkatwadi
On or towards North	: By Gat No. 90 of village Kirkatwadi
On or towards South	: By Gat No. 187 of village Kirkatwadi

(Hereinafter referred to as "The Said Property")

OPINION

This is certified that DSK Global Education and Research Limited is Owner of the property described in Schedule written herein above and in pursuance of the

Development Agreement Dt. 31/12/2013, M/s D. S. Kulkarni Developers Ltd has exclusive right to develop said property bearing Gat No. 186 area admeasuring about 01 H 00 R village Kirkatwadi. I am further of the opinion that, DSK Global Education and Research Limited will become exclusive owner of the constructed Flats as per the Development Agreement Dt. 31/12/2013 and they are entitled to further sell the same to any prospective Purchasers.

Said M/s D. S. Kulkarni Developers Ltd & DSK Global Education and Research Limited have availed certain credit facility from ICICI Bank Ltd. against which vide Mortgage Deed dated 9/08/2016 is registered at document serial no. 6178/2016 with the Office of Sub-Registrar Haveli No. - XIII. Said Bank has created their charge on the said property.

I accordingly certify that except charge of said Bank, there is no other encumbrance on the said property.



Mrs. Arati A. Joglekar
Advocate