



Uday Kulkarni B. Com. LL.B.
(Advocate & Notary)
Senior Partner

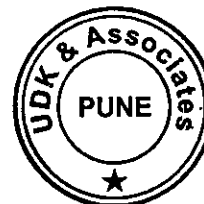
Adv. Vishal Kulkarni
B.S.L., L.L.M (U.K.)
Partner

Adv. Yogin Kulkarni
B. Com. LL.B.
Partner

SEARCH AND TITLE CERTIFICATE

At the instance of our client - Promoter - SNOWFLOWER PROPERTIES PVT. LTD, we have carried out Search and Title investigation in respect of property bearing S. No. 43/1B/44/45/2 area admeasuring 4357.64 sq. mtrs. (Amenity Space No.2), S. No. 43/1B/44/45/4 area admeasuring 23,763.10 sq. mtrs. (D. P. Road), area admeasuring 9840.75 Sq. mtrs. out of S. No. 43/1B/44/45/5 area admeasuring 15440.75 Sq. Mtrs. (Open Space), S. No.43/1B/44/45/6 area admeasuring 3278.33 sq. mtrs. (Internal Road), S. No. 43/1B/44/45/7 area admeasuring 605.00 sq. mtrs. (Transformer Area), S. No. 43/1B/44/45/B area admeasuring 5695.22 sq. mtrs. (Plot B) and an area admeasuring 72143.96 sq. mtrs. Out of S. No. 43/1B/44/45/A area admeasuring 128143.96 sq. mtrs. (Plot A) totally admeasuring 12 Hectare 52 Ares i.e. 125284.00 sq. mtrs. lying, being and situated at Village Kondhwa Budruk, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation, belonging to M/S. JAIRAJ DEVELOPERS UNIT 11 and have issued Search & Title Report on 23/09/2013. Subsequently in continuation, we have issued Supplementary Search & Title Report on 26/06/2017. For want of space in the Registration Form of Real Estate (Regulation & Development) Act 2016 (RERA), those reports cannot be uploaded on the website. However, the Promoter - SNOWFLOWER PROPERTIES PVT. LTD shall be giving detailed Search & Title Report, together with Supplementary Report/s to the allottees before entering into Agreements with them.

Though we have already mentioned details of litigations and encumbrances in our above Search & Title Report and Supplementary Report/s thereto, we once again give details of the litigations and encumbrances as under:-





LITIGATIONS:

Sr. No.	Court name	Case No.	Year	Present status
1.	C.J.S.D.	Civil M.A. 200965/2015	2015	Notice Unready

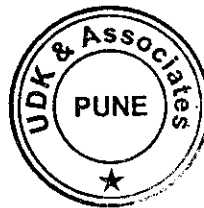
(There is/are no any prohibitory order/s in the above litigations against Owners and/or Promoter).

ENCUMBRANCE:

The Developer, ASK Trusteeship Services Pvt. Ltd. (Debenture Trustee) and ASK Real Estate Special Opportunities Fund (Investor) executed the Debenture Trust Deed /Mortgage Deed for Rs. 95.90 Crore in respect of said entire land on 04/12/2014, which is registered at the office of Sub Registrar, Haveli No. 15, at Sr. No. 8821/2014.

Subject to the above litigations and encumbrance, we certify that the Owner - M/S. JAIRAJ DEVELOPERS UNIT 11 possesses good, clean, clear and marketable title to or upon the said property which is without any other encumbrance and the Promoter - SNOWFLOWER PROPERTIES PVT. LTD has got absolute right and full power to develop the said property and construct buildings thereon and to sell the superstructures to the prospective purchasers/allottees.

This Certificate given on 29/07/2017.



For UDK & ASSOCIATES

ADV. UDAY KULKARNI



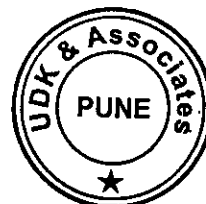
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Partner

Adv. Yogin Kulkarni
B. Com. LL.B.
Partner

SUPPLEMENTARY SEARCH & TITLE REPORT

DESCRIPTION OF PROPERTY : All that piece and parcel of vacant lands bearing S. No. 43/1B/44/45/2 area admeasuring 4357.64 sq. mtrs. (Amenity Space No.2), S. No. 43/1B/44/45/4 area admeasuring 23,763.10 sq. mtrs. (D. P. Road), area admeasuring 9840.75 Sq. mtrs. out of S. No. 43/1B/44/45/5 area admeasuring 15440.75 Sq. Mtrs. (Open Space), S. No.43/1B/44/45/6 area admeasuring 3278.33 sq. mtrs. (Internal Road), S. No. 43/1B/44/45/7 area admeasuring 605.00 sq. mtrs. (Transformer Area), S. No. 43/1B/44/45/B area admeasuring 5695.22 sq. mtrs. (Plot B) and an area admeasuring 72143.96 sq. mtrs. Out of S. No. 43/1B/44/45/A area admeasuring 128143.96 sq. mtrs. (Plot A) totally admeasuring 12 Hectare 52 Ares i.e. 125284.00 sq. mtrs. lying, being and situated at Village Kondhwa Budruk, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and bearing following particulars:





NAME OF THE OWNER

: M/S. JAIRAJ DEVELOPERS UNIT 11

A Partnership Firm having its Place of Business at: A - 1, Success Chambers, 1232, Apte Road, Deccan Gymkhana, Pune - 411 004.

NAME OF THE DEVELOPER

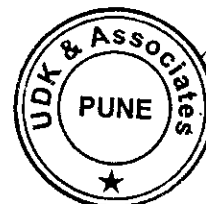
: SNOWFLOWER PROPERTIES PVT. LTD.

In continuation of our earlier Search & Title Report dated 23/09/2013, we have carried out search in the Office of Sub-Registrar, Haveli for the residue period i.e. from 23/09/2013 till date and have also inspected registration books maintained in registration offices and from the same we report that during searches, We have found 2 transactions in respect of the said land as under:-

Our Title Report dated 23/09/2013 is given in the name of existing Owner - M/s. Jairaj Developers Unit 11. Based on our Title Report the Developer - Snowflower Properties Pvt. Ltd. got executed Development Agreement and General Power of Attorney both dated 31/01/2014 in its favour, which are registered at the Office of Sub-Registrar, Haveli No. 15, at Sr. No. 861/2014 & 862/2014 respectively. The Second transaction is about encumbrance and is given as under:-

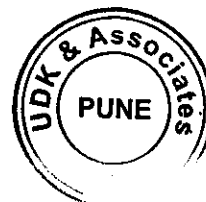
ENCUMBRANCE:

The Developer, ASK Trusteeship Services Pvt. Ltd. (Debenture Trustee) and ASK Real Estate Special Opportunities Fund (Investor) executed the Debenture Trust Deed/Mortgage Deed for Rs. 95.90 Crore in respect of said entire land on 04/12/2014, which is registered at the office of Sub Registrar, Haveli No. 15, at Sr. No. 8821/2014.





The Owner alongwith the Developer amalgamated all Survey Numbers of the layout and accordingly the Pune Municipal Corporation vide its Commencement Order No. CC/1825/14 dated 19/06/2014 has amalgamated the entire property and therefore the old S. Nos. 45/1/1, 45/1/2 (Part), 45/1/3 (Part), 45/1/4, 45/1/4/1, 45/1/4/6, 45/1/4/8A, 45/1/4/8B, 45/1/4/9, 45/2/3/7, 45/3/2, 45/3/14 (Part), 45/3/21, 45/3/21A, 45/4/2 (Part), 45/5/2, 45/5/4, 45/5/7, 45/5/9, 45/5/15, 45/5/3, 45/5/8, 45/5/5, 45/5/5/2, 45/5/5/3, 45/5/5/4, 45/5/5/5, 45/5/5/6, 45/5/5/7, 45/5/5/8, 45/5/5/1/9, 45/5/5/1/10, 45/5/5/1/11, 45/5/5/1/14, 45/5/6, 45/5/11, 45/5/12, 45/5/13, 45/5/16, 45/6/1, 45/6/2, 45/6/3, 45/6/6, 45/6/4, 45/6/4/1, 45/6/4/2, 45/6/4/3, 45/6/4/4, 45/6/5, 45/7/1, 45/7/2, 45/7/7, 45/7/3, 45/7/4, 45/7/5, 45/7/5/1, 45/7/5/1A, 45/7/5/1/1, 45/7/5/1/2, 45/7/5/1/3, 45/7/5/1/4, 45/7/5/1/5, 45/7/5/2, 45/7/5/2A, 45/7/5/2B, 45/7/5/3A, 45/7/5/4, 45/7/5/4A, 45/7/5/5, 45/7/5/5A, 45/7/5/6, 45/7/5/6A, 45/7/5/7, 45/7/5/7A, 45/7/5/8, 45/7/5/8A, 45/7/5/9, 45/7/5/9A, 45/7/5/10, 45/7/5/11, 45/7/5/12, 45/7/5/13, 45/7/5/14, 45/7/5/15, 45/7/5/16, 45/7/6, 45/7/8, 45/7/8/1, 45/7/8/1/1, 45/7/8/1/2, 45/7/8/1/2/2, 45/7/8/1/2/3, 45/7/8/2, 45/7/8/3, 45/7/8/3/1, 45/7/8/3/3, 45/7/8/3/4, 45/7/8/3/5, 45/7/8/3/6, 45/7/8/3/7, 45/7/8/3/8, 45/7/9, 45/7/9/1, 45/7/9/2, 45/7/9/3, 45/7/9/4, 45/7/9/5, 45/7/9/7, 45/7/9/8, 45/7/9/9, 45/7/9/10, 45/7/9/11, 45/7/9/12, 45/7/9/13, 45/7/9/14, 45/7/9/15, 45/7/9/16, 45/7/9/17, 45/7/9/19, 45/7/9/20, 45/7/9/21, 45/7/9/22, 45/7/9/24, 45/7/9/25, 45/7/9/26, 45/7/9/27, 45/7/9/28 & 45/7/9/29 have been changed and new Survey Numbers were formed. The new 7/12 extracts of the new Survey

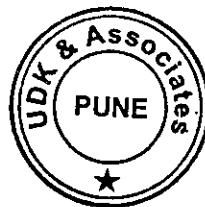




Numbers were formed and the name of the Owner was mutated on these 7/12 extract vide Mutation Entry Nos. 31805 & 32275 respectively. The new Survey Numbers formed after amalgamation are as under:-

- 1) S. No. 43/1B/44/45/2 area admeasuring 4357.64 sq. mtrs. (Amenity Space No.2)
- 2) S. No. 43/1B/44/45/4 area admeasuring 23,763.10 sq. mtrs. (D. P. Road)
- 3) Area admeasuring 9840.75 Sq. mtrs. out of S. No. 43/1B/44/45/5 area admeasuring 15440.75 Sq. Mtrs. (Open Space)
- 4) S. No.43/1B/44/45/6 area admeasuring 3278.33 sq. mtrs. (Internal Road)
- 5) S. No. 43/1B/44/45/7 area admeasuring 605.00 sq. mtrs. (Transformer Area)
- 6) S. No. 43/1B/44/45/B area admeasuring 5695.22 sq. mtrs. (Plot B)
- 7) An area admeasuring 72143.96 sq. mtrs. Out of S. No. 43/1B/44/45/A area admeasuring 128143.96 sq. mtrs. (Plot A)

We are informed that the area belonging to the Owner is wrongly mentioned as 72,143.96 Sq. mtrs. on 7/12 of S. No. 43/1B/44/45/A instead of the correct area 77743.96 Sq. mtrs. and application for correction of area on 7/12 extract has been already made.





SEARCHES:

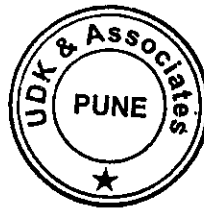
We have caused searches at the Offices of Sub-Registrar, Haveli for the said residue period through our Associate – Adv. Trupti Kale and as per her written report, there are no any additional transactions that have taken place in respect of the said property except which are referred above in this report.

OPINION:

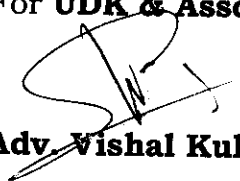
In continuance of our earlier Search and Title Report dated 23/09/2013, we once again confirm that the said M/S. JAIRAJ DEVELOPERS UNIT 11 possesses good, clean, clear and marketable title to the said property under search which is without any other encumbrance/s (except the one mentioned hereinabove) and the Developer – SNOWFLOWER PROPERTIES PVT. LTD. has got absolute right and full power to develop the said property and construct building/s thereon and sell the proposed super structures to the prospective purchasers.

(Note: This Supplementary Search & Title Report is piece and parcel of Search & Title Report dated 23/09/2013 and read shall be alongwith it).

This continuation Search & Title Report given on 26/06/2017.



For **UDK & Associates**


Adv. Vishal Kulkarni

- Encl.: 1. Copy of Search & title Report dated 23/09/2013
2. Search Fee Receipt dated 31/05/2017