

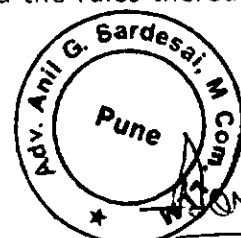
TITLE CERTIFICATE

At the instance of **PARANJAPE SCHEMES (CONSTRUCTION) LTD.** a company registered under the Indian Companies Act, 1956 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East), Mumbai – 400 057 and administrative office at PSC House, CTS No.111+111/2, Anand Colony, Off. Prabhat Road, Pune – 411 004, represented by one of its present Directors, Shrikant Purushottam Paranjape, Age 59 years, occupation: business, hereinafter referred to as **"MY CLIENT"**, I have taken update search and verified title of all that piece and parcel of land admeasuring 41,100 sq.mtrs. carved out of Survey No.8, Hissa Nos. 3 to 7 and 9 to 14, situated at Village Mhalunge, Taluka Mulshi, District Pune, hereinafter referred to as the said **"LARGER LAND"** more particularly described in the **SCHEDULE I** written hereunder on the basis of and in continuation to the Certificate of Title of the issued by M/s. Rajiv Patel and Associates on 03.07.2015, hereinafter referred to as the **"PRINCIPAL SEARCH REPORT"** of which the piece and parcel of plot of land admeasuring 3808.22 sq.mtrs., more particularly described in SCHEDULE given hereunder, hereinafter referred to as the **"SAID LAND"**, more particularly described in the **SCHEDULE II** written hereunder forms a part.

On the basis of the aforesaid Title Certificate dated 03.07.2015 issued by M/s. Rajiv Patel and Associates and the update search and verification of title conducted by me in continuation thereto, I have issued supplementary title search report dated 10.07.2017 (said **"SUPPLEMENTARY SEARCH REPORT"**), based on and subject to contents whereof I hereby certify that, SYNERGY DEVELOPMENT CORPORATION PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 1204/4, Ghole Road, Shivaji Nagar, Pune-411005 (**"SYNERGY"**) has clean, clear and marketable title to the land admeasuring 37900 Sq.Mtrs. out of the said Larger Land (said **"SYNERGY LAND"**) and one Smt. Lata Ashok Khinvsara has title to the balance land admeasuring 3200 Sq.Mtrs. out of the said Larger Land subject to the contents of the Principal Search Report and the said Supplementary Search Report.

As per agreement to sell cum development agreement and power of attorney both dated 07.07.2017, registered in the office of Sub Registrar Haveli No.22, at serial No.6997/2017 and No.6998/2017 respectively, Synergy has agreed to sell, transfer and assign the said Land carved out of the said Synergy Land unto and in favour of My Client and has granted, assigned and transferred development rights and possession in respect of the same to My Client, for the consideration and on the terms and conditions mentioned therein; and as such My Client is sufficiently entitled to develop the said Land and sell the apartments constructed therein and receive consideration therefor exclusively.

My Client has commenced construction of a housing project specially designed for residence of senior citizens on the said Land, namely **"ATHASHRI SYNERGY"**, (the **"SAID PROJECT"**) by obtaining all requisite sanctions and permissions from concerned competent authorities and registering the said Project under The Real Estate (Regulation and Development) Act, 2016, and the rules thereunder vide registration No.P52100001787, dated 29.07.2017.



Since the said Principal Search Report together with the said 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.

The RTS Appeals bearing No.424/2016 and 425/2016 in respect of the said Land are disposed off by the Additional Collector by its separate orders in the matters both dated 24/11/2017, since the appellants in both the matters were not willing to contest the matter. Hence presently there are no pending litigations in respect of the said Land.

As per an Addendum to, Simple Mortgage Deed dated 10.07.2015, executed on 29.08.2017 and registered at the office of Sub Registrar, Haveli No.21, Pune at serial No.14160/2017 on 03.11.2017 my client has inter alia mortgaged development rights of the said Land, together with present and future construction thereon, present and future FSI/TDR and receivables from the said Land and sale of construction thereon in favour of HDFC Ltd., Shivajinagar, Pune. Therefore there is an encumbrance of HDFC Ltd. on the said Land and construction thereon, which My Client is entirely liable to settle.

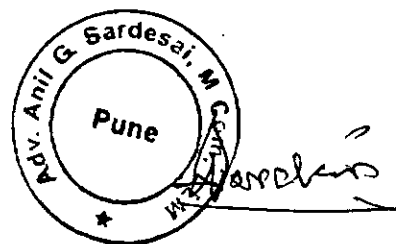
I hereby certify that, subject to whatever stated in the said Principal Search Report, the said Supplementary Search Report and in the present title certificate, Synergy holds a clear and marketable title over the said Synergy Land; and My Client is sufficiently entitled to develop the said Land and sell the apartments constructed therein and receive consideration therefor exclusively.

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SCHEDULE I

(Description of the said Larger Land)

The contiguous block of land admeasuring 41,100 sq.mtrs formed of the lands /portions admeasuring Hectares 00 = 17 Ares, Hectares 00 = 09 Ares, Hectares 00 = 93 Ares, Hectares 01 = 13 Ares, Hectares 00 = 11 Ares, Hectares 00 = 32 Ares, Hectares 00 = 48 Ares, Hectares 00 = 56 Ares, Hectares 00 = 54 Ares, Hectares 00 = 34 Ares and Hectares 00 = 42 Ares out of the said lands bearing Hissa Nos.3, 4, 5, 6, 7, 9, 10, 11, 12, 13 and 14 of Survey No.8 excluding therefrom the aggregate area (8500 sq.mtrs) of portions admeasuring Hectares 00 = 01 Ares, Hectares 00 = 02 Ares, Hectares 00 = 20 Ares, Hectares 00 = 01 Ares, Hectares 00 = 18 Ares, Hectares 00 = 17 Ares, Hectares 00 = 12 Ares and Hectares 00 = 14 Ares out of the said lands bearing Hissa Nos.3, 7, 9, 10, 11, 12, 13 and 14 respectively of Survey No.8, Village Mahalunge which have been acquired for National Highway No.4 and which contiguous block admeasuring 41,100 Sq.Mtrs., situated at village Mahalunge, Taluka Mulshi, District Pune, within jurisdiction of registration district of Pune, and bounded as under:



ADVOCATE

Anil Sardesai

M.COM., LL.M.

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On or towards East	: Balewadi Boundary
On or towards West	: Mumbai Pune Highway
On or towards South	: Adjacent Survey No.9
On or towards North	: Mula River

Schedule II

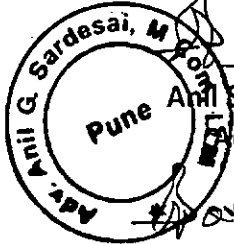
(Description of the said Land)

All that piece and parcel of amenity space admeasuring 3808.22 Sq. Mtrs., defined as per sanctioned plan dated 18/11/2016, bearing No.87/16-17, carved out of the said Larger Land more particularly described in the Schedule I above, and bounded as under:

On or towards East	: Proposed 24 Mtrs wide RP Road
On or towards West	: 12 Mtrs wide service road and beyond that Pune Mumbai Highway
On or towards South	: Plot B out of the said Sanctioned Layout
On or towards North	: Plot A out of the said Sanctioned Layout

Place : Pune

Date : 21.11.2019


Anil Sardesai
Advocate