

To,

Ajanta Enterprise,
 S. No. 40, 41 and 59,
 Village Kharadi,
 Haveli, Pune.

SUPPLEMENTARY TITLE CERTIFICATE

Re: All that piece and parcel of land admeasuring 1,53,602.71 Square Meters out of the sanctioned amalgamated layout for total land admeasuring 207720 Square Meters, bearing Survey Nos. 40/1B/2, 40/2B/2, 41/1A/1B, 41/2A/1/1, 59/3, Survey No. 59/1A/1, Survey No. 59/1A/2, Survey No. 59/1A/3, situated at Village Kharadi, Taluka Haveli District, Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli No.7, Pune, hereinafter referred to as the **"said Property"**.

We are issuing this Supplementary Title Certificate in continuation and in conjunction of our Title Certificates more particularly mentioned hereunder, issued in respect of the various survey numbers, forming part of the above said Property:

Lands	Dates of Title Certificates
For all that piece and parcel of land bearing i) Survey No. 40/1B/2 admeasuring 1 Hectare 11 Ares i.e. 11,100 Square Meters. ii) Survey No. 40/2B/2 admeasuring 1 Hectare 47 Ares i.e. 14,700 Square Meters. (hereinafter referred to as the said Land No.1)	18 February 2010
For all that piece and parcel of land admeasuring 3 Hectares 28 Ares i.e. 32,800 Square Meters out of land totally admeasuring 6 Hectare 63 Ares bearing Survey No. 41/1A/1 (hereinafter referred to as the said Land No.2)	2 March 2010
For all that piece and parcel of land admeasuring 1 Hectare 03 Ares i.e. 10,300 Square Meters out of land totally admeasuring 1 Hectare 20 Ares bearing Survey No. 41/2A/1/1. (hereinafter referred to as the said Land No.3)	2 March 2010
For all that piece and parcel of land bearing i) Survey No. 59/1+2+4/1 (new Hissa No. 1A/1) admeasuring 3 Hectares 38 Ares i.e. 33,800 Square Meters. ii) Survey No. 59/1+2+4/2 (new Hissa No. 1A/2) admeasuring 3 Hectares 37 Ares i.e. 33,700 Square Meters. iii) Survey No. 59/1+2+4/3 (new Hissa No. 1A/3) admeasuring 3 Hectares 37 Ares i.e. 33,700 Square Meters. (hereinafter referred to as the said Land No.4)	18 February 2010

For all that piece and parcel of land admeasuring 3 Hectares 75 Ares i.e. 37,500 Square Meters bearing Survey No. 59/3. (hereinafter referred to as the said Land No.5)	18 February 2010
---	------------------

Above said land nos.1 to 5 are collectively referred to as the **"said Lands"**

1. DOCUMENTS PERUSED:

For the purpose of this Supplementary Title Certificate, we have reviewed the following documents:

1. Photocopies of the aforesaid Title Certificates dated 18 February 2010 and Title Certificates dated 2 March 2010.
2. Photocopy of the 7/12 extracts upto 2016 in respect of the following Survey Numbers:
 - i) Survey No. 40/1B/2,
 - ii) Survey No. 40/2B/2,
 - iii) Old Survey No. 41/1A/1 and corresponding New Survey No. 41/1A/1B
 - iv) Survey No. 41/2A/1/1,
 - v) Old Survey No. 59/1+2+4/1 and corresponding New Survey No. 59/1A/1
 - vi) Old Survey No. 59/1+2+4/2 and corresponding New Survey No. 59/1A/2
 - vii) Old Survey No. 59/1+2+4/3 and corresponding New Survey No. 59/1A/3
 - viii) Survey No. 59/3.
3. Mutation Entry No. 19399, 23160, 21707.
4. Photocopy of Deed of Confirmation dated 25 February 2010 registered with the Office of Sub-Registrar Haveli No.12, Pune, at Serial No.3915/2010.
5. Photocopy of Deed of Conveyance dated 13 October 2000 which appears to be registered on February 2001, with the office of Sub- Registrar, Haveli No. 7, Pune, at Serial. No. 384/2001.
6. Photocopy of Power of Attorney dated 25 February 2010, registered with the Office of Sub-Registrar Haveli No.12, Pune, at Serial No. 3916/2010.
7. Photocopy of Deed of Induction Cum Retirement Cum Reconstituted Partnership dated 26 February 2010.
8. Photocopy of Lease Deed dated 31 December 2010 registered with the Office of Sub-Registrar Haveli No. 11, Pune, at Serial No. 425/2011.

9. Photocopy of Deed of Retirement Cum Reconstituted Partnership dated 30 March 2011.
10. Photocopy of Deed of Retirement Cum Reconstituted Partnership dated 23 June 2011.
11. Photocopy of Deed Poll of Confirmation cum Declaration dated 14 September 2011 registered with the Office of Sub-Registrar Haveli No. 7, Pune, at Serial No. 07975/2011.
12. Photocopy of Deed Poll of Confirmation cum Declaration dated 14 September 2011 registered with the Office of Sub-Registrar Haveli No. 7, Pune, at Serial No. 07984/2011.
13. Photocopy of Deed Poll of Confirmation cum Declaration dated 14 September 2011 registered with the Office of Sub-Registrar Haveli No. 7, Pune, at Serial No. 07985/2011.
14. Photocopy of Deed Supplemental to Partnership Deed dated 23 June 2011, Pune dated 18 April 2012.
15. Photocopy of Transfer Deed dated 28 May 2013 registered with the Office of Sub-Registrar Haveli No. 10, Pune, at Serial No. 6305/2013.
16. Photocopy of Mortgage Deed dated 16 August 2014 registered with the Office of Sub-Registrar, Haveli No.23, Pune, at Serial No.6785/2014.
17. Photocopy of Sale Deed dated 11 April 2017 registered with the office of Sub-Registrar, Haveli 11, Pune, at Serial. No. 2554/2017.
18. Photocopy of Development Agreement dated 7 June 2017, registered with the Office of Sub-Registrar Haveli 23, Pune, at Serial No. 5607/2017.
19. Photocopy of Deed of Redemption/Release dated 11 August 2017 registered with the office of Sub-Registrar, Haveli No. 10, Pune, at Serial No.10139/2017.
20. Photocopy of Supplementary Deed dated 31 October 2017 registered with the Office of Sub-Registrar Haveli 11, at Serial No. 10897 of 2017.
21. Photocopy of Order dated 28 September 2010 passed by Sub Divisional Officer (SDO) Pune in RTS Appeal No. 267/2008
22. Photocopy of Exhibit 38 and Exhibit 39 filed in Special Civil Suit No. 259/2007 before the Hon'ble Civil Judge Senior Division.

23. Photocopy of Order dated 4 August 2011 passed Special Civil Suit No. 259/2007 before the Hon'ble Civil Judge Senior Division
24. Photocopy of Exhibit 36 and Exhibit 37 filed in Special Civil Suit No. 260/2007 before the Hon'ble Civil Judge Senior Division.
25. Photocopy of Order dated 4 August 2011 passed in Special Civil Suit No. 260/2007 before the Hon'ble Civil Judge Senior Division
26. Photocopy of Complaint filed in Special Civil Suit No. 5586/2012 before the Hon'ble Court of Civil Judge Senior Division, Pune.
27. Photocopy of Temporary Injunction Application filed in Special Civil Suit No. 5586/2012 before the Hon'ble Court of Civil Judge Senior Division, Pune.
28. Photocopy of Affidavit filed by Defendant No.19 to the Application For Temporary Injunction in Special Civil Suit No. 5586/2012 before the Hon'ble Court of Civil Judge Senior Division, Pune.
29. Photocopy of Layout sanctioned by Pune Municipal Corporation vide commencement certificate bearing No. DPO/CC/1942/17, dated 3 November 2017.
30. Search Reports all dated 20 November 2017 issued by Adv. Kailash M. Thorat.
31. Notarised Affidavit/Undertaking dated 7 February 2018 by Shishir Babalal Bhansali.
32. Original letter dated 21 February 2018 addressed by Ajanta Enterprise through Vascon Engineers Ltd.

2. BRIEF HISTORY:

Based on our previous Title Certificates mentioned hereinabove issued in favour of Ajanta Enterprise (hereinafter referred as the "said firm"), the aforesaid documents and information furnished to us, we observe as under:

- a) Vide the above Title Certificates; we had certified that Ajanta Enterprise (through its partners Azim Faizullah Tapia, Javed Faizullah Tapia, Raj Kanaksen Bhansali, Shishir Babalal Bhansali, Dhiren Popatlal Nandu, M/s Vascon Engineers Ltd. and M/s Shree Madhur Realtors Pvt. Ltd.) is the owner of the said lands admeasuring 2,07,600 Square Meters, which is to be read as 2,07,720 Square Meters in light of our below observation.

- vii) Photocopies provided to us are accurate photocopies of originals.
- f. For the purposes of this Supplementary Title Certificate, our previous Title Certificates dated 2 March 2010 and 18 February 2010, we have relied upon information relating to:
 - i) All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - ii) Boundaries on the basis of the documents provided to us by the client.
- g. For the purposes of this Supplementary Title Certificate, our previous Title Certificates dated 2 March 2010 and 18 February 2010 we have relied upon:
 - i) Photocopies of documents where original documents of title were not available.
 - ii) Photocopies of 7/12 Extract in respect of the said larger Land.
- h. For the purpose of this Supplementary Title Certificate, our previous Title Certificates dated 2 March 2010 and 18 February 2010, we have relied upon information relating to lineage, on the basis of revenue records and information provided to us by you.
- i. We are not certifying the boundaries of the said Property and we are not qualified to express our opinion on physical identification of the said Property. We also do not express our opinion on matters related to actual physical use of the said Property.
- j. Unless specifically stated otherwise, we have not carried out any searches in any courts and have presumed that there is no pending litigation, proceedings, enquiry, etc. before any court of law, tribunal, etc. in respect of the said Property.
- k. We express no view about the zoning/user/reservations/FSI/or developability of said Property.
- l. We have not verified issues relating to acquisition and / or reservation of the said Property or any portion thereof by Governmental Authorities.
- m. We have not verified the market value of the properties involved nor whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion thereon.
- n. We are not authorized or qualified to express an opinion relating to plan permissions, approval or development potential of the said Property.

- o. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
 - p. This Supplementary Title Certificate is an opinion based on the documents perused by us and has been so given at the request of the client to whom it is addressed.
 - q. This Supplementary Title Certificate is limited to the matters pertaining to Indian Law (as on the date of this Supplementary Title Certificate) alone and we express no opinion on laws of any other jurisdiction.
9. This opinion is addressed to Ajanta Enterprise alone. This opinion may not be disclosed, furnished, quoted or relied on by any person or entity other than Ajanta Enterprise for any purpose without our prior written consent. It may however be disclosed or furnished by Ajanta Enterprise as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority or as part of the documents required to be submitted to banks and financial institutions.

Dated this 5th day of March 2018

For M/s. Hariani & Co.



Partner