

MAHESH S. MANE

B.S.L. LL.B.
(Advocate)

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TITLE CERTIFICATE TO WHOM IT MAY CONCERN

This is to certify that, I have investigated title of **Vivek Gopal Joshi** to the property bearing (A) Survey No. 153 Hissa No. 1 out of area admeasuring 1622.82 Sq.Mtrs. (B) Survey No. 153 Hissa No. 2 out of area admeasuring 609.30 Sq.Mtrs. and (C) Survey No. 153 Hissa No. 3 out of area admeasuring 963.88 Sq.Mtrs. i.e. total area admeasuring 3196 Sq.Mtrs. situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune. I have perused all relevant documents of the said property and have issued a detailed Search and Title report of the said land on dated 19/12/2018.

I certified that, in my opinion, (A) Survey No. 153 Hissa No. 1 out of area admeasuring 1622.82 Sq.Mtrs. (B) Survey No. 153 Hissa No. 2 out of area admeasuring 609.30 Sq.Mtrs. and (C) Survey No. 153 Hissa No. 3 out of area admeasuring 963.88 Sq.Mtrs. i.e. total area admeasuring 3196 Sq.Mtrs. situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune is owned by **Vivek Gopal Joshi**. That, **M/s. Vivanta Realty through its Partner Vasant Khandu Kate** are fully entitle to develop the land bearing, (A) Survey No. 153 Hissa No. 1 out of area admeasuring 1622.82 Sq.Mtrs. (B) Survey No. 153 Hissa No. 2 out of area admeasuring 609.30 Sq.Mtrs. and (C) Survey No. 153 Hissa No. 3 out of area admeasuring 963.88 Sq.Mtrs. i.e. total area admeasuring 3196 Sq.Mtrs. situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune and is absolutely entitled to implement ownership flat scheme on the said land as a Developer of the said Land as per Development Agreement and Power of Attorney which are registered in the Office of Sub Registrar Haveli No.25 vide no. 9503/2018 and 9504/2018 respectively which is registered on dated 28/06/2018. The said property is free from all encumbrances and same is perfectly marketable.

Pune
Date: 19/12/2018



W.S.M.
MAHESH S. MANE
ADVOCATE