

TITLE OPINION CERTIFICATE

**REF - Property bearing Sub – Plot No.3 out of Final Plot No.397, City Survey
No.967 along with 12 Tenements constructed thereon called as
Bhagyadeep Apartment Condominium, Bhamburda Shivajinagar, Pune.**

This is to certify that apart from issuance of Commencement Certificate bearing No.CC/3227/2015, Dated 30/12/2015 and Revised Commencement Certificate bearing No. CC/4186/2015, Dated 21/03/2016, execution of Deed of Transfer of TDR Dated 31/12/2015, executed of Deed of Transfer of TDR, Dated 13/01/2016, execution of Deed of Transfer of TDR Dated 14/01/2016, execution of Transfer of TDR, Dated 14/014/2016, execution of Deed of Confirmation to Declaration of Bhagyadeep Apartment condominium, Dated 21/12/2015, execution of Deed of Apartment dated 01/02/2016 and execution of Mortgage Deed dated 28/01/2017, nothing new development has taken place. Since the Developer Tejraj Promoters and Builders are Redeveloping Land by constructing 20 tenements out of which shall be handing over 12 tenements to existing owners and remaining 8 tenements to future Purchasers, the said 8 tenements are mortgage with Central Bank of India and therefore on the said 8 tenements, there is a charge of Central Bank of India and remaining 12 tenements to be allotted to the original owners is free from encumbrance and has got clean, clear and marketable title. Hence the title of the Developer Tejraj Promoters and Builders is clean, clear and marketable related to referred property and is encumbered with the remaining flats to be constructed.

PUNE**DATE:- 27/09/2017***Anil Sardesai***ANIL SARDESAI****ADVOCATE.**