

Shilpa Pratap

Advocate

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Date: 13th February 2018

To,

Prakash Construction Company,

Address : Office No. 11,

Kirkee Business Center, Kirkee Bazaar,

Pune- 411 003, Maharashtra, India.

TITLE CERTIFICATE

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land totally admeasuring 01 Hectare 24 Ares and Potkharaba area admeasuring 00 Hectare 02 Ares, thus, totally admeasuring 01 Hectare 26 Ares and bearing Survey No. 43 Hissa No. 2C and having a revenue assessment of Rs. 05. 62 Paise (CTS No. 404 (part)) lying, being and situated at Village Rahatani, Taluka Haveli, District Pune ('entire land') within the limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, District Pune, out of which:-

(a) area admeasuring 00 Hectare 20 Ares out of the entire land; (i.e. 'said land 1');

(b) area admeasuring 00 Hectare 20 Ares out of the entire land; (i.e. 'said land 2');

thus both lands collectively admeasuring 00 Hectare 40 Are and bounded as under:

North : By C.T.S.No.403 / property owned by Mr. Gajanan Tambe in land bearing Survey No. 43;

South : By C.T.S.No.405 property owned by Mr. Pandurang Tambe & others;



East : By D.P.Road and C.T.S.No.404/ remaining property in Survey no.
43/2C;

West : By road.

The 'said land No.1' and 'said land No.2' for the sake of brevity whenever required referred to as the 'said lands'. The "**said lands**" is the subject matter of this Title Certificate.

2. On the basis of the documents provided to me, which are mentioned more particularly in my Title Opinion dated 13th February 2018 and subject to whatever stated therein, I hereby certify that:-

(A) In respect of the said land No.1:

- a. Prakash Construction Company through its Partners (a) Rishi Omprakash Adwani and (b) Roshan Suresh Tejawani, is the owner and in possession of the said land No.1;
- b. Prakash Construction Company through its Partners (a) Rishi Omprakash Adwani and (b) Roshan Suresh Tejawani, has clear and marketable rights, title and interest in the said land No.1;
- c. Prakash Construction Company through its Partners (a) Rishi Omprakash Adwani and (b) Roshan Suresh Tejawani, can deal with or develop or alienate/convey/transfer the said land No.1 or the units in the buildings to be construed thereon, any which way they like.

(B) In respect of the said land No.2:

- d. Govind Bajirao Tambe and others are the owners of the said land No.2;
- e. Govind Bajirao Tambe and others have clear and marketable title in the said land No.2;
- f. Prakash Construction Company through its Partners (a) Rishi Omprakash Adwani and (b) Roshan Suresh Tejawani, have acquired the development



rights and powers in support thereof and they are in possession of the said land No.2 ;

- g. Prakash Construction Company through its Partners (a) Rishi Omprakash Adwani and (b) Roshan Suresh Tejwani has clear and marketable rights and interest in the said land No.2;
 - h. Prakash Construction Company through its Partners (a) Rishi Omprakash Adwani and (b) Roshan Suresh Tejwani can deal with or develop or alienate/convey/transfer the said land No.2 or the units in the building to be constructed on the said land No.2 any which way they like.
3. This Title Certificate is to be read solely in conjunction with the detailed Title Opinion dated 13th February 2018 issued by me in respect of the said lands mentioned more particularly in Para 1 hereinabove.

Date: 13th February 2018

Place: Pune



Shilpa
Shilpa Pratap, Advocate