

TITLE CERTIFICATE

February 19, 2014

1. **Description of the Property:**

All that land bearing Block No.359, admeasuring "Hectare 2.55.1 Are" plus pot kharaba "Hectare 0.01.8 Are", thus total "Hectare 2.56.9 Are", assessed at "Rs.6.01 paise", situate at village Jambhul, Taluka Maval, District Pune, within the limits of the Registration District Pune, Sub-Registration Taluka Maval and within the limits of Zilla Parishad Pune, Taluka Panchayat Samittee Maval, Grampanchayat Jambhul, and the same is bounded by as under:

East : Block Nos.361, 357, 356, 355, 352 and 351

South : Block Nos.345, 347, 348, 349 and 351

West : Boundary of Village Kanhe and Road

North : Block No.360

together with rights to ingress and egress in the Block No.359 from the Grampanchayat Road lying on west side, along with easements, appurtenances, available FAR/FSI including the TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

(said "LAND")

2. On the basis of the relevant documents and revenue record made available and information given to me, I have investigated the title of the Owner said Shivaji Pandurang Bhagwat and said Developer M/s.Siddharth Properties to the same and furnished the title report dated 05.04.2013, followed by Supplement-1 to Title Report dated 26.08.2013 (collectively referred to as the said "TITLE REPORT"),

3. As stated in my aforesated title report; I am of the opinion that
- (a) One half share out of the said Land (described in paragraph 1 above) is owned by said Shivaji Pandurang Bhagwat and the remaining one half share out of the said Land is owned by said M/s.Siddharth Properties.
 - (b) said M/s.Siddharth Properties is exclusively entitled to implement ownership scheme in the said Land and dispose it off to the intending buyers, save and except the said Retained Units retained by said Shivaji Pandurang Bhatwat.



Sunil V. Zunjarrao
Advocate