

V. D. KARJATKAR & CO. ADVOCATES
(LAW FIRM)

V. D. KARJATKAR

B. Com. (Hons) LL.B.
Advocate

OFFICE

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MUMBAI : "Angelina", F.P.No.735/12, D. S. Babrekar Road,
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Mobile : 9819888548
E-mail : amit_karjatkar@yahoo.co.in

RESI : "Smruti" 33/9 & Parijat 35/9, Anupam Park Soc., Kothrud
Pune - 411 038. Tel. 2543 7837

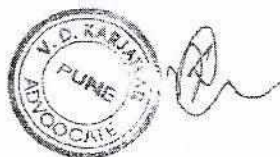
Date :

Date:

TITLE CERTIFICATE

At the instance of my client **Energia Skyi Ventures LLP**, a Limited Liability partnership firm registered under The Limited Liability Partnership Act 2008, now having its office at Sugat Residency, Plot No. 21, Survey No. 77/2/16, Kothrud, Bhusari Colony (left), Pune 411038, formerly known as M/s. Sigma Realty through its authorized partner, Mr. Sushant Mohan Jadhav (hereinafter referred to as '**SIGMA**'), I have investigated into the title of the present owners of 10 pieces of lands totally adm. 6 Hectares 22 Ares, situated at Village Bhukum, Taluka Mulshi, District Pune, which are more particularly described in the **Schedule** written hereunder and hereinafter collectively referred to as '**the said lands**'. I have issued a detailed Search and Title Report dated 01/11/2014 in respect of the said lands and hence, subject to my observations, reasons and compliance stated in my said Search and Title Report, I certify that:

1. That '**SIGMA**' is the owner of 7 lands out of the said lands, which they have purchased vide registered Sale Deeds and '**SIGMA**' has acquired the development rights in respect of 3 lands out of the said lands, from the respective owners thereof, vide diverse Development Agreements and Power of Attorneys, subject to terms and conditions stated therein.
2. And that the present owners of the respective lands described in the Schedule hereunder, are having clean, clear and marketable title to their respective lands out of the said lands and the said lands are free from all encumbrances and charges, subject to the project loan obtained by '**SIGMA**' from Tata Capital Housing Finance Limited by mortgaging the said lands as stated in my said Report.
3. And that presently, '**SIGMA**' is entitled to develop the land adm. 6 Hectares 22 Ares out of the said lands as per the sanctions and permissions so far granted by the Collector, Pune and other Competent Authorities and to carry out the project thereon excluding the amenity space, in the name and style as '**SKYi Manas Lake**', consisting of residential/ commercial units such as flats/ apartments/ row-houses/ town houses/ multistoried residential buildings/ shops/ offices or any other



permissible tenements and premises etcetera and to enter into agreement/s to sell of such units/ tenements/ premises duly sanctioned by the Collector, to the intending purchasers for consideration, being the Promoter under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and to receive and appropriate the amounts of agreed consideration thereof.

Schedule

(Description of 'the said lands' and the present owners)

All those pieces and parcels of 10 lands totally adm. 6 Hectares 22 Ares, situated at Village Bhukum, Taluka Mulshi, District Pune, within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub District Taluka Mulshi (Paud), District Pune consisting of pieces of lands bearing Gat Nos., Areas, Assessments, Subject Areas and boundaries as follows:

Sr. No	Land No.	Gat No.	Total Area		Subject Area		Present Owners
			H	Arc	H	Arc	
1.	1	218	2	68	2	68	'SIGMA'
2.	2A	219	1	31	0	96.096	'SIGMA'
3.	2B	219	1	31	0	34.904	Mr. Milind Laxman Kulkarni
4.	3	221	0	30	0	30	'SIGMA'
5.	4	222	0	30	0	30	'SIGMA'
6.	5	223	0	26	0	26	'SIGMA'
7.	6	224	0	28	0	20	'SIGMA'

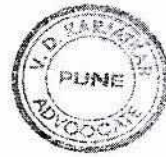
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Sr. No	Land No.	Gat No.	Total Area		Subject Area		Present Owners
			H	Are	H	Are	
8.	7	293	0	27	0	27	Mr. Sandeep Shridhar Walimbe
9.	8A	294	7	57	0	45.072	'SIGMA'
10.	8B	294	7	57	0	44.928	Mr. Sandeep Shridhar Walimbe

All the 10 pieces of lands described as above, along with all the rights of easement and appurtenances therewith.

Hence this Title Certificate is issued by me on this 1st day of November in the year 2014 at Pune.



V.D. Karjatkar
Advocate

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RESI : "Smruti" 33/9 & Parijat 35/9, Anupam Park Soc., Kothrud
Pune - 411 038. Tel. 2543 7887

Date :

Date : 09/10/2015

TITLE CERTIFICATE

At the instance of my client M/s. Ennergia Skyi Ventures LLP, a Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008 having its registered office at- Sugat Residency, Plot No. 21, Survey No. 77/2/16, Kothrud, Bhusari Colony (left), Pune 411 038, (formerly known as M/s. Sigma Realty) through its designated partner, Mr. Sushant Mohan Jadhav (hereinafter referred to as 'SIGMA'), I have investigated into the title of the respective present owners of the lands which are more particularly described in the **Schedule** written hereunder and hereinafter referred to as '**the said lands**'. I have issued a detailed Search & Title Report dated 09/10/2015 in respect of the said lands and hence, subject to my observations, reasons and compliance stated in my said Search & Title Report, I certify that:

1. That M/s. Ennergia Skyi Ventures is the owner of the lands at Sr. Nos. 1, 2 and 4, and that they have clean, clear and marketable title of the respective lands, free from all encumbrances and charges subject to compliance of revenue records of lands at Sr. Nos. 2 and 4.
2. That Smt. Kamalabai V. Gannu is the owner of the land at Sr. No. 3, and that she has clean, clear and marketable title of the land at Sr. No. 3, free from all encumbrances and charges subject to compliance of revenue records.



SCHEDULE

(Description of 'the said lands' and the present owner/s)

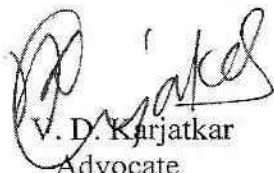
All that pieces and parcels of the lands totally adm. 1 Hectare 33.10 Ares situated at **Village Bhukum, Taluka : Mulshi , District : Pune**, within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub District Taluka Mulshi (Paud), District: Pune, which are as follows:

Sr. No	Gat No.	Total Area		Assessment		Subject Area		Boundaries of Subject Area (The numbers indicate the Gat Nos.)
		H	Are	Rs.	Ps.	H	Are	
1.	215	0	73	0	40	0	53	East : Gat Nos. 216 & 217 South : Gat Nos. 221 & 226 West : Gat No. 215 remaining part North : Gat No. 294
2.	217	0	62.1	1	85	0	31.05	East : Gat No. 218 South : Gat No. 221 West : Gat No. 215 North : Gat No. 217 remaining part
3.	217	0	62.1	1	85	0	31.05	
4.	220	0	18	0	32	0	18	East : Gat Nos. 208 & 219 South : Gat Nos. 227 & 228 West : Gat No. 222 North : Gat No. 221

The said lands described above, along with all the rights of easement and appurtenances therewith.

Hence this Title Certificate is issued by me on this 9th day of October in the year 2015 at Pune.




V. D. Karjatkar
Advocate
V. D. Karjatkar & Co.
Advocate