

TITLE CERTIFICATE

Date: 26th June, 2017

To,

M/s. City Realty and Development Private Limited
City Chambers, 917/19A,
F.C. Road, Pune – 411004

Re : All that piece and parcel of ground or land bearing
Sector No. R-26 (NEO TOWERS) admeasuring
about 15917 square meters, at Village Sadesatranalli,
Hadapsar, Pune (the “said Sector”),

Developer : M/s. City Realty and Development Private Limited
City Chambers, 917/19A, F.C. Road, Pune – 411004

I refer to the Title Search Report dated 07/02/2007 issued by
me based on investigation of title, more particularly set out in the
said Report and subject to what is stated therein and based on the
information/documents provided to me, I certify that,

I have conducted title search at the concerned offices of the
Sub-Registrar of Assurances and Revenue Department etc. besides
perused and verified several documents provided to me.

In pursuance of the Deed of Mortgage dated 14/03/2017
which are registered in the office of Sub-registrar Haveli No. III
Pune at serial No. 2587/2017 and 2588/2017 and Deed of
Correction dated 15/03/2017 which is registered in the office of
Sub-registrar Haveli No. III Pune at serial No. 2627/2017, the
developer has availed project loan from the ICICI Bank Branch

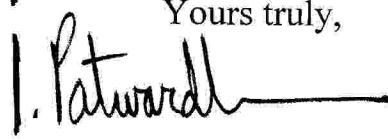


office at Block No. 1187/22 Venkatesh Mehar Ghole Road Pune by providing the above referred land as a security.

I hereby certify that other than charge of the ICICI Bank over the said Sector as mentioned hereinabove, I have not observed any other encumbrances in respect of the said Sector.

This letter is issued in pursuance of the Title Search Report dated 07/02/2007 and should be read and construed in accordance with the same.

Yours truly,

A handwritten signature in black ink, appearing to read 'A.J. Patwardhan', followed by a horizontal line.

A.J. Patwardhan

Advocate