

M/S. RAJIV PATEL & ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

THIRD ADDENDUM TO CERTIFICATE OF TITLE DATED 14.09.2011

Re: All that piece and parcel of land or ground admeasuring Hectares 02 = 30.19 Ares equivalent to 23019 sq.mtrs being the southern portion out of land admeasuring Hectares 07=62 Ares bearing Survey No.56 situate, lying and being at Village Hadapsar within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune, falling in the "Residential" Zone under the Development Plan for the City of Pune currently in force, and which southern portion admeasuring Hectares 02 = 30.19 Ares out of land bearing Survey No.56, Hadapsar, Pune is bounded as follows, that is to say: On or towards the East : By land bearing Survey No.57, Hadapsar. On or towards the South: By land bearing Survey No.59, Hadapsar. On or towards the West : By remaining land out of Survey No.56, Hadapsar. On or towards the North: By remaining land out of Survey No.56, Hadapsar.

On Instructions received by us from RATAN HOUSING DEVELOPMENT LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 113/70, Swaroop Nagar, Kanpur-208002, Uttar Pradesh to investigate its title to the above captioned land, We had carried out such investigation and we had, on 14.09.2011, issued our Certificate of Title certifying that the title of the said Ratan Housing Development Limited to the above captioned land to be free, clear and marketable. Prior to the issuance by us of the said Certificate of Title, we had search of the relevant, unmutilated and available Index II Record pertaining to the above captioned land carried out for the past thirty years in the Offices of the concerned Sub-Registrars, Haveli, Pune.

On 09.10.2012, we had issued an Addendum to the said Certificate of Title dated 14.09.2011 certifying the title of the said Ratan Housing Development Limited to the above captioned land to be free, clear and marketable. Before issuing the said



Addendum to the Certificate of Title dated 14.09.2011, we had search taken of the relevant, unmutilated and available Index II Record pertaining to the above captioned land carried out for the period 14.09.2011 to 08.10.2012 in the Offices of the concerned Sub-Registrar Haveli, Pune.

On 16.07.2014, we had issued an Second Addendum to the said Certificate of Title dated 14.09.2011 certifying the title of the said Ratan Housing Development Limited to the above captioned land to be free, clear and marketable. Before issuing the said Second Addendum to the Certificate of Title dated 14.09.2011, we had search taken of the relevant, unmutilated and available Index II Record pertaining to the above captioned land carried out for the period 08.10.2012 upto 10.07.2014 in the Offices of the concerned Sub-Registrar Haveli, Pune.

Vide an Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds dated 06.09.2014 (duly registered under Serial No.378 of 2014 with the Sub-Registrar, Haveli XIII, Pune), the said Ratan Housing Private Limited has created a mortgage on the above captioned land and the building/s to be constructed thereon in favour of Bank of Baroda as security of re-payment of a Term Loan granted by the said Bank of Baroda to the said Ratan Housing Private Limited for implementation of the said Project on the above mentioned land together with interest thereon.

At the instance of the said Ratan Housing Development Limited, we have now had search of the available and relevant Index II Record in the Offices of the concerned Sub-Registrars, Haveli, Pune for the period 10.07.2014 upto 28.07.2016 carried out. Such search of the said Index II Record has not disclosed any outstanding encumbrance, charge, doubt or claim on or in respect of the above captioned land or any entry adverse to the title of the Ratan Housing Development Limited, save and except entries pertaining to registration of Agreements for Sale of Flats/Units executed by the said Ratan Housing Development Limited in favour of the prospective purchasers of Flats/Units in the Housing Complex to be known as "RATAN NEPTUNE" under

construction by the said Ratan Housing Development Limited on the above captioned land and also entry pertaining to the above recited Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds dated 06.09.2014 executed by the said Ratan Housing Private Limited to/in favour of the said Bank of Baroda.

Dated this 22nd day of August, 2016.



M/S. RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, appearing to be "Rajiv Patel", written over a horizontal line.

PRORIETOR