



M/S M.S.PATIL & ASSOCIATES,
50/676, Lokmanyagar, Pune – 411 030,

CERTIFICATE OF TITLE

All that undivided area admeasuring 1727.64 sq. mtrs. along with Building/Wing B consisting of all types of parking, and commercial/residential tenements to be constructed by using 3150 sq. mtrs. buildable potential out of Survey No.7A/3/4/5/1 admeasuring 3533.81 sq.mtrs. and undivided area admeasuring 230.39 sq. mtrs. out of Survey No.7A/3/4/5/2 open space admeasuring 471.26 sq.mtrs. total admeasuring 1958.03 sq. mtrs. situated at Village Hingane Khurd, within the Registration District Pune, Sub-registration District Haveli, Taluka Haveli and within the limits of Pune Municipal Corporation Pune.

SUDHAKAR KALE & ASSOCIATES

ADVOCATES, CORPORATE, AND TAX CONSULTANTS

Ahinsa Apartments, 768/18, Deccan Gymkhana, Pune - 411 004.

SUDHAKAR S. KALE B.A. (Hons.), LL.M. Advocate

PRIYANKA KALE- B.S.L., LL.B, Tax LL.M (London),

Solicitor (England & Wales), Advocate Bombay High Court.



SUDHAKAR KALE & ASSOCIATES

SINCE - 1979

ADVOCATES & SOLICITORS

SUDHAKAR S. KALE

B.A. (Hons.), LL.B, LL.M.,
Advocate

ADV. PRIYANKA KALE

B.S.L., LL.B, Tax LL.M (London),
Solicitor (England & Wales),
Advocate Bombay High Court.

"Ahinsa Apartments" 768/18, P.Y.C. Ground, Near Balbhim Mandir,
Deccan, Gymkhana, Pune - 411 004. ☎ : (020) 25660220/21

Date:- 11/07/2019

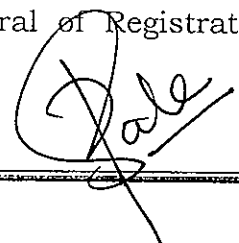
CERTIFICATE OF TITLE

This is to certify that, I have investigated the Title for the period 1990 to 2019 for the all that undivided area admeasuring 1727.64 sq. mtrs. along with Building/Wing B consisting of all types of parking, and commercial/residential tenements to be constructed by using 3150 sq. mtrs. buildable potential out of Survey No.7A/3/4/5/1 admeasuring 3533.81sq.mtrs. and undivided area admeasuring 230.39 sq. mtrs. out of Survey No.7A/3/4/5/2 open space admeasuring 471.26sq.mtrs. total admeasuring 1958.03 sq. mtrs. situated at Village Hingane Khurd, within the Registration District Pune, Sub-registration District Haveli, Taluka Haveli and within the limits of Pune Municipal Corporation Pune.

Along with right to use permissible FSI, Paid FSI/TDR, Premium FSI and FSI which will be received from the Pune Municipal Corporation against the transfer of Survey No.7A/3/4/5/3 amenity space admeasuring 706.89 sq.mtrs. and Survey No.7A/3/4/5/4 area under Road 466.04 sq.mtrs. Village Hingane Khurd and all buildable potential as per development control rules applicable to the Pune Municipal Corporation.

Along with proportionate undivided common rights to use Club House and other common facilities of "Ganadhish Sankul Project" consisting of Building/Wing A, Building/Wing B & Building/Wing C and hereinafter referred as the "**Said Property.**"

Advocate Mrs. Sonal S. Tarte has paid search fee of Rs. 750/- has been credited to the Inspector General of Registration



Department vide GRN Nos. MH001527135201920E for the period of 1990 to 2019 in respect of the aforesaid Property and she has carried out search for the period of 1990 to 1991 in the office of Sub-Registrar Haveli No.1 & 2, thereafter, for the period of 1991 to 2019 in the office of Sub-Registrar Haveli No. 1 to 27 for personally from Index-II, registers, which were made available to her by concerned Sub-Registrar and for the period of 2002 to 2019 online search and she submitted her report dated 03/07/2019. Mr. Rahul Madhukar Patil Partner of M/s. M. S. Patil & Associates having office at 50/676, Lokmanyagar, Pune - 411 030, handed over copies of revenue record of Survey No.7A, 7A/3, 7A/4, 7A/5 Village Hingane Khurd for the period 1930-31 to 2017-18 and Survey No.7A/3/4/5/1, Survey No. Survey No.7A/3/4/5/2, Survey No.7A/3/4/5/3 & Survey No.7A/3/4/5/4 Village Hingane Khurd along with the mutation entries and documents as referred in my search and title investigation report dated 11/07/2019. I have issued the search and title investigation report dated 11/07/2019 to my client M/s. M. S. Patil & Associates and objects, assumptions, disclaimers, statements stated in aforesaid report shall be read for part and parcel of this certificate and subject to statement as stated aforesaid report, in my opinion, the Said Property absolutely owned and possessed by M/s. M. S. Patil & Associates as its purchased property and it has absolute authority to commence the construction on the land area out of the Said Property as per sanctioned building plan, which will be revised from time to time to utilise all buildable potential of the Said Property, which includes the FSI of the land area out of the Said Property, paid FSI, Fungible FSI and TDR etc. if permitted. Further, it has authority to deal with the tenements in the project along with appurtenances thereto and convey the land with building in favour of the co-operative housing society of the tenement holders in the project in the Said Property.

Place: Pune

Date: 11/07/2019


ADV. PRIYANKA KALE
 B.S.L., LL.B, Tax LL.M (London),
 Solicitor (England & Wales),
For SUDHAKAR KALE & ASSOCIATE
Since - 1979
ADVOCATES & SOLICITORS
 Ahinsa Apartments, 768/18,
 Deccan Gymkhana, Pune - 411 004.