

Date: 26/ 8 /2015

**TITLE CERTIFICATE**

This is to certify that we have carried out title investigation in respect of

**SCHEDULE- I**

All that piece and parcel of the land bearing S.No.47/B of Village Sus, Taluka Mulshi, District Pune, admeasuring 00 Hector 81 Are and bounded as follows :

On or towards the East; Remaining part of land in S.No.47/B  
On or towards the South; 30 mtr wide Pashan Sus Road  
On or towards the West ; Odha  
On or towards the North;Remaining part of land in S.No.47/B

**SCHEDULE- II**

All that piece and parcel of the land bearing S.No.47/A of Village Sus, Taluka Mulshi, District Pune, admeasuring 00 Hector 09 Are out of the land totally admeasuring 02 Hector 00 Are and bounded as follows :

On or towards the East :: Remaining part of land in S.No.47/A  
On or towards the South; 30 mtr wide Pashan Sus Road  
On or towards the West ; Part of land in S.No.47/B  
On or towards the North;Land owned by Maruti Shivram Chandhere  
and Janardhan Shivram Chandhere

The lands described in schedule I and II above form a contiguous piece of land admeasuring 90 R and this 90 R land is hereafter, for the sake of brevity, referred to as the captioned property is the subject matter of this title certificate which is presently owned by M/S Tanish Nirmiti LLP, A Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act 2008 having its registered office at:A-102, ICC Trade Towers, Senapati Bapat Road, Pune 411 016.

From the documents, orders etc. produced before me during title investigation and also from the revenue records and search at the

registration offices it is observed that M/S Tanish Nirmiti LLP, A Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act 2008 having its registered office at:A-102, ICC Trade Towers, Senapati Bapat Road, Pune 411 016 possesses good clean and marketable title to or upon the captioned property, which is free from all encumbrance/s and M/S Tanish Nirmiti LLP, A Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act 2008 having its registered office at:A-102, ICC Trade Towers, Senapati Bapat Road, Pune 411 016, has got absolute right and full authority to develop the said land and construct building/s thereon and to sell the units/tenements etc. to the prospective Purchaser.

Pune:

Date: 26/08/2015



Adv. Shailendra Aglawe



Adv. Amol S. Patayee