



M/S. RISING PROPCON LLP

Registered office at : Office No. 102, 1st Floor, A-Wing, ICC Trade Tower, Senapati Bapat Road, Pune – 411 016.

CERTIFICATE OF TITLE

All that plot of land Gat No.8 (P), Gat No.12, 16, 18, 19 & 20 Village Shirgaon, Taluka Maval Dist, Pune and within the limits of Pune Metropolitan Regional Development Authority, 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-UPPAL, B.S.L LL.B, Tax LL.M (London) Advocate

SANCHIT UPPAL, B.S.L LL.B, C.S. Advocate



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SANCHIT UPPAL, B.S.L LL.B, C.S. Advocate

Date:- 15/06/2016

CERTIFICATE OF TITLE

This is to certify that, I have investigated the Title of the schedule property since 1987 to 2016. Mr. Rahul Kandage has carried out the search in the office of Sub-Registrar Maval for the aforesaid period and submitted his report dated 10/05/2016. Mr. Vineet Krishnakumar Goyal Designated Partner of M/s. Rising Propcon LLP having office at Office No. 102, 1st Floor, A-Wing, ICC Trade Tower, Senapati Bapat Road, Pune - 411 016 handed over copies of revenue record being 7/12 extract for the period 1976-77 to 2015-16 of Gat No.8,12,16,18,19 & 20 Village Shirgaon alongwith mutation entries Nos. 585, 588, 589, 596, 608, 636, 637, 643, 644, 661, 670, 708, 712, 742, 779, 877, 953, 995, 1020, 1021, 1328, 1364, 1373, 1395, 1402, 1964, 1974, 1991, 1994 and documents as referred in my search and title investigation report dated 15/06/2016. I have issued the search and title investigation report dated 15/06/2016 to my client M/s. Rising Propcon LLP 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 schedule land absolutely owned and possessed by M/S RISING PROPCON LLP as its purchased property and it has absolute authority to commence the construction on the schedule land as per sanctioned building layout and building plan, which will be revised from time to time to utilise all buildable potential of the schedule land, which includes the FSI of the schedule land, paid FSI and TDR etc. if permitted, by the concern development controlling authority PMRDA. Further, it has authority to deal with/allot the apartments/tenements in the project along with appurtenances thereto and convey the land



with building in favour of one or more co-operative housing society of the apartments/tenements holders in the project of the schedule land which may be formed as per project plots or building wise or submit the schedule land alongwith buildings or part of the schedule land alongwith the building and form one or more association of apartments of allottees /buyers of the apartment in the project on the schedule land.

SCHEDULE

All that well carved out plot of land area admeasuring 05 Hectare 43.5 Ares out of Gat No. 8 admeasuring 05 Hectares 47 Ares, Gat No. 12 admeasuring 00 Hectares 62 Ares, Gat No. 16 admeasuring 00 Hectares 13 Ares, Gat No. 18 admeasuring 00 Hectares 27 Ares, Gat No. 19 admeasuring 00 Hectares 42 Ares and Gat No. 20 admeasuring 00 Hectares 86 Ares total admeasuring 07 Hectare 73.5 Ares situated at Revenue Village Shirgaon, within the Registration District Pune, Sub-Registration District and Taluka Maval and within the limits of Zilla Parishad Pune, Tal. Pachayat Maval, Grampanchayat Shirgaon and and Pune Metropolitan Regional Development Authority, Pune and which total well carved out area admeasuring 07 Hectares 73.5 Ares i.e. 77,350 sq.mtrs is bounded as follows:-

On or towards East	: By part of Road
On or towards South	: By part of Gat No. 12,10,11, 145
On or towards West	: By part of Gat No. 17, 14 & 6
On or towards North	: By part of Gat No. 17, 21 & 24 and Part of Gat No. 8

Place: Pune
Date: 15/06/2016

SHRI. SUDHAKAR S. KALE
ADVOCATE

