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CERTIFICATE

This is to certify that land adm. about 01H 51.25 R out of the land bearing Survey No 75 Hissa No.1 totally adm. about 1 H 82 R including unarable land situated at Village Kharadi, Taluka Haveli, District Pune is owned by Rambhau Sadashiv Rajguru, Laxman Sadashiv Rajguru, Jitendra Murlidhar Rajguru, Anita Shankar Pawar, Sunita Pradip Bhor, Jayashree Murlidhar Rajguru, Ranjana Murlidhar Rajguru, Mangal Sandip Bhor, Vikram Baban Rajguru, Muktabal Baban Rajguru, Surekha Kerba Bandal, Baby, Sunil Pawar Dnyanoba Martand Rajguru Shaila Krishna Rajguru Alias Shaila Ramchandra Shinde, Sanjay Krishna Rajguru, Pramila Krishna Rajguru, and their rights in the said land are clear, marketable and free from encumbrances subject to:

- i] Development Agreements executed in favour of Modular Constructions by the aforesaid owners.
- ii] Subject matter of 9 meter wide and 30 meter wide D.P.Road.

Modular Constructions registered partnership firm having its office at: Vishnu Prasad Building, Opp. Kamala Nehru Park, Off Bhandarkar Road, Erandawane, Pune - 411 004 are entitled to develop area adm. about 01H 51.25 R out of land bearing S.No.75, H'ssa No.1 and their rights to develop the said area are clear, marketable and free from encumbrances subject to:

- i] Subject to terms and conditions mentioned in the Development Agreements executed by the owners in favour of the said developer.
- ii] subject to order passed by Collector dt.6/12/2012 bearing No. PMH/NA/SR/667/2012.
- iii] subject to terms and conditions mentioned in commencement certificate No.CC/0929/12 -dt.19/6/2012 and dt 31/12/2012 bearing No. CC/2887/12.

PUNE
DATE: 26/4/2013

S. Kinkar
SUREKHA P. KINKAR