

PSD/24/**000261**

14th May, 2024.

TITLE CERTIFICATE

Re: All those pieces and parcels of well defined and demarcated land total admeasuring 162.96 Ares i.e. 16296 square meters being (i) Survey No. 39/35/A1 admeasuring 14116.42 square meters assessed at Rs. 7623=00 paise [N.A land], (ii) Survey No. 39/35/A2 admeasuring 1083.58 square meters assessed at Rs. 585=00 paise [open space], (iii) Survey No. 39/35/A3 admeasuring 250 square meters assessed at Rs. 135=00paise [open space], (iv) Survey No. 39/35/A4 admeasuring 250.00 square meters assessed at Rs. 135=00 paise [open space] and (v) a portion admeasuring 596 square meters carved Survey No. 40 Hissa No. 3 total admeasuring 55 Ares assessed at Rs. 00=81paise lying, being and situate at village Ravet, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction fo the Sub Registrar Haveli No. 1 to 27, Pune. (Hereinafter collectively referred to as "the said Land").

This is to certify that I have investigated the title of the above captioned land and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 14/5/2024. In pursuance to the said Search and Title Report dated 14/5/2024 and subject to whatever is stated therein, I certify that in my opinion **M/s. Ceratec Construction**, a partnership firm duly registered under the provisions of The Indian Partnership Act, 1932 having its principal place of business at: Survey No. 36/7/5, Off Mumbai Bangalore Highway Bypass, Ambegaon Budruk, Katraj, Pune 411046, through one of its Partner Mr. Anand Dayanand Agarwal, are well and sufficiently entitled to the said Land as the owners thereof and have a marketable title to the same and save and except the charge of ICICI Bank Ltd., the said Land is free from known encumbrances and reasonable doubts.

Dated this 14th day of May, 2024.

Prasanna S Darade

Prasanna S Darade

Advocate