TITLE AND SEARCH REPORT

At the instance of Matrix Developers Pvt. Ltd., a company duly registered and incorporated under the Companies Act, 1956 having its registered office at 30, Yashoda, Kala Nagar, Bandra (East), Mumbai 400 051 through its Director Mr. Shrikant P. Paranjape, I have investigated into the title of Mr. Sanjay Ramchandra Kulkarni and 13 others in respect of land adm. 0 Hectare 89 Ares out of Survey No. 36, totally adm. 7 Hectare 19.7 Ares, situated at Village Bhugaon, Taluka Mulshi, District Pune, within the limits of Zilla Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub-District Taluka Mulshi, Dist: Pune (hereinafter referred to as "the said land"), which land is more particularly described in the Para 1 below. Hence I submit herewith my Title and Search Report as follows:-

1. Description of the Property

All that piece and parcel of land adm. 0 Hectare 89 Ares out of Survey No. 36, totally adm. 7 Hectare 19.7 Ares, situated at Village Bhugaon, Taluka Mulshi, District Pune, within the limits of Zilla Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub-District Taluka Mulshi (Paud), District Pune, which land adm. 0 Hectare 89 Ares is bounded as follows:

On or towards East : By land out of same Survey No. 36

On or towards South : By Matalwadi Road and land out of same Survey No. 36

On or towards West : By lands out of same Survey No. 36

On or towards North : By lands out of Survey Nos. 97,98,99 and 100

Hereinafter referred to as "the said land"

e) Original Sale Deed dated 24/7/1992, executed by Shri Tryambakeshwar Deoasthan through its chief Trustee Mr. Gopinath Yashwant Surve in favour of Mr. Ashok Kumar Mehra, registered at Sr. No. 3533/1992, in the office of Sub-Registrar, Mulshi (Paud).

f) Original Sale Deed dated 18/4/2006, executed by Mr. Ashok Kumar Mehra in favour of Mr. Sanjay Ramchandra Kulkarni and 13 others registered at Sr. No. 2298/2006, in the office of Sub-Registrar, Mulshi (Paud), along with the original registration receipt and Index II thereof.

g) Deed of simple Mortgage executed by Mr. S. R. Kulkarni and 13 others and Pancharatna Township Pvt. Ltd. in favour of Janata Sahakari Bank Ltd. Tilak Road, Pune (Regn. No. 5963/2006 Sub Registrar Mulshi dated 05/09/2006) in respect of the said land.

h) Zone certificate dated 4/12/2006 in respect of the said land issued by the Assistant Director of Town Planning, Pune with reference to the Regional Plan of Pune District.


j) Objection dated 12/02/2007 by Mr. Sanjay Natu, Advocate on behalf of Janata Sahakari Bank Ltd., received in response to the aforesaid Public Notices.


l) Copy of letter dated 20/3/2003 issued by Revenue and Forest Department, Mantralaya, Mumbai to Divisional Commissioner, Pune Division, Pune and the Collector, Pune (bearing No. DEV-34/2002/37/case No.5/L-4)


n) The composite layout sanctioned by the Collector, Revenue Branch, Pune, as per the aforesaid preliminary Order dated 16/2/2006.
c) And that as the Trust was not getting sufficient income out of the said land it has published a public notice in daily “Maharashtra Herald” dated 13/7/1990 and daily “Prabhat” dated 10/5/1990, with an intention to sell a part of said Survey No. 36 to any intending purchaser for consideration for raising some funds for the fulfillment of the objects of the Trust.

d) And that the Trust then applied to the Joint Charity Commissioner for obtaining their permission for selling the part adm. 0 H. 89 Ares out of said survey No. 36, Bhugaon to Mr. Ashok Kumar Mehra for consideration of Rs. 1,10,000/- after complying necessary formalities for the same.

e) And that the Joint Charity Commissioner by his order bearing No. J/ 57-91/ u/s. 36(1)(a) 6123 and 6124/92 dated 17/7/1992 granted permission to the Trust to sell the land adm. 0 H. 89 Ares out of Survey No. 36, Bhugaon to Mr. Ashok Kumar Mehra for the consideration of Rs. 1,10,000/- subject to fulfillment of the conditions stated therein.

f) And that in pursuance of aforesaid order for the total consideration of Rs. 1,10,000/- the Trust by a Sale Deed dated 24/7/1992 sold the land adm. 0 Hectare 89 Ares out of Survey No. 36, Bhugaon to Mr. Ashok Kumar Mehra which Sale Deed has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Sr. No. 3533/1992 and his name is entered in the other rights column on the revenue record of said survey No. 36, Bhugaon vide Mutation Entry No. 5949, as the status of “Deosthan Inam Class –3” in respect of the said land is continued as per the relevant laws and also guidelines of the Revenue and Forest Department as per their abovelisted letter dated 20/3/2003.
Maharashtra Land Revenue Code, 1966 subject to payment of non-agricultural assessment etc. As per the order dated 28/6/2006 passed by the Collector, Revenue Branch, Pune bearing PMA/NA/SR/131/2005, it is seen that all the required amounts of development charges, N.A. assessment, Zilla Parishad taxes, Gram Panchayat taxes, etc. in respect of the said land have been paid. Further as per the letter dated 20/3/2003, issued by the Revenue & Forest Department, Mantralaya, Mumbai, it is clarifies by the State Government with the consultation of “Law & Judiciary Department” that the lands of “Deosthan Inam Class- 3”, being “Soil grant Inams”, the status of such lands as Deosthan Inam Class-3 remain unchanged and the same are not exempted from the payment of the revenue and hence prior approval of the State Government for converting the lands to non-agricultural use or for sale of such lands is not necessary.

7. Development rights and entitlements of Matrix Developers Pvt. Ltd. i.e. Promoter/ Developer

That by Development Agreement and General Power of Attorney both dated 10/04/2007 the present owners of the said land with the consent and confirmation of said Pancharatna Township Pvt. Ltd. entrusted the development rights of the said land with Matrix Developers Pvt. Ltd., a company duly registered and incorporated under the Companies Act, 1956 having its registered office at 30, Yashoda, Kala Nagar, Bandra (East), Mumbai 400 051 through its Director Mr. Shrikant P. Paranjape, subject to the terms and conditions stated therein. The said Development Agreement and the said General Power of Attorney are duly registered in the office of the Sub-Registrar, Mulshi (Paud) on 17/04/2007 at Sr. No. 2560/2007 and 2561/2007 respectively.

8. Litigations:

From the enquiry and investigation of title, I did not come across any pending litigation in respect of the said land.
acquired the development rights in respect of the said land along with some other lands, for consideration and is entitled to commence, carry out and complete the scheme of construction thereon subject to obtaining all the required clearances, permissions and sanctions for the same and to enter into agreements for sale of units with the intending purchaser/s and to realise the sale and other proceeds thereof. Hence I have issued this Title Report on this 5th day of July 2007 at Pune.
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उपभोक्ता क्रमांक के अनुसार निर्देशनाः निर्धारित हिंदी क्रमांक 22 वेतन 913 के साथ उपभोक्ता क्रमांक 919 के लिए जोड़ा जाएगा।