

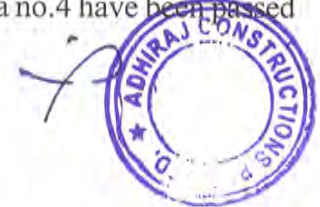
Date : 19/11/2022

I, Brij Bhushan Gupta, Director of Adhiraj Constructions Pvt. Ltd. ("Promoter") doth hereby solemnly declare, undertake and state as under :

That, Adhiraj Constructions Pvt. Ltd. has a legal Title report dated 19/10/2022 certifying that it has clear and marketable title to land bearing Survey No.64 Hissa No.2, Survey No.66 Hissa No.2, 67 Hissa No.1, Survey No.67 Hissa No.2(1), Survey No.67 Hissa No.2(2), Survey No.67 Hissa No.4, Survey No.68 Hissa No.1A, Survey No.68 Hissa No.1B, Survey No.68 Hissa No.2, Survey No.68 Hissa No.4, Survey No.69, Survey No.70 Hissa No.1, Survey No.70 Hissa No.2, Survey No.71 Hissa No.2, Survey No.71 Hissa No.3, Survey No.71 Hissa No.4, Survey No.72 Hissa No.1A, Survey No.72 Hissa No.1B, Survey No.72 Hissa No.3, Survey No.76 Hissa No.1, Survey No.76 Hissa Nos.2 (1) , Survey No.76 Hissa Nos.2 (2), Survey No.77 Hissa No.1, Survey No.77 Hissa No.2, Survey No.79 Hissa No.3, Survey No.86 Hissa No.1, Survey No.86 Hissa No.2, Survey No.88, Survey No.89 Hissa No.1, Survey No.89 Hissa No.2, Survey No.90, Survey No.91 Hissa No.3 and Survey No.99 Hissa No.2,, situate, lying and being at Village – Rohinjan, Taluka – Panvel and District Raigad, Maharashtra ("**Larger Land**")

I further confirm that some portions of the Larger Land as mentioned below have following litigations.

1. Special Civil Suit No.653 of 2007 has been filed before the Civil Judge, Senior Division, Panvel by Gurukrupa Associates against (1) Raghunath Kana Mhatre, (2) Padmakar Kana Mhatre, (3) Anant Kana Mhatre, (4) Janardan Hari Mhatre, (5) Rohidas Changdev Mhatre, (6) Brijbhushan Shivshankar, (7) Restrocape Infrastructure Limited, (8) M/s. Blue Circle Infratech through its partners Vijay Raichand Nancy, James D'Silva, Akshay Bansilal Arora and Ajay Raichand Nancy, (9) Devisha Infrastructure Private Limited and (10) The Manager, The Raigad District Central Co-operative Bank Limited for specific performance, permanent injunction and in the alternate for damages. The suit pertains to inter alia the lands bearing Survey no.67 Hissa no.4 admeasuring 00 Hectares 23 Ares and Survey no.68 Hissa no.4 admeasuring 00 Hectares 25.3 Ares (collectively the "**Suit Property**") out of the Larger Land. The Plaintiff has inter alia prayed for (a) declaration that the Agreement dated 4th February, 2006 is binding on the Defendants and that a Sale Deed in respect of the Suit Property be executed in favour of the Plaintiff (b) Cancellation of the Sale Deed dated 9th December 2008 executed between Defendants nos.(1) to (5) and (6); and (c) Restraining the Defendants from creating any third party rights in the Suit Property. The suit is currently pending. Promoter confirms that no orders adverse to the Promoter and / or the lands bearing Survey no.67 Hissa no.4 and Survey no.68 Hissa no.4 have been passed in the said suit till date.



2. Special Civil Suit No.75 of 2014 has been filed before the Civil Judge Senior Division, Panvel by Gangaram Budhya Patil, Maruti Budhya Patil, Arun Budhya Patil and Kanta Baban Patil (as the Plaintiffs therein) against Defendant No. 1 Janardan Budhya Patil, and Defendant No.2 (as the Defendants therein) inter alia for declaration that the Plaintiffs have a share in the land bearing Survey no.64 Hissa no.2 admeasuring 00 Hectares 20.3 Ares (the "**75 Suit Land**") which forms part of the Larger Land and that their share be partitioned by metes and bounds, cancellation of the Sale Deed dated 15th July, 2010 registered with the office of the Sub-Registrar, Panvel – 1 at Serial no.8674 of 2010 executed by Janardan Hirya Patil and others in favour of Defendant No.2 and for permanent injunction against the Defendants from dealing with / developing the 75 Suit Land or creating any third party rights therein. Notice in the matter was received by Defendant No.2 in February 2017 and thereafter, the same was forwarded to the Promoter. The Promoter confirms that no orders adverse to the Promoter and / or title of the Promoter to the "75Suit Land" have been passed till date. The suit is currently pending.
3. A Regular Civil Suit No.459 of 2021 ("**said Civil Suit No. 459 of 2021**")has been filed before the Civil Judge Senior Division, Panvel, by (i) Nilesh Ashok Rupekar, (ii) Alka Ashok Rupekar, (iii) Snehanvit Ashok Rupekar,(iv) Pournima Ashok Rupekar, (v) Pallavi Manohar Patil and (vi) Gauri Ashay Dalvi, the Plaintiffs therein against ; (i) Santosh Gopinath Rupekar, (ii)Kushindra Gopinath Rupekar, (iii) Sunil Gopinath Rupekar, (iv) Surekha Prakash Mhatre, (v) Gulab Harishchandra Patil, (vi) Manda Madhukar Nighukar, (vii) Rekha Gurunath Tare, (viii) Neelam Kamal Bhalla, (ix)Meera Ravi Bhalla, (x) Narendra Ramsharan Bhalla, (xi) Siddharth Narendra Bhalla, (xii) Abhimanyu Narendra Bhalla, (xiii) Ravi Ramsharan Bhalla, (xiv) Adhiraj Constructions Pvt. Ltd.) and (xv) Minal Kunjbehari Gupta, the Defendants therein with respect to inter alia the Survey no. 79/3 admeasuring 00 Hectares 48.1 Ares (the "**459 Suit Land**"), for declaration under Section 34 of the Specific Relief Act, 1963 and under Sections 6 and 8 of the Hindu Succession Act, 1956. . The Promoter confirms that no orders adverse to the Promoter and / or title of the Promoter to the "459 Suit Land" have been passed till date. The suit is currently pending.
4. A Regular Civil Suit No.5 of 2022 ("**said Civil Suit No. 5 of 2022**") has been filed before the Civil Judge Senior Division, Panvel, by 1) Motiram SukryaBhoir, 2) Bhagubai Rama Bhoir, 3) Santosh Rama Bhoir, 4) Arjun Rama Bhoir, 5) Nakul Rama Bhoir,6) Aparna ParakshYendarkar, 7) Kalpana Yashawant Patil, 8) Laxman SukryaBhoir, 9) Sughandha Balkrishna Madhavi, the Plaintiffs therein against; 1) Kailash BabanBhoir, 2) Rajesh BabanBhoir, 3) BalubaiBabanBhoir , 4) Manjula Sunil Patil, 5) Shobha Chandrakant Keni, 6) Priya Pradip Patil, 7) SulochanaJaydasKalekar, 8) Sangita Brijbhushan Gupta, 9) Adhiraj Constructions Pvt.Ltd. through its director Brij Bhushan Shivshankar Gupta viz. the Defendants therein with respect to Survey no. 68/2 admeasuring 00 Hectares 46 Ares and 72/1A admeasuring 00 Hectares 52.9 Ares (collectively called the "**Suit 5 Land**") for declaration under Section 34 of the Specific Relief Act, 1963 and under Sections 6 and 8 of the Hindu Succession Act, 1956. The Promoter confirms that no orders adverse to the Promoter and / or title of the Promoter to the "Suit 5 Land" have been passed till date. The suit is currently pending.





There are no adverse orders, affecting the title of the Promoter to the Larger Land that have been passed in the above proceedings.

This Certificate is issued for Registration of Real Estate Project with Maharashtra Real Estate Authority.

For Adhiraj Constructions Pvt. Ltd.


Director

