



FORMAT-A
(Circular No. 28 /2021)

LEGAL TITLE OPINION

Sub .- Title Opinion with respect to all that piece and parcels of the Proportionate undivided portion of land admeasuring 1509 sq. mtrs. (excluding the 10% area under open space) out of the sanctioned layout of the portion of land admeasuring 3015.85 sq. mtrs. out of the total area of the land bearing Survey No.111 Hissa No.11/1D, totally admeasuring 4000 sq. mtrs. situate, lying and being at Village -Baner, within the Registration Sub District of Taluka- Haveli, District -Pune and within the limits of the Municipal Corporation of Pune

I have investigated the title of the aforesaid land on request of "**KUMAR AGRO PRODUCTS PVT. LTD.** through its Director Mr. Hitesh K. Jain having office at- 2413, Kumar Capital, East Street, Camp, Pune- 411001 and has provided following documents-

- 1. DESCRIPTION OF THE PROPERTY-** All that piece and parcels of the Proportionate undivided portion of land admeasuring 1509 sq. mtrs. (excluding the 10% area under open space) out of the sanctioned layout of the portion of land admeasuring 3015.85 sq. mtrs. out of the total area of the land bearing Survey No.111 Hissa No.11/1D, totally admeasuring 4000 sq. mtrs. situate, lying and being at Village -Baner, within the Registration Sub District of Taluka- Haveli, District -Pune and within the limits of the Municipal Corporation of Pune.
- 2. THE DOCUMENTS OF ALLOTMENT OF PLOT :**
 - a) Sale Deed** dated 01/07/1996 which is registered at the office of Sub-registrar Haveli no. 4 on 02/07/1996 at Serial No. 4819/1996 executed by Mr. Subhash Tipanna Nelge, Mr. Mahesh Pandurang Chavan, Mr. Pradeep Pandurang Chavan in favour of Mr. Shakil M. S. Memon.
 - b) Sale Deed** dated 01/07/1996 which is registered at the office of Sub-registrar Haveli No. 4 on 02/07/1996 at Serial No. 4820/1996 executed by Mr. Subhash Tipanna Nelge, Mr. Mahesh Pandurang Chavan, Mr. Pradeep Pandurang Chavan in favour of Mr. Firoz M. S. Memon.
 - c) Sale Deed** dated 01/07/1996 which is registered at the office of Sub-registrar Haveli No. 4 on 02/07/1996 at Serial No. 4821/1996 executed by Mr. Subhash Tipanna Nelge, Mr. Mahesh Pandurang Chavan, Mr. Pradeep Pandurang Chavan in favour of Mr. Shakil M. S. Memon.
 - d) Gift Deed** dated 28/09/2012 which is registered at the office of Sub-registrar Haveli No. 3 on 03/10/2012 at Serial No. 8888/2012 executed by Ms. Rubina Mohammed Siddiq Memon (Name after marriage-Mrs. Rubina Zuber Shaikh) in favour of Mr. Firoz Mohammed Siddiq Memon, Mr. Shakil Mohammed Siddiq Memon.
 - e) Gift Deed** dated 28/09/2012 which is registered at the office of Sub-registrar Haveli No. 3 on 03/10/2012 at Serial No. 8889/2012 executed by Mr. Zuber Babumiya Shaikh in favour of Mr. Firoz Mohammed Siddiq Memon, Mr. Shakil Mohammed Siddiq Memon





f) **JOINT VENTURE FOR DEVELOPMENT OF PROPERTY** dtd.27/06/2024 executed by MR. FIROZ MOHAMMED SIDDIQ MEMON AND MR. SHAKIL MOHAMMED SIDDIQ MEMON in favour of KUMAR AGRO PRODUCTS PVT. LTD. which is registered in the office of Sub-Registrar Haveli No. 11 at Serial No. 11081/2024

g) **POWER OF ATTORNEY** dtd. 27/06/2024 executed by MR. FIROZ MOHAMMED SIDDIQ MEMON AND MR. SHAKIL MOHAMMED SIDDIQ MEMON in favour of Kumar Agro Products Pvt. Ltd. or their nominees which is also registered in the Office of Sub-Registrar Haveli No.11 at Serial No. 11082/2024

3. Photo Copies of relevant Revenue Records / 7/12 extracts in respect of the said Lands and Mutation Entries thereon.

4. Search Report/s for 30 years and Title Report of the land/s under the project.

OWNERS OF THE SAID PROPERTY UNDER THE PROJECT -

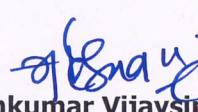
On perusal of the documents mentioned in the detailed title opinion the title of the **owners Mr. Firoz M.S. Memon and Mr. Shakil M.S. Memon** appears to be clear and marketable subject to observations mentioned in the detailed title opinion and **Kumar Agro Products Pvt. Ltd.** is entitled to develop the Proportionate undivided portion of land admeasuring 1509 sq. mtrs. (excluding the 10% area under open space) out of the sanctioned layout of the portion of land admeasuring 3015.85 sq. mtrs. out of the total area of the land bearing Survey No.111 Hissa No.11/1D, totally admeasuring 4000 sq. mtrs. situate, lying and being at Village -Baner, within the Registration Sub District of Taluka- Haveli, District -Pune and within the limits of the Municipal Corporation of Pune jointly with the owners.

PENDING LITIGATION – Nil.

BANK ENCUMBRANCES / MORTGAGES – Nil

The title opinion and search of index-II dtd. 29/06/2024 reflecting the flow of the title and rights of the Owner / Promoter in respect of the land mentioned hereinabove is issued by me and Search Report issued by Adv. Rajashree Dange dated-12/06/2014 which are enclosed herewith as Annexure.

Encl. : Annexure.
Date : 29/06/2024.


Maheshkumar Vijaysinh Pawar
(Advocate)

