



RB/RG/ PR-238/24-25/OW No. 201

To,

KANHA BUILDSPACES LLP,
office at Suvarnrekha F-2, Ground Floor,
CTS No.96B/97, Deccan Gymkhana,
Prabhat Road, Pune 411004

SUPPLEMENTARY TITLE CERTIFICATE

Re. All that piece and parcel of portion of non agricultural land admeasuring about 12937.54 sq. mtrs., carved out of said Plot No. 1 totally admeasuring 36952.40 sq. mtrs, being created pursuant to layout sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/0661/2021 dated 22.6.2021, and which is being part of land bearing Survey No. 138/5 area totally admeasuring 6 Hectare 92 Ares ("Entire Land") situate, lying and being at village Pashan, Taluka Haveli, District, Pune, ("**said Property**")

We are issuing this Supplementary Title Certificate for the Said Property in continuation to our previous Title Certificate dated 15 June 2024 issued in respect of the Said Property.

1. Title Documents:

For the purpose of this Supplementary Title Certificate, we have reviewed the photocopies of following documents:

- a) Photocopies of Title Certificate dated 15 June 2024
- b) Recent 7/12 extract, procured on 2 July 2024
- c) Mutation Entry No. 7261
- d) Indenture of Mortgage Dated 12 July 2024 registered at the office of Sub Registrar, Haveli 23, Pune under Serial No.16320/2024, made and entered into between KANHA BUILDSPACES LLP ("Mortgagor") and Capri Global Capital Limited ("Mortgagee"),



- e) Photocopy of Layout sanctioned by Pune Municipal Corporation vide commencement certificate bearing No. CC|1509/2024, dated 2 September 2024
- f) Original Search Report dated 16 October 2024 issued by Adv. Kailash M. Thorat with respect to the Said Property.
- g) Original letter dated 17 October 2024 addressed by KANHA BUILDSPACES LLP to us

2. Brief History:

Based on our previous Title Certificate dated 15 June 2024, issued in favour of KANHA BUILDSPACES LLP ("Kanha") and the aforesaid documents and information furnished to us, the following transactions/developments (further to our last title Certificate) have been recorded with respect to the Said Property:

- a) In our Title Certificate dated 15 June 2024, we had stated that vide a Deed of Conveyance dated 24 May 2024, registered with the office of Sub-Registrar, Haveli No.1, Pune at Serial No. 9339/2024, made and entered into between Kumar Urban Development Private Limited (Formerly Known As Kumar Housing Corporation Private Limited), referred to as the Vendor therein, and, Kanha Buildspaces LLP, referred to as Purchaser therein, and, Kumar Builders Consortium Private Limited (formerly M/S Kumar Builders Consortium, a partnership firm, referred to as Consenting Party therein, the Vendor with the consent of Consenting Party sold, transferred and conveyed its entitled portion being a non agricultural land admeasuring about 12937.54 sq. mtrs, i.e. said Property, carved out of said Plot No. 1 totally admeasuring 36952.40 sq. mtrs. being created pursuant to a layout sanctioned by Pune Municipal Corporation vide a Commencement Certificate bearing No. CC/0661/2021 dated 22 June 2021, in favour of the Purchaser therein for the consideration and on the terms and conditions stated therein.



- b) On perusal of the Mutation Entry No.7261 dated 24 May 2024, certified on 26 June 2024, read with 7/12 Extract, the name of Kanha is recorded in holder's column as Owner of 7/12 extract of said Property as owner thereof.
- c) By and under Commencement Certificate dated 2 September 2024, bearing Ref. No. CC/1509/2024, a layout was sanctioned by Pune Municipal Corporation ("PMC") for proposed development on the said Property on the terms and conditions mentioned therein.

3. MORTGAGES :

- a) Vide Indenture of Mortgage Dated 12 July 2024 registered at the office of Sub Registrar, Haveli 23, Pune under Serial No.16320/2024, made and entered into between KANHA BUILDSPACES LLP, therein referred to as "Mortgagor", and Capri Global Capital Limited ("Capri Global") therein referred to as the Mortgagee, Kanha availed a Term Loan Facility of Rs.125,00,00,000/- (Rupees One Hundred Twenty Five Crores only) from the Mortgagee and thereby mortgaged the said Property as and by way of security towards the said loan, on terms and conditions more particularly recorded therein.
- b) Kanha, vide its letter dated 17 October 2024, has informed to us that said loan is subsisting and the original Deed of Conveyance dated 24 May 2024 is in the custody of above Mortgagee, and further has informed that save & except aforesaid mortgage, the said Property is not subject of any encumbrances.

4. SEARCHES

- a) Search of the Index-II extracts for the year 2024 with respect to the Said Property, was carried out by K.M. Thorat, Advocate, at the Sub-Registrars offices, Pune, and he has submitted his search report dated 16 October 2024.
- b) Kanha vide its letter dated 17 October 2024, has informed us that the entries at Serial Nos 1,4,5,6 and 7 mentioned in the Index II Search Report dated 16 October 2024 of Adv. Kailash Thorat, are not pertaining to the said Property



and are in respect of the owners of the other portion from same Plot No.1 / Survey No. 138/5. For this Title Certificate, we are relying on the said Letter.

5. CONCLUSION:

Subject to what is stated in our previous Title Certificate and subject to whatever stated herein, and in particular, the mortgage in favour of Capri Global Capital Limited as mentioned hereinabove, we state that KANHA BUILDSPACES LLP, is the owner of the said Property having a clean, clear and marketable title thereto, with the rights to develop the said Property

6. GENERAL:

- a. The contents of this Supplementary Title Certificate are to be read in continuation and conjunction of our previous Title Certificate dated 15 June 2024.
- b. This Supplementary Title Certificate is issued solely on the basis of the documents provided by you as mentioned in Para 1 hereinabove and we have no obligation to update this Supplementary Title Certificate with any information or replies or documents received by us beyond this date.
- c. Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the Said Property or the said entire property.
- d. For the purposes of this Supplementary Title Certificate we have relied upon information relating to:
 - i) All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
- e. For the purposes of this Supplementary Title Certificate we have relied upon:
 - i) Photocopies of documents where original documents of title were not available.



- ii) Photocopies of 7/12 Extract, Mutation Entries in respect of the Said Property.
- f. Unless specifically stated otherwise, we have not carried out any searches in any courts and have presumed that there is no pending litigation, proceedings, enquiry, etc. before any court of law, tribunal, etc. in respect of the Said Property.
- g. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- h. This Supplementary Title Certificate is an opinion based on the documents perused by us and has been so given at the request of the clients to whom it is addressed.
- i. This Supplementary Title Certificate is limited to the matters pertaining to Indian Law (as on the date of this Supplementary Title Certificate) alone and we express no opinion on laws of any other jurisdiction.
4. This opinion is addressed to KANHA BUILDSPACES LLP alone. This opinion may not be disclosed, furnished, quoted or relied on by any person or entity other than KANHA BUILDSPACES LLP for any purpose without our prior written consent. It may however be disclosed or furnished by KANHA BUILDSPACES LLP as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority or as part of the documents required to be submitted to banks and financial institutions.

Dated this 18 October, 2024.

For H & Co. Legal

Partner


