

**VINAYAK G. ERANDE**  
**B.SL, LL.B. ADVOCATE**

Office- No A-803, Shree Ganesh Graceland, Near Hotel Shivar Garden, Dwarkadheesh  
Garden Lane, Rahatni, Pune 411027, **Mobile:-** 9422317992.  
(mail:- [vinayak\\_erande@rediffmail.com](mailto:vinayak_erande@rediffmail.com))

Ref/vge/Hadapsar  
S&t/55/1/2/3

**Date: - 01/08/2023**

**To**  
**MahaRERA**

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to all that piece and parcel of the Land bearing Survey Survey No. 55/1/2/3, totally admeasuring about 08 Hector 66 Ares and comprising of lands bearing old (i) Survey No. 55/1 admeasuring 02 Hector 85 Area, (ii) Survey No. 55/2 admeasuring 01 Hector 15 Areas and (iii) Survey No. 55/3 admeasuring 04 Hector 66 areas Situated at Village Hadapsar, Taluka Haveli, District Pune. Within the limits of Pune Municipal Corporation, Pune (which is herein after referred as the "Said Property")

I have investigated the title of the said Land on the request of Kumar Properties and Promoters Pvt. Ltd., Through its Director Mr Rajas Vimalkumar Jain, having office at "Kumar Capital" 3rd floor, 2413 East Street, Camp, Pune 411001,

**1) Description of the property.**

Land bearing Survey Survey No. 55/1/2/3, totally admeasuring about 8 Hector 66 Ares and comprising of lands bearing old (i) Survey No. 55/1 admeasuring 02 Hector 85 areas, ii)



Survey No. 55/2 admeasuring 01 Hector 15 Areas and iii) Survey No. 55/3 admeasuring 04 Hector 66 Areas Situated at Village - Hadapsar, Taluka - Haveli, District Pune.

**2) Documents produced of the said property.**

- a) Xerox copy of 7/12 extract Survey No. 55/1/2/3 Hadapsar.
  - b) Xerox copy of mutation entry No. 28916 to 2892.
  - c) Xerox copy of Indenture of Mortgage executed in between Kumar Properties and Promoters Pvt. Ltd, and Kotak Mahindra Investment Ltd. Dated 10/08/2021.
  - d) Search and Title Opinion Dated 11/12/2019, 06/11/2018, 05/11/2018, 31/10/2016, 11/06/2008, 31/10/2005, 10/05/2012, 02/06/2010, 29/04/2003 issued by Adv Prachi Kulkarni-Randive, Adv Mahesh V. Pawar, Adv Umesh P. Misal, Adv Sudhir M. Kamthe, and Adv Supriya S. Kale
  - e) Search and Title Opinion issued by Adv Vinayak Erande from 01/03/2012 to 12/12/2022 And 01/04/22 to 31/07/2023
- 3) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that, Kumar Properties and Promoters Pvt Ltd in respect of captioned property appears to have clean, clear and marketable, subject to term loan from Kotak Mahindra Investment Ltd.
- 4) The report reflecting the flow of the title of the Kumar Properties and Promoters Pvt Ltd on the said land is enclosed herewith.

**Encl : Annexure A**

**PUNE**

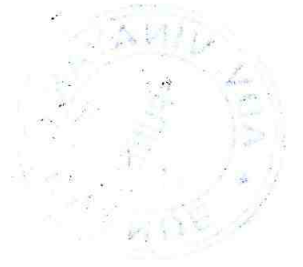
**DATE: - 01/08/2023**



*Vinayak G. Erande*  
01/08/23.

**Vinayak G. Erande**

**Advocate**



**“Annexure A”****VINAYAK G. ERANDE****B.SL, LL.B. ADVOCATE**

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**Office-** A-803, Shree Ganesh Graceland, Near Hotel Shivar Garden, Dwarkadheesh Garden Lane, Rahatni, Pune 411027, Mobile:- 9422317992.  
(mail:- vinayak\_erande@rediffmail.com)

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Ref/vge/Hdapr/K.PebblePark  
S&t no: 55/1/2/3

**Date: - 01/08/2023****SEARCH AND TITLE OPINION IN CONTINUATION****1) DESCRIPTION OF PROPERTY :-**

All the piece and parcel of land bearing Survey No. 55/1/2/3, totally admeasuring about 08 Hector 66 Ares and comprising of lands bearing old (i) Survey No. 55/1 admeasuring 02 Hector 85 Areas, (ii) Survey No. 55/2 admeasuring 01 Hector 15 Areas and iii) Survey No. 55/3 admeasuring 04 Hector 66 Areas Situated at Village Hadapsar, Taluka Haveli, District Pune. Within the limits of Pune Municipal Corporation, Pune (which is herein after referred as the “Said Property”) bounded as under:-

|                       |                           |
|-----------------------|---------------------------|
| On or towards East -  | By Survey No. 56,         |
| On or towards South - | By Survey No. 55 Part,    |
| On or towards West -  | By 18 mtrs. Wide DP road, |
| On or towards North - | By 18 mtrs. Wide DP road. |

**2) INSTRUCTION:**

I am instructed by Kumar Properties and Promoters Pvt. Ltd., Through its Director Mr Rajas Vimalkumar Jain, having office at “Kumar Capital” 3rd floor, 2413 East Street, Camp, Pune 411001, to take the search and investigate title of the property.





**3) OWNER OF THE PROPERTY:-**

Kumar Properties and Promoters Pvt. Ltd., having office at "Kumar Capital" 3rd floor, 2413 East Street, Camp, Pune 411001, is owner of the said property

**4) DOCUMENTS PRODUCED:-**

Kumar Properties and Promoters Pvt. Ltd. gave me necessary information and handed over relevant documents of the said property, which are as follows:-

- a) Xerox copy of 7/12 extract Survey No. 55/1/2/3
- b) Xerox copy of mutation entry No. 28916 to 28925
- c) Xerox copy of Indenture of Mortgage executed in between Kumar Properties and Promoters Pvt. Ltd, and Kotak Mahindra Investment Ltd. Dated 10/08/2021.
- d) Search and Title Opinion Dated 11/12/2019, 06/11/2018, 05/11/2018, 31/10/2016, 11/06/2008, 31/10/2005, 10/05/2012 02/06/2010, 29/04/2003 issued by Adv Prachi Kulkarni-Randive, Adv Mahesh V. Pawar, Adv Umesh P. Misal, Adv Sudhir M. Kamthe, and Adv Supriya S. Kale.

**5) SEARCH:-**

- a) This is a Continuation of search and Title Opinion issued by Adv Prachi Kulkarni-Randive, Adv Mahesh V. Pawar, Adv Umesh P. Misal, Adv Sudhir M. Kamthe, Adv Supriya S. Kale, Adv Vinayak Erande Dated 11/12/2019, 06/11/2018, 05/11/2018, 31/10/2016, 11/06/2008, 31/10/2005, 10/05/2012, 02/06/2010 , 01/03/2012 to 12/12/2022 respectively.
- b) I have taken Search in [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) and of Index-II registers concerned District Registrar's Office, Online search on the website of IGR Maharashtra, from from 01/01/2022 to 31/07/2023 by depositing the requisite fees Online Application No:- GRN: MH005798416202324E Receipt No: - CHALLAN MRT FORM NO:- 6 dated 27/07/2023.



- c) I have not found any adverse entry with regards to the said property during search. The records made available provided online is not complete and has its own defects.
- d) That there are entries in respect of flat purchase agreement and lease, lien of the said property, the project known as "Kumar Pebble Park" Building's @ Khushi and Joy". That the flat purchase agreements and their loan agreement are not directly related to transfer of title of the said property and hence i have not taken into consideration of these entries while issuance of this title opinion
- e) The records made available for online is not complete and has its own defects and hence this report is subject to the available records and document perused.

**6) FROM THE PERUSAL OF ABOVE DOCUMENTS AND THE SEARCH THE FOLLOWING FACTS ARE EMERGED:**

- i) This is a Continuation of search and Title Opinion issued by Adv Prachi Kulkarni-Randive, Adv Mahesh V. Pawar, Adv Umesh P. Misal, Adv Sudhir M. Kamthe, Adv Supriya S. Kaleand and Adv Vinayak Erande 11/12/2019, 06/11/2018, 05/11/2018, 31/10/2016, 11/06/2008, 31/10/2005, 10/05/2012, 02/06/2010, 15/11/2022 respectively
- ii) That all the piece and parcel of land bearing Survey No. 55/1/2/3, totally admeasuring about 08 Hecter 66 Ares and comprising of lands bearing old (i) Survey No. 55/1 admeasuring 02 Hecter 85 Areas, (ii) Survey. No. 55/2 admeasuring 01 Hecter 15 Areas and (iii) Survey No. 55/3 admeasuring 04 Hecter 66 Areas, is owned by Kumar Properties and Promoters Pvt. Ltd. (Previously known as M/S Kumar Company).
- iii) On perusal it's seen that the land bearing Survey No. 55/1/2/3, herein agreed to purchase by M/S Kumar Company from Namdeo And Haribhau Mandu Magar and their family members vide Agreement to sale dated. 01/10/2001, the said Agreement to sale was registered in Sub Registrar, Haveli No. 3 at Serial No. 246, 247, 248, 249, and 250 respectively.
- iv) That as per Agreement to sale the owner (1) Namdeo Mandu Magar and their sons Maruti, Sopan, Dnyandeo, Nivrutti and (2) Haribhau and their sons



Dattatraya, Mahadeo, Kailas, Yadav transferred their undivided shares in the name of Kumar company, their Partners, heirs and administrators. The said sale deed is duly registered at Office of Sub-Registrar Haveli No 3 on 01/10/2001 at serial No's 7999-8007 and 8039. By virtue these sales Deeds, names of Kumar Company and its partners are entered on the 7/12 vide Mutation Entry bearing No. 28916 to 28925 on 06/09/2002.

- v) It is observed that Kumar Properties and Promoters Pvt. Ltd have availed term loan from Kotak Mahindra Investment Ltd. That the Indenture of Mortgage was executed in between Kumar Properties and Promoters Pvt. Ltd and Kotak Mahindra Investment Ltd. said is duly Registered at Serial No 12056/2021 in the office of Sub Registrar Havali No 11.
- vi) It's seen that the Promoter M/S Kumar Company, a partnership firm is converted into and incorporated as a Private Limited Company and is known as "Kumar Construction and Properties Pvt. Ltd". The rights, title and interest held by Kumar Company stands vested in favour of Kumar Constriction and Properties Pvt. Ltd. then changed into and incorporated as known as Kumar Properties And Promoters Pvt. Ltd. The all rights, title and interest held by Kumar Construction And Properties Pvt. Ltd. stand vested in favour of the Kumar Properties And Promoters Pvt. Ltd.
- vii) It's seen that by virtue of the Order dated. 16/06/2017 passed by the National Company Law Tribunal, M/s. Kumar Agro Products Pvt. Ltd. has been demerged into M/s. Kumar Agro Products Pvt. Ltd. and M/s. Kumar Properties and Promoters Pvt. Ltd. and as a result thereof M/S. Kumar Properties and Promoters Pvt. Ltd. entitled to develop the said property.
- viii) It's seen that by virtue of the Order dated 24/03/2022 passed by the National Company Law Tribunal, Kumar Constructions and Properties Pvt. Ltd. has been demerged into M/s. Kumar Agro Products Pvt. Ltd. and Kumar Properties and Promoters Pvt. Ltd, thus the result thereof the all rights, title and interest stand vested in favour of M/S. Kumar Properties and Promoters Pvt. Ltd. and entitled to develop the said property.





- ix) This is a Continuation of search and Title Opinion issued by respected advocates, detail mentioned in para (i) above, they have specified the detail brief history of all the title transaction of the above said property and hence need not cite on the count of repetition.

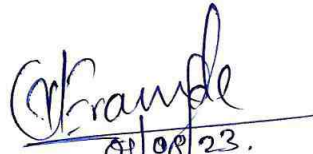
**7) CONCLUSION AND OPINION:-**

Whatever stated in my detail Title opinion regarding title of the said property mentioned above, I am of the opinion that, Kumar Properties and Promoters Pvt Ltd in respect of captioned property appears to have clean, clear and marketable, subject to term loan from Kotak Mahindra Investment Ltd.

PUNE

DATE: - 01/08/2023




  
01/08/23.  
**Vinayak G. Erande**  
Advocate





**CHALLAN**  
**MTR Form Number-6**



|  |  |   |               |  |  |                           |  |
|--|--|---|---------------|--|--|---------------------------|--|
| GRN MH005798416202324E                       |  | BARCODE  |               | Date 27/07/2023-12:17:11                                   |  | Form ID                   |  |
| Department Inspector General Of Registration |  |   |               | Payer Details  |  |                           |  |
| Search Fee                                   |  |   |               | TAX ID / TAN (If Any)                                      |  |                           |  |
| Type of Payment Other Items                  |  |   |               | PAN No.(If Applicable)                                     |  | AADPE0772A                |  |
| Office Name HVL1_HAVELI NO1 SUB REGISTRAR    |  |   |               | Full Name  |  | ADV VINAYAK G ERANDE      |  |
| Location PUNE                                |  |   |               |  |  |                           |  |
| Year 2023-2024 One Time                      |  |   |               | Flat/Block No.   |  |                           |  |
| Account Head Details                         |  |   | Amount In Rs. | Premises/Building  |  |                           |  |
| 0030072201 SEARCH FEE                        |  |   | 300.00        | Road/Street  |  |                           |  |
|  |  |   |               | Area/Locality  |  | SHIVAJINAGAR PUNE         |  |
|  |  |   |               | Town/City/District   |  |                           |  |
|  |  |   |               | PIN  |  | 4 1 1 0 0 5               |  |
|  |  |   |               | Remarks (If Any)   |  |                           |  |
|  |  |   |               | S NO 55/1/2/3 VILLAGE HADAPSAR TAL HAVELI DIST PUNE SEARCH |  |                           |  |
|  |  |   |               | FROM 2022 TO 2023  |  |                           |  |
|  |  |   |               |  |  |                           |  |
|  |  |   |               |  |  |                           |  |
|  |  |   |               |  |  |                           |  |
|  |  |   |               |  |  |                           |  |
| Total  |  |   | 300.00        | Amount In  |  | Three Hundred Rupees Only |  |
|  |  |   |               | Words  |  |                           |  |
| Payment Details BANK OF MAHARASHTRA          |  |   |               | FOR USE IN RECEIVING BANK                                  |  |                           |  |
| Cheque-DD Details                            |  |   |               | Bank CIN   |  | Ref. No.                  |  |
|  |  |   |               | 02300042023072765641                                       |  | 232081756034              |  |
| Cheque/DD No.                                |  |   |               | Bank Date  |  | RBI Date                  |  |
|  |  |   |               | 27/07/2023-12:18:01  |  | Not Verified with RBI     |  |
| Name of Bank                                 |  |   |               | Bank-Branch  |  | BANK OF MAHARASHTRA       |  |
| Name of Branch                               |  |   |               | Scroll No. , Date  |  | Not Verified with Scroll  |  |

Department ID :

Mobile No. : 9970000098

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

