



SUPPLEMENTARY TITLE OPINION

1. DESCRIPTION OF THE SAID PROPERTIES :

PARA-A) All that piece and parcel of portion of land admeasuring 86 Ares out of the total land bearing **City Survey No. 1996** and having Survey No. 47, Hissa Nos. 1, (Old Survey No. 47 Hissa No. 2/2) totally admeasuring Hectares 02 = 36 Ares, assessed at Rs. 15 = 12 ps. situate, lying and being at Village -Mundhwa, within the limits of Pune Municipal Corporation and within the registration limits of Taluka -Pune City, District -Pune. (Hereinafter referred to as the "**PARA-A Land**").

PARA-B) All that piece and parcel of portion of land admeasuring 01 Hectare 13 Ares out of the total land bearing New Survey No. 48 C, Hissa Nos. 4 (Old Survey No. 48 C Hissa No. 2) totally admeasuring Hectares 01 = 73 Ares, assessed at Rs. 12 = 25 ps. situate, lying and being at Village -Mundhwa, within the limits of Pune Municipal Corporation and within the registration limits of Taluka - Pune City, District - Pune. (Hereinafter referred to as the "**PARA-B Land**").

PARA-C) All that piece and parcel of land admeasuring 00 Hectare 20 Ares bearing New Survey No. 48 C, Hissa Nos. 2, (Old Survey No. 48 C Hissa No. 1A/2) assessed at Rs. 01 = 42 ps. situate, lying and being at Village -Mundhwa, within the limits of Pune Municipal Corporation and within the registration limits of Taluka -Pune City, District - Pune. (Hereinafter referred to as the "**PARA-C Land**").

PARA- D) All that piece and parcel of land admeasuring 00 Hectare 10 Ares bearing New Survey No. 48 C, Hissa Nos. 3, (Old Survey No. 48 C Hissa No. 1B) assessed at Rs. 00 = 56 ps. situate, lying and being at Village -Mundhwa, within the limits of Pune Municipal Corporation and within the registration limits of Taluka -Pune City, District -Pune. (Hereinafter referred to as the "**PARA-D Land**").

(the lands described at Para- B, C and D are bearing corresponding City Survey Number- 1997 and 1998)

The lands mentioned above in Para-A to Para-D are amalgamated under the sanctioned layout No. CC/3448/2018 dtd.4/2/2019 by Pune Municipal Corporation and such amalgamated lands totally admeasuring 22900 sq. mtrs. and are hereinafter collectively referred to as the "**Said Lands**" / "**Said Properties**" and individually referred to as the Para-A Land, Para- B Land, Para-C Land and Para-D Land.





2. INSTRUCTIONS

I have been instructed by Mr. Manish Vimalkumar Jain, Designated Partner of **KUMAR PROPERTIES AND DEVELOPERS LLP**, a limited liability partnership firm registered under the Limited Liability Partnership Act 2008, having its office at- 2413, Kumar Capital, East Street, Camp, Pune- 411001, to issue continuation title opinion to the earlier detailed title Opinion dtd. 12/02/2021 and dtd.27/04/2022 issued by me in respect of the "said Lands" / "said properties" mentioned above.

3. LIST OF DOCUMENTS GIVEN FOR PERUSAL

- a) Xerox copy of Letter dtd. 11th May 2023 bearing No. 1404/ITSL/OPR/2023-2024 issued by the security trustee IDBI Trusteeship Services Ltd. in favour of Kumar Properties and Developers LLP.
- b) Copy of Unilateral Indenture of Mortgage dated 4th May 2023 executed by **Kumar Properties and Developers LLP** in favour of **JM Financial Credit Solutions Ltd.** which is registered in the office of Sub-Registrar Haveli No. 11 at Serial No. 9179/2023.

4. AS TO THE OWNERSHIP OF KUMAR PROPERTIES AND DEVELOPERS LLP.

Kumar Properties and Developers LLP is entitled to the ownership rights, title and interest in respect of the Said Properties by virtue of diverse and separate Sale Deeds.

5. AS TO THE ENCUMBRANCE –

It is seen from the Xerox copy of letter dtd. 11th May 2023 bearing No. 1404/ITSL/OPR/2023-2024 issued by the security trustee IDBI Trusteeship Services Ltd. that, the loan availed under the Mortgage Deed dtd. 14/10/2021 which is registered in the office of Sub-Registrar Haveli No. 11 at Serial No. 15960/2021 has been fully repaid on 9th May 2023. The necessary registered release deed is not yet executed.

It is seen from the Copy of Unilateral Indenture of Mortgage dated 4th May 2023 executed by **Kumar Properties and Developers LLP** in favour of **JM Financial Credit Solutions Ltd.** which is registered in the office of Sub-Registrar Haveli No. 11 at Serial No. 9179/2023 by mortgaging the Said Properties alongwith receivables and





unsold units to be constructed in the Scheme—"47 East" being constructed on the said properties.

The proper registered release or reconveyance deed in respect of the Mortgage Deed dtd. 14/10/2021 needs to be executed and registered.

6. AS TO THE SEARCH OF THE INDEX-II REGISTERS IN RESPECT OF THE PARA-A LAND

I have taken the Search of Index -II registers in respect of the Para-A Land by depositing requisite amount vide Challan No. MH002560814202324E dated 25/05/2023 for the year 2022 to 2023. The receipt is enclosed herewith.

7. AS TO THE SEARCH OF THE INDEX - II REGISTERS FOR THE PARA-B, PARA-C AND PARA-D LANDS-

I have taken the Search of Index -II registers in respect of the Para-A Land by depositing requisite amount vide Challan No. MH002561633202324E dated 25/05/2023 for the year 2022 to 2023. The receipt is enclosed herewith.

The Search of the Index-II registers is made available online through e-search method by the IGR Department. Hence I have taken Search of the data / records maintained by way of E-search by IGR Department.

Subject to this during my search, perusing all the concerned and available documents/entries found in E-search, on the date of inspection, during search of Index-II records, I have not came across any adverse entry of encumbrance, mortgage except the aforesaid Mortgage in respect of the Para-A, Para-B, Para-C and Para-D Lands.

8. OPINION –

In view of the documents provided to me and subject to observations and recommendations mentioned in the Detailed Title Opinion dtd.15/02/2021 and supplemental thereto, I opine that,

KUMAR PROPERTIES AND DEVELOPERS LLP bears a clean, clear and marketable title in respect of lands which are amalgamated under the sanctioned layout plan bearing sanction No. CC/3448/2018 dtd. 04/02/2019 and Building



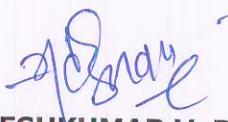


Plan vide sanction No. CC/1724/19 dtd. 31/10/2019 by Pune Municipal Corporation and bearing -

- i) Survey No. 47, Hissa Nos. 1, (Old Survey No. 47 Hissa No. 2/2) totally admeasuring 02 Hectares 36 Ares, assessed at Rs.15 = 12 Ps. bearing corresponding City Survey No. 1996
- ii) All that piece and parcel of portion of land admeasuring 01 Hectare 13 Ares out of the total land bearing New Survey No. 48 C, Hissa Nos. 4 (Old Survey No. 48C Hissa No.2) totally admeasuring Hectares 01 = 73 Ares
- iii) All that piece and parcel of land admeasuring 00 Hectare 20 Ares bearing New Survey No. 48 C, Hissa Nos. 2, (Old Survey No. 48 C Hissa No. 1A/2)
- iv) All that piece and parcel of land admeasuring 00 Hectare 10 Ares bearing New Survey No. 48 C, Hissa Nos. 3, (Old Survey No. 48 C Hissa No. 1B) (the lands described at (ii) to (iv) are bearing corresponding City Survey Number- 1997 and 1998) and all the above lands situate, lying and being at Village -Mundhwa, within the limits of Pune Municipal Corporation Subject to the charge / encumbrance of JM Financial Credit Solutions Ltd. created under terms of Unilateral Indenture of Mortgage dated 4th May 2023.

The lands mentioned above have been amalgamated under the sanctioned layout plan bearing sanction No. CC/3448/2018 dtd. 04/02/2019 and Building Plan vide sanction No. CC/1724/19 dtd. 31/10/2019 in respect of the Said Lands by Pune Municipal Corporation.

Pune.
Date : 25/05/2023.


Maheshkumar V. Pawar
Advocate

MAHESHKUMAR V. PAWAR
(Advocate)