



FORMAT-A
(Circular No. 28 /2021)

LEGAL TITLE OPINION

Sub .- Title Opinion with respect to all that piece and parcel of portion of land (as per revenue record /7/12 extract) admeasuring about 1 Hectare 67.625 Ares (However as per the sanctioned plan area admeasuring 15584.68 sq. mtrs. i.e. 1 Hectare 55.8468 Ares) out of the land bearing Gat No. 97(old gat no. 1217), totally admeasuring about 08 Hectare 94 Ares, lying and situated at Village – Borhadewadi (Moshi), Tal - Haveli, Dist - Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation.

I have investigated the title of the subject land and issued title opinion on dtd. 21/08/2019 read with supplementary title opinion/s on dtd. 12/06/2020, dtd. 21/04/2022 and dtd. 28/06/2023 on request of **Kumar Agro Product Private Limited**, incorporated as a Private Limited Company as per the provisions of the Companies Act, 2013, having its registered office at 2413, Kumar Capital, 1ST Floor, East Street, Camp, Pune -411 001 through its Director Mr. Kewalkumar K. Jain (Formerly known as "**Kumar Construction and Properties Private Limited**" which was priorly known as Kumar Company, a partnership firm) who has provided documents for the same as mentioned in the title opinion, supplement etc.-

1. **Description of the Property-** All that piece and parcel of the portion of land (as per revenue record / 7/12 extract) admeasuring about 1 Hectare 67.625 Ares (However as per the sanctioned plan area admeasuring 15584.68 sq. mtrs. i.e. 1 Hectare 55.8468 Ares) out of the land bearing Gat No. 97, totally admeasuring about 08 Hectare 94 Ares, lying and situated at Village – Borhadewadi (Moshi), Tal - Haveli, Dist - Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation
2. All the documents mentioned in the detailed title opinion annexed herewith.
3. Photo Copies of relevant Revenue Records / 7/12 extracts in respect of the said entire property and Mutation Entries thereon.
4. Search Report/s for more than 30 years of the land/s under the project. [the Search has been taken by Adv. Vishal Dhage for the year 1988 to 2017 and from 2017 to 2019, thereafter for 2 years from 2019 to 2020 dtd. 12/06/2020 and thereafter for 2 years from 2022-2023 by me.]





On perusal of the documents mentioned in the detailed title opinion the title of the owners **M/s. Kumar Company**, a partnership firm, duly registered under the provisions of the Indian Partnership Act, 1932 which was converted to "**Kumar Construction and Properties Private Limited**" and now demerged into **Kumar Agro Products Pvt. Ltd.** incorporated as a Private Limited Company as per the provisions of the Companies Act, 2013, having its registered office at 2413, Kumar Capital, 1st Floor, East Street, Camp, Pune -411 001) through its Director Mr. Kewalkumar K. Jain appears to be clean, clear and marketable subject to observations mentioned in the detailed title opinion, supplemental etc.

OWNERS OF THE SAID PROPERTY UNDER THE PROJECT -

Sr. No.	Survey Number and Hissa Number	Area (Sq. Mtrs.)	Owner as per the revenue record
1.	Gat No. 97	As per 7/12 extract area admeasuring 16762.5 Sq. Mtrs. (as per the sanctioned plan area admeasuring 15584.68 sq. mtrs.)	M/s. Kumar Company which is thereafter converted to Kumar Construction and Properties Private Limited and now demerged into Kumar Agro Products Pvt. Ltd.

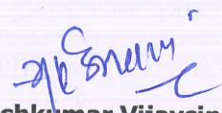
Pending Litigation - Nil

Encumbrances - Nil

The title Opinions issued by me on dtd. 21st August 2019, read with continuations thereof dtd. 12th June 2020 and 21st April 2022 and the Search of Index II registers are also taken from time to time since 2017 (for 30 Years prior to 2017 and thereafter till 2023) reflecting the flow of the title and rights of the Owner / Promoter in respect of the lands mentioned hereinabove is enclosed herewith as Annexure.

Encl. : Annexure.
Date : 28/06/2023.




Maheshkumar Vijaysinh Pawar
(Advocate)



DATE : 28/06/2023

CONTINUATION TITLE OPINION

NAME OF CLIENT-

Kumar Agro Product Private Limited incorporated as a Private Limited Company as per the provisions of the Companies Act, 2013, having its registered office at 2413, Kumar Capital, 1ST Floor, East Street, Camp, Pune -411 001 through its Director Mr. Kewalkumar K. Jain (Formerly "**Kumar Construction and Properties Private Limited**") (as per 7/12 extract previously known as Kumar Company, a partnership firm) instructed me to issue a Continuation Title Opinion of the Said Property situated at Village- Borhadewadi (Moshi), Tal.-Haveli, Dist-Pune by perusing the photocopies of relevant documents placed before me.

DESCRIPTION OF THE SAID PROPERTY :-

All that piece and parcel of land bearing Gat No. 97 (Old Gat No. 1217), area (as per revenue record /7/12 extract) admeasuring about 1 Hectare 67.625 Ares (However as per the sanctioned plan area admeasuring 15584.68 sq. mtrs. i.e. 01 Hectare 55.8468 Ares) out of total area admeasuring about 08 Hectare 94 Are, lying and situated at Village - Borhadewadi (Moshi), Tal - Haveli, Dist - Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and hereinafter referred to or called as "**Said Property**" / "**Said Land**".

I had issued detailed title opinion on dtd. 21/08/2019 and supplementary title opinion on dtd. 12/06/2020 and 21/04/2022 in respect of the Said Property and upon receiving information and instruction from aforesaid client I am issuing this Continuation Title Opinion. This continuation shall always be read with the aforesaid title opinions.

LIST OF THE DOCUMENTS PRODUCED BEFORE ME :-

i) Xerox copy of the Deed of Release dtd. 19/06/2023 which is executed by Piramal Trusteeship Services Pvt. Ltd. through authorized signatory Smt. Archana Satish Bhatia in favour of Kumar Agro Products Pvt. Ltd. and others which is registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 12703/2023.





AS TO THE OWNERSHIP OF THE SAID PROPERTY :-

It is seen that, Kumar Agro Products Pvt. Ltd. [previously Kumar Company, Partnership Firm / Kumar Construction and Properties Pvt. Ltd.] became entitled to ownership rights in respect of the land admeasuring 01 Hectare 67.625 Ares out of the land bearing Gat No. 97 (Old Gat No. 1217), totally admeasuring 08 Hectares – 94 Ares, situated at Village – Borhadewadi, Tal - Haveli, Dist – Pune.

AS TO THE CONSTRUCTION OF PROJECT –PRATHAM ON THE SAID PROPERTY :-

The plans of Scheme to be implemented on the Said Property to Pimpri Chinchwad Municipal Corporation for sanction are submitted and accordingly Pimpri Chinchwad Municipal Corporation has sanctioned layout plan vide Commencement Certificate No. B.P. Borhadewadi/33/ 2019 on dtd. 27/06/2019.

Thereafter, Pimpri Chinchwad Municipal Corporation has revise sanctioned plans of construction vide Commencement Certificate No. B.P./ Borhadewadi/12/2020 dtd. 03/03/2020, Revised Commencement Certificate No. B.P./Borhadewadi/44/2021 dtd. 05/07/2021 and Revised Commencement Certificate No. B.P./ Borhadewadi/69/2021 dtd. 22/09/2021 issued by Pimpri Chinchwad Municipal Corporation.

As per the said sanction plans it is observed that the area of the land as per the revenue record / 7/12 extract is 1 Hectare 67.625 Ares (i.e. 16762.5 Sq. mtrs.) but at actual the area appearing on site is considered as 15584.68 sq. mtrs. i.e. 1 Hectare 55.8468 Ares in the sanction plan. It is also seen that land admeasuring 1168 sq. mtrs. was affected by Road Widening out of the said area admeasuring 15584.68 sq. mtrs.

The Developers have sold various flats/units/ tenements being constructed in the building project known as "Pratham" on the Said Property to various purchasers and this title opinion is issued subject to the rights of such purchasers of flats/tenements/Shops etc.

AS TO THE SEARCH OF INDEX-II REGISTERS

I have taken Search of the Index -II registers / data preserved by Department of Registration and Stamps, Govt. of Maharashtra for online Search pertaining to the said property for the last two years (2022 - 2023) by depositing necessary fees of Rs.50/- vide receipt / GRN No.





MH004387295202324E dtd. 28/06/2023. During the search of the Index-II registers through online method no adverse entries or encumbrances pertaining to the Said Property were found.

AS TO THE RELEASE OF ENCUMBRANCE –

The charge/ encumbrance created on the properties including the Said Property has been re-conveyed, released, relinquished under and by virtue of the Deed of Release dtd. 19/06/2023 which is executed by Piramal Trusteeship Services Pvt. Ltd. through authorized signatory Smt. Archana Satish Bhatia in favour of Kumar Agro Products Pvt. Ltd. and others which is registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 12703/2023. Thus the mortgage charge/encumbrance created under the Deed of Mortgage dated -21st September 2018 ("Original Mortgage Deed") registered under Serial No. 13746 with the sub-registrar of Assurances at Pune, read with first supplemental to the Original Mortgage Deed dated 18th February, 2019 and registered with the sub-registrar bearing registration number 2890 of 2019 ("First Supplemental Deed"), the second supplemental to the Original Mortgage Deed dated January 31, 2020 and registered with the sub-registrar of assurances at Pune bearing registration number 2048 of 2020 ("Second Supplemental Deed") and the third supplemental to the Original Mortgage Deed dated 24th December, 2020 ("Third Supplemental Deed") registered with the sub-registrar bearing registration number 325 of 2021 has been redeemed and released in respect of the Properties bearing Gat No. 97 (Part) together with receivables of the Project Pratham and portions out of lands bearing Gat No. 104, Gat No.103, Gat No.106, Gat No.113, Gat No.114 lying and situated at Village- Boradewadi, Pune has been released.

Thus it appears that now there is no charge, mortgage, encumbrance on the said property.

OPINION :-

On the basis of the aforesaid documents produced before me and subject to whatever stated in the previous title opinions and supplemental thereto I am of the opinion that-

The title of **KUMAR AGRO PRODUCTS PRIVATE LIMITED** [formerly known as **Kumar Construction and Properties Private Limited** priorly known as **Kumar Company**, partnership firm] in respect of the portion of land admeasuring about 01 Hectare 67.625 Ares (However as per the sanctioned plan area admeasuring 15584.68 sq. mtrs. i.e. 01 Hectare





55.8468 Ares) out of larger land bearing Gat No. 97 (Old Gat No. 1217), totally admeasuring 08 Hectares 94 Ares of Village-Borhadewadi, Taluka-Haveli, District, Pune within the limits of Pimpri Chinchwad Municipal Corporation is clear and marketable.

This title opinion is issued subject to the rights of purchasers of Flats/Tenements/Shops etc. in the building project known as "Pratham" which is under construction.

I further state that all information including photocopies of documents that have been supplied to me, have been accepted as being correct unless otherwise stated. It is also presumed that executants of the particular instrument/s are fully empowered to execute it with the contents mentioned therein. I further state that I restrict my opinion on the aforesaid photocopies of documents and information only.

Pune.

Date : 28/06/2023.

Mahesh Kumar V. Pawar
MAHESHKUMAR V. PAWAR
(Advocate)





CHALLAN
MTR Form Number-6



GRN	MH004387295202324E	BARCODE			Date	28/06/2023-16:05:59		Form ID		
Department				Inspector General Of Registration						
Type of Payment				Search Fee						
Type of Payment				Other Items						
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		ADVOCATE MAHESHKUMAR V PAWAR		
Location				PUNE						
Year				2023-2024 One Time		Flat/Block No.		KUDALE PATIL TOWNSHIP		
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				50.00		Road/Street		SINHGAD ROAD		
						Area/Locality		PUNE		
						Town/City/District				
						PIN		4 1 1 0 5 1		
						Remarks (If Any)				
						SEARCH OF PROPERTY BEARING GAT NO 97 -PART BORHADEWADI				
						PUNE FOR 2 YEARS 2022-2023				
						Amount In		Fifty Rupees Only		
Total				50.00		Words				
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		69103332023062818866		2815466408
Cheque/DD No.				Bank Date		RBI Date		28/06/2023-16:07:26		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

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