



Date- 27th April 2019

SUPPLEMENTARY TITLE OPINION

1. INSTRUCTIONS - Mr. Kewalkumar K. Jain, Partner of Kumar Kering Developers LLP, a limited liability partnership firm, incorporated under the Limited Liability Partnership Act, 2008, having its office at - "Kumar Capital", 1ST floor 2413, East Street, Camp, Pune - 411001 instructed me to issue a Supplementary Title Opinion in respect of the following Said Properties.

2. DESCRIPTION OF SAID PROPERTIES-

All that piece and parcels of lands lying, being and situated at revenue Village - Undri, Taluka - Haveli, District - Pune now included within the limits of Pune Municipal Corporation and which was previously situated within the limits of the Zilla Parishad Pune, Panchayat Samiti - Taluka - Haveli and also within the local limits of the Grampanchayat of Village Undri, and within the registration District - Pune, Sub District - Taluka - Haveli, Hereinafter collectively referred to as the "Said Properties".

Adv. Swati Gadgil-Oza had issued a detailed title opinion in respect of the following properties lying and situated at Village- Undri, Tal.- Haveli, District - Pune on dtd. 20/01/2016.

Sr. No.	Survey No.	Area Hector-Are
1.	12/1/2	00 - 16
2.	12/1/3	00 - 26
3.	12/3A 12/6/1	01 - 04 00 - 17
4.	12/4	01 - 18
5.	12/5A/1	00 - 87
6.	12/7	00 - 12
7.	12/12/1	00 - 69
8.	12/2	01 - 17



Sr. No.	Survey No.	Area Hector-Are
	12/8	00 - 12
9.	12/1/4	00 - 35
10.	12/12/3	00 - 10
11.	13/1/2/1	01 - 55
12	12/3B 12/5B	00-03 00-05

Adv. Swati Gadgil- Oza stated and mentioned in the detailed Title Opinion issued on dtd. 20/01/2016 that Kumar Kering Properties Pvt. Ltd. is owner of lands mentioned above at Sr. No.1 to 11 and Kumar Kering Properties Pvt. Ltd. is entitled to the development rights in respect of the portion of land admeasuring 1.6 Ares out of the land bearing S. No. 12/5B totally admeasuring 5 Ares, situated at Village- Undri, Tal-Haveli, Dist-Pune.

Adv. Swati Gadgil- Oza has also issued Supplementary Title Opinion in respect of the aforesaid lands on dtd. 09/02/2017 also I had issued Supplementary Title Opinion/s on 20/03/2018 and 30/11/2018.

3. LIST OF THE DOCUMENTS PRODUCED BEFORE ME :-

- a) Copies of detailed Title Opinion dtd. 20/01/2016 and Supplementary Title Opinion dtd. 09/02/2017 issued by Adv. Swati Gadgil- Oza.
- b) Copies of the Plaintiff and Injunction Application filed before Hon'ble Civil Judge Senior Division, Pune bearing Regular Civil Suit No.445/2019 which is filed by Smt. Vatsala Satyawan Bhujbal against Kumar Kering Properties Pvt. Ltd. and others.
- c) Photo Copy of the Search Report issued by Adv. Vishal Dhage.

4. AS TO THE LITIGATION

It is informed to me by my client that. Smt. Vatsala Satyawan Bhujbal has filed Regular Civil Suit No.445/2019 before the Hon'ble Civil Judge Senior Division, Pune for declaration, Injunction and Cancellation of Sale Deeds in respect of the following lands -

Survey No. 12/8 (Old S.No.11/8) admeasuring 12 Ares



Survey No. 12/2 (Old S.No.11/2) admeasuring 1 Hectare 17 Ares
Survey No. 12/3B (Old S.No.11/3B) admeasuring 03 Ares
Survey No. 12/5B (Old S.No.11/5B) admeasuring 5 Ares (and area as per old records is 5 Ares and as per new 7/12 extracts the area is admeasuring 1 Hect. 23 Ares).

The plaintiff has prayed in the suit that, Plaintiff is daughter of Laxman Dhondiba Hole and it may be declared that the Plaintiff is having undivided rights in the Suit Property. The Plaintiff has also prayed for cancellation of Sale Deed/s i) dtd. 30/12/1986 which is registered in the Office of Sub-Registrar Haveli at Serial No. 1570/1987 (12483/86) and ii) Sale Deed dtd. 8/12/1986 which is registered in the office of Sub-Registrar Haveli at Serial No. 1211/1987 (11614/86) executed between Defendant No.8 and Defendant Nos. 2 to 7 in respect of the lands bearing Survey No. 12/2 and 12/8 of Village- Undri.

The Plaintiff further prays that, it may be declared that the Development Agreement and Power of Attorney dtd. 3/3/2005 registered in the office of Sub-Registrar Haveli at Serial No. 1301/2005 and 1302/2005 respectively, executed by Defendant No. 2 to 7 in favour of Defendant No. 1. Also the Plaintiff prayed for declaration that the Sale Deed dtd. 15/1/2010 registered in the Sub-Registrar Haveli at Serial No. 8835/2010 executed in favour of Defendant No.1 by attorney of Defendant No. 2 to 7 is not binding on the undivided share of the Plaintiff in the suit properties.

The Plaintiff also prayed that, it may be declared that the transfer deed executed between Def. No.1 and Def. No.9 is not binding on the Plaintiff.

The plaintiff further prayed that defendant No.9 be restrained by way of permanent injunction from transferring and alienating the suit properties to any third person. Also the defendant or his agents, servants, persons, relatives be restrained from developing and constructing on the suit property and also not to change the nature of the suit property.

The plaintiff has also prayed that, After demise of Laxman Dhondiba Hole as per the application names of defendant No. 8 and Late Gangubai Laxman Hole were mutated under Mutation Entry No. 6833 on the 7/12 extract of the lands bearing S.No. 12/3B, 12/5B, 7/9A and 7/11. Under the said Mutation Entry the names of other 3 Sons and 3 Daughters of Laxman Dhondiba Hole were not recorded. The Plaintiff prayed that it may be declared that Plaintiff is having



undivided share in the said properties and also defendants and their legal heirs not entitled to ownership rights, title in the said properties.

The said suit is pending.

5. AS TO THE SEARCH OF INDEX-II REGISTERS

Kumar Kering Developers LLP caused through Adv. Vishal Dhage to conduct the Search of the Index -II registers kept in the various Offices of the Sub-Registrars pertaining to the said captioned property for last two years. Adv. Vishal Dhage has carried out Search of Index-II registers from 2018 and 2019 by depositing necessary fees of Rs. 50/- vide receipt / GRN No. i)MH000892328201920P and ii) MH000892822201920P dtd. 26/04/2019 and has submitted Search Report stating that during the search of the Index-II registers no adverse entries or encumbrances pertaining to the Captioned Property were found.

It is informed to me by my client that they have executed registered agreements of sale for various Bungalows/ Flats/ tenements / premises unto the prospective purchasers.

6. OPINION :

Relying on copies of aforesaid documents and information given to me and subject to whatever stated above I am of the opinion that -

KUMAR KERING DEVELOPERS LLP is entitled to ownership rights, title and interest in respect of the following lands

Sr. No.	Survey No.	Area Hector-Are
1.	12/1/2	00 - 16
2.	12/1/3	00 - 26
3.	12/3A 12/6/1	01 - 04 00 - 17
4.	12/4	01 - 18
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10.	12/12/3	00 - 10
11.	13/1/2/1	01 - 55
12	12/3B 12/5B	00-03 00-3.4

And Kumar Kering Properties Pvt. Ltd. is entitled to the Development rights in respect of the portion of land admeasuring 1.6 Ares out of the land bearing S. No. 12/5B admeasuring 5 Ares, situated at Village- Undri, Tal.- Haveli, Dist-Pune. Subject to the pending litigation.

This Supplementary Title Opinion is issued in continuation of the detailed Title Opinion dtd.20/01/2016 and supplementary Title Opinion dtd. 09/02/2017 issued by Adv. Swati Gadgil-Oza and in continuation thereof Supplementary Title Opinions issued by me on dtd. 20/03/2018 and 30/11/2018.

Pune
Dtd.- 27th April 2019.


**Maheshkumar Vijaysinh Pawar
(Advocate)**