

# *Sandeep Bali*

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Date: 10/08/2020

## SUPPLEMENTARY TITLE OPINION

### INSTRUCTIONS:

M/s **VIRAJ PROPERTIES**, a Registered Partnership Firm registered under the Partnership Act 1932 having Address at- Kumar Capital, 1st Floor, 2413, East Street, Camp, Pune- 411001 through its Partner Shri. Hitesh Kewalkumar Jain instructed me to issue a Title Opinion and Search Report in continuation of Supplementary Title Opinion dated 13 October 2017 issued by advocate Maheshkumar Vijaysinh Pawar in respect of the land bearing Survey No. 571 Hissa No.2 bearing Corresponding C.T.S No. 1994, admeasuring 19850 sq. mtrs. as per revenue records and admeasuring 19710 sq. mtrs. as per demarcation plan situated, lying and being at Village - Munjeri (Bibwewadi) / Gultekadi, Taluka- Pune City, District- Pune and within the limits of Pune Municipal Corporation and within the registration District Pune, Sub - District - Taluka - Haveli and in particular Building Nos. A1 and A4 which is to be built on the said Survey No. 571 Hissa No. 2.

I have issued a Title Opinion with respect to said property on 19 November 2018. Supplementary Title Opinion on 15 February 2019 and a second Supplementary Title Opinion on 06 May 2019 at the instance of M/s **VIRAJ PROPERTIES** and the present Title Opinion shall be treated as Third Supplementary Title Opinion to the Original Title Opinion dated 19 November 2018 issued by me (Original Title Opinion) and shall be read together along with the same.

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**DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of the land bearing Survey No. 571 Hissa No.2 bearing Corresponding C.T.S No. 1994, admeasuring 19850 sq. mtrs. situated, lying and being at Village- Munjeri (Bibwewadi) / Gultekadi, Taluka- Pune City, District- Pune and within the limits of Pune Municipal Corporation and within the registration District Pune, Sub-District- Taluka- Haveli and in particular Building Nos. A1 and A4 which is to be built on the said Survey No. 571 Hissa No. 2. and hereinafter referred to as “the Said Property”.

**ENCUMBRANCES ON THE SAID PROPERTY:**

In the issued Original Title Opinion, amongst other encumbrances, encumbrances at Sr. No. 1, 4, and 5 are pending.

**ADDITIONAL DOCUMENTS PRODUCED BEFORE ME:**

Copy of the Certificate issued by Mr. Niranjana S. Kumar, Chartered Accountant that, M/s. Viraj Properties, with principal place of business at- 2413, East Street, Kumar Capital, First Floor, Camp, Pune- 411001 duly registered under the provisions of Partnership Act 1932 under registration No.M-42975 has been converted into a Private Limited Company as per the provisions of Section 366 Under Part-1 of Chapter XXI of the Companies Act, 2013. Accordingly M/s. Viraj Properties has ceased to exist and the business of the firm on a going concern basis alongwith all the assets and liabilities has been vested with the Private Limited Company incorporated pursuant to conversion under the name of VIRAJ PROPERTIES AND REAL ESTATE PRIVATE LIMITED.

Xerox Copy of the Certificate of Incorporation dated 27<sup>th</sup> May 2020 issued by Registrar of Companies that, VIRAJ PROPERTIES AND REAL ESTATE PRIVATE LIMITED having office address at- 1st Floor, Kumar Office, 2413.



East Street, Camp, Pune and also having Corporate Identity Number (CIN) of the Company as – U45100PN2020PTC190971.

**OPINION:**

On the basis of photocopies of the Certificate issued by Mr. Niranjana S. Kumar, Chartered Accountant and Copy of the Certificate of Incorporation dated 27<sup>th</sup> May 2020 issued by Registrar of Companies produced before me, I opinion as under:

It is seen from the copy of the Certificate issued by Mr. Niranjana S. Kumar, Chartered Accountant and Xerox Copy of the Certificate of Incorporation dated 27<sup>th</sup> May 2020 issued by Registrar of Companies that, M/s. Viraj Properties principal place of business at- 2413, East Street, Kumar Capital, First Floor, Camp, Pune- 411001 duly registered under the provisions of Partnership Act 1932 under registration No.M-42975 has been converted into a Private Limited Company as per the provisions of Section 366 Under Part - 1 of Chapter XXI of the Companies Act, 2013. It is further certified that, M/s. Viraj Properties has ceased to exist and the business of the firm on a going concern basis alongwith all the assets and liabilities has been vested with the Private Limited Company incorporated pursuant to conversion under the name of VIRAJ PROPERTIES AND REAL ESTATE PRIVATE LIMITED.

This Third Supplementary Title Opinion is issued for specific purposes to record the incorporation dated 27<sup>th</sup> May 2020 issued by Registrar of Companies that, VIRAJ PROPERTIES AND REAL ESTATE PRIVATE LIMITED having office address at- 1st Floor, Kumar Office, 2413, East Street, Camp, Pune and also having Corporate Identity Number (CIN) of the Company as – U45100PN2020PTC190971.

I further state that all information including photocopies of the documents that have been supplied to me has been accepted as being correct unless otherwise



stated. The responsibility of authenticity of documents lies with owners / developer. 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 documents and information only. It is also clear that the Said Property is in the actual possession of M/s. Viraj Properties.

Documents given to me are returned herewith.

Yours Truly,



Sandeep Bali

Advocate

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