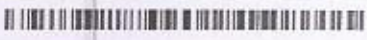




**CHALLAN**  
**MTR Form Number-6**

|                                              |  |                                                                                           |  |                                                                     |  |                          |  |
|----------------------------------------------|--|-------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------|--|--------------------------|--|
| GRN MH000981456201819E                       |  | BARCODE  |  | Date 27/04/2018-11:56:51                                            |  | Form ID                  |  |
| Department Inspector General Of Registration |  |                                                                                           |  | Payer Details                                                       |  |                          |  |
| Search Fee                                   |  | TAX ID (If Any)                                                                           |  |                                                                     |  |                          |  |
| Type of Payment Other Items                  |  | PAN No.(If Applicable)                                                                    |  |                                                                     |  |                          |  |
| Office Name HVL1_HAVELI NO1 SUB REGISTRAR    |  | Full Name                                                                                 |  | MRS TRUPTI ROGE                                                     |  |                          |  |
| Location PUNE                                |  | Flat/Block No.                                                                            |  | CAMP                                                                |  |                          |  |
| Year 2018-2019 One Time                      |  | Premises/Building                                                                         |  |                                                                     |  |                          |  |
| Account Head Details                         |  | Amount In Rs.                                                                             |  |                                                                     |  |                          |  |
| 0030072201 SEARCH FEE                        |  | 750.00                                                                                    |  | Road/Street                                                         |  | CAMP                     |  |
|                                              |  |                                                                                           |  | Area/Locality                                                       |  | PUNE                     |  |
|                                              |  |                                                                                           |  | Town/City/District                                                  |  |                          |  |
|                                              |  |                                                                                           |  | PIN                                                                 |  | 4 1 1 0 0 1              |  |
|                                              |  |                                                                                           |  | Remarks (If Any)                                                    |  |                          |  |
|                                              |  |                                                                                           |  | SearchFee 1987to2018 Land Adm 60.2R out of sno17/1/1 out of totally |  |                          |  |
|                                              |  |                                                                                           |  | adm1Hec20.4R Kondhwabkpune                                          |  |                          |  |
|                                              |  |                                                                                           |  |                                                                     |  |                          |  |
|                                              |  |                                                                                           |  |                                                                     |  |                          |  |
|                                              |  |                                                                                           |  |                                                                     |  |                          |  |
|                                              |  |                                                                                           |  | Amount In Seven Hundred Fifty Rupees Only                           |  |                          |  |
| Total                                        |  | 750.00                                                                                    |  | Words                                                               |  |                          |  |
| Payment Details CORPORATION BANK             |  |                                                                                           |  | FOR USE IN RECEIVING BANK                                           |  |                          |  |
| Cheque-DD Details                            |  |                                                                                           |  | Bank CIN                                                            |  | Ref. No.                 |  |
|                                              |  |                                                                                           |  | 03502302018042700215                                                |  | CS27042018358138         |  |
| Cheque/DD No.                                |  |                                                                                           |  | Bank Date                                                           |  | RBI Date                 |  |
|                                              |  |                                                                                           |  | 27/04/2018-12:21:00                                                 |  | Not Verified with RBI    |  |
| Name of Bank                                 |  |                                                                                           |  | Bank-Branch                                                         |  | CORPORATION BANK         |  |
| Name of Branch                               |  |                                                                                           |  | Scroll No. , Date                                                   |  | Not Verified with Scroll |  |

**NOTE:-** This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : 8983563414

*Trupti Roge*

*B.A. L.L.B.*

*Advocate*

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**SEARCH AND TITLE OPINION**

**A) INSTRUCTIONS –**

At the instance of my client **M/S. KUMAR COMPANY** through its Partner **Mr. Rajas Vimalkumar Jain**, a Partnership Firm registered under the Indian Partnership Act, 1932 and having its office at **"2413, Kumar Capital, East Street, Camp, Pune- 411 001"**.

**B) DESCRIPTION OF THE PROPERTY –**

I have investigated the title of property bearing **S.No. 17 Hissa No. 1/1** land admeasuring about **60.2 Ares out of totally admeasuring 1 Hectare 20.4 Ares** situated at Village – **Kondhwa Budruk**, Tal- **Haveli**, District- **Pune** within the limits of **Pune Municipal Corporation** (Hereinafter the said property referred to as **"the Said Property."**

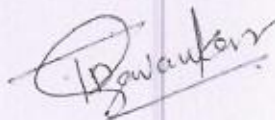
**C) DOCUMENTS GIVEN FOR MY PERUSAL BY MY CLIENT –**

I have perused the copy of the following documents:-

1. Copy of 7/12 Extracts of S.No. 17/1/1.
2. Copies of Mutation Entries.
3. Copy of Sale Deed dtd. 23/03/1978 duly registered in the office of Sub- Registrar of Assurances, Haveli – II, Pune under Serial No. 476/1978 executed by Mr. Baban Alias Bhagwan S. Shitole and Others in favour of Mr. Hadi Mohammad Alibhai Somjee and Sadruddin Mohammadbhai Somjee.
4. Copy of Article of Agreement executed on dtd. 23/3/2005 by Mr. Hadi Mohammed Somjee in favour of M/s. Kumar Company which is registered on 24/03/2005 in the Office of Sub- Registrar Haveli No. XII at Serial No.1857/2005.
5. Copy of Power of Attorney dated 23/03/2005 executed by Mr. Hadi Mohammed Somjee in favour of 1852/2005 in favour of M/s. Kumar Company which is registered in the Office of Sub-Registrar Haveli No. XII at Serial No.1852/2005.

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**Address:- Prayas Apartment, Flat No. 8, Near Shivtirth Nagar, Paud Road, Pune- 411038. Mobile No: 7378708708.**



*Trupti Roge*

*B.A. L.L.B.*

*Advocate*

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6. Copy of Development Agreement dated 01/12/2006 executed by Mr. Azad Hadi Mohammed Somjee in favour of M/s. Kumar Company which is registered on 07/12/2006 in the Office of Sub-Registrar Haveli No. XI at Serial No.9545/2006.
  7. Copy of Power of Attorney dated 05/12/2006 executed by Mr. Azad Hadi Mohammed Somjee in favour of M/s. Kumar Company which is registered in the Office of Sub-Registrar Haveli No. XI at Serial No. 9546/2005.
  8. Copy of Development Agreement dated 18/08/2007 executed by Amir Hadi Mohammed Somjee and Others in favour of M/s. Kumar Company which is registered on 23/08/2007 in the office of Sub- Registrar Haveli No. XI at Serial No. 6981/2007.
  9. Copy of Power of Attorney dated 18/08/2007 executed by Amir Hadi Mohammed Somjee and Others in favour of M/s. Kumar Company which is registered on 23/08/2007 in the office of Sub- Registrar Haveli No. XI at Serial No. 6982/2007.
  10. Copy of ULC order dated 13-10-1999 in respect of S. No. 17/1/1.

**D. History and Observation:-**

As to the history of land bearing Survey No. 16/1/1 (old) i.e. 17/1/1 (New) admeasuring about 60.2 Ares out of the total land admeasuring 1 H. 20.4 Ares.

1. It is seen from the Mutation Entry No. 1549 dated 03/07/1995 that Smt. Gayabai Bhagubai Babar had purchased land bearing old Survey No. 16, Hissa No.1/1 from Parubai Maruti Phuge dtd. 07/03/1955 for Rs. 350/- and accordingly the name of Purchaser is entered on 7/12 extract of S.No. 16/1/1 (old).
2. It is seen from the Mutation Entry No. 1716 dated 05/07/1961 that Smt. Gayabai Bhagubai Babar executed a Will on 07/03/1955 and thereby bequeathed the land bearing (old) Survey No. 16 Hissa No.1/1 unto Mr. Baban Alias Bhagwan Sripati Shitole through Natural Guardian /mother Salubai was entered on 7/12 extract of the said land as owner thereof.
3. It is seen from Mutation Entry No. 2286 dated 15/07/1978 that vide Sale Deed dtd. 23/03/1978 duly registered in the office of Sub- Registrar of Assurances, Haveli - II , Pune under Serial No. 476/1978 Mr. Hadi Mohammad Alibhai Somjee and Sadruddin

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***Address:- Prayas Apartment, Flat No. 8, Near Shivtirth Nagar, Paud Road, Pune-411038. Mobile No: 7378708708.***

*Spwankar*

*Trupti Roge*

*B.A. L.L.B.*

*Advocate*

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Mohammadbhai Somjee purchased the said land bearing (old) Survey No. 16/1/1 admeasuring about 1H. 96 Ares from Mr. Baban Alias Bhagwan S. Shitole and Others and accordingly, the name of said purchaser was entered on 7/12 extract of the said land Mr. Hadimohammad Somjee and Mr. Sadruddin Somjee are entitled to half share each in the said land.

4. Mr. Hadi Mohammad Alibhai Somjee and the said Mr. Sadruddin Mohammadbhai Somjee have vide separate Sale Deeds sold a portion admeasuring 00 Hectare 75.6 Ares to several third parties and in the circumstances, balance portion of land admeasuring 01 Hectare 20.4 Ares i.e. 12040 Sq.mtrs was owned by them.
5. The said Mr. Hadi Mohammad Alibhai Somjee was well and sufficiently entitled to an undivided one - half share i.e. 00 Hectare 60.2 Ares in respect of the said portion of land admeasuring 1 H. 20.4 Ares.
6. Vide an Article of Agreement and Power of Attorney both dtd. 23/3/2005 which are registered on 24/03/2005 in the Office of Sub-Registrar Haveli No. XII at Serial No.1857/2005 and 1852/2005 respectively Mr. Hadi Mohammed Somjee had granted, assigned Development Rights / decided to Jointly Develop the portion of land admeasuring 60.2 R i.e. 6020 sq. mtrs. out of total area of the land bearing S.No.17/1/1 of village Kondhwa in favour of M/s. Kumar Company i.e. the Developer herein. It was agreed between Mr. Hadi Mohammed Alibhai Somjee and M/s. Kumar Company that M/s. Kumar Company will allot built up area aggregating to 20% of the total built up area constructed on the said land.
7. Mr. Hadi Mohammad Somjee expired on 04/12/2005, before his death he had executed a will on 26/06/2003 which was registered in the office of Sub-Registrar Haveli No. X at Serial No. 3669/2003 and in the said will he had bequeathed his rights to his sons viz. 1) Amir Hadi Mohammed Somjee 2) Mr. Roshan Hadi Mohammed Somjee 3) Mr. Akbar Hadi Mohammed Somjee 4) Mr. Asharf Hadi Mohammed Somjee & Mr. Azad Hadi Mohammed Somjee. As per the said will all the sons are entitled to the  $\frac{1}{2}$  share i.e. 60.20 Ares out of the total land admeasuring about 1 H. 20.4 Ares in the following proportion/share:-

- |               |        |
|---------------|--------|
| 1) Mr. Amir   | :- 19% |
| 2) Mr. Roshan | :- 19% |

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**Address:-** Prayas Apartment, Flat No. 8, Near Shivtirth Nagar, Paud Road, Pune-411038. **Mobile No:** 7378708708.

*Prasad*

*Trupti Roge*

*B.A. L.L.B.*

*Advocate*

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The requisite building permission from PMC, Pune vide Commencement Certificate dated 18/04/2018 bearing No. CC/0165/2018 has been obtained.

**F) Non Agricultural Permission :-**

The requisite non-agriculture permission from Collector Pune vide Order 03/06/2015 bearing No. PMH/NASR/342/05 has been obtained. The revised building permission dated 05-02-2012 bearing no.PMH/NA/SR/676/13 has been obtained.

**G) Encumbrances :-**

I have conducted the search of the various Index - II registers kept in the various offices for last 30 years (1988–2018) and deposited requisite fee (Under Receipt No. MH000981456201819E dated 27/04/2018 with concerned office and has submitted his search report wherein it is stated that no adverse entries were found showing any encumbrance upon the said property, during the search of the Index-II registers.

**G) SEARCH FROM INDEX – II OF REGISTERS:-**

I had taken Search of Index- II registers in respect of the captioned property for the year 1988-2018 by depositing requisite amount vide by depositing requisite necessary fees of Rs. 750/- vide receipt /GRN No. MH000981456201819E Dtd. 27/04/2018 in the concerned Sub-registrar office. The receipt is attached herewith separately.

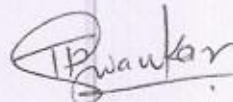
The search of the Index - II registers is made online through e – search method by the IGR Department. Hence, I have taken Search of the data/ records maintained by way of E- search by IGR Department.

Subject to this during my search, I have perused 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 found any adverse transaction which would show any encumbrances, charge during the year 1988-2018.

**H) OPINION -**

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**Address:-** Prayas Apartment, Flat No. 8, Near Shivtirth Nagar, Paud Road, Pune-411038. **Mobile No:** 7378708708.



*Trupti Roge*

*B.A. L.L.B.*

*Advocate*

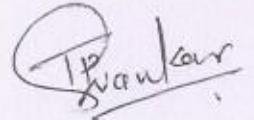
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Subject to whatever stated above and subject to documents furnished to me I am of the opinion that the title of **M/S. KUMAR COMPANY** through its Partner **Mr. Rajas Vimalkumar Jain** is having clear and marketable title in respect of the captioned property and **M/S. KUMAR COMPANY** as an owner of the said property is entitled to own, possess and develop it as per the plan sanctioned by the Pune Municipal Corporation.

I further state that all information including photocopies of documents that have been supplied to me has been accepted as being correct unless otherwise stated. I further state that I restrict my opinion on the aforesaid photocopies of documents and information only.

Pune

Dated:-30/04/2018.



Trupti Roge

(Advocate)

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**Address:-** Prayas Apartment, Flat No. 8, Near Shivtirth Nagar, Paud Road, Pune-411038. **Mobile No:** 7378708708.

*Trupti Roge*

*B.A. L.L.B.*

*Advocate*

- 3) Mr. Akbar :- 19%  
4) Mr. Asharf :- 19%  
5) Mr. Azad :- 24%

The names of 1) Amir Hadi Mohammed Somjee 2) Mr. Roshan Hadi Mohammed Somjee 3) Mr. Akbar Hadi Mohammed Somjee 4) Mr. Asharf Hadi Mohammed Somjee 5) Mr. Azad Hadi Mohammed Somjee are entered on 7/12 Extract.

8. Vide Development Agreement dated 01/12/2006 and Power of Attorney dated 05/12/2006 which are registered on 07/12/2006 in the Office of Sub-Registrar Haveli No. XI at Serial No.9545/2006 and 9546/2005 respectively, Mr. Azad Hadi Mohammed Somjee granted development rights in respect of his 24% share/right of said portion of land admeasuring 14.44 Ares i.e. 1444.80 Sq.mtrs. out of the total land admeasuring about 60.20 Ares in favour of M/s. Kumar Company through its Partner Mr. Rajas Vimalkumar Jain.
9. Vide Development Agreement and Power of Attorney both dated 18/08/2007 which are registered on 23/08/2007 in the office of Sub- Registrar Haveli No. XI at Serial No. 6981/2007 and 6982/2007 respectively, 1) Amir Hadi Mohammed Somjee 2) Mr. Roshan Hadi Mohammed Somjee 3) Mr. Akbar Hadi Mohammed Somjee 4) Mr. Asharf Hadi Mohammed Somjee had granted development rights in respect of their 19% share each i.e. totally 76% share/rights, title in respect of the said portion of land admeasuring 4575.20 Sq.mtrs. in favour of M/s. Kumar Company through its Partner Mr. Rajas Vimalkumar Jain.

By virtue of Development Agreement and Power of Attorney M/s. Kumar Company became entitle to develop the said land bearing S.No. 17/1/1.

**D) Urban Land (Ceiling and Regulation) Act, 1976 :-**

The land owners of the captioned property had filed returns u/s 6(1) of the ULC Act 1976 in respect of the captioned property before the Deputy Collector & Competent Authority, No. II, Pune Urban Agglomeration, Pune and the same was numbered as ULC Case No. 1696/SO. The Deputy Collector & Competent Authority, Pune Urban Agglomeration, Pune had passed the judgement and order dtd. 13-10-1999 stating that the lands are non-vacant and the provisions of Urban Land (Ceiling & Regulation) Act 1976 are not applicable to the captioned property.

**E) Building Permission :-**

**Address:-** Prayas Apartment, Flat No. 8, Near Shivtirth Nagar, Paud Road, Pune-411038. **Mobile No:** 7378708708.

*Rajas Vimalkumar*