



Date- 20th March 2018

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".

Sr. No.	Survey No.	Area Hector-Are
1.	12/3B 12/5B	00-03 00-05
	Total area	00-08 Ares

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

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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 12/8	01 - 17 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 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 of the lands mentioned at Sr. No.12 i.e. lands bearing S. No. 12/3B admeasuring 3 Ares and S. No. 12/5B 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.

3. LIST OF THE DOCUMENTS PRODUCED BEFORE ME :-

1. Copies of detailed Title Opinion dtd. 20/01/2016 and Supplementary Title Opinion dtd. 09/02/2017 issued by Adv. Swati Gadgil- Oza.
2. Photocopy of Sale Deed dated 15-03-2018 which is registered at the office of Sub-registrar Haveli No. 11 at Serial No. 3511/2018 executed by Mr. Govind Rambhau Hole and others unto and in favour of Kumar Kering Developers LLP along with registration receipt and Index -II extract.
3. Copy of Search Report issued by Adv. Vishal Dhage dtd. 19/03/2018.



It is seen that Govind Rambhau Hole, Nivrutti Baburao Hole, legal heirs of late Shankar Dhondiba Hole namely Raghunath Shankar Hole and Sitaram Shankar Hole, Murlidhar Mahadu Hole and Gopichand Laxman Hole have assigned, granted and transferred the Development Rights of the land bearing S.No. 12/3B admeasuring 3 Ares and S.No. 12/5B admeasuring 5 Ares unto and in favour of M/s. Kumar Kering Properties Pvt. Ltd. Vide a Development Agreement dated 14/09/2005 which is registered in the office of the Sub Registrar No. XII at Sr.No.5745/2005. In furtherance of the said Development Agreement the said owners have also executed a Power of Attorney dated 14/09/2005 in favour of Shri. Kewalkumar Kesarimal Jain and Shri Inderkumar Kesarimal Jain which is also registered in the office of the Sub Registrar No. XII at Sr.No.5746/2005 upon the terms and consideration mentioned therein.

M/s. Kumar Kering Properties Pvt. Ltd. has vide a Deed of Assignment of Development Rights dated 31st March 2016 which is registered in the Office of the Sub Registrar Haveli No. XXIII at Sr.No. 6124/2016 assigned and transferred the Development Rights in respect of the Said Properties i.e. Lands bearing S.No. 12/3B and 12/5B unto and in favour of the Kumar Kering Developers LLP upon the terms mentioned there in.

In pursuance of the aforesaid Deed of Assignment dtd. 31/03/2016 the owners of the said properties viz. 1. Shri Govind Rambhau Hole, Shankar Dhondiba Hole (deceased) through legal heirs – 2a. Shri Sitaram Shankar Hole, 2b. Shri Raghunath Shankar Hole, 3. Shri Murlidhar Mahadu Hole, 4. Shri Gopichand Laxman Hole, 5. Shri Nivrutti Baburao Hole through their constituted attorney Mr. Kewalkumar K. Jain have executed a **Sale Deed** dtd. 13/03/2018 unto and in favour of KUMAR KERING DEVELOPERS LLP through Partner Mr. Kewalkumar K. Jain with the consent of Kumar Kering Properties Pvt. Ltd. through its Director Mr. Arvind Kering. The Said Sale Deed is registered in the Office of Sub- Registrar Haveli No. 11 at Serial No. 3511/2018 on dtd. 15/03/2018.

By virtue of the aforesaid Sale Deed dtd. 15/03/2018 Kumar Kering Developers LLP became entitled to all the rights title and interest in respect of the lands bearing Survey No. 12/3B Admeasuring 03 Ares and Survey No. 12/5B admeasuring about 05 Ares of Village- Undri, Tal-Haveli, Dist- Pune.



4. AS TO THE SEARCH OF INDEX-II REGISTERS :

Adv. Vishal Dhage has taken Search of the Index-II registers for the year 2015 to 2018 by depositing requisite fees vide Challan GRN No. MH012010919201718E and GRN No. MH012011202201718E both dtd. 19/03/2018 and issued his Search Report stating that he has not found any cross or adverse entry of encumbrance or Mortgage on the Said Properties during his search.

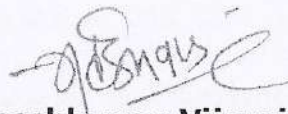
5. OPINION :

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

By virtue of the Sale Deed dtd. 15/03/2018 which is registered in the Office of Sub-Registrar Haveli No. 11 at Serial No.3511/2018 **KUMAR KERING DEVELOPERS LLP** is entitled to rights, title and interest in respect of the lands bearing S. No. 12/3B admeasuring 3 Ares and S. No. 12/5B admeasuring 5 Ares, lying and situated at Village- Undri, Tal-Haveli, Dist-Pune.

This Supplementary Title Opinion is issued in continuation of the Title Opinion dtd. 20/01/2016 and Title Opinion in continuation dtd. 09/02/2017 issued by Adv. Swati Gadgil-Oza.

Pune
Dtd.- 20th March 2018.


Maheshkumar Vijaysinh Pawar
(Advocate)