



Uday Kulkarni B. Com. LL.B.
(Advocate & Notary)
Senior Partner

Adv. Vishal Kulkarni
B.S.L., LL.M (U.K.)
Partner

Adv. Yogin Kulkarni
B. Com. LL.B.
Partner

FORMAT -A

To,

MahaRERA,

6th & 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai- 400051.

LEGAL TITLE REPORT

Sub: Title clearance Certificate with respect to properties which are mentioned herein below lying, being and situate at villages i.e. Mouze **Jambe, Nere & Marunji** Tal. Mulshi, Dist. Pune within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti, Mulshi, and within the limits of Pune Metropolitan Regional Development Authority, Pune. (hereinafter referred as the said lands).

We have investigated the title of the said properties at the request of our Client Promoter – **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) and have inspected deeds, documents, revenue records as mentioned in detailed Search and Title Reports.

1) Description of property: All that piece and parcel of land bearing Survey Nos. New 86 [Old S.Nos. 78/1 part, 80 part, 81/1/A part, 81/1B, 81/2, 82/1 part, 82/2, 82/3, 83 part, 86, 107/1, 107/2 part, 110/1A part, 110/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 112/1 part, 113/1A/1 part, 113/1A/1B/1 part, 113/1A/1B, 113/2, 113/1A/2, 113/1B,





114/1 part, 114/2, 115/1part, 117 part, 118/1 part, 120/3, 121 part, 122, 123], New 74/B [old S.No. 74/2, 74/3, 74/9/2], 78/1Part, 80 part, 81/1/A part, 82/1 part, 83Part, 85/1, 102/1, 107/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 113/1A/1 part, 113/1A/1B/1 part, 115/1part, 117 part, 118/1 part, 121 part, 77/1(Part), 77/2, 78/1(part), 80/1(Part), 83/2(Part), 90/7/1, 90/9, 91/1(Part), 91/2, 91/3, 91/4, 91/5, 91/6, 91/7(Part), 91/8, 91/9 92/1A, 92/2A(Part), 92/3, 92/4, 92/5, 92/6(Part), 92/7/1 (Part), 92/8/1 (Part), 93, 95, 96/1/1/1 (Part), 96/1/2/1 (Part), 96/1/3/1 (Part), 96/2/1, 96/2/2(Part), 96/3(Part), 96/4(Part), 96/5/2(Part), 92/96/1/B/1, 98(Part), 98/2, 100/1/1, 100/1/2, 100/2, 101(Part), 112/1(Part), 112/2, 114/1(Part), 119, 120/1, 120/2, 120/4/1, 120/4/2, 124/1/1, 124/1/2, 124/2, 125/1, 126/1(Part), 126/2, 127/1/1, 127/1/2(Part), 99/1/2(Part), 113/1A/1B/1B(Part), 90/10(Part), 131/8(Part), 131/9, 131/10, 102/2(Part), 126/2/1, 73/9, 87/2, 24/3, 24/5, 25/1, 25/2, 26/1, 26/2, 26/4, 26/5, 26/6, 27/1, 27/3(Part), 69/1, 69/2/1, 69/2/2, 69/2/3, 69/2/4, 69/2/5, 69/2/6, 69/2/7, 69/2/8, 71(Part), 74/7(Part), 74/8, 74/9/1(Part) collectively admeasuring 1625577 Sq. Mtrs. lying, being and situated at Mouze Jambe, Nere & Marunji respectively, Tal. Mulshi, Dist. Pune.

- 2) **The documents of allotment of land:** It being Integrated Township property there are numerous deeds and documents which have been mentioned, explained survey number wise in the title Reports.
- 3) 7/12 Extracts issued by Talathi Jambe, Pune on 01/11/2022 and on different dates have been examined. There are numerous mutation entries by which names of the Owners are mutated on the 7/12





extract. The said mutation entries are specifically mentioned in our Search and Title Reports and Supplementary Search Reports.

- 4) We have taken Searches at the Sub-registrar Office as well as we have conducted online search for the last 30 years from 1992, till date.
2. On perusal of documents and all other relevant documents relating to title of the said properties, we are of the opinion that the title of Owners mentioned herein below is clear, marketable and without any encumbrances (except mentioned in encumbrance column) and Promoter - **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) has got absolute right and full power to develop the said properties, construct buildings thereon as per duly sanctioned building plans.

Owners of the land:

- 1) MR. RAJESH A. PATIL
- 2) MR. MILIND D. KOLTE
- 3) MR. NARESH A. PATIL
- 4) MS. ANKITA R. PATIL
- 5) MR. PRADEEP D. KOLTE
- 6) MR. KETAN P. KOLTE
- 7) MR. KUNDAN R. JACHAK
- 8) KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED

9) Qualifying comment:

The said **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) is developing the entire Integrated Townships named and





styled as "Life Republic", the said **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) has absolute right to develop the said entire project "Life Republic" as per the duly sanctioned building plans, being the Promoter of the project.

- 3) The reports reflecting the flow of the title of the KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) on the said properties are enclosed herewith as annexures.

Encl.:

1. Search & Title Report on 21/09/2011.
2. Search & Title Reports on 20/11/2013, 29/03/2014, 02/06/2014
3. Supplementary Search & Title Reports on 09/10/2013, 28/12/2015 & 23/02/2017
4. Search and Title Certificates dated 28/07/2017, 08/06/2018, 02/07/2019, 10/07/2020, 20/10/2021 and 04/11/2022.
5. Search Receipt

Date: 04/11/2022



FOR UDK & ASSOCIATES

ADV. VISHAL KULKARNI



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on 01/11/2022 of application for registration.
- 2) Mutation Entry: There are numerous mutation entries by which names of the Owners are mutated on the 7/12 extract. The said mutation entries are specifically mentioned in our Search and Title Reports and Supplementary Search and Title Reports.
- 3) We have caused Searches for last 30 years from 1992 till date in the Sub-Registrar office at Haveli, Pune and we have not found any transaction/s other than which are mentioned in Search & Title Reports on 21/09/2011, 20/11/2013, 29/03/2014 & 02/06/2014, Supplementary Search & Title Reports on 09/10/2013, 28/12/2015 & 23/02/2017, Search and Title Certificates dated 28/07/2017, 08/06/2018, 02/07/2019, 10/07/2020, 20/10/2021 & 04/11/2022.
- 4) **Any other relevant title:-**

ENCUMBRANCES:

The said Promoter – Kolte-Patil I-Ven Townships (Pune) Ltd. availed loan of Rs. 200 Crores from 'Indusind Bank Ltd.' and executed a Mortgage Deed dated 24/03/2017 and created an encumbrance on the Sector R-1 (building A to G) & Sector R-3 (building A to E) of the 'Life Republic' Township property. The said Mortgage Deed is registered at the office of Sub Registrar Mulshi 2, at Sr. No. 3437/2017.





That the said Indusind Bank Ltd. has thereafter released part of the property i.e. Sector R-1 (Building A, B, E, F & G) area admeasuring 35187.45 Sq. mtrs. by executing a Deed of Reconveyance of Mortgage, in favour of Kolte-Patil I-Ven Townships (Pune) Ltd. dated 21/12/2017, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 4122/2017.

That the said Kolte-Patil I-Ven Townships (Pune) Ltd. and Indusind Bank Ltd. have further executed a Supplementary Deed of Mortgage on 21/12/2017 pertaining to additional area i.e. Sector R-16 (Building A, B, C, D, G & H), which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 4132/2017 registered on 22/12/2017.

The said Kolte-Patil I-Ven Townships (Pune) Ltd. has further mortgaged the property i.e. Sector R-1 (Building A, G, E, F & B) out of "Life Republic" township, to Beacon Trusteeship Ltd. and has availed loan of Rs. 193.88 Crores, by executing a Debenture Trust Deed dated 21/12/2017, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 4118/2017.

Thereafter, the said Kolte-Patil I-Ven Townships (Pune) Ltd. and Indusind Bank Ltd. have again executed a Supplementary Deed of Mortgage on 15/09/2018 for including additional areas to the existing mortgaged property i.e. S. No. 74 B (Part) area admeasuring 06 Hectare 52 Ares (C-4 property), situate at Village Marunji, Taluka Mulshi, District Pune, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 3517/2018 registered on 17/09/2018.





Further the said Kolte-Patil I-Ven Townships (Pune) Ltd. and Indusind Bank Ltd. have further executed a Supplementary Deed of Mortgage on 26/03/2019 for including additional areas to the existing mortgaged property i.e. Sector R-9 'ORO AVENUE' i.e. Avenue-9 (Building B, C, D & E) (excluding 575 units), which is registered at the office of Sub Registrar Mulshi 2, at Sr. No. 6792/2019 registered on 26/03/2019.

The said Kolte-Patil I-Ven Townships (Pune) Limited has mortgaged the properties i.e. Sector R-7 Building E & G, Sector R-17 B, Sector C-1, Sector R-11, Sector R-27, Sector R-17A, Sector R-14, Sector R-15 (excluding 243 Units) out of "Life Republic" township, to Kotak Mahindra Investment Limited and has availed loan of Rs. 45 Crores, by executing an Indenture of Mortgage dated 17/02/2021, which is registered at the office of Sub-Registrar Mulshi, at Sr. No. 1915/2021 registered on 18/02/2021.

The said Kolte-Patil I-Ven Townships (Pune) Ltd. and Indusind Bank Ltd. have further executed a Supplementary Deed of Mortgage on 25/06/2021 for including additional areas to the existing mortgaged property i.e. Sector R-9 'ORO AVENUE' i.e. Avenue-9 (Building A, B, C, D & E) (excluding the units which already sold and/or booked) and has availed additional loan amount of Rs. 23,31,72,351/-, which is registered at the office of Sub Registrar Mulshi 2, at Sr. No. 9118/2021 registered on 25/06/2021.





The said Kolte-Patil Integrated Townships Limited has mortgaged the properties i.e. Sector R-11, Sector R-14, Sector R-15, Sector R-17A, Sector R-27, out of "Life Republic" township, to Kotak Mahindra Investment Limited and has availed loan of Rs. 60 Crores, by executing an Indenture of Mortgage dated 07/10/2022, which is registered at the office of Sub-Registrar Mulshi, at Sr. No. 15536/2022 registered on 10/10/2022.

5) SUIT AND LITIGATIONS:

Sr. No.	Case no.	S. No.	Particulars	Relief Claimed	Status
1	Spl CS 2255/2009	Marunji - 74/7 & 74/8	Dilip Madhavji Thakkar V/S Sopan Genu Jagtap & Others (D-10 Pradip Kolte, D-11 KPDL)	Plaintiff claims that he has entered into an agreement and based on it he is claiming specific performance of the agreement and also the cancellation of sale deed	Evidence
2	RCS 1487/2005	Jambe - 125/1	Dattatray Raghunath More and Others V/S Govind Ananda Salunke and others	Plaintiff is claiming suit property as his ancestral property and hence he is claiming that he has right in the suit property	Hearing Filing of Say by Plaintiff on Third Party Application
3	SplCS 265/2013	Jambe - 126/2 &126/2/ 1	Govind Anand Salunke V/S Milind D. Kolte	Plaintiff is seeking declaration that Sale Deed executed in favour of Milind Kolte dated	1.Evidence 2.Plaintiff Gopal Salukhe has expired, his legal heirs might file application





Sr. No.	Case no.	S. No.	Particulars	Relief Claimed	Status
				27/12/2010 is illegal	for adding them as party to the suit.
4	Spl CS 575 of 2015	Jambe - 117, 118/1, 121 & 122	Avinash Temgere and Others V/S Milind Kolte and others	Plaintiff is claiming suit property as his ancestral property and hence he has undivided share in the suit property and hence claiming that the Agreement / Sale Deed is not binding on the share of Plaintiffs and for other reliefs	Framing of issues
5	SPECIAL CIVIL SUIT 421/2016	Nere - 26/2 & 26/4	Rajesh Patil V/S Kisan Amale and Others	Suit for declaration and other reliefs	Pending for withdrawal
6	Special Leave Petition C No. 9463 /2017	Nere - 69	Kolte-Patil I-Ven Townships (Pune) Limited V/S Naryan Shinde	Against the order of High Court in Writ Petition No. 9891 of 2015 (Stay granted by Supreme Court to the order passed by HC in WP no. 9891/2015.)	Appearance of newly added respondents
7	SLP CC 9467/2017	Nere - 69	Milind D. Kolte & others V/S Narayan Shinde & others	Against the order of High Court in Writ Petition No. 9891 of	Appearance of newly added respondents





Sr. No.	Case no.	S. No.	Particulars	Relief Claimed	Status
				2015 (Stay granted by Supreme Court to the order passed by HC in WP no. 9891/2015.)	
8	Writ Petition No. 11697/2017	Nere - 26/2	Vilas Damu Shinde V/S Special Land Acquisition and others	Challenging acquisition proceeding of Village Nere	Filing of say/ Written Statement
9	Writ Petition No. 11701/2017	Nere - 26/6	Datta Bhau Shinde V/S Special Land Acquisition and others	Challenging acquisition proceeding of Village Nere	Filing of say/ Written Statement
10	Writ Petition No. 11702/2017	Nere - 26/4	Maruti Vitthal Shinde V/S Special Land Acquisition and others	Challenging acquisition proceeding of Village Nere	Filing of say/ Written Statement
11	WPST 31252/2017	Jambhe -126/2 &126/2/1	Gopal Ananda Salunkhe V/S Milind Kolte	Petitioner has filed the present Writ seeking direction from to High Court to delete the names of Milind Kolte and 6 others from the revenue records and mutate the Petitioner's name on the 7/12 extracts of the suit property.	Dismissed for non removal of office objections- Official order yet to be uploaded on High Court website





Sr. No.	Case no.	S. No.	Particulars	Relief Claimed	Status
12	R.C.S. 1689/2021	126/2 (Village Jambhe)	Shivaji Ananda Salunkhe v/s. Kondiba Gaikwad & others	The Plaintiff has filed the present suit seeking relief of cancellation of Sale Deed dated: 16/04/1951. It is contended by the Plaintiff that the said Sale Deed is false and bogus and therefore the same should be cancelled.	Issues
13	Civil M. A. 372/2022	126/1 and 127/2 (Village Jambhe)	Govinda Ananda Salunkhe (since deceased through its LRs) vs. Naresh Patil & others	The Applicants have filed the present Civil Miscellaneous Application for the restoration of civil suit bearing R.C.S. No. 281/2012 filed by late Govind Salunkhe which was dismissed for default.	Filing of Say by Respondents

Date: 04/11/2022



For **UDK & Associates**

ADV. VISHAL KULKARNI