



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

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

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

**FORMAT -A**

To,  
MahaRERA,  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai- 400051.

**LEGAL TITLE REPORT**

**Sub:** All that piece and parcel of the land i.e an area admeasuring 00 Hectare 44.97 Ares out of S. No. 14/1/1/1/2 totally admeasuring 00 Hectare 52 Ares, S. No. 14/5/1 admeasuring 00 Hectare 17 Ares, area admeasuring 00 Hectare 44.83 out of S. No. 14/1/1/1 totally admeasuring 00 Hectare 52 Ares, S. No. 14/5/1/2 admeasuring 00 Hectare 17 Ares, S. No. 14/4/1 admeasuring 01 Hectare 53 Ares, S. No. 14/5/1/3 admeasuring 00 Hectare 17 Ares, area admeasuring 00 Hectare 36.09 Ares out of S. No. 14/2/1 totally admeasuring 00 Hectare 42 Ares, S. No. 14/3/1/1 admeasuring 00 Hectare 35, area admeasuring 00 Hectare 67.74 Ares out of S. No. 14/1/2/1/3/1 totally admeasuring 00 Hectare 69 Ares, S. No. 14/3/1/2 admeasuring 00 Hectare 33 Ares, S. No. 14/3/1/3 admeasuring 00 Hectare 33 Ares, S. No. 14/3/1/4 admeasuring 00 Hectare 33 Ares & S. No. 14/5/1/4 admeasuring 00 Hectare 23 Ares, and bearing Corresponding C.T.S. Nos. 753 (P) to 759 (P), 805 (P) to 810 (P), (As per sanctioned building plan bearing No. B.P./Pimple Nilakh/24/2023 dated 31/03/2023) collectively admeasuring 05 Hectares 54.63 Ares, lying, being and situate at Mouze Pimple Nilakh, Tal. Haveli, Dist. Pune.





- 1) We have investigated the title of the said land at the request of our Client Promoter – Kolte-Patil Developers Limited and have verified the documents which are given hereunder;**

**Description of said land:** All that piece and parcel of the land i.e an area admeasuring 00 Hectare 44.97 Ares out of S. No. 14/1/1/1/2 totally admeasuring 00 Hectare 52 Ares, S. No. 14/5/1 admeasuring 00 Hectare 17 Ares, area admeasuring 00 Hectare 44.83 out of S. No. 14/1/1/1 totally admeasuring 00 Hectare 52 Ares, S. No. 14/5/1/2 admeasuring 00 Hectare 17 Ares, S. No. 14/4/1 admeasuring 01 Hectare 53 Ares, S. No. 14/5/1/3 admeasuring 00 Hectare 17 Ares, area admeasuring 00 Hectare 36.09 Ares out of S. No. 14/2/1 totally admeasuring 00 Hectare 42 Ares, S. No. 14/3/1/1 admeasuring 00 Hectare 35, area admeasuring 00 Hectare 67.74 Ares out of S. No. 14/1/2/1/3/1 totally admeasuring 00 Hectare 69 Ares, S. No. 14/3/1/2 admeasuring 00 Hectare 33 Ares, S. No. 14/3/1/3 admeasuring 00 Hectare 33 Ares, S. No. 14/3/1/4 admeasuring 00 Hectare 33 Ares & S. No. 14/5/1/4 admeasuring 00 Hectare 23 Ares, and bearing Corresponding C.T.S. Nos. 753 (P) to 759 (P), 805 (P) to 810 (P), (As per sanctioned building plan bearing No. B.P./Pimple Nilakh/24/2023 dated 31/03/2023) collectively admeasuring 05 Hectares 54.63 Ares, lying, being and situate at Mouze Pimple Nilakh, Tal. Haveli, Dist. Pune.





**The documents of allotment of land:**

Sr. No.	Name of the Owners	Survey No.	Area	Dev. Agr. (Regd. No.)	POA (Regd. No.)	Indemnity (Regd. No.)	Date	Have li No.
1	Sathe Tarabai Narayan & Others	14/4/1	15300	185/04	186/04	187/04	05/11/2004	XVII
2	Sathe Sudam Mahadu & Others	14/5/1/3	1700	179/04	180/04	181/04	10/11/2004	XVII
3	Sathe Shantabai Hiramam & Others	14/3/1/3	3300	93/04	94/04	95/04	05/11/2004	XVII
4	Alka alias Sudha Gulab Takle & others	14/3/1/2 14/5/1/2	3300 1700	323/04	324/04	325/04	09/11/2004	XVII
5	Sathe Subhash Shankar & Others	14/3/1/1	3500	208/04	209/04	210/04	07/11/2004	XVII
6	Smt. Rakhuminibai Baban Sathe & others	141/2/1	4200	182/04	183/04	184/04	10/11/2004	XVII





**II) DETAILS OF SALE DEEDS BETWEEN ORIGINAL OWNERS AND PURCHASER**

Sr. No.	Name of the Owners	Name of the Purchaser	Survey No.	Area	Sale Deed Regd. No.	Date	Haveli No.
1	Sathe Tarabai Narayan & Others	Harshvardhan Co-op. Housing Society Ltd.	14/4/1	15300	8387/2005	30/12/2005	XII
2	Sathe Sudam Mahadu & Others	Harshvardhan Co-op. Housing Society Ltd.	14/5/1/3	1700	4468/2006	18/05/2006	VI
3	Sathe Shantabai Hiranman & Others	Harshvardhan Co-op. Housing Society Ltd.	14/3/1/3	3300	8140/2005	22/12/2005	XII
4	Alka alias Sudha Gulab Takle & others	Harshvardhan Co-op. Housing Society Ltd.	14/3/1/2	3300	1278/2007	10/02/2007	VIII
			14/5/1/2	1700	4469/2006	18/05/2006	VI
5	Sathe Subhash Shankar & Others	Harshvardhan Co-op. Housing Society Ltd.	14/3/1/1	3500	4997/2006	06/06/2006	VI
6	Ramesh Vaman Sathe (Agreement to Sale with Harshvardhan Co-op Hsg. Soc. Ltd.)	Kolte-Patil Developers Limited (Sale Deed)	14/3/1/4	3300	1760/2008	20/05/2008	VIII





7	Haribhau Kaluram Sathe	Harshvardhan Co-op. Housing Society Ltd. (Exchange Deed)	14/5/1/4	2300	1293/2007	13/02/2007	VIII
8	Smt. Rukminibai Baban Sathe & Others	Harshvardhan Co-op. Housing Society Ltd.	14/2/1	4200	8138/2005	22/12/2005	XII

3) **7/12 Extract** issued by Talathi, Pimple Nilakh, Pune on 24/03/2023 has 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 Report dated 12/06/2023.

4) We have taken Searches at the Sub-registrar Office as well as we have conducted online search for the last 30 years from 1994, till date.

2) On perusal of documents and all other relevant documents relating to title of the said land, we are of the opinion that the title of Owners – Harshvardhan co-op housing society Ltd. & Kolte-Patil Developers Limited and others possess good, clean, clear and marketable title to or upon the said land, which is without any other encumbrance/s (except the mentioned in our Search and Title Report) and the said Kolte-Patil Developers Limited has got valid and subsisting development rights in





respect of an area admeasuring 00 Hectare 44.97 Ares out of S. No. 14/1/1/1/2 totally admeasuring 00 Hectare 52 Ares, S. No. 14/5/1 admeasuring 00 Hectare 17 Ares, area admeasuring 00 Hectare 44.83 out of S. No. 14/1/1/1 totally admeasuring 00 Hectare 52 Ares, S. No. 14/5/1/2 admeasuring 00 Hectare 17 Ares, S. No. 14/4/1 admeasuring 01 Hectare 53 Ares, S. No. 14/5/1/3 admeasuring 00 Hectare 17 Ares, area admeasuring 00 Hectare 36.09 Ares out of S. No. 14/2/1 totally admeasuring 00 Hectare 42 Ares, S. No. 14/3/1/1 admeasuring 00 Hectare 35, area admeasuring 00 Hectare 67.74 Ares out of S. No. 14/1/2/1/3/1 totally admeasuring 00 Hectare 69 Ares, S. No. 14/3/1/2 admeasuring 00 Hectare 33 Ares, S. No. 14/3/1/3 admeasuring 00 Hectare 33 Ares, S. No. 14/3/1/4 admeasuring 00 Hectare 33 Ares & S. No. 14/5/1/4 admeasuring 00 Hectare 23 Ares, and bearing Corresponding C.T.S. Nos. 753 (P) to 759 (P), 805 (P) to 810 (P), (As per sanctioned building plan bearing No. B.P./Pimple Nilakh/24/2023 dated 31/03/2023) collectively admeasuring 05 Hectares 54.63 Ares, and the developer has got absolute right and full Power to develop the said land, construct buildings thereon as per duly sanctioned building plans and to sell all proposed Superstructures.

**Owners of the land:**

Kolte-Patil Developers Limited

Harshvardhan Co-Op Housing Society Ltd.

**4)Qualifying comment:** The said Kolte-Patil Developers Limited is developing the entire land, the said Kolte-Patil Developers Limited has got absolute right to develop the said land as per the duly sanctioned building plans, being the Promoter of the said project.





The report reflecting the flow of the title of the Kolte-Patil Developers Limited on the said land is enclosed herewith as annexure.

Encl.: Search & Title Report 12/06/2023.

Date: 12/06/2023



For **UDK & Associates**

**ADV. UDAY KULKARNI**



**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**

**FLOW OF THE TITLE OF THE SAID LAND**

Sr. No.

- 1) 7/12 extracts as on 24/03/2023 of application for registration.
- 2) 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 Report dated 12/06/2023.
- 3) We have caused Searches for last 30 years from 1993 till date in the Sub-Registrar office at Haveli, Pune and we have not found any transaction/s other than which are mentioned in our Search & Title Report 12/06/2023.
- 4) **Any other relevant title:-**

**ENCUMBRANCES:**

All the piece and parcel of the land/plot area admeasuring 13,087 sq. mtrs, which includes Amenity Space No. 1 admeasuring 1905.53 sq. mtrs and Open Space No. 2 admeasuring 2506.09 sq. mtrs out of the piece and parcel of Land bearing Survey No. 14/5/1/4, 14/4/1, 14/5/1/2, 14/3/1/1, 14/5/1/3, 14/3/1/2, 14/3/1/3, 14/3/1/4, 14/2/1, 14/1/1/1/2, 14/1/1/1, 14/5/1, 14/1/2+1/3/1, total area admeasuring 55,463 sq. mtrs. situated at Pimple Nilakh, Pimpri





Chinchwad, alongwith other properties has been mortgaged by Promoter i.e. Kolte Patil Developers Limited in favour of "State Bank of India" for the credit facility of Rs. 100 Crores, vide Mortgage Deed dated 01/12/2016, which is registered at the Office of Sub-Registrar, Haveli No. 15 at Sr. No. 8433/2016.

The said Promoter repaid the entire loan amount to the State Bank of India vide Reconveyance of Mortgage dated 07/06/2022, which is registered at the office of Sub Registrar Haveli No. 15, at Sr. No. 11771/2022.

The Promoter i.e. Kolte Patil Developers Limited executed a Deed of Mortgage dated 17/04/2023 in favour of "Catalyst Trusteeship Limited" and has created a charge in respect of rights of the Kolte-Patil Developers Limited in portion of the said land and charge on certain earmarked units/apartments in the proposed residential Towers i.e. A, B & C and receivables therefrom for the credit facility of Rs. 206,50,00,000/-, which is registered at the Office of Sub-Registrar, Haveli No. 15 at Sr. No. 7210/2023.

**LITIGATION:**

**1. M. C. A. 163/2019: Harshwardhan Co. Op. Housing Society vs. Baby Khavle & Ors.:**

The Harshwardhan Co. Op. Society being Appellant has filed the present miscellaneous civil appeal before the Hon'ble District Court, Pune. The said appeal has been filed against the order dated





26/04/2019 passed in Civil M. A. 454/2012 rejecting the application filed by Appellant for setting aside Ex- Parte Judgement and Decree in Spl. C. S. 1063/2008. It is the case of Appellant that, sufficient opportunity was not given to appellant to defend the said civil suit as summons was not duly served upon Appellant.

During the pendency of the aforesaid Appeal the parties have amicably settled the matter and necessary documents are executed and accordingly necessary orders will be obtained from Hon'ble Court. Considering the resolution of dispute, the Appellant has filed the application for early disposal of the said Appeal and matter is currently pending for passing of orders on said application.

**2. R. C. S. 65/2021: Anand Sathe & 2 others vs. Harshwardhan Co. Op. Housing Society and others:**

The Plaintiffs have filed the present civil suit for the perpetual, mandatory injunction and for the possession of the suit property. It is alleged by the Plaintiffs that, the suit property i.e. the Survey No. 14/2/1 admeasuring about 00 H 42 R is the ancestral property and Plaintiffs have undivided share in the said property. The suit summons were served upon the Defendants and Harshwardhan Co. Op. Housing Society has appeared and has filed its Say and Written Statement in the matter. As the Plaintiffs have repeatedly failed to appear before the Hon'ble Court and argue in the injunction application therefore the Hon'ble Court has





ordered to hear the interim injunction application alongwith main application. Currently, the matter is pending for framing of issues.

(There is/are no any prohibitory order/s in the above litigations against Owners and/or Promoters).

Date: 12/06/2023



For **UDK & Associates**

  
**ADV. UDAY KULKARNI**

Housiey.com