



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,
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400051.

LEGAL TITLE REPORT
(Sector - R14)

Sub: Title Clearance Certificate with respect to properties which are mentioned herein below lying, being and situate at Mouze **Nere and Jambe** Tal. Mulshi, Dist. Pune within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti, Mulshi, and within the limits of Pune Metropolitan Region Development Authority (PMRDA), Pune.

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 our detailed Search and Title Report.

- 1) **Description of property:** All that piece and parcel of Property lying, being and situate at Village Nere and Jambe, Taluka Mulshi, within the limits of Grampanchayat Nere and Jambe, Taluka Panchayat Mulshi,





Zilla Parishad, Pune and within the limits of Pune Metropolitan Region Development Authority (PMRDA), Pune are as under:

Village	S. No.	Area as per 7/12 (Sq.mtrs.)	Area as per sanction (Sq.mtrs.)	Owner Name
Nere	26/4 (Part)	8,000	204.11	Rajesh Aniruddha Patil
Nere	26/6 (Part)	12,000	580.41	Ankita Rajesh Patil
Jambe	125/1 (Part)	24,500	24,347.9	Ketan Pradeep Kolte
Jambe	126/2/1 (Part)	28,000	5,613.33	Milind Digambar Kolte

(Hereinafter collectively referred to or called as the **“said property”**)

2) **The documents of allotment of land:**

VILLAGE NERE

a) S. No. 26/4 (Part)

The erstwhile Owners- Tukaram Babu Kedari and others agreed to sell, transfer and convey all their right, title and interest in the said land bearing S. No. 26/4 admeasuring 00 Hectare 80 Ares to and in favour of Mr. Rajesh Aniruddha Patil vide an Agreement and Power of Attorney both dated 31/10/2006, which





are registered in the office of Sub-Registrar Paud (Mulshi), at Sr. Nos. 7052/2006 and 7053/2006 respectively.

The said Tukaram Babu Kedari and others thereafter sold, transferred and conveyed all their right, title and interest in S. No. 26/4 admeasuring 00 Hectare 80 Ares to and in favour of Mr. Rajesh Aniruddha Patil vide a Sale Deed dated 06/02/2009, which is registered at the office of Sub-Registrar Paud (Mulshi), at Sr. No. 922/2009.

That the said Mr. Rajesh Aniruddha Patil has agreed to sell, transfer and convey the development rights in the said land bearing S. No. 26/4 and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide a Development Agreement and Power of Attorney both dated 23/03/2011, which are registered in the office of Sub-Registrar Paud (Mulshi) at Sr. Nos. 1527/2011 and 1528/2011 respectively.

That the legal heirs of the Late Bhau Baburao Kedari i.e. Dyaneshwar Bhau @ Bhausahab Kedari and others agreed to sell, transfer and convey all their right, title and interest in respect of area admeasuring 00 Hectare 44.27 Ares out of S. No. 26/4 totally admeasuring 00 Hectare 80 Ares in favour of Mr. Kisan @ Krishna Maruti Amle and others vide an Agreement coupled with Power of Attorney both dated 15/12/2015, which are registered at the office





of Sub Registrar Mulshi-2, at Sr. Nos. 10158/2015 and 10159/2015 respectively.

That the legal heirs of the Late Chandrabhaga Tukaram Amle i.e. Smt. Tarabai Khandu Amle and others agreed to sell, transfer and convey all their right, title and interest in respect of area admeasuring 00 Hectare 4.29 Ares out of S. No. 26/4 totally admeasuring 00 Hectare 80 Ares in favour of Mr. Kisan @ Krishna Maruti Amle vide an Agreement coupled with Power of Attorney both dated 11/03/2016, which are registered at the office of Sub Registrar Mulshi-2, at Sr. Nos. 2263/2016 and 2264/2016 respectively.

That the legal heirs of the Late Bhau Baburao Kedari i.e. Dyaneshwar Bhau @ Bhausahab Kedari and others through their Power of Attorney holder and with the consent of Mr. Kisan @ Krishna Maruti Amle and another sold, transferred and convey all their right, title and interest in respect of area admeasuring 00 Hectare 44.27 Ares out of S. No. 26/4 totally admeasuring 00 Hectare 80 Ares in favour of Mr. Rajesh Aniruddha Patil vide a Sale Deed dated 02/06/2016, which are registered at the office of Sub Registrar Mulshi-2, at Sr. No. 5024/2016. The name of Mr. Rajesh Aniruddha Patil was mutated on the 7/12 extract vide Mutation Entry No. 4730.





b) S. No. 26/6 (Part)

The erstwhile Owners- Dattu alias Babu Bhagu Kedari and others sold, transferred and conveyed all their rights, title and interest in the said land to and in favour of Miss Ankita Rajesh Patil, vide a Sale Deed dated 29/12/2005 which is registered in the office of Sub-Registrar Paud (Mulshi) at Sr. No. 6914/2005 and the said Miss Ankita Rajesh Patil's name was mutated on the 7/12 Extract, vide Mutation Entry No. 2690.

The said Miss Ankita Rajesh Patil has agreed to sell, transfer and convey all her rights, benefits and privileges in the said land to and infavour of Kolte Patil I-Ven Townships (Pune) Ltd., vide an Agreement and Power of Attorney both dated 21/12/2006, which are registered in the office of Sub-Registrar Paud (Mulshi) at Sr. Nos. 446/2007 and 448/2007 the said Developer's name was entered in the other rights column of the 7/12 Extract, vide Mutation Entry No. 2996.

VILLAGE JAMBE

a) S. No. 125/1 (Part)

The erstwhile Owners - Gopal Anandarao Salunke and others agreed to sell the said land admeasuring 02 Hectare 45 Ares to and in favour of Mr. Rajesh A. Patil vide an Agreement to Sell dated 08/06/2006, which is registered at the Office of Sub-Registrar,





Mulshi at Sr. No. 3713/2006, and also executed General Power of Attorney, which is registered at Sr. No. 3714/2006. The said Mr. Rajesh A. Patil transferred and assigned his right, title and interest in the said land to and in favour of Kolte Patil Developers Limited by a Deed of Assignment dated 28/06/2010, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 4110/2010. The said Gopal Ananda Salunke and others sold, transferred and conveyed the said land to in favour of Mr. Ketan Pradeep Kolte (who is nominee of Kolte Patil Developers Limited) by a Sale Deed dated 28/06/2010, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 4111/2010 and the said Mr. Ketan Pradeep Kolte's name was mutated on 7/12 extract vide a Mutation Entry No. 3261. Thus all development rights vested with Kolte Patil Developers Limited and Mr. Ketan Pradeep Kolte became name sake owner, having no any rights in the said land.

Thereafter, the said Kolte Patil Developers Limited has agreed to sell, transfer, convey and assign all its benefits and privileges acquired by it by virtue of Deed of Assignment dated 28/06/2010, to and in favour of Kolte Patil I-Ven (Pune) Ltd. vide Deed of Assignment alongwith General Power of Attorney both dated 22/03/2011, which are registered at Sub-Registrar, Mulshi (Paud) at Sr. Nos. 1531/2011 and 1532/2011 respectively.





b) S. No. 126/2/1 (Part)

The erstwhile Owners- Mr. Kondiba Shankar Gaikwad and all others sold, transferred and conveyed all their right, title and interest in respect of S. No. 126/2/1 area admeasuring 02 Hectare 80 Ares to and in favour of Mr. Milind D. Kolte vide a Sale Deed dated 21/10/2015, which is registered at the office of Sub Registrar Mulshi, at Sr. No. 4147/2015. The name of Mr. Milind D. Kolte is mutated on 7/12 extract vide a Mutation Entry No. 6104.

Thereafter the said Mr. Milind Digamber Kolte agreed to sell and transfer the development rights in respect of area admeasuring 01 Hectare 40 Ares to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide a Development Agreement and General Power of Attorney both dated 31/12/2020, which are registered at the office of the Sub-registrar, Mulshi, at Sr. Nos.3048/2021 and 3049/2021 respectively.

The said Mr. Milind Digamber Kolte further agreed to sell and transfer the development rights in respect of his remaining land i.e. admeasuring 01 Hectare 40 Ares out of survey number 126/2/1 to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide an Agreement coupled with Power of Attorney both dated 31/03/2022, which are registered at the office of the Sub-registrar, Mulshi, at Sr. Nos.5085/2022 and 5086/2022 on 26/04/2022 respectively.





- 3) 7/12 Extracts issued by Talathi Nere and Jambe, Pune on 08/10/2024, 28/10/2024 and 17/12/2024 have been examined.

As per Mutation Entry Nos. 2996, 3261, 4730 and 6104 names of the Owners are mutated on 7/12 extract of their respective Survey Numbers.

- 4) We have taken Searches at the Sub-registrar Office as well as we have conducted online search for the last 30 years i.e. from the year 1995, till date.
2. On perusal of documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of Owners mentioned herein below is clean, clear and marketable (except the Mortgage of Kotak Mahindra Investments Limited) and the 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 property, construct buildings thereon as per duly sanctioned building plans.

Owners of the land:

- 1) Village Nere- Survey number 26/4 (part) – Mr. Rajesh A. Patil for 204.11 Sq. mtrs.
- 2) Village Nere- Survey number 26/6 (part) – Miss Ankita Rajesh Patil for 580.41 Sq. mtrs.
- 3) Village Jambe- Survey number 125/1 (Part) – Mr. Ketan P. Kolte for 24,347.9 Sq. mtrs.





4) Village Jambe- Survey number 126/2/1 (part) – Mr. Milind D. Kolte for 5,613.33 Sq. mtrs.

5) Qualifying comment:

The said **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) is developing the entire Integrated Township under the name and style “**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” including Sector R-14 as per the duly sanctioned building plans, being the Promoter of the project.

3) The report reflecting the flow of the title of the KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) to the said property is enclosed herewith as annexure.

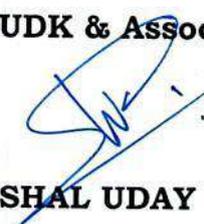
Encl.:

1. Search & Title Report on 17/02/2025.
2. Search Receipt

Date: 17/02/2025



For **UDK & Associates**


ADV. VISHAL 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 extract as on 08/10/2024, 28/10/2024 and 17/12/2024 of application for registration.
- 2) Mutation Entry: As per Mutation Entry Nos. 2996, 3261, 4730 and 6104 names of the Owners are mutated on 7/12 Extract of their respective Survey Numbers.
- 3) We have caused Searches for last 30 years from 1995 till date in the Sub-Registrar office at Mulshi, Pune and we have not found any transaction/s other than which are mentioned in our Search & Title Report dated 17/02/2025.
- 4) **Any other relevant title: -**

VILLAGE NERE

a) S. No. 26/4 (Part)

The erstwhile Owners- Tukaram Babu Kedari and others agreed to sell, transfer and convey all their right, title and interest in the said land bearing S. No. 26/4 admeasuring 00 Hectare 80 Ares to and in favour of Mr. Rajesh Aniruddha Patil vide an Agreement and Power of Attorney both dated 31/10/2006, which are registered in the office of Sub-Registrar Paud (Mulshi), at Sr. Nos. 7052/2006 and 7053/2006 respectively.





The said Tukaram Babu Kedari and others thereafter sold, transferred and conveyed all their right, title and interest in S. No. 26/4 admeasuring 00 Hectare 80 Ares to and in favour of Mr. Rajesh Aniruddha Patil vide a Sale Deed dated 06/02/2009, which is registered at the office of Sub-Registrar Paud (Mulshi), at Sr. No. 922/2009.

That the said Mr. Rajesh Aniruddha Patil has agreed to sell, transfer and convey the development rights in the said land bearing S. No. 26/4 to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide a Development Agreement and Power of Attorney both dated 23/03/2011, which are registered in the office of Sub-Registrar Paud (Mulshi) at Sr. Nos. 1527/2011 and 1528/2011 respectively.

That the legal heirs of the Late Bhau Baburao Kedari i.e. Dyaneshwar Bhau @ Bhausahab Kedari and others agreed to sell, transfer and convey all their right, title and interest in respect of area admeasuring 00 Hectare 44.27 Ares out of S. No. 26/4 totally admeasuring 00 Hectare 80 Ares in favour of Mr. Kisan @ Krishna Maruti Amle and others vide an Agreement coupled with Power of Attorney both dated 15/12/2015, which are registered at the office of Sub Registrar Mulshi-2, at Sr. Nos. 10158/2015 and 10159/2015 respectively.

That the legal heirs of the Late Chandrabhaga Tukaram Amle i.e. Smt. Tarabai Khandu Amle and others agreed to sell, transfer and convey all their right, title and interest in respect of area admeasuring 00 Hectare 4.29 Ares out of S. No. 26/4 totally admeasuring 00 Hectare 80





Ares in favour of Mr. Kisan @ Krishna Maruti Amle vide an Agreement coupled with Power of Attorney both dated 11/03/2016, which are registered at the office of Sub Registrar Mulshi-2, at Sr. Nos. 2263/2016 and 2264/2016 respectively.

That the legal heirs of the Late Bhau Baburao Kedari i.e. Dyaneshwar Bhau @ Bhausahab Kedari and others through their Power of Attorney holder and with the consent of Mr. Kisan @ Krishna Maruti Amle and another sold, transferred and convey all their right, title and interest in respect of area admeasuring 00 Hectare 44.27 Ares out of S. No. 26/4 totally admeasuring 00 Hectare 80 Ares in favour of Mr. Rajesh Aniruddha Patil vide a Sale Deed dated 02/06/2016, which are registered at the office of Sub Registrar Mulshi-2, at Sr. No. 5024/2016. The name of Mr. Rajesh Aniruddha Patil was mutated on the 7/12 extract vide Mutation Entry No. 4730.

b) S. No. 26/6 (Part)

The erstwhile Owners- Dattu alias Babu Bhagu Kedari and others sold, transferred and conveyed all their rights, title and interest in the said land to and in favour of Miss Ankita Rajesh Patil, vide a Sale Deed dated 29/12/2005 which is registered in the office of Sub-Registrar Paud (Mulshi) at Sr. No. 6914/2005 and the said Miss Ankita Rajesh Patil's name was mutated on the 7/12 Extract, vide Mutation Entry No. 2690.

The said Miss Ankita Rajesh Patil has agreed to sell, transfer and convey all her rights, benefits and privileges in the said land to and infavour of Kolte Patil I-Ven Townships (Pune) Ltd., vide an Agreement and Power of Attorney both dated 21/12/2006, which are registered in





the office of Sub-Registrar Paud (Mulshi) at Sr. Nos. 446/2007 and 448/2007 the said Developer's name was entered in the other rights column of the 7/12 Extract, vide Mutation Entry No. 2996.

VILLAGE JAMBE

a) S. No. 125/1 (Part)

The erstwhile Owners - Gopal Anandarao Salunke and others agreed to sell the said land admeasuring 02 Hectare 45 Ares to and in favour of Mr. Rajesh A. Patil vide an Agreement to Sell dated 08/06/2006, which is registered at the Office of Sub-Registrar, Mulshi at Sr. No. 3713/2006, and also executed General Power of Attorney, which is registered at Sr. No. 3714/2006. The said Mr. Rajesh A. Patil transferred and assigned his right, title and interest in the said land to and in favour of Kolte Patil Developers Limited by a Deed of Assignment dated 28/06/2010, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 4110/2010. The said Gopal Ananda Salunke and others sold, transferred and conveyed the said land to in favour of Mr. Ketan Pradeep Kolte (who is nominee of Kolte Patil Developers Limited) by a Sale Deed dated 28/06/2010, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 4111/2010 and the said Mr. Ketan Pradeep Kolte's name was mutated on 7/12 extract vide a Mutation Entry No. 3261. Thus all development rights vested with Kolte Patil Developers Limited and Mr. Ketan Pradeep Kolte became name sake owner, having no any rights in the said land.





Thereafter, the said Kolte Patil Developers Limited has agreed to sell, transfer, convey and assign all its benefits and privileges acquired by it by virtue of Deed of Assignment dated 28/06/2010, to and in favour of Kolte Patil I-Ven (Pune) Ltd. vide Deed of Assignment alongwith General Power of Attorney both dated 22/03/2011, which are registered at Sub-Registrar, Mulshi (Paud) at Sr. Nos. 1531/2011 and 1532/2011 respectively.

b) S. No. 126/2/1 (Part)

The erstwhile Owners- Mr. Kondiba Shankar Gaikwad and all others sold, transferred and conveyed all their right, title and interest in respect of S. No. 126/2/1 area admeasuring 02 Hectare 80 Ares to and in favour of Mr. Milind D. Kolte vide a Sale Deed dated 21/10/2015, which is registered at the office of Sub Registrar Mulshi, at Sr. No. 4147/2015. The name of Mr. Milind D. Kolte is mutated on 7/12 extract vide a Mutation Entry No. 6104.

Thereafter the said Mr. Milind Digamber Kolte agreed to sell and transfer the development rights in respect of area admeasuring 01 Hectare 40 Ares to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide a Development Agreement and General Power of Attorney both dated 31/12/2020, which are registered at the office of the Sub-registrar, Mulshi, at Sr. Nos.3048/2021 and 3049/2021 respectively.

The said Mr. Milind Digamber Kolte further agreed to sell and transfer the development rights in respect of his remaining land i.e. admeasuring 01 Hectare 40 Ares out of survey number 126/2/1 to and





in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide an Agreement coupled with Power of Attorney both dated 31/03/2022, which are registered at the office of the Sub-registrar, Mulshi, at Sr. Nos. 5085/2022 and 5086/2022 on 26/04/2022 respectively.

ENCUMBRANCES:

Kolte Patil Developers Ltd., as the holding company of the Promoter, has secured a term loan of Rs. 60,00,00,000 (Rupees Sixty Crores only) from Kotak Mahindra Investments Ltd. and the Promoter acting as mortgagor in the said transaction has created a charge on the portion of Sector R14/14th Avenue land admeasuring 29022.08 Sq.Mtrs. or thereabouts, along with any structures to be developed thereon vide an Indenture of Mortgage without Delivery of Possession dated October 7, 2022, which is registered at the office of Sub Registrar, Mulshi (Paud), at Sr. No. 15536 of 2022.

SUIT AND LITIGATIONS:

1. Govinda Ananda Salunkhe (since deceased through its LRs Radhabai Govind Salunkhe) vs. Naresh Patil & 6 others; Civil M.A. 372/2022:
 - The Applicants have filed the present Civil Miscellaneous Application for restoration of civil suit bearing R.C.S. No. 281/2012 filed by late Govind Salunkhe.
 - The matter is currently pending for final hearing.





2. Dattatray More & others vs. Govind Ananda Salunkhe & others; R.C.S. 1487/2005:

- The said suit has been filed seeking relief of declaration of ownership and substantive relief of injunction. The suit is with respect to property bearing Survey No. 25 Hissa No. 1 of village Jambe.
- Currently the matter is posted for arguments on the intervention application filed by the third party.

3. Shivaji Ananda Salunkhe & 8 others v/s. Kondiba Gaikwad & others; RCS 1689/2021:

- The Plaintiffs have filed the present suit seeking relief of cancellation of Sale Deed dated: 16/04/1951 noted at Serial no 363/1951. It is contended by the Plaintiffs that the said Sale Deed dated: 16/04/1951 is false and bogus and therefore the same requires to be cancelled.
- Currently the matter is pending for framing of issues by the Hon'ble court.

4. Balu N. Kedari & others vs. State of Maharashtra & others; Writ Petition 7264/2022

- The Petitioners have filed the present Writ Petition before the Hon'ble Bombay High Court Judicature at Bombay against the Respondents challenging the allotment order passed by Respondent No. 5 i.e. The Deputy Collector (Rehabilitation) Pune in





favour of Respondent No. 6 Tukaram Kedari and has also challenged the further Sale Deeds executed in favour of Respondents.

- The present Writ Petition is in respect to property bearing Survey No. 26/4. Currently the matter is pending at pre-admission stage.

Date: 17/02/2025



For **UDK & Associates**

ADV. VISHAL UDAY KULKARNI

Housiey.com