



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

Sub: Title clearance Certificate with respect to land viz. area admeasuring 03 Hectare 49.60 Ares i.e. 31,496.05 sq.mtrs. (as per revenue records admeasuring 31,247.72 Sq. mtrs.) or thereabouts out of S. No. 37/2/1 totally admeasuring 03 Hectare 38 Ares equivalent to 33,800 Sq. Mtrs. or thereabouts lying, being and situate at Village Baner, Taluka Haveli District Pune within the jurisdiction of Sub-Registrar Haveli and within the limits of Pune Municipal Corporation. (hereinafter referred as the "**said land**").

1) We have investigated title of the said land at the request of Promoter - KOLTE PATIL DEVELOPERS LTD. and we have verified the documents which are given hereunder;

1) Description of property: All that piece and parcel of land viz. area admeasuring 03 Hectare 49.60 Ares i.e. 31,496.05 sq.mtrs. (as per revenue records admeasuring 31,247.72 Sq. mtrs.) or thereabouts out of S. No. 37/2/1 totally admeasuring 03 Hectare 38 Ares equivalent to 33,800 sq. mtrs or thereabouts lying, being and situate at Village





Baner, Taluka Haveli District Pune within the jurisdiction of Sub-Registrar Haveli and within the limits of Pune Municipal Corporation. (hereinafter referred as the said land).

2) The documents of allotment of land:

Vide a Deed of Conveyance dated 12/04/2023, which is registered at the Office of Sub-Registrar, Haveli No.12 at Sr. No. 5473/2023, the M/s. Ruby Associates sold, transferred, conveyed all its right, title and interest in respect of land admeasuring 29,795.26 sq. mtrs or thereabouts (29,546.93 sq. mtrs or thereabouts as per revenue records) out of land bearing Survey No. 37 Hissa No. 2/1, to and in favour of Kolte Patil Developers Limited. Thus the Kolte Patil Developers Limited became sole and absolute owner of the said property.

Furthermore, the Owners – Mr. Devendra Mongia & 2 others have executed 5 Development Agreements and General Power of Attorneys in respect of their land collectively admeasuring 1,700.79 Sq. Mtrs. approx. and also entrusted development rights of the said land to and in favour of Kolte Patil Developers Limited and details of the said transactions are mentioned herein below:

Plot No.	Area	Owner	Development Rights Holder	Promoter	Document details
29	2906 sq. ft. i.e. 270 sq. mtrs.	(1) Anil Nemichand Bafna (2) Dilip Nemichand Bafna (3) Rajendra Nemichand Bafna	Jayprakash Pravinchandra Shroff & M/s.	Kolte Patil Developers Limited	Development Agreement & Power of Attorney both dated 13/04/2023,





		(4) Pradip Nemichand Bafna Through POA holder for 1 to 4 Mr. Jay Prakash Pravinchandra Shroff	Ruby Associates		Registered at Haveli No. 12, Sr. Nos. 5477/2023 & 5478/2023
30	2906 sq. ft. i.e. 270 sq. mtrs.	Devinder Mongia through his POA Holder Mrs. Anupama Milind Talathi	M/s. Shroff Developers & M/s. Ruby Associates	Kolte Patil Developers Limited	Development Agreement & Power of Attorney both dated 13/04/2023, Registered at Haveli No. 12, Sr. Nos. 5481/2023 & 5482/2023
32	2906 sq. ft. i.e. 270 sq. mtrs.	(1) Anil Nemichand Bafna (2) Dilip Nemichand Bafna (3) Rajendra Nemichand Bafna (4) Pradip Nemichand Bafna Through POA holder for 1 to 4 Mr. Jay Prakash Pravinchandra Shroff	Jayprakash Pravinchandra Shroff & M/s. Ruby Associates	Kolte Patil Developers Limited	Development Agreement & Power of Attorney both dated 13/04/2023, Registered at Haveli No. 12, Sr. Nos. 5479/2023 & 5480/2023
64	2842.00 Sq. ft. i.e. 264.00 Sq. mtrs. including road area admeasuring 387.50 Sq. ft. i.e.	M/s. Ruby Associates	--	Kolte Patil Developers Limited	Development Agreement & Power of Attorney both dated 13/04/2023, Registered at Haveli No. 12, Sr. Nos.





	36.00 Sq. mtrs.				5484/2023 & 5485/2023
69	4823.00 Sq. ft. i.e. 448.60 Sq. mtrs. and road area admeasuring 1918.00 Sq. ft. i.e. 178.19 Sq. mtrs.	M/s. Ruby Associates	--	Kolte Patil Developers Limited	Development Agreement & Power of Attorney both dated 13/04/2023, Registered at Haveli No. 12, Sr. Nos. 5486/2023 & 5487/2023

Thus the said Kolte Patil Developers Limited has become owner of an area admeasuring 29,795.26 sq. mtrs or thereabouts (29,546.93 sq. mtrs or thereabouts as per revenue records) and has acquired development rights of area admeasuring 1,700.79 Sq. Mtrs. vide aforesaid transactions collectively admeasuring 03 Hectare 49.60 Ares i.e.31,496.05 sq.mtrs. (as per revenue records admeasuring 31,247.72 Sq. mtrs.).

- 3) **7/12 Extract** issued by Talathi, Baner, Pune on 14/03/2023 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 19/04/2023.
- 4) We have taken Searches at the Sub-registrar Office as well as we have conducted online search for the last 30 years from 1993, 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- KOLTE PATIL DEVELOPERS LTD., M/S. RUBY ASSOCIATES, MR. DEVENDER MONGIA, MR. ANIL NEMICHAND BAFANA, MR. DILIP NEMICHAND BAFANA, MR. RAJENDRA NEMICHAND BAFANA AND DR. PRADIP NEMICHAND BAFANA is clean, clear and marketable and which is without any encumbrances of whatsoever nature and the said **Promoter – KOLTE PATIL DEVELOPERS LTD.** has got absolute right and full Power to develop the said project land, construct buildings thereon as per duly sanctioned building plans and to sell all proposed Superstructures.

Owners of the land:

- 1) KOLTE PATIL DEVELOPERS LTD.
- 2) M/S. RUBY ASSOCIATES
- 3) MR. DEVENDER MONGIA
- 4) MR. ANIL NEMICHAND BAFANA,
- 5) MR. DILIP NEMICHAND BAFANA,
- 6) MR. RAJENDRA NEMICHAND BAFANA AND
- 7) DR. PRADIP NEMICHAND BAFANA

4) **Qualifying comment:**

The said Promoter – KOLTE PATIL DEVELOPERS LTD. has got absolute right to develop the said land as per the duly sanctioned building plans, being the Promoter of the said project.





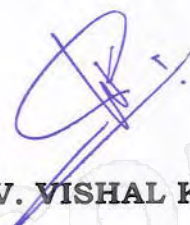
- 3) The report reflecting the flow of the title of the Promoter - KOLTE PATIL DEVELOPERS LTD. to the said land is enclosed herewith as annexure.

Encl.: 1. Search & Title Report 19/04/2023
2. Search Receipt

Date: 19/04/2023



For **UDK & ASSOCIATES**


ADV. VISHAL KULKARNI



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

Adv. Vishal Kulkarni
B.S.L., L.L.M (U.K.)
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B. Com. LL.B.
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FORMAT -A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract dated 14/03/2023 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 19/04/2023.
- 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 dated 19/04/2023.
- 4) **Any other relevant title: -**

ENCUMBRANCE:

Vide a Debenture Trust Deed cum Indenture of Mortgage dated 06/01/2019, which is registered at the Office of Sub-Registrar Haveli No. 23 at Sr. No. 351/2019, B. U. Bhandari Landmarks Pvt. Ltd. and M/s. Ruby Associates had mortgaged the subject land and other lands for an aggregate amount of Rs.1,40,00,00,000/- in favour of Vistra ITCL (India) Limited on the terms and conditions stated therein.





However, the said B. U. Bhandari Landmarks Pvt. Ltd., M/s. Ruby Associates & others have repaid the entire loan amount with interest to the Vistra ITCL (India) Limited and the said Vistra ITCL (India) Limited has executed a Release Deed on 11/04/2023 in favour of B. U. Bhandari Landmarks Pvt. Ltd., M/s. Ruby Associates & others, pertaining to the subject land, which is registered at the office of Sub Registrar Haveli No. 11, Sr. No. 7439/2023. Thus the said encumbrance has been removed.

5) LITIGATION:

As per our Court search and information from our Client there are no any litigations, claims, matter pending before the Hon'ble Civil Court.

Date: 19/04/2023



For **UDK & ASSOCIATES**

ADV. VISHAL KULKARNI