



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

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

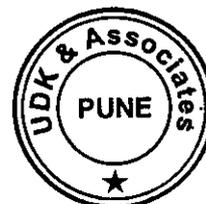
Adv. Yogin Kulkarni
B. Com. LL.B.
Partner

SEARCH AND TITLE CERTIFICATE

At the instance of our client/Promoter - Kolte Patil I-Ven Townships (Pune) Limited, we have carried out Search and Title investigation in respect of the property

1) Phase I

S. No. 86 (Old S. Nos. 78/1 (part), 80 (part) , 81/1/B , 81/2 , 81/1/A (part), 82/1 (part), 82/2, 82/3 , 83 (part), 86 , 107/1 , 107/2 (part), 110/1/A (part), 110/1/B (part), 110/2 , 111/1A/1 (part), 111/1A/2 (part), 111/1B (part), 111/2 (part), 112/1 (part), 113/1A/1B , 113/1A/1B/1 (part), 113/1B , 113/1A/1 (part), 113/1A/2 , 113/2 , 114/1 (part), 114/2 , 115/1 (part), 117 (part), 118/1 (part), 120/3 , 121 (part), 122 & 123) admeasuring 519564.42 sq. mtrs. and Sr. Nos. 78/1(part) admeasuring 56421 Sq. mtrs., 80 admeasuring 20547 Sq. mtrs., 81/1/A admeasuring 12124 Sq. mtrs., 82/1 admeasuring 541 Sq. mtrs., 83 (part) admeasuring 3773 Sq. mtrs. 85/1 admeasuring 6300 sq. mtrs., 102/1 admeasuring 7560 sq. mtrs. 107/2 admeasuring 134 Sq. mtrs., 110/1/B admeasuring 4233 Sq. mtrs., 111/1A/1 admeasuring 1252 Sq. mtrs., 111/1A/2 admeasuring 2603 Sq. mtrs., 111/1B admeasuring 4132 Sq. mtrs., 111/2 admeasuring 5923 Sq. mtrs., 113/1A/1B/1 admeasuring 1298 Sq. mtrs., 113/1A/1 admeasuring 1500 Sq. mtrs., 114/1(part) admeasuring 2151 Sq. mtrs., 115/1 admeasuring 10351 Sq. mtrs., 117 admeasuring 233 Sq. mtrs., 118/1 admeasuring 562 Sq. mtrs. and 121 admeasuring 346 Sq. mtrs. collectively admeasuring 141984 Sq. mtrs. situated at Village Jambe, Taluka Mulshi, District Pune AND S. No. 74/B (Old S. Nos. 74/2, 74/3 and 74/9/2 (part)) admeasuring 77300 Sq. mtrs. situated at Village Marunji, Taluka Mulshi, District Pune. Aforesaid Jambe & Marunji property collectively admeasuring 73 Hectare 87.12 Ares (i.e. 182 Acres 22 Gunthas), belonging to MR. RAJESH A. PATIL, MR. MILIND D. KOLTE, MR. NARESH A. PATIL & MS. ANKITA R. PATIL and have issued Search & Title Reports on 21/09/2011. Subsequently in continuation from time to time, we have issued Supplementary Search & Title Reports on 09/10/2013, 28/12/2015, & 23/02/2017.

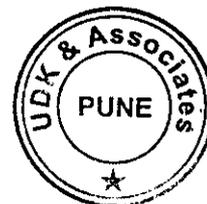




Phase II

1. VILLAGE JAMBE

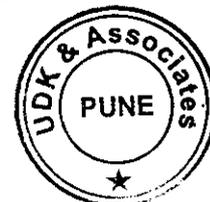
| SR. NO. | S. NO. | AREA H = ARES |
|---------|-----------------------------|--|
| 1. | 124/1/1 124/1/2 124/2 | 1 = 37 2 = 92 4 = 29 |
| 2. | 125/1 | 2 = 45 |
| 3. | 127/1/1 | 01 = 36 out of 01 H 46 Ares 00=10 out of 01 H 46 Ares |
| 4. | 77/1 | 01 H = 65 Ares out of 05 H = 96 Ares |
| 5. | 77/2 | 01 H = 60 Ares |
| 6. | 112/2 | 00 H = 40 Ares |
| 7. | 120/2 | 01 H = 37 Ares |
| 8. | 120/4/1 | 00 H = 29 Ares |
| 9. | 119 | 00 H = 26 Ares |
| 10. | 120/1 | 00 H = 89 Ares |
| 11. | 120/4/2 | 00 H = 27 Ares |
| 12. | 114/1 | 00 H = 56 out of 02 H = 24 Ares |
| 13. | 78/1 (part) | 00 = 46 out of 09 H 52 Ares |
| 14. | 80/1(Part) | 00 =75.47 out of 04 H 00 Ares |
| 15. | 83 (Part) | 00=16.32 out of 03 H 68 Ares |
| | 83/2 (Part) | 00=36.68 out of 00 H 53 Ares |
| 16. | 90/7/1 | 00=62 |
| 17. | 90/9 | 01=13 |
| 18. | 91/1 (part) | 00=35 out of 00 H 70 Ares |
| | 91/2 | 00=70 |
| | 91/3 | 00=70 |
| | 91/4 (part) | 00=35 out of 00 H 70 Ares |
| | 91/5 | 00=70 |
| | 91/6 | 00=70 |
| | 91/7 (part) | 00=36 out of 00 H 72 Ares |



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| | | |
|-----|---------------|--------------------------------|
| | 91/8 | 00=72 |
| 19. | 92/1A | 00=63 |
| 20. | 92/2A (part) | 00=20 out of 00 H 63 Ares |
| | 92/6 (part) | 00=42 out of 00 H 88 Ares |
| 21. | 92/3 | 00=87 |
| | 92/5 | 00=87 |
| 22. | 92/4 | 00=87 |
| 23. | 92/7 | 00=88 |
| 24. | 92/8 (part) | 00=41 out of 00 H 88 Ares |
| 25. | 93 | 00=29 |
| 26. | 95 | 00=28.80 |
| 27. | 96/1/1 (part) | 01=43.20 out of 1 H 57.20 Ares |
| | 96/1/2 (part) | 01=17.50 out of 1 H 57.50 Ares |
| | 96/1/3 | 01=57.30 |
| 28. | 96/2/1 | 00=61 |
| 29. | 96/2/2 (part) | 00 =14 out of 1 H 36 Ares |
| 30. | 96/3 (part) | 00=09 out of 00 H 45 Ares |
| 31. | 96/4 (part) | 00 = 89 out of 2 H 19 Ares |
| 32. | 96/5/2 (part) | 00 =78 out of 00 H 81 Ares |
| 33. | 98/1 (part) | 02=36 out of 03 H 61 Ares |
| | 98/2 | 04 = 31 |
| 34. | 100/1/1 | 01=04 |
| | 100/1/2 | 00=80 |



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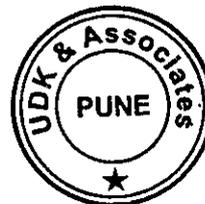


| | | |
|------------------------------------|----------------|--------------------------------|
| | 100/2 | 01=60 |
| 35. | 101 (part) | 03=69.21 out of 4 H 93 Ares |
| 36. | 112/1 (part) | 00=05 out of 1 H 36.3 Ares |
| 37. | 126/1 (part) | 00=89.50 out of 2 H 84 Ares |
| 38. | 126/2 | 00=11 |
| 39. | 127/1/2 (part) | 00=38 out of 2 H 00 Ares |
| TOTAL 55 HECTARE 50.98 ARES | | |

2. VILLAGE NERE

| SR. NO. | S. NO. | AREA |
|---------|--------|------------|
| | | H = ARES |
| 1. | 24/3 | 00 = 20 |
| | 24/5 | 00 = 13 |
| 2. | 25/1 | 00 = 54 |
| 3. | 25/2 | 00 = 59 |
| 4. | 26/1 | 00 = 46 |
| | 26/2 | 01 - 20 |
| 5. | 26/4 | 00 = 80 |
| 6. | 26/5 | 00 = 44 |
| 7. | 26/6 | 01 = 20 |
| 8. | 27/1 | 00 = 81.50 |
| 9. | 27/3 | 00 = 72 |
| 10. (A) | 69/2/1 | 00 = 80 |

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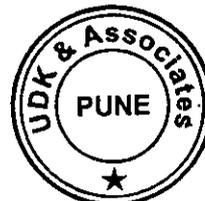


| | | |
|------------------------------------|-----------|--|
| (B) | 69/2/2 | 01 = 20 |
| (C) | 69/2/3 | 00 = 80 |
| (D) | 69/2/4 | 01 = 60 |
| (E) | 69/2/5 | 01 = 20 |
| (F) | 69/2/6 | 01 = 60 |
| (G) | 69/2/7 | 01 = 20 |
| (H) | 69/2/8 | 01 = 25 |
| (I) | 69/1 | 00 = 82 |
| 11 | 71 (part) | 02 = 63 Ares 00 = 60 out of 06 = 35 |
| TOTAL 21 HECTARE 61.50 ARES | | |

3. VILLAGE MARUNJI

| SR. NO. | S. NO. | AREA H = ARES |
|------------------------------------|---------------|-------------------------------|
| 1 | 74/7 (part) | 00=10.62 out of 0 H 17 Ares |
| 2 | 74/8 | 00 =43 |
| 3 | 74/9/1 (part) | 03 =52.85 out of 05 H 80 Ares |
| TOTAL 04 HECTARE 06.47 ARES | | |

The said lands are owned by Mr. Rajesh A. Patil, Mr. Milind D. Kolte, Mr. Naresh A. Patil, Ms. Ankita Patil, Mr. Ketan Pradeep Kolte & Mr. Pradeep D. Kolte and we have issued Search & Title Reports on 20/11/2013, 29/03/2014 & 02/06/2014, in respect of the said lands.



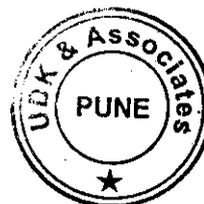


For want of space in the Registration Form of Real Estate (Regulation & Development) Act 2016 (RERA), those reports cannot be uploaded on website. However, the Promoter shall be giving detailed Search & Title Reports, together with Supplementary Report/s to the allottees before entering into Agreements with them.

Though we have already mentioned details of litigations and encumbrances in our above Search & Title Reports and Supplementary Report/s thereto, we once again give details of the litigations and encumbrances as under:-

LITIGATIONS:

| Sr. No. | Court name | Case No. | Year | S. Nos. | Present status |
|---------|---------------|-------------------------------|------|---|---|
| 1 | CJJD | SPL. CS No. 265/2013 | 2013 | 126/2 (Village Jambe) | Pending for Issues |
| 2 | CJJD | SPL.CS No. 281/2012 | 2012 | 126/1 & 127/2 (Village Jambe) | Pending for Argument |
| 3 | CJJD | RCS No. 1487/2005 | 2005 | 125/1 (Village Jambe) | Pending for Written Statement |
| 4 | CJSD | SPL.C.S.2255/2009 | 2009 | 74/7 & 74/8 (Village Marunji) | Pending for order on Exh.5 |
| 5 | CJSD | SPL.C.S. 575/2015 | 2015 | 122, 121, 117 & 118 (1+2+3/1) (Village Jambe) | Awaiting summons |
| 6 | Supreme Court | S.L.P. (C).. CC No. 9467/2017 | 2017 | 69 (Village Nere) | The impugned judgment & final order dated 23/01/2017 in Writ Petition No. 9891/2015 passed by Hon'ble High Court, |





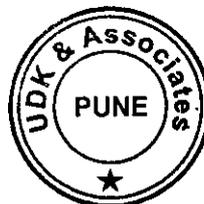
| | | | | | |
|--|--|--|--|--|--|
| | | | | | Judicature at Bombay filed against the Promoter has been stayed by Hon'ble Supreme Court vide its order dated 9/5/2017. This Petition is Pending for filing of counter affidavit by respondents. |
|--|--|--|--|--|--|

(The above litigations are for very small part of larger property and there is/are no any prohibitory order/s in the above litigations against Owners and/or Promoter).

ENCUMBRANCE:

The said Promoter has mortgaged the said properties vide a Mortgage Deed dated 22/09/2015 with "State Bank of India" and has availed a loan of Rs.100,00,00,000/-(Rupees One Hundred Crores only) and has created an encumbrance on the said properties alongwith other properties in Phase I & II of Township 'Life Republic'. The said Mortgage Deed is registered at the Office of Sub-Registrar, Mulshi at Sr. No. 3818/2015.

The said Promoter had mortgaged the said properties and availed a loan of Rs. 65,00,00,000/- (Rupees Sixty Five Crores only) from "Industrial Finance Corporation of India Ltd" (IFCI) and created an encumbrance on the said properties alongwith other properties in Phase I & II of Township. The said Mortgage Deed is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 1217/2016. However, the said entire loan amount has been repaid togetherwith interest by Kolte Patil I-Ven Township (Pune) Ltd and accordingly IFCI has issued and a 'No Dues Certificate' bearing No. IFCI/PuRo/KPIT/2017 dated 10th July 2017.

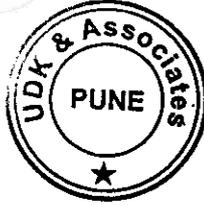




That the said Promoter has further availed a loan of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only) from "Indusind Bank Limited" vide a Mortgage Deed dated 24/03/2017 and created an encumbrance/charge on the Sector R-3 (Buildings A to E) and Sector R-1 (Buildings A to G) of the 'Life Republic' Township. The said Mortgage Deed is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No.3437/2017.

Subject to the above litigations and encumbrance, we certify that the Owners possess good, clean, clear and marketable title to or upon the said property which is without any other encumbrance and the Promoter has got absolute right and full power to develop the said property and construct buildings thereon and to sell the superstructures to the prospective purchaser/allottees.

This Certificate given on 28/07/2017.



For **UDK & ASSOCIATES**

ADV. UDAY KULKARNI