



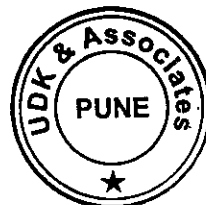
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(Advocate & Notary)
Senior Partner

Adv. Vishal Kulkarni
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Partner

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B. Com. LL.B.
Partner

SEARCH AND TITLE CERTIFICATE

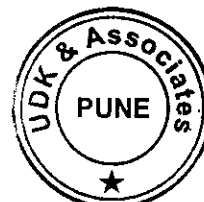
At the instance of our clients - Promoters - **Kolte Patil Developers Limited & Carnation Landmarks LLP**, we have carried out Search and Title investigation in respect of the property bearing S. Nos. 131/1 (part) area admeasuring 00 Hectare 5.00 Ares out of 00 Hectare 40 Ares, 131/5 (part) area admeasuring 00 Hectare 49.69 Ares out of 00 Hectare 84 Ares, 131/2+3+4+6/1 (part) area admeasuring 00 Hectare 16.40 Ares out of 00 Hectare 37 Ares, 131/2+3+4+6/2 (part) area admeasuring 00 Hectare 63.40 Ares out of 01 Hectare 17 Ares, 131/2+3+4+6/3 (part) area admeasuring 00 Hectare 53.35 Ares out of 01 Hectare 17 Ares, 131/2+3+4+6/4 (part) area admeasuring 00 Hectare 16.67 Ares out of 00 Hectare 37 Ares, 131/2+3+4+6/5 (part) area admeasuring 00 Hectare 27.80 Ares out of 00 Hectare 57 Ares, 131/2+3+4+6/6 (part) area admeasuring 00 Hectare 49.40 Ares out of 00 Hectare 85 Ares & 131/7/1 (part) area admeasuring 00 Hectare 46.08 Ares out of 00 Hectare 54 Ares 132/1 (part) area admeasuring 00 Hectare 27.50 Ares out of 00 Hectare 37.09 Ares, 132/2 (part) area admeasuring 00 Hectare 31.01 Ares out of 00 Hectare 37.10 Ares, 132/3 (part) area admeasuring 00 Hectare 36.41 Ares out of 00 Hectare 38.01 Ares, 132/5 area admeasuring 00 Hectare 63.5 Ares & 132/6 area admeasuring 00 Hectare 63.5 Ares collectively admeasuring about 05 Hectare 49.71 Ares (i.e. 54,971 sq. mtrs.) lying, being and situated at Mouze Wakad, Tal. Mulshi, Dist. Pune within the limits of Pimpri-Chinchwad Municipal Corporation, Pune belonging to **KOLTE PATIL DEVELOPERS LIMITED** AND the property i.e. (i) 389.12 square meters out of survey number 131/1; (ii) 575.75 square meters out of survey number 131/2+3+4+6/1 (iii) 2130.01 square meters out of survey number 131/2+3+4+6/2; (iv) 2142 square meters out of survey number 131/2+3+4+6/3; (v) 568.75 square meters out of survey number 131/2+3+4+6/4; (vi) 1256.79 square meters out of survey number 131/2+3+4+6/5; (vii) 1794.63 square meters out of survey number 131/2+3+4+6/6; (viii) 1780.12 square meters out of survey number 131/5; and (ix) 708.72 square meters out of survey number 131/7/1 and totally admeasuring 11345.89 square meters and (i) 770.93 square meters out of survey number 132/1; (ii) 82.14 square meters out of survey





number 132/2; and (iii) 160 square meters out of survey number 132/3, and totally admeasuring 1,013.07 square meters respectively, together with FSI together with Floor Space Index equivalent to 1,245.11 Sq. mtrs. granted in respect of properties/lands acquired by PCMC i.e. area admeasuring 85.88 sq. mtrs. out of Survey number 131/1, area admeasuring 14.25 sq.mtrs. out of Survey number 131/2+3+4+6/1, area admeasuring 329.99 sq.mtrs. out of Survey number 131/2+3+4+6/2, area admeasuring 203.00 sq.mtrs. out of Survey number 131/2+3+4+6/3, area admeasuring 14.25 sq.mtrs. out of Survey number 131/2+3+4+6/4, area admeasuring 163.21 sq.mtrs. out of Survey number 131/2+3+4+6/5, area admeasuring 265.37 sq.mtrs. out of Survey number 131/2+3+4+6/6, area admeasuring 85.88 sq.mtrs. out of Survey number 131/5 and area admeasuring 83.28 sq.mtrs. out of Survey number 131/7/1 and Together with Floor Space Index equivalent to 795.93 square meters granted in respect of the properties/lands acquired by Pimpri Chinchwad Municipal Corporation i.e. area admeasuring 269.07 square meters out of survey number 132/1 and area admeasuring 526.86 square meters out of survey number 132/2, lying, being and situated at Mouze Wakad, Tal. Mulshi, Dist. Pune within the limits of Pimpri-Chinchwad Municipal Corporation, Pune, belonging to **CARNATION LANDMARKS LLP** and have issued Search & Title Report on 18/02/2016. Subsequently in continuation, we have issued Supplementary Search & Title Report on 23/05/2017. For want of space in the Registration Form of Real Estate (Regulation & Development) Act 2016 (RERA), those reports cannot be uploaded on the website. However, the Promoters shall be giving detailed Search & Title Report, together with Supplementary Report/s to the allottees before entering into Agreements with them.

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





ENCUMBRANCES:-

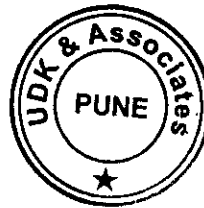
That the Owner/Promoter – Kolte Patil Developers Limited has mortgaged part of the property i.e. 2, 00,000 (Two Lakh) sq. ft. area out of building Nos. D, E, & F, which are constructed/to be constructed on the said land for Rs.25 Crores with Mr. Deepak Kothari vide a Deed of Mortgage dated 13/12/2013, which is registered at the Office of Sub-Registrar, Haveli No. 8 at Sr. 10142/2013.

That the said Owner/Promoter – Kolte Patil Developers Limited has availed loan facility of Rs.175,00,00,000/- (Rupees Once Hundred and Seventy Five Crore Only) from INDUSIND BANK LIMITED and has accordingly executed Deed of Mortgage on 16/12/2016 in respect of S. Nos. 131 (parts), 132 (parts) and other properties, which is registered at the Office of Sub-Registrar, Haveli No. 15 at Sr. No. 8742/2016.

Subject to the above encumbrances, we certify that the Owners - Kolte Patil Developers Limited & Carnation Landmarks LLP possess good, clean, clear and marketable title to or upon the said property which is without any other encumbrance and the Promoters - Kolte Patil Developers Limited & Carnation Landmarks LLP have got absolute right and full power to develop the said property and construct buildings thereon and to sell the superstructures to the prospective purchasers/allottees.

This Certificate given on 23/05/2017.

Pune
Date: 23/05/2017



For UDK & ASSOCIATES

ADV. UDAY KULKARNI