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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 - R5)

Sub: Title Clearance Certificate with respect to properties which are mentioned herein below lying, being and situate at Mouze **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 Jambe, Taluka Mulshi, within the limits of Grampanchayat Jambe, Taluka Panchayat Mulshi, Zilla Parishad, Pune





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

2) S. No.	Area Sq. m.	Owners
86 (Part)	12611.09	Mr. Milind D. Kolte
118/1 (Part)	20.2	Mr. Milind D. Kolte
121 (Part)	346	Mr. Milind D. Kolte
120/1 (Part)	56.87	Mr. Ketan D. Kolte
120/2 (Part)	12242.61	Ankita R. Patil
120/3 Now Amalgamated in S. No. 86	3800	Mr. Milind D. Kolte
Total 25276.77		

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

3) The documents of allotment of land:

a) S. No. 86 (Part)

The Present Owner – Mr. Milind D. Kolte purchased the said land from the erstwhile Owners- Vidyadhar Govind Vaidya and other 2 vide a Deed of Sale dated 24/08/2005, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 4389/2005. The said sale transaction is recorded in the record of rights, vide Mutation Entry No. 2631.

The said Mr. Milind D. Kolte thereafter agreed to transfer the development rights in respect of the said survey number 86 admeasuring 01 Hectare 47 Ares to and in favour of Kolte-Patil





Integrated Townships limited (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) by executing Development Agreement and General Power of Attorney both dated 22/08/2006, which are registered at the office of the Sub-Registrar Mulshi, at Sr. Nos. 5539/2006 and 5540/2006 respectively.

b) S. Nos. 118/1 (Part) & 121 (Part)

That the erstwhile Owners- Chindhu Maruti Temgire and all his family members for their $\frac{1}{2}$ undivided share in the said land sold, conveyed and transferred their $\frac{1}{2}$ share to the present owner – Milind D. Kolte by a Deed of Sale dated 05/05/2006, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 2753/06. The present Owner also purchased remaining $\frac{1}{2}$ shares from the legal heirs of Late Mahadu Hari Temgire by a Deed of Sale dated 09/05/2006, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 2867/06. Thus, the present Owner became sole and absolute owner of the entire area of the said Survey Numbers.

The said Mr. Milind D. Kolte thereafter agreed to transfer the development rights and in respect of the said S. Nos. 118/1 admeasuring 01 Hectare 24 Ares and 121 admeasuring 01 Hectare 90 Ares to and in favour of Kolte-Patil Integrated Townships limited (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) by executing Development Agreement and Power of Attorney both dated 05/06/2006, which are registered at the office of the Sub-Registrar Mulshi, at Sr. Nos. 3621/2006 and 3622/2006 respectively.





c) S. No. 120/1 (Part)

That the erstwhile Owners- Mr. Suresh Mahadu Temgire sold, transferred and conveyed all his right, title and interest in the said land i.e. S. No. 120/1 admeasuring 00 Hectare 89 Ares to and in favour of Mr. Ketan Pradeep Kolte, vide a Sale Deed dated 12/03/2008, which is duly registered at the office of the Sub-Registrar Mulshi, at Sr. No. 2059/2008. The name of Mr. Ketan Pradeep Kolte is entered in the owner/ kabjedar column of the respective 7/12 extracts vide Mutation entry no. 2958.

The said Mr. Ketan P. Kolte entrusted development rights in the said land to Kolte-Patil Developers Limited by an Agreement dated 02/04/2008 (registered at Sr. No. 2937/2008).

Subsequently, the said Kolte-Patil Developers Limited and Mr. Ketan Pradeep Kolte executed a Deed of Assignment and General Power of Attorney both dated 10/09/2009 in respect of the land bearing S. No. 120/1 admeasuring 00 Hectare 89 Ares in favour of Kolte-Patil Integrated Townships limited (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED), which are duly registered at the office of the Sub-Registrar Mulshi, at Sr. Nos. 5347/09 & 5350/09 respectively.

d) S. No. 120/2 (Part)

That the erstwhile Owners - Baban Baburao Gaikwad and others sold, transferred and conveyed all their right, title and interest in the said land to and in favour of Ankita Rajesh Patil vide a Sale Deed dated 12/10/2010, which is registered at the office of the Sub-registrar





Mulshi, at Sr. No. 5816/2010. The name of said Ankita Rajesh Patil is mutated on the revenue record vide Mutation Entry No. 3319.

The said Ankita Rajesh Patil thereafter agreed to transfer the development rights in respect of the said survey number 120/2 admeasuring 01 Hectare 37 Ares to and in favour of Kolte-Patil Integrated Townships limited (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) by executing Development Agreement and Power of Attorney both dated 26/10/2010, which are registered at the office of the Sub-Registrar Mulshi, at Sr. Nos. 6181/2010 and 6182/2010 respectively.

e) S. No. 120/3, Amalgamated in S. No. 86

That the erstwhile Owners - Chindhu M. Temgire had executed an Agreement on 20/02/1996 in favour of Vaibhavi Sunil Patil and Varsha Shirish Achaliya, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 2769/01. However, the said purchasers under Agreement, Mrs. Vaibhavi Sunil Patil and Mrs. Varsha Shirish Achaliya assigned their rights, benefits and privileges for consideration to the present purchaser Mr. Milind D. Kolte vide Deed of Assignment dated 25/09/2006, which is registered at Sub-Registered Mulshi at Sr. No. 6348/06. Thus, the present owner became sole and absolute owner of the said land.

The said Mr. Milind D. Kolte thereafter agreed to transfer the development rights in respect of the said survey number 120/3 admeasuring 00 Hectare 38 Ares to and in favour of Kolte-Patil





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CHANGE IN SURVEY NUMBERS:

The old S. Nos. 78/1, 80, 81/1/A, 81/1/B, 81/2, 82/1, 82/2, 82/3, 83, 85/1, 86, 102/1, 107/1, 107/2, 110/1/A, 110/1/B, 110/2, 111/1A/1, 111/1A/2, 111/1B, 111/2, 112/1, 113/1A/1, 113/1A/2, 113/1A/1B/1, 113/1A/1B, 113/1B, 113/2, 114/1, 114/2, 115/1, 117, 118/1, 120/3, 121, 122 & 123 totally admeasuring 6,61,548.42 sq. mtrs. in respect of property situated at Village Jambe, Taluka Mulshi, District Pune have been amalgamated due to sanctioned layout and new S. No. 86, admeasuring 5,19,564.42 sq. mtrs. is formed vide letter of Assistant Superintendent Land Record Mulshi (Paud) bearing Outward No. 791/14 No./Bhumapan/Jambe Ka Ja Pa/ S. No. 78 and other/2014 and effect to the same was given on 7/12 extract vide Mutation Entry No. 4304.

By virtue of the aforesaid amalgamation, land bearing Survey No.120/3 (entire) and part of S. Nos. 118/1 & 121 owned by Mr. Milind D. Kolte, being lands forming part of the Sector R5, which is the subject matter of this title report is amalgamated with land bearing new Survey No.86 along with other aforesaid survey numbers. Therefore, though the 7/12 extract in respect of the new Survey No.86 reflects the names of Mr. Naresh A. Patil, Mr. Rajesh A. Patil, Ankita A. Patil and Mr. Milind D.





Kolte, for their respective additional areas, for the purpose of this title report relating to the subject land, we are only concerned with share of Mr. Milind D. Kolte.

- 4) 7/12 Extracts issued by Talathi Jambe, Pune on 06/02/2024 and 20/02/2024 have been examined.

As per Mutation Entry Nos. 2631, 2958, 3319 and 4304 names of the Owners are mutated on 7/12 Extract of their respective Survey Numbers.

- 5) 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 1994, 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 and 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) Survey number 86 (Part) – Mr. Milind D. Kolte for 12,611.09 Sq. mtrs.
- 2) Survey number 118/1 (Part) – Mr. Milind D. Kolte for 20.2 Sq. mtrs.
- 3) Survey number 121 (Part) – Mr. Milind D. Kolte for 346 Sq. mtrs.
- 4) Survey number 120/1 (Part) – Mr. Ketan P. Kolte for 56.87 Sq. mtrs.
- 5) Survey number 120/2 (Part) – Ankita R. Patil for 12,242.61 Sq. mtrs.
- 6) Survey number 120/3 (Part)– Mr. Milind D. Kolte for 3,800 Sq. mtrs.





7) 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-5 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 20/06/2024.
2. Search Receipt

Date: 20/06/2024



For **UDK & ASSOCIATES**


ADV. VISHAL 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 06/02/2024 and 20/02/2024 of application for registration.
- 2) Mutation Entry: As per Mutation Entry Nos. 2631, 2958, 3319 and 4304 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 1994 till date in the Sub-Registrar office at Mulshi, Pune and we have not found any transaction/s other than which are mentioned in Search & Title Report on 20/06/2024.

4) FLOW OF TITLE:

a) S. No. 86 (Part)

The Present Owner – Mr. Milind D. Kolte purchased the said land from the erstwhile Owners- Vidyadhar Govind Vaidya and other 2 vide a Deed of Sale dated 24/08/2005, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 4389/2005. The said sale transaction is recorded in the record of rights, vide Mutation Entry No. 2631.

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b) S. Nos. 118/1 (Part) & 121 (Part)

That the erstwhile Owners- Chindhu Maruti Temgire and all his family members for their ½ undivided share in the said land sold, conveyed and transferred their ½ share to the present owner – Milind D. Kolte by a Deed of Sale dated 05/05/2006, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 2753/06. The present Owner also purchased remaining ½ shares from the legal heirs of Late Mahadu Hari Temgire by a Deed of Sale dated 09/05/2006, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 2867/06. Thus, the present Owner became sole and absolute owner of the entire area of the said Survey Numbers.

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TOWNSHIPS (PUNE) LIMITED) by executing Development Agreement and Power of Attorney both dated 05/06/2006, which are registered at the office of the Sub-Registrar Mulshi, at Sr. Nos. 3621/2006 and 3622/2006 respectively.

Any other relevant title: -

ENCUMBRANCES:

We did not find any encumbrance on the said property and the same is also supported by our Client's e-mail.

SUIT AND LITIGATIONS:

There are no suits, litigations pending in any courts of law in respect of the land under search and the same has been confirmed by our Client.

Date: 20/06/2024

For **UDK & Associates**




ADV. VISHAL KULKARNI