



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 - R34)

Sub: Title Clearance Certificate with respect to properties which are mentioned herein below lying, being and situate at Mouze **Jambe and Nere** 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 and Nere, Taluka Mulshi, within the limits of Grampanchayat Jambe and Nere, 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 sanction (Sqm)	Area as per 7/12 (Sqm)	Land owners name
Jambe	126/1 (Part)	4358.73	8950	KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED
	126/2	1100	1100	Mr. Milind D. Kolte
	126/2/1 (Part)	17172.9	28000	Mr. Milind D. Kolte
Nere	26/2 (Part) and 26/4 (Part)	401.98	20000	Mr. Rajesh A. Patil
		23033.61		

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

2) The documents of allotment of land:

Village Jambe

a) S. No. 126/1 (Part)

That the erstwhile Owners- Gopal Anand Salunke and others alongwith one Mr. Narayan Ramchandra Bankar sold, transferred and conveyed all their right, title and interest in respect of their area admeasuring 00 Hectare 89.5 Ares to and in favour of Mr. Naresh A, Patil vide a Sale Deed dated 20/05/2006, which is registered at the Office of Sub-Registrar, Mulshi at Sr. No. 2353/2006 and the name of said Mr. Naresh A. Patil was mutated on 7/12 extract in the owner/kabjedar column, vide Mutation Entry No. 3020.





The said Mr. Naresh Aniruddha Patil has sold, transferred and conveyed all his right, title and interest in the said land i.e. S. No.126/1 (part) admeasuring 00 Hectare 89.5 Ares to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide a Sale Deed dated 07/09/2021, which is registered at the office of Sub Registrar Mulshi-2 at Sr. No. 13090/2021 and the name of said Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) was mutated on 7/12 extract in the owner/kabjedar column, vide Mutation Entry No. 5830.

b) S. No. 126/2

The erstwhile Owners- Mr. Kondiba Shankar Gaikwad and all others sold, transferred and conveyed right, title and interest in the land i.e. S. No. 126/2 area admeasuring 00 Hectare 11 Ares to and in favour of Mr. Milind D. Kolte vide a registered Sale Deed alongwith Irrevocable Power of Attorney both dated 27/12/2010 which are registered at the Office of Sub-Registrar Mulshi at Sr. Nos. 7579/2010 & 7580/2010 respectively. The name of Mr. Milind D. Kolte is mutated on 7/12 extract vide a Mutation Entry No. 3712.

Thereafter, Mr. Milind D. Kolte agreed to sell, transfer and convey the development rights in respect of S. No. 126/2 admeasuring 00 Hectare 11 Ares, to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide an Agreement to Sale (With Possession) and General Power of Attorney both dated 13/10/2021, which are registered at the office of Sub Registrar Mulshi, at Sr. No. 14817/2021 & 14818/2021.





c) 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 & 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 .





Village Nere

S. Nos. 26/2 (Part) and 26/4 (Part)

The erstwhile Owners- Tukaram Babu Kedari & others agreed to sell, transfer & convey all their right, title and interest in the said land bearing S. Nos. 26/2 admeasuring 01 Hectare 20 Ares and 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 & 7053/2006 respectively.

The said Tukaram Babu Kedari & others sold, transferred and conveyed all their right, title and interest in S. Nos. 26/2 admeasuring 01 Hectare 20 Ares and 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 Mr. Rajesh Aniruddha Patil has agreed to sell, transfer and convey the development rights in the said land bearing S. Nos. 26/2 to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide an 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. 1525/2011 and 1526/2011. We have seen certified copies of all above referred deeds and documents and have satisfied with it.





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 an 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.

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 and an area admeasuring 00 Hectare 66.33 Ares out of S. No. 26/2 totally admeasuring 01 Hectare 20 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.

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 6.52 Ares out of S. No. 26/2 totally admeasuring 01 Hectare 20 Ares and 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.

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 and an area admeasuring 00 Hectare 66.33 Ares out of S. No. 26/2 totally admeasuring 01 Hectare 20 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. The name of Mr. Rajesh Aniruddha Patil was mutated on the 7/12 extract vide Mutation Entry No. 4730.

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

As per Mutation Entry Nos. 3712, 4730, 5830 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 Simple Mortgage with Axis Bank Limited) 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 126/1 (Part) – KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) for 4358.73 Sq. mtrs.
- 2) Survey number 126/2– Mr. Milind D. Kolte for 1100 Sq. mtrs.
- 3) Survey number 126/2/1 (part) – Mr. Milind D. Kolte for 17172.9 Sq. mtrs.
- 4) Survey numbers 26/2 (part) and 26/4 (part) – Mr. Rajesh A. Patil for 401.98 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-34 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 27/01/2025.
2. Search Receipt

Date: 27/01/2025



For **UDK & ASSOCIATES**

ADV. VISHAL KULKARNI



CHALLAN
MTR Form Number-6



GRN	MH001672617202425U	BARCODE	07/05/2024-12:24:59		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name MLS2_MULSHI 2 SUB REGISTRAR			Full Name		ADV MANOJ KUMBHAR
Location PUNE					
Year 2024-2025 From 07/05/1994 To 07/05/2024			Flat/Block No.		CITY BAY
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		1500.00	Road/Street		BOAT CLUB ROAD
			Area/Locality		PUNE
			Town/City/District		
			PIN		4 1 1 0 0 1
			Remarks (If Any)		
			SEARCH FEE FOR LAST 30 YEARS FOR SR NO. 126 AND 131 OF		
			VILLAGE JAMBE MULSHI PUNE		
			Amount In One Thousand Five Hundred Rupees Only		
Total		1,500.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572024050781677 CPADUEBDD5
Cheque/DD No.			Bank Date	RBI Date	07/05/2024-12:24:26 Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :

Mobile No. : 9881655099

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता त्याच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH013927977202425P	BARCODE			Date	07/01/2025-15:29:36		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name MLS2_MULSHI 2 SUB REGISTRAR					Full Name		ADV MANOJ KUMBHAR		
Location PUNE									
Year 2024-2025 From 01/02/2024 To 07/01/2025					Flat/Block No.		CITY POINT		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				50.00	Road/Street		BOAT CLUB ROAD		
					Area/Locality		PUNE		
					Town/City/District				
					PIN			4	1
					Remarks (If Any)				
					Search Report for S No. 131 and 126 in Village Jambe Taluka Mulshi Pune				
					Amount In		Fifty Rupees Only		
Total				50.00	Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	10000502025010706407		7583830796413
Cheque/DD No.					Bank Date	RBI Date	07/01/2025-15:29:51		Not Verified with RBI
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9881655099

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH014664427202425E	BARCODE			Date	20/01/2025-17:23:04		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name MLS2_MULSHI 2 SUB REGISTRAR					Full Name		ADV MANOJ KUMBHAR			
Location PUNE										
Year 2024-2025 From 01/01/1995 To 20/01/2025					Flat/Block No.		CITY BAY			
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				750.00		Road/Street		BOAT CLUB ROAD		
						Area/Locality		PUNE		
						Town/City/District				
						PIN		4 1 1 0 0 1		
						Remarks (If Any)				
						SEARCH FEE FOR 30 YEARS OF S.NO 26 OF VILLAGE NERE TAL				
						MULSHI DIST PUNE				
						Amount In Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332025012014765 752294089	
Cheque/DD No.					Bank Date		RBI Date		20/01/2025-17:23:48 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. :

9881655099

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तांसाठी लागू नाही.



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

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on 08/10/2024, 28/10/2024 & 17/12/2024 of application for registration.
2. Mutation Entry: As per Mutation Entry Nos. 3712, 4730, 5830 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 Search & Title Report on 27/01/2025.

4. FLOW OF TITLE:

Village Jambe

a) S. No. 126/1 (Part)

That the erstwhile Owners- Gopal Anand Salunke and others alongwith one Mr. Narayan Ramchandra Bankar sold, transferred and conveyed all their right, title and interest in respect of their area admeasuring 00 Hectare 89.5 Ares to and in favour of Mr. Naresh A, Patil vide a Sale Deed dated 20/05/2006, which is registered at the Office of Sub-Registrar, Mulshi at Sr. No. 2353/2006 and the name of





said Mr. Naresh A. Patil was mutated on 7/12 extract in the owner/kabjedar column, vide Mutation Entry No. 3020.

The said Mr. Naresh Aniruddha Patil has sold, transferred and conveyed all his right, title and interest in the said land i.e. S. No.126/1 (part) admeasuring 00 Hectare 89.5 Ares to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide a Sale Deed dated 07/09/2021, which is registered at the office of Sub Registrar Mulshi-2 at Sr. No. 13090/2021 and the name of said Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) was mutated on 7/12 extract in the owner/kabjedar column, vide Mutation Entry No. 5830.

b) S. No. 126/2

The erstwhile Owners- Mr. Kondiba Shankar Gaikwad and all others sold, transferred and conveyed right, title and interest in the land i.e. S. No. 126/2 area admeasuring 00 Hectare 11 Ares to and in favour of Mr. Milind D. Kolte vide a registered Sale Deed alongwith Irrevocable Power of Attorney both dated 27/12/2010 which are registered at the Office of Sub-Registrar Mulshi at Sr. Nos. 7579/2010 & 7580/2010 respectively. The name of Mr. Milind D. Kolte is mutated on 7/12 extract vide a Mutation Entry No. 3712.

Thereafter, Mr. Milind D. Kolte agreed to sell, transfer and convey the development rights in respect of S. No. 126/2 admeasuring 00 Hectare 11 Ares, to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE)





LIMITED) vide an Agreement to Sale (With Possession) and General Power of Attorney both dated 13/10/2021, which are registered at the office of Sub Registrar Mulshi, at Sr. No. 14817/2021 & 14818/2021.

c) 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 & 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 .

Village Nere

S. Nos. 26/2 (Part) and 26/4 (Part)

The erstwhile Owners- Tukaram Babu Kedari & others agreed to sell, transfer & convey all their right, title and interest in the said land bearing S. Nos. 26/2 admeasuring 01 Hectare 20 Ares and 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 & 7053/2006 respectively.

The said Tukaram Babu Kedari & others sold, transferred and conveyed all their right, title and interest in S. Nos. 26/2 admeasuring 01 Hectare 20 Ares and 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 Mr. Rajesh Aniruddha Patil has agreed to sell, transfer and convey the development rights in the said land bearing S. Nos. 26/2 to and in favour of Kolte Patil Integrated Townships limited (Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) vide an 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. 1525/2011 and 1526/2011. We have seen certified copies of all above referred deeds and documents and have satisfied with it.

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 an 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.

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 and an area admeasuring 00 Hectare 66.33 Ares out of S. No. 26/2 totally admeasuring 01 Hectare 20 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.

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 6.52 Ares out of S. No. 26/2 totally



admeasuring 01 Hectare 20 Ares and 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.

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 and an area admeasuring 00 Hectare 66.33 Ares out of S. No. 26/2 totally admeasuring 01 Hectare 20 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. The name of Mr. Rajesh Aniruddha Patil was mutated on the 7/12 extract vide Mutation Entry No. 4730.

5. Any other relevant title: -

ENCUMBRANCES:

The said KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED and Axis Bank Ltd. have executed a Simple Mortgage without possession on 22/01/2024 i.e. Sector 34 'Life Republic' and other properties, which is



registered at the office of Sub – Registrar Mulshi, at Sr. No. 1996/2024/2021 on 23/01/2024.

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. 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.
3. Govind Ananda Salunkhe & 2 others vs. Kondiba Shankar Gaikwad & 6 others; Spl. C. S. 265/2013:
 - The said suit has been filed by the Plaintiffs seeking declaration that Sale Deed dated 27/12/2010 is void and illegal and for permanent





injunction. The said suit is in respect of land bearing Survey No. 126 Hissa No. 2 of village Jambe. The Plaintiffs are alleging that they were owners of the suit property and are challenging the right, title and interest of the Defendants.

- The matter is pending adjudication and is pending at Evidence stage as well as for dismissal of the suit as the Plaintiff is not taking any steps in the matter.
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: 27/01/2025



For UDK & Associates

ADV. VISHAL KULKARNI