



**UDK & Associates**  
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**SUPPLEMENTARY SEARCH & TITLE REPORT**

**DESCRIPTION OF PROPERTY: -**

All that piece and parcel of land i.e.  
New Gat No. 1185/9B/+10+11 (Old  
Gat Nos. 1185/A/9B (Plot No. 9B) an  
area admeasuring 00 Hectare 74 Ares,  
1185/A/10 (Plot No. 10) an area  
admeasuring 01 Hectare 47 Ares and  
1185/A/11 (Plot No. 11) an area  
admeasuring 01 Hectare 47 Ares] an  
area admeasuring 03 Hectare 68 Ares,  
lying being and situated at Mouze  
Wagholi, Taluka Haveli, District Pune  
(i.e. the entire property).

**NAME OF THE OWNER**

: **KOLTE PATIL DEVELOPERS LTD.**

having its registered office at: "City  
Point" Second Floor, Dhole Patil Road,  
Pune 411 001.

**NAME OF THE DEVELOPERS :** (1) **KOLTE PATIL DEVELOPERS LTD**

having its registered office at: "City  
Point" Second Floor, Dhole Patil Road,  
Pune 411 001.





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(2) **KP-RACHANA REAL ESTATE LLP**  
A Limited Liability Partnership Firm  
having its office at: "City Point" Second  
Floor, Dhole Patil Road, Pune 411 001.

In continuation of our earlier Search & Title Report dated 06/12/2006, and Supplementary Search and Title Report dated 21/03/2016 we have further conducted searches for the residue period from 21<sup>st</sup> March 2016 till date through our Associate - Advocate Trupti Kale and have inspected registration books maintained in registration offices and from the same we report that during searches, we did not find any entry in respect of the said property-

Therefore we are of the opinion that the said Owner/Developer Kolte Patil Developers Ltd. has got clean, clear and marketable title to or upon the said property which is without any encumbrance of whatsoever nature and the said Owner/Developer has constructed buildings on the said land which it can sell or transfer to any prospective purchaser/s and the Developer KP-Rachana Real Estate LLP has got absolute right and full power to develop the aforesaid balance FSI which is without any encumbrance of whatsoever nature and to construct the building/s thereon and to sell, transfer all kinds of superstructures in the proposed building/s to the prospective purchasers.





**UDK & Associates**  
Law Firm

We are once again confirming our Search & Title Report dated 06/12/2006 and Supplementary Search and Title Report dated 21/03/2016 which is annexed herewith as part and parcel of this Supplementary Search and Title Report. The receipt for conducting searches for residue period is enclosed herewith.

This continuation Search & Title Report given on 01/07/2017.



**For UDK & ASSOCIATES**

**ADV. VISHAL KULKARNI**

|                                                     |                    |         |                                               |                      |                                                     |                       |                         |         |   |          |   |   |
|-----------------------------------------------------|--------------------|---------|-----------------------------------------------|----------------------|-----------------------------------------------------|-----------------------|-------------------------|---------|---|----------|---|---|
| GPRN                                                | MH002328647201719E | BARCODE | 1 H R I I B N E S T M E U S B I N D I I I I I |                      | Date                                                | 20/08/2017-11:38:26   |                         | Form ID |   |          |   |   |
| <b>Department Inspector General Of Registration</b> |                    |         |                                               |                      | <b>Payer Details</b>                                |                       |                         |         |   |          |   |   |
| <b>Search Fee</b>                                   |                    |         |                                               |                      | TAX ID (If Any)                                     |                       |                         |         |   |          |   |   |
| <b>Type of Payment Other Bank</b>                   |                    |         |                                               |                      | FAN No.(If Applicable)                              | AAZPAMCEN             |                         |         |   |          |   |   |
| <b>Office Name</b> HVL1_HAVELI NO1 SUB REGISTRAR    |                    |         |                                               |                      | <b>Poll Name</b>                                    | ADVOCATE TRIPATI KALE |                         |         |   |          |   |   |
| <b>Location</b> PUNE                                |                    |         |                                               |                      |                                                     |                       |                         |         |   |          |   |   |
| <b>Year</b> 2017-2018 From 01/01/2018 To 30/09/2017 |                    |         |                                               |                      | <b>Field/Shed No.</b>                               | 1243 BHAWANI PETH     |                         |         |   |          |   |   |
| <b>Receipt Head Details</b>                         |                    |         |                                               | <b>Amount In Rs.</b> | <b>Premises/Bldg</b>                                |                       |                         |         |   |          |   |   |
| 0036072201 SEARCH FEE                               |                    |         |                                               | \$0.00               | <b>Road/Street</b>                                  | NEAR PALIGH CHOWK     |                         |         |   |          |   |   |
|                                                     |                    |         |                                               |                      | <b>Aree/Locality</b>                                | PUNE                  |                         |         |   |          |   |   |
|                                                     |                    |         |                                               |                      | <b>Town/City/District</b>                           |                       |                         |         |   |          |   |   |
|                                                     |                    |         |                                               |                      | <b>Pin</b>                                          |                       | 4                       | 1       | 1 | 0        | 0 | 2 |
|                                                     |                    |         |                                               |                      | <b>Remarks (if Any)</b>                             |                       |                         |         |   |          |   |   |
|                                                     |                    |         |                                               |                      | SEARCH FOR LAST TWO YEARS FOR DAT NO 118 OF VILLAGE |                       |                         |         |   |          |   |   |
|                                                     |                    |         |                                               |                      | WACHOLI TAL HAYELI DIST PUNE                        |                       |                         |         |   |          |   |   |
|                                                     |                    |         |                                               |                      | <b>Amount In</b>                                    | <b>Rs/Rupies Only</b> |                         |         |   |          |   |   |
| <b>Total</b>                                        |                    |         |                                               | \$0.00               | <b>Words</b>                                        |                       |                         |         |   |          |   |   |
| <b>Payment Details STATE BANK OF INDIA</b>          |                    |         |                                               |                      | <b>FOR USE IN RECEIVING BANK</b>                    |                       |                         |         |   |          |   |   |
| <b>Cheque/DD Details</b>                            |                    |         |                                               |                      | <b>Bank CIN</b>                                     | <b>Res. No.</b>       | 00048572017082003081    |         |   | RQDFJRVB |   |   |
| <b>Cheque/DD No.</b>                                |                    |         |                                               |                      | <b>Date</b>                                         |                       | 20/08/2017-11:38:29     |         |   |          |   |   |
| <b>Name of Bank</b>                                 |                    |         |                                               |                      | <b>Bank/Branch</b>                                  |                       | STATE BANK OF INDIA     |         |   |          |   |   |
| <b>Name of Branch</b>                               |                    |         |                                               |                      | <b>Scritl No., Date</b>                             |                       | Not Verfied with Scritl |         |   |          |   |   |

Print Date: 20-08-2017 11:28:30

**SEARCH AND TITLE REPORT**

**DESCRIPTION OF PROPERTY:-** All that piece and parcel of vacant land or ground bearing Gat No. 1185/A/9B (Plot No.9B), 1185/A/11 (Plot No. 11) and 1185/A/10 (Plot No. 10) adm. about 0 Hectar 74 Ares, 1 Hectar 47 Ares and 1 Hectar 47 Ares respectively and collectively adm. 03 Hectar 68 Ares (36800 sq.mtrs.) situated at Mouze Wagholi, Tal.Haveli, Dist.Pune

**NAME OF THE OWNER :-** METAL MERCHANTS CO-OP. HOUSING SOCIETY LTD., having it's office at 660/61, Raviwar Peth, Pune.

**NAME OF THE DEVELOPER :-** KOLTE PATIL DEVELOPERS LTD having its registered office at Jalgaon and Branch office at "City Point" Second Floor, Dhole Patil Road, Pune 400 001.

Under instructions and information given by my client "KOLTE PATIL DEVELOPER LTD", I have carried out title investigation in respect of the land referred hereinabove for the last 50 years and have inspected revenue records, ULC Order, registration books for the last 30 years, maintained by the Sub-Registrar and from the same, I submit my report as under: -



I have seen and inspected 7/12 extracts of the said property from 1953-54 till date, in respect of the said land, which were then bearing S. Nos. 237 and 238/2, prior to Consolidation Scheme, which was made applicable to the said village. As per revenue record, the said land then stood in the name of one Mr. Laxman Rajaram Kulkarni as the owner/kabjedar. The said land was cultivated by one Late Fakira alias Bhagwantrao Sakharan Satav, as a tenant, who died on 15/10/1962 leaving behind 2 sons namely Babasaheb and Nanasaheb B. Satav. There were several litigations before the various revenue authorities between the said owners and the aforesaid tenants. However, I would refer and rely upon the last order of Additional Tahasildar and A.L.T. Haveli passed u/s 32 P of B.T. and A. L. Act 1948 on 15/07/79 and as per the said order, only 7 Acres and 33 Gunthas land was allotted to the said Tenants from the land bearing Gat No. 2188 B and entire balance land was ordered to be retained by the Owner Dr. Laxman Rajaram Kulkarni. The present owner has derived title from the predecessor-in-title Dr. Laxman R. Kulkarni, who was original owner and not from the tenants. Therefore, I do not feel it necessary to refer or mention details of previous litigations between the said tenants and owner whereby tenant purchased part of the said Gat Number ( which is not subject matter of the property under search)

The said then owners Dr. L. R. Kulkarni and others sold, transferred and conveyed northern side of the said Gat No. 2188/A, admeasuring about 18 Hectares 14 Ares to one Shri. Subhash S. Goyal and others by 10 separate Sale Deeds, which are registered on 20/05/95 at the office of Sub-Registrar Haveli No. VII at Sr. Nos. 1324/95 to 1333/95 and all the said 10 individual purchasers became

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absolute owners of the said entire property bearing Gat No. 2188/A each having 1 Hectare 81.4 Ares undivided share in total area -18 Hectares 14 Ares. The property admeasuring about 3 Hectares 68 Ares (36800 sq. mtrs.) is subject matter of my search report and the present owner i.e. Metal Merchnts Co-op. Hsg. Society Ltd. has derived right, title to the same from (1) Shri. Subhash S. Goyal (2) Shri. Rajendra S. Goyal (3) Jay Prakash S. Goyal (4) Shri. Umesh S. Goyal. The said Subhash S. Goyal and other 3 sold, conveyed and transferred their undivided share in said Gat number, admeasuring about 4 Hectares 80 Ares by four Sale Deeds, all dated 1<sup>st</sup> August 1998 which are registered at the office of Sub-Registrar, Haveli No. VII at Sr. Nos. 1928, 1929, 1930 and 1931/1998 to the said Metal Merchant Co-op. Hsg. Soc. Ltd. Subsequently, the said Gat No. 2188/A is re-numbered as Gat No. 1185/A. I have seen and inspected certified copies of above Sale Deeds and extracts of Index - II and have satisfied with the same. From the aforesaid Sale Deeds, it appears that there is a common 40' road on the Eastern side of the property, which is passing through remaining part of the said Gat No. 2188 A and Gat No. 2189 and which is leading to Pune Zilha Parishad Road. The said road is declared as 'common road' for the said Goyals and adjoining owners.

The said Mr. Subhash S. Goyal and 3 others from whom the present owner Metal Merchants Co-op. Hsg. Society Ltd. has derived right, title and interest, have given declaration in the said Sale Deeds that there were no any litigations pending at the time of said Sale Deeds before Civil or Revenue Courts in respect of the said land and all previous revenue applications, suits, appeal etc. had already been either heard and decided in favour of their pre-decessors-in-title or had

been withdrawn on the ground of non-prosecution and the said declaration is supported by indemnity in that behalf, which has been given in the said Sale Deeds. I have referred in the begging that the property under search is not the property sold to or purchased by Tenants, hence I have not given details of those litigations.

The said Subhash Sitaram Goyal and others had filed return u/s 6(1) of ULC Act, 1976 in respect of the said land as well as their other lands which was commonly heard and decided by the Competent Authority No.3, Pune Urban Agglomeration, on 08/06/1998 in ULC case No. 926- ME and as per said judgement and order, it was declared that the said declarants were not holding any surplus vacant land for the reasons stated therein.

The said Metal Merchant Society was originally registered under the name 'Yashawant' Co-op. Hsg. Society Ltd., but by the order of Registrar, Co-op. Societies, dt. 30/06/98 the said name is changed to 'Metal Merchants' Co-op. Hsg. Society Ltd.

The said Mr. Subhash S. Goyal and others have also obtained N. A. permission for the purpose of 'residential / commercial' use for the entire area admeasuring about 1,81,400 sq. mtrs. from the Collector Pune by order dated 29<sup>th</sup> April 1999 bearing No. PRH/NASR/144/III/99 and I have seen and inspected certified copy of said N. A. order.

The said entire property bearing Gat No. 2188 A accordingly stood in the name of 10 different co-owners, who all signed and executed a Deed of Partition on 30<sup>th</sup> September 2000, which is registered at the



office Sub-Registrar Haveli at Sr.27/2001 and as per the said Deed of Partition, the said property which is described hereinabove and which is subject matter of this title report has been divided and separated by providing internal roads, open space etc and given Plot Nos. 9 B, 10 and 11, collectively admeasuring 3 Hectares 68 Ares. Accordingly three new separate 7/12 extracts for the said property were prepared and numbered as Gat No. 1185/A/9B (Plot No. 9B) admeasuring 0 Hectare 74 Ares, Gat No. 1185/A/11 (Plot No.11) admeasuring 1 Hectare 47 Ares and Gat No. 1185/A/10 (Plot No.10) admeasuring 1 Hectare 47 Ares and thus the said property is now divided, separated portion having authentic separate demarcation plan and which is held by Metal Merchant Co-operative Housing Society Ltd., as the absolute owner, hence exempted u/s 19 IV of ULC Act 1976. Accordingly, the present Owners Metal Marchant Society applied to the Add. Collector and the Competent Authority and got the said Exemption Certificate/ NOC under order No. 644/06 dated 12/07/2006 from the said ULC authority.

AND WHEREAS the Metal Merchants Co-op. Hsg. Society Ltd. i.e. the present Owner convened Special General Body Meeting of it's Members on 24<sup>th</sup> May 2006 and all members unanimously decided and it was resolved that in the interest & for benefit of its members, the land which is described hereunder be disposed off to the Prospective purchaser and further the said society authorised President, Vice President and Secretary to sign and execute necessary deeds, documents required to be signed in that behalf. The said Metal Merchants Co-op. Hsg. Society Ltd. agreed to sell the said property to Kolte-Patil Developers Ltd. and also entrusted development rights in the

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said property vide Agreement dt. 29<sup>th</sup> August 2006, which is registered at the office of Sub. Registrar Haveli No. XV at Sr. No. 6197/06. The said Metal Merchants Co-op. Hsg. Society Ltd. also signed and executed General Irrevocable Power of Attorney in favour of Directors and nominees of the said Kolte-Patil Developers Ltd. on the same day, which is also registered at the office of Sub- Registrar Haveli No. XV at Sr. No. 6198/06. I have seen and inspected the said original Agreement and Power of Attorney together with registration receipts and extracts of Index II.

I would point out the legal position that there is a statutory exemption u/s 19 of U.L.C. Act for holding the said land, by the Owner Co-op. Hsg. Society and the said Society has also obtained necessary Exemption Certificate in that behalf and now the present Developer, who has mere License to develop the said property and construct building thereon, need not file return under the said Act & obtain separate ULC order. For obtaining approval to the Building Plans from Town Planning Authorities /Collector Pune Municipal Corporation, Owner's ULC order is required and not of the Developer.

I had published Public Notices in daily "Sakal" and "Prabhat" on 3rd May 2006 and 2<sup>nd</sup> May 2006, respectively calling upon objections, if any, from the public and in response one Mr. Rohinton J. Mehta and M/s Rohinton Mehta Constructions sent their objection dt. 16/05/06 through their Advocate M/s Rajeev Patel & Associates and claimed a sum of Rs. 21, 11, 380/- (Rupees twenty one lac eleven thousand three hundred eighty only) being cost of the said Owner's share in common expenses. The said objectors did not claim any right to the said



property or part thereof. However the said amount was paid by the Metal Merchant Society to the said objectors prior to aforesaid agreement in full and final settlement and the said objection was also withdrawn by the said objectors.

I have carried out searches in Registration Offices through Advocate Mr. Anup Mehta and as per his written report, he did not notice any other transaction/s (except stated above) showing any right or encumbrance on the said property. Thus, from all above title Deeds, Documents, Govt. Orders, ULC orders, searches at Sub. Registrar offices etc., which were made available for my perusal during investigation of title, I am of the opinion that the said Owner Metal Merchants Co-op. Hsg. Society Ltd. has got clean, clear and marketable title to or upon the said property which is without encumbrance and the Developer Kalte-Patil Developers Ltd. has got absolute right and full power to develop the said property and to construct the building/s thereon and to sell or transfer all kinds of super structures in the proposed building/s to the prospective Purchasers thereof.

This report is given on 6<sup>th</sup> December 2006.

Pune.



Uday Kulkarni  
Advocate & Notary