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## SEARCH AND TITLE CERTIFICATE

At the instance of our client/Promoter - Kolte Patil Developers Limited, we have carried out Search and Title investigation in respect of the property bearing Gat Nos. 679, 712, 713, 714, 715 & 717/2 totally admeasuring 05 Hectare 51 Ares lying, being and situated at Mouze Wagholi, Tal - Haveli, Dist Pune and amalgamated Gat Numbers as under:-

Sr. No.	Gat Number	Area in Sq. mtrs.
01.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710 <b>Plot No. 1</b>	164686.71
02.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710 <b>Plot No. 2 (R. P. Road 30 Mtrs.)</b>	16754.46
03.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710 <b>Plot No. 3 (R. P. Road 18 Mtrs.)</b>	7662.87
04.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710 <b>Plot No. 4/1 (Amenity Space 1)</b>	13896.19
05.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710 <b>Plot No. 4/1A (Amenity Space No. 1A)</b>	8361.20
06.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710	4275.33



	<b>Plot No. 4/2 (Amenity Space 2)</b>	
07.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710 <b>Plot No. 4/3 (Amenity Space 3)</b>	6404.68
08.	687/677/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710 <b>Plot No. 5 (Open Space 10 %)</b>	21958.56
Total admeasuring		2,44,000 sq. mtrs.

**totally admeasuring 29 Hectare 91 Ares**, lying, being and situated at Mouze Wagholi, Tal - Haveli, Dist Pune, belonging to KOLTE PATIL DEVELOPERS LIMITED, MR. RAJESH A. PATIL & MR. MILIND D. KOLTE and have issued Search & Title Reports on 10/07/2007 & 20/02/2009. Subsequently in continuation from time to time, we have issued Supplementary Search & Title Reports on 22/11/2011, 27/11/2014, 11/04/2016 & 27/06/2017. 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	Present status
1	CJJD	RCS89/2015	2015	Pending for evidence
2	CJJD	RCS1552/2010	2010	Pending for Judgment



(There is/are no any prohibitory order/s in the above litigations against Owners and/or Promoter).

**ENCUMBRANCE:**

The Owners and Developers have jointly mortgaged part of the said property i.e. Gat Nos. 712, 713, 714, 715 and 717 (i.e. Project "Botanica" constructed on the said properties) alongwith building constructed on remaining land bearing building Nos. E10, E11, E12, E16, E17 and E18 for Rupees 10 Crores with IDFC Real Estate Yield Fund (Investor) and IDBI Trusteeship Services Ltd (Debenture Trustee) and have executed Debenture Trust Cum Mortgage Deed on 05/10/2015, which is registered at the Office of Sub-Registrar, Haveli No. 15 at Sr. No.9321/2015. And thereafter both the parties executed Supplementary Debenture Trust Deed (Security Bond) on 08/12/2016, in respect of C-2 & C-3 and Part Unit in B-2 building and the said Deed is registered at the office of Sub Registrar Haveli No. 15, at Sr. No. 8601/2016. The same parties have executed Security Bond for Rs.110 Crores on 08/12/2016, which is registered at next Sr. No. 8602/2016, in respect of the said property.

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 Developer 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 27/06/2017.

Pune  
Date: 27/06/2017

For UDK & ASSOCIATES,

  
ADV. UDAY KULKARNI