



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

To,

MahaRERA,

6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400051.

LEGAL TITLE REPORT
(Sector - R35)

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:

Sr. No.	S. No.	Area as per sanction (Sq.mtrs.)	Area as per 7/12 (Sq.mtrs.)	Land owners name
01.	126/1 (Part)	3,825.2	8,950	Kolte Patil Integrated Township Ltd
02.	131/8 (Part)	3,466.44	3,500	Milind D Kolte
03.	131/9 (Part)	4,312.03	4,600	Kolte Patil Integrated Township Ltd.
04.	131/10 (Part)	4,547.28	4,800	Milind D Kolte
		16,150.95		

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

2) The documents of allotment of land:

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.

b) S. No. 131/8 (Part) (Old S. No.131/4)

That the erstwhile Owners- Mr. Kondiba Shankar Gaikwad and others sold, transferred and conveyed all their right, title and interest in respect of their land i.e. 00 Hectare 83 Ares to and in favour of Mr. Milind Digambar Kolte vide a Sale Deed dated 19/04/2006, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 2327/2006. The name of said Mr. Milind Digambar Kolte was mutated on 7/12 extract, vide Mutation Entry No. 2715.

That the said Mr. Milind Digambar Kolte agreed to transfer the development rights and the said land i.e. S. No. 131/8 (Part) (Old S. No.131/4) admeasuring 00 Hectare 83 Ares to and in favour of I-Ven Townships (Pune) Pvt. Ltd. vide a Development Agreement and Power of Attorney both dated 22/08/2006, which are registered at the office of Sub Registrar Mulshi at Sr. Nos. 5539 and 5540 respectively. The name of said I-Ven Townships (Pune) Pvt. Ltd. is mutated in the other rights column of the 7/12 Extract, vide Mutation Entry No. 2966.



Vide a Cancellation Deed dated 25/06/2013 registered at the office of Sub Registrar, Mulshi at Sr. No. 5118/2013, it appears that the said Mr. Milind D. Kolte was in need of the said land for transferring it to the adjoining farmer, by way of exchange and wanted to acquire land admeasuring 00 Hectare 48 Ares from out of Survey No. 131/10 (Old S. No.131/5B). Therefore, the said Mr. Milind D. Kolte and the said I-Ven Townships (Pune) Pvt. Ltd. mutually decided to cancel the aforesaid Development Agreement and Power of Attorney dated 22/08/2006, only to the extent of 00 Hectare 48 Ares out of Survey No. 131/8 (Part) (Old S. No.131/4). The said entry is mutated on 7/12 extract, vide Mutation Entry No. 3867.

Vide an Exchange Deed dated 25/06/2013 registered at Sub Registrar Mulshi at Sr. No. 5119/2013, the said Mr. Milind Digamber Kolte exchanged land admeasuring 00 Hectare 48 Ares out of Survey No. 131/8(Part) (Old S. No.131/4) with Mr. Devang Rajesh Bhujbal and in consideration Devang Rajesh Bhujbal through minor guardian Mr. Rajesh Murlidhar Bhujbal exchanged his land out of Survey No. 131/10 (Old S. No.131/5B) admeasuring 00 Hectare 48 Ares in favour of Mr. Milind D. Kolte. The effect of the same was mutated on 7/12 extract, vide Mutation Entry No. 3868.

Pursuant to the aforesaid Cancellation Deed dated 25/01/2013, and Exchange Deed dated 25/06/2013, the said Mr. Milind D. Kolte and the Developer- Kolte-Patil Integrated Townships Ltd. (formerly known as I-Ven Townships (Pune) Pvt. Ltd.) are having development rights in



the land admeasuring 00 Hectare 35 Ares out of S. No. 131/8 (Part) (Old S. No.131/4) totally admeasuring 00 Hectare 83 Ares.

c) S. No. 131/9 (Old S. No.131/5A)

That the erstwhile Owner- Mr. Dnyanoba Kaluram Sathe sold, transferred and conveyed the said land i.e. S. No. S. No. 131/9 (Old S. No.131/5A) admeasuring 00 Hectare 46 Ares to and in favour of Mr. Rajesh A. Patil vide a Sale Deed dated 14/03/2007, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 1731/2007. The name of said Mr. Rajesh A. Patil was mutated on 7/12 extract as sole and absolute owner, vide Mutation Entry No. 2839.

The said Mr. Rajesh A. Patil has agreed to sell and transfer all his right, title and interest in respect of the said land i.e. S. No. S. No. 131/9 (Old S. No.131/5A) admeasuring 00 Hectare 46 Ares to and in favour of Kolte Patil Developers Ltd. vide an Agreement dated 24/09/2007.

Further the said Mr. Rajesh A. Patil togetherwith Kolte Patil Developers Limited being Consenting Party have sold, transferred and conveyed all their right, title and interest in the said land i.e. S. No. 131/9 (Old S. No.131/5A) admeasuring 00 Hectare 46 Ares to and in favour of Kolte Patil Integrated Township Limited, vide a Sale Deed dated 30/11/2022 which is registered at the Office of Sub-Registrar, Mulshi at Sr. No. 18562/2022.





d) S. No. 131/10 (Old S. No.131/5B)

That the erstwhile Owner- Mr. Devang Rajesh Bhujbal transferred his land i.e. S. No. S. No. 131/10 (Old S. No.131/5B) admeasuring 00 Hectare 48 Ares by way of Exchange in favour of Mr. Milind Digambar Kolte vide an Exchange Deed dated 25/06/2013 which is registered at the office of Sub Registrar Mulshi at Sr. No. 5119/2013. The name of the said Mr. Milind Digambar Kolte was mutated on 7/12 extract vide mutation entry No.3868 and thus Milind D. Kolte became sole and absolute owner of the said land.

The said Mr. Milind Digambar Kolte agreed to transfer development rights and the said land to and in favour of Kolte-Patil I-Ven Townships (Pune) Ltd. vide a Development Agreement and Power of Attorney both dated 28/03/2014. The said Development Agreement and Power of Attorney are registered at the office of Sub Registrar Mulshi-2 at Sr. Nos. 2480/2014 and 2481/2014 respectively.

- 3) 7/12 Extracts issued by Talathi Jambe, Pune on 17/12/2024 and 19/12/2024 have been examined.

As per Mutation Entry Nos. 3868, 3874 & 6131 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 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 126/1 (Part) – KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) for 8950 Sq. mtrs.
- 2) Survey number 131/8 (Part) (Old S. No. 131/4)– Mr. Milind D. Kolte for 3,500 Sq. mtrs.
- 3) Survey number 131/9 (part) (Old S. No. 131/5A) – KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) for 4,600 Sq. mtrs.
- 4) Survey number 131/10 (part) (Old S. No. 131/5B) – Mr. Milind D. Kolte for 4,800 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-35 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 10/05/2024.
2. Search Receipt

Date:13/01/2025



For **UDK & ASSOCIATES**

ADV. VISHAL KULKARNI



CHALLAN
MTR Form Number-6



GRN	MH001672617202425U	BARCODE	01 1000 011000010011 01 11 101010 010001000000 011		Date	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 चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



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FORMAT -A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on 17/12/2024 and 19/12/2024 of application for registration.
- 2) Mutation Entry: As per Mutation Entry Nos. 3868, 3874 & 6131 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 10/05/2024.

4) FLOW OF TITLE:

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.





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b. S. No. 131/8 (Part) (Old S. No.131/4)

That the erstwhile Owners- Mr. Kondiba Shankar Gaikwad and others sold, transferred and conveyed all their right, title and interest in respect of their land i.e. 00 Hectare 83 Ares to and in favour of Mr. Milind Digamber Kolte vide a Sale Deed dated 19/04/2006, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 2327/2006. The name of said Mr. Milind Digamber Kolte was mutated on 7/12 extract, vide Mutation Entry No. 2715.

That the said Mr. Milind Digambar Kolte agreed to transfer the development rights and the said land i.e. S. No. 131/8 (Part) (Old S. No.131/4) admeasuring 00 Hectare 83 Ares to and in favour of I-Ven Townships (Pune) Pvt. Ltd. vide a Development Agreement and Power of Attorney both dated 22/08/2006, which are registered at the office of Sub Registrar Mulshi at Sr. Nos. 5539 and 5540 respectively. The name of said I-Ven Townships (Pune) Pvt. Ltd. is mutated in the other rights column of the 7/12 Extract, vide Mutation Entry No. 2966.





Vide a Cancellation Deed dated 25/06/2013 registered at the office of Sub Registrar, Mulshi at Sr. No. 5118/2013, it appears that the said Mr. Milind D. Kolte was in need of the said land for transferring it to the adjoining farmer, by way of exchange and wanted to acquire land admeasuring 00 Hectare 48 Ares from out of Survey No. 131/10 (Old S. No.131/5B). Therefore, the said Mr. Milind D. Kolte and the said I-Ven Townships (Pune) Pvt. Ltd. mutually decided to cancel the aforesaid Development Agreement and Power of Attorney dated 22/08/2006, only to the extent of 00 Hectare 48 Ares out of Survey No. 131/8 (Part) (Old S. No.131/4). The said entry is mutated on 7/12 extract, vide Mutation Entry No. 3867.

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Pursuant to the aforesaid Cancellation Deed dated 25/01/2013, and Exchange Deed dated 25/06/2013, the said Mr. Milind D. Kolte and the Developer- Kolte-Patil Integrated Townships Ltd. (formerly known as I-Ven Townships (Pune) Pvt. Ltd.) are having development rights in the land admeasuring 00 Hectare 35 Ares out of S. No.





131/8 (Part) (Old S. No.131/4) totally admeasuring 00 Hectare 83 Ares.

c. S. No. 131/9 (Old S. No.131/5A)

That the erstwhile Owner- Mr. Dnyanoba Kaluram Sathe sold, transferred and conveyed the said land i.e. S. No. S. No. 131/9 (Old S. No.131/5A) admeasuring 00 Hectare 46 Ares to and in favour of Mr. Rajesh A. Patil vide a Sale Deed dated 14/03/2007, which is registered at the Office of Sub-Registrar Mulshi at Sr. No. 1731/2007. The name of said Mr. Rajesh A. Patil was mutated on 7/12 extract as sole and absolute owner, vide Mutation Entry No. 2839.

The said Mr. Rajesh A. Patil has agreed to sell and transfer all his right, title and interest in respect of the said land i.e. S. No. S. No. 131/9 (Old S. No.131/5A) admeasuring 00 Hectare 46 Ares to and in favour of Kolte Patil Developers Ltd. vide an Agreement dated 24/09/2007.

Further the said Mr. Rajesh A. Patil togetherwith Kolte Patil Developers Limited being Consenting Party have sold, transferred and conveyed all their right, title and interest in the said land i.e. S. No. 131/9 (Old S. No.131/5A) admeasuring 00 Hectare 46 Ares to and in favour of Kolte Patil Integrated Township Limited, vide a Sale Deed dated 30/11/2022 which is registered at the Office of Sub-Registrar, Mulshi at Sr. No. 18562/2022.





d. S. No. 131/10 (Old S. No.131/5B)

That the erstwhile Owner- Mr. Devang Rajesh Bhujbal transferred his land i.e. S. No. S. No. 131/10 (Old S. No.131/5B) admeasuring 00 Hectare 48 Ares by way of Exchange in favour of Mr. Milind Digambar Kolte vide an Exchange Deed dated 25/06/2013 which is registered at the office of Sub Registrar Mulshi at Sr. No. 5119/2013. The name of the said Mr. Milind Digambar Kolte was mutated on 7/12 extract vide mutation entry No.3868 and thus Milind D. Kolte became sole and absolute owner of the said land.

The said Mr. Milind Digambar Kolte agreed to transfer development rights and the said land to and in favour of Kolte-Patil I-Ven Townships (Pune) Ltd. vide a Development Agreement and Power of Attorney both dated 28/03/2014. The said Development Agreement and Power of Attorney are registered at the office of Sub Registrar Mulshi-2 at Sr. Nos. 2480/2014 and 2481/2014 respectively.

5) 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:

1. Civil M. A. No. 372/2022, Govind Salunkhe and another Vs. Naresh Anurudha Patil and 6 others.





That the present application has been filed by the Applicants against the Respondents seeking relief of restoration of Civil Suit. The present Applicants had initially instituted a Special Civil Suit bearing No. 281/2012 before Hon'ble Civil Judge Senior Division, Pune. The said Suit vide Order dated 17/03/2018 was dismissed in default as the Applicants consistently remained absent and failed to proceed in the matter. The current stage of the said proceeding is that for order on delay condonation application.

2. Regular Civil Suit No. 1098/2023, Sunita Panmand & another Vs. Rajesh Anirudha Patil and 3 others. That the Plaintiffs have filed the present Suit before the Hon'ble Civil Judge Junior Division, Pune. Seeking relief of partition, declaration, separate possession and injunction with respect to Suit property bearing S. No. 131/2009. The Plaintiffs have filed the alleged suit which is false and frivolous & same has been filled with sole purpose of creating nuisance.

The Defendant No.1 Rajesh A. Patil has appeared in present Suit and has filed his say and written statement on record along with application under Order 7 Rule 11 of CPC, seeking rejection of Plaint.

Currently, the matter is posted for filing of reply by the Plaintiffs on the said Application of Order 7 of Rule 11.

Date: 13/01/2025



For **UDK & Associates**

ADV. VISHAL KULKARNI