



Uday Kulkarni B. Com. LL.B.
(Advocate & Notary)
Senior Partner

Adv. Vishal Kulkarni
B.S.L., L.L.M (U.K.)
Partner

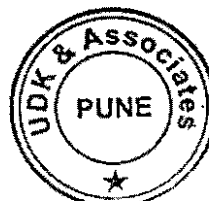
Adv. Yogin Kulkarni
B. Com. LL.B.
Partner

SEARCH AND TITLE CERTIFICATE

At the instance of our client/Promoter - Kolte Patil I-Ven Townships (Pune) Limited, we have carried out Search and Title investigation in respect of the property

1) Phase I

S. No. 86 (Old S. Nos. 78/1 (part), 80 (part), 81/1/B, 81/2, 81/1/A (part), 82/1 (part), 82/2, 82/3, 83 (part), 86, 107/1, 107/2 (part), 110/1/A (part), 110/1/B (part), 110/2, 111/1A/1 (part), 111/1A/2 (part), 111/1B (part), 111/2 (part), 112/1 (part), 113/1A/1B, 113/1A/1B/1 (part), 113/1B, 113/1A/1 (part), 113/1A/2, 113/2, 114/1 (part), 114/2, 115/1 (part), 117 (part), 118/1 (part), 120/3, 121 (part), 122 & 123) admeasuring 519564.42 sq. mtrs. and Sr. Nos. 78/1(part) admeasuring 56421 Sq. mtrs., 80 admeasuring 20547 Sq. mtrs., 81/1/A admeasuring 12124 Sq. mtrs., 82/1 admeasuring 541 Sq. mtrs., 83 (part) admeasuring 3773 Sq. mtrs. 85/1 admeasuring 6300 sq. mtrs., 102/1 admeasuring 7560 sq. mtrs. 107/2 admeasuring 134 Sq. mtrs., 110/1/B admeasuring 4233 Sq. mtrs., 111/1A/1 admeasuring 1252 Sq. mtrs., 111/1A/2 admeasuring 2603 Sq. mtrs., 111/1B admeasuring 4132 Sq. mtrs., 111/2 admeasuring 5923 Sq. mtrs., 113/1A/1B/1 admeasuring 1298 Sq. mtrs., 113/1A/1 admeasuring 1500 Sq. mtrs., 114/1(part) admeasuring 2151 Sq. mtrs., 115/1 admeasuring 10351 Sq. mtrs., 117 admeasuring 233 Sq. mtrs., 118/1 admeasuring 562 Sq. mtrs. and 121 admeasuring 346 Sq. mtrs. collectively admeasuring 141984 Sq. mtrs. situated at Village Jambe, Taluka Mulshi, District Pune AND S. No. 74/B (Old S. Nos. 74/2, 74/3 and 74/9/2 (part)) admeasuring 77300 Sq. mtrs. situated at Village Marunji, Taluka Mulshi, District Pune. Aforesaid Jambe & Marunji property collectively admeasuring 73 Hectare 87.12 Ares (i.e. 182 Acres 22 Gunthas), belonging to MR. RAJESH A. PATIL, MR. MILIND D. KOLTE, MR. NARESH A. PATIL & MS. ANKITA R. PATIL and have issued Search & Title Reports on 21/09/2011. Subsequently in continuation from time to time, we have issued Supplementary Search & Title Reports on 09/10/2013, 28/12/2015, 23/02/2017 & Search and Title Certificate dated 28/07/2017.



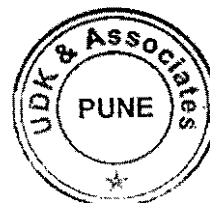
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Phase II

1. VILLAGE JAMBE

SR. NO.	S. NO.	AREA H = ARES
1.	124/1/1 124/1/2 124/2	1 = 37 2 = 92 4 = 29
2.	125/1	2 = 45
3.	127/1/1	01 = 36 out of 01 H 46 Ares 00=10 out of 01 H 46 Ares
4.	77/1	01 H = 65 Ares out of 05 H = 96 Ares
5.	77/2	01 H = 60 Ares
6.	112/2	00 H = 40 Ares
7.	120/2	01 H = 37 Ares
8.	120/4/1	00 H = 29 Ares
9.	119	00 H = 26 Ares
10.	120/1	00 H = 89 Ares
11.	120/4/2	00 H = 27 Ares
12.	114/1	00 H = 56 out of 02 H = 24 Ares
13.	78/1 (part)	00 = 46 out of 09 H 52 Ares
14.	80/1(Part)	00 =75.47 out of 04 H 00 Ares
15.	83 (Part)	00=16.32 out of 03 H 68 Ares
	83/2 (Part)	00=36.68 out of 00 H 53 Ares
16.	90/7/1	00=62
17.	90/9	01=13
18.	91/1 (part)	00=35 out of 00 H 70 Ares
	91/2	00=70
	91/3	00=70
	91/4 (part)	00=35 out of 00 H 70 Ares
	91/5	00=70
	91/6	00=70
	91/7 (part)	00=36 out of 00 H 72 Ares



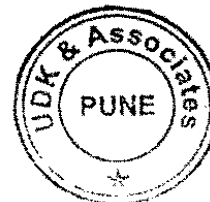
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UDK & Associates

Law Firm

	91/8	00=72
19.	92/1A	00=63
20.	92/2A (part)	00=20 out of 00 H 63 Ares
	92/6 (part)	00=42 out of 00 H 88 Ares
21.	92/3	00=87
	92/5	00=87
22.	92/4	00=87
23.	92/7	00=88
24.	92/8 (part)	00=41 out of 00 H 88 Ares
25.	93	00=29
26.	95	00=28.80
27.	96/1/1 (part)	01=43.20 out of 1 H 57.20 Ares
	96/1/2 (part)	01=17.50 out of 1 H 57.50 Ares
	96/1/3	01=57.30
28.	96/2/1	00=61
29.	96/2/2 (part)	00 =14 out of 1 H 36 Ares
30.	96/3 (part)	00=09 out of 00 H 45 Ares
31.	96/4 (part)	00 = 89 out of 2 H 19 Ares
32.	96/5/2 (part)	00 =78 out of 00 H 81 Ares
33.	98/1 (part)	02=36 out of 03 H 61 Ares
	98/2	04 = 31
34.	100/1/1	01=04
	100/1/2	00=80
	100/2	01=60
35.	101 (part)	03=69.21 out of 4 H 93 Ares
36.	112/1 (part)	00=05 out of 1 H 36.3 Ares
37.	126/1 (part)	00=89.50 out of 2 H 84 Ares
38.	126/2	00=11
39.	127/1/2 (part)	00=38 out of 2 H 00 Ares
TOTAL 55 HECTARE 50.98 ARES		



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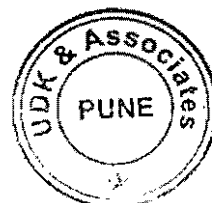


2. VILLAGE NERE

SR. NO.	S. NO.	AREA H = ARES
1.	24/3	00 = 20
	24/5	00 = 13
2.	25/1	00 = 54
3.	25/2	00 = 59
4.	26/1	00 = 46
	26/2	01 = 20
5.	26/4	00 = 80
6.	26/5	00 = 44
7.	26/6	01 = 20
8.	27/1	00 = 81.50
9.	27/3	00 = 72
10. (A)	69/2/1	00 = 80
(B)	69/2/2	01 = 20
(C)	69/2/3	00 = 80
(D)	69/2/4	01 = 60
(E)	69/2/5	01 = 20
(F)	69/2/6	01 = 60
(G)	69/2/7	01 = 20
(H)	69/2/8	01 = 25
(I)	69/1	00 = 82
11	71 (part)	02 = 63 Ares 00 = 60 out of 06 = 35
TOTAL 21 HECTARE 61.50 ARES		

3. VILLAGE MARUNJI

SR. NO.	S. NO.	AREA H = ARES
1	74/7 (part)	00=10.62 out of 0 H 17 Ares
2	74/8	00 =43
3	74/9/1 (part)	03 =52.85 out of 05 H 80 Ares
TOTAL 04 HECTARE 06.47 ARES		



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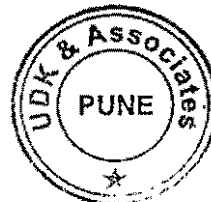
The said lands are owned by Mr. Rajesh A. Patil, Mr. Milind D. Kolte, Mr. Naresh A. Patil, Ms. Ankita Patil, Mr. Ketan Pradeep Kolte & Mr. Pradeep D. Kolte and we have issued Search & Title Reports on 20/11/2013, 29/03/2014, 02/06/2014 & Search and Title Certificate dated 28/07/2017 in respect of the said lands.

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:-

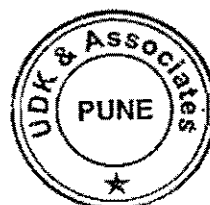
LITIGATIONS:

Sr. No.	Case no.	S. No.	Particulars	Relief claimed	Status
1	Spl CS 2255/2009	Marunji - 74/7 & 74/8	Dilip Madhavji Thakkar V/S Sopan Genu Jagtap & Others (D-10 Pradip Kolte, D-11 KPDL)	Suit for declaration and Injunction.	Issues
2	RCS 1487/2005	Jambe - 125/1	Dattatray Raghunath More and Others V/S Govind Ananda Salunke and others	Suit for declaration and Injunction.	Pending for Written statement / Awaiting summons
3	Spl. CS 281/2012	Jambe - 126/1 & 127/2	Govind Ananda Salunke and others V/S Naresh Anirudha Patil and others	Plaintiff seeking Sale Deed 19/6/2009 is not binding on him and is void.	Dismissed
4	Spl CS	Jambe - 126/2	Govind Anand Salunke V/S Milind	Suit for declaration and	Pending for





Sr. No.	Case no.	S. No.	Particulars	Relief claimed	Status
	265/2013	&126/2/1	D. Kolte	Injunction.	issues.
5	Spl CS 575 /2015	Jambe - 117 , 118/1 , 121 & 122	Avinash Timgere and Others V/S Milind Kolte and others	Plaintiff is claiming suit property as his ancestral property and hence he has undivided share in the suit property.	Awaiting Summons
6	SPECIAL CIVIL SUIT 421/2016	Nere - 26/2 &26/4	Rajesh Patil V/S Kisan Amale and Others	Suit for declaration and other reliefs	Pending for withdrawal.
7	Special Leave Petition C C No. 9463 /2017	Nere - 69	Kolte-Patil I-Ven Townships (Pune) Limited V/S Naryan Shinde	Against the order of High Court in Writ Petition No. 9891 of 2015	Stay granted by Supreme Court to the order passed by HC in WP no. 9891/2015.
8	SLP CC 9467/2017	Nere - 69	Milind D. Kolte & others V/S Naryan Shinde & others	Against the order of High Court in Writ Petition No. 9891 of 2015	Stay granted by Supreme Court to the order passed by HC in WP no. 9891/2015.
9	Writ Petition No. 11697/2017	Nere - 26/2	Vilas Damu Shinde V/S Special Land Acquisition and others	Challenging acquisition proceeding of Village Nere	Filing of say
10	Writ Petition No. 11701/2017	Nere - 26/6	Datta Bhau Shinde V/S Special Land Acquisition and others	Challenging acquisition proceeding of Village Nere	Filing of say
11	Writ Petition No. 11702/2017	Nere - 26/4	Maruti Vitthal Shinde V/S Special Land Acquisition and others	Challenging acquisition proceeding of Village Nere	Filing of say



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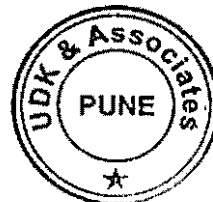
Sr. No.	Case no.	S. No.	Particulars	Relief claimed	Status
12	RCS 53/2018	Jambe-92	Sudam Sawant V/S KPI-VEN	Suit for claiming ownership and injunction on the suit property.	Exh 5 filed (withdrawn by Plaintiff) Pending for issues

(The above litigations are for very small part of larger property and there is/are no any prohibitory order/s in the above litigations against Owners and/or Promoter).

ENCUMBRANCE:

The said Kolte Patil I-Ven Township (Pune) Ltd. had mortgaged the said properties vide a Mortgage Deed dated 22/09/2015 with SBI and had availed a loan of Rs.100,00,00,000/- (Rupees One Hundred Crores only) and had created an encumbrance on the said properties. The said Mortgage Deed is registered at the Office of Sub-Registrar, Mulshi at Sr. No. 3818/2015. That the said Kolte Patil I-Ven Township (Pune) Ltd. and State Bank of India further executed a Supplementary Deed of Mortgage on 03/05/2016 in respect of additional area i.e. Amenity Plot No. A4 admeasuring 14364.37 Sq. mtrs. and Sector R-16 totally admeasuring 45800 Sq. mtrs., which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 1762/2016. Thereafter, on the same day the said State Bank of India released part of the property i.e. R-3 admeasuring 28,760.33 Sq. mtrs. and Health Club admeasuring 2002.96 Sq. mtrs. vide Indenture of Revocation/Redemption of Mortgage dated 03/05/2016, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 1763/2016.

However, the said Kolte Patil I-Ven Township (Pune) Ltd. has repaid the entire loan amount with interest to the SBI and have accordingly executed Redemption/Revocation of Mortgage dated 31/07/2017 with State Bank Of India, which



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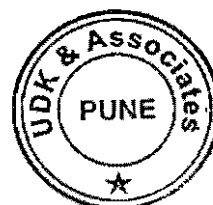
is registered at the office of Sub Registrar Mulshi (Paud), Sr. No. 2822/2017 registered on 01/08/2017.

The said Kolte Patil I-Ven Township (Pune) Ltd. mortgaged the properties excluding the lien with the State Bank of India on 25/03/2016, and availed a loan of Rs. 65,00,00,000/- (Rupees Sixty Five Crores only) from "Industrial Finance Corporation of India Ltd" (IFCI) and created an encumbrance on the said properties. The said Mortgage Deed is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 1217/2016. However, the said entire loan amount also has been repaid togetherwith interest by Kolte Patil I-Ven Township (Pune) Ltd. and accordingly IFCI has executed Deed of Re conveyance on 21/08/2017, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No.2972/2017 registered on 24/08/2017.

The said Kolte Patil I-Ven Township (Pune) Ltd. has further availed loan facility of Rs. 200 Crore from 'Indusind Bank Ltd.' vide a Mortgage Deed dated 24/03/2017 and created an encumbrance/charge on the Sector R-1 (building A to G) & Sector R-3 (building A to E) of the 'Life Republic' Township. The said Mortgage Deed is registered at the office of Sub Registrar Mulshi 2, at Sr. No. 3437/2017.

That the said Indusind Bank Ltd. has thereafter released part of the property i.e. Sector R-1 (Building A, B, E, F & G) area admeasuring 35187.45 Sq. mtrs. vide Deed of Reconveyance of Mortgage, in favour of Kolte Patil I-Ven Township (Pune) Ltd. dated 21/12/2017, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 4122/2017.

That the said Kolte Patil I-Ven Township (Pune) Ltd. and Indusind Bank Ltd. have further executed a Supplementary Deed of Mortgage on 21/12/2017 pertaining to additional area in respect of additional area to be mortgaged i.e. Sector R-16 (Building A, B, C, D, G & H) on which charge is created, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 4132/2017 registered on 22/12/2017.





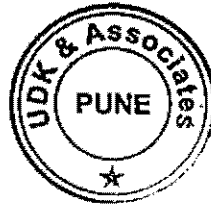
UDK & Associates

Law Firm

The said Kolte Patil I-Ven Township (Pune) Ltd. has further mortgaged Sector R-1 (Building A, G, E, F & B) out of "Life Republic" township, to Beacon Trusteeship Ltd. and has availed loan facility of Rs. 193.88 Crores vide Debenture Trust Deed dated 21/12/2017, which is registered at the office of Sub Registrar Mulshi (Paud), at Sr. No. 4118/2017.

Subject to the above litigations and encumbrances, we certify that the Owners possess good, clean, clear and marketable title to or upon the said property which is without encumbrances except stated above and the Promoter 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 08/06/2018.



For UDK & ASSOCIATES

ADV. UDAY KULKARNI



CHALLAN
MTR Form Number-6

GRN	MH000044684201819E	BARCODE	[Barcode]			Date	03/04/2018-09:15:00	Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee Other Items				TAX ID (If Any)				
Office Name	MLS_MULSHI 1 SUB REGISTRAR				PAN No.(If Applicable)	AAZPA4482H			
Location	PUNE				Full Name	ADVOCATE TRUPTI KALE			
Year	2018-2019 From 01/01/2017 To 03/04/2018				Flat/Block No.	1248 BHAWANI PETH			
Account Head Details		Amount In Rs.		Premises/Bulding					
0030072201 SEARCH FEE		300.00		Road/Street		NEAR PALKHI CHOWK			
				Area/Locality		PUNE			
				Town/City/District					
				PIN		4 1 1 0 0 2			
				Remarks (if Any)					
				Nere SEARCH FOR 2 YEARS OF S NOS 24 25 26 27 69 71 OF VILLAGE					
				NERE TAL MULSHI DIST PUNE					
				Amount In		Three Hundred Rupees Only			
Total		300.00		Words					
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572018040385308		IK00OANSJ9	
Cheque/DD No.				Bank Date	RBI Date	03/04/2018-09:16:02		04/04/2018	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		94 , 04/04/2018			

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 करवण्याच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.04.10
20:12:19 IST
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6

GRN	MH011862807201718E	BARCODE	Date		15/03/2018-14:55:10	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Search Fee		TAX ID (If Any)			
	Other Items		PAN No.(If Applicable)	AAZPA4482H		
Office Name	MLS_MULSHI 1 SUB REGISTRAR		Full Name	ADVOCATE TRUPTI KALE		
Location	PUNE		Flat/Block No.	1248 BHAWANI PETH		
Year	2017-2018 From 01/01/2017 To 15/03/2018		Premises/Building	NEAR PALKHI CHOWK		
Account Head Details		Amount In Rs.	Road/Street	PUNE		
0030072201	SEARCH FEE	550.00	Area/Locality	PUNE		
			Town/City/District	PUNE		
			PIN	4	1	1 0 0 2
			Remarks (If Any)	SEARCH 2 YEARS OF S NO 98 100 101 107 110 111 112 113 114 115 117 VILLAGE JAMBE TAL MULSHI DIST PUNE		
			Amount In	Five Hundred Fifty Rupees Only		
Total		550.00	Words			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	00040572018031590338	IK00NEAOB1
Cheque/DD No.			Bank Date	RBI Date	15/03/2018-02:55:53	16/03/2018
Name of Bank			Bank-Branch	STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date	75 , 16/03/2018		

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 करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.04.08
23:40:22 IST
Reason: Secure
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Location: India



CHALLAN
MTR Form Number-6

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Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items		TAX ID (If Any)					
			PAN No.(If Applicable)	AAZPA4482H				
Office Name	MLS_MULSHI 1 SUB REGISTRAR		Full Name	ADVOCATE TRUPTI KALE				
Location	PUNE							
Year	2017-2018 From 01/01/2017 To 15/03/2018		Flat/Block No.	1248 BHAWANI PETH				
Account Head Details	Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE	500.00		Road/Street	NEAR PALKHI CHOWK				
			Area/Locality	PUNE				
			Town/City/District					
			PIN	4 1 1 0 0 2				
			Remarks (If Any)	SEARCH 2 YEARS OF S NO 118 119 120 121 122 123 124 125 126 127 VILLAGE JAMBE TAL MULSHI DIST PUNE				
			Amount In	Five Hundred Rupees Only				
Total	500.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572018031588911	IK00NDZRC5		
Cheque/DD No.			Bank Date	RBI Date	15/03/2018-02:40:19	16/03/2018		
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	75 , 16/03/2018				

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 करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : Not Available

Signature Not
Verified

Digitally signed by DS
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Date: 2018.04.08
23:38:15 IST
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6

GRN	MH000045222201819E	BARCODE				Date	03/04/2018-09:43:48	Form ID				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Search Fee Other Items				TAX ID (If Any)							
Office Name	MLS_MULSHI 1 SUB REGISTRAR				PAN No.(If Applicable)	AAZPA4482H						
Location	PUNE				Full Name	ADVOCATE TRUPTI KALE						
Year	2018-2019 From 01/01/2017 To 03/04/2018				Flat/Block No.	1248 BHAWANI PETH						
Account Head Details				Amount In Rs.	Premisea/Bulding							
0030072201	SEARCH FEE			50.00	Road/Street	NEAR PALKHI CHOWK						
					Area/Locality	PUNE						
					Town/City/District							
					PIN		4	1	1	0	0	2
					Remarks (If Any)	SEARCH FOR 2 YEARS OF S NO 74 OF VILLAGE MARUNJI TAL MULSHI DIST PUNE						
					Amount In	Fifty Rupees Only						
Total				50.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	00040572018040385971	IK00OANXT5				
Cheque/DD No.					Bank Date	RBI Date	03/04/2018-09:44:36	Not Verified with RBI				
Name of Bank					Bank-Branch	STATE BANK OF INDIA						
Name of Branch					Scroll No. , Date	Not Verified with Scroll						

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

Mobile No. : Not Available