



FORMAT - A
(Circular No.2812021)

To
Maha RERA
Housefin Bhavan, Plot No.C-21,
E- Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Gat. no. 1150 (pt.), 1154 (pt.), 1155 (pt.), 1156(pt.), 1159(pt.), 1160/3 (pt.), 1160/4 (pt.) & 1160/5 (pt.), situated at Village Kadamvakvasti, Taluka Haveli, District Pune (hereafter referred to as the "Captioned Property")

I have investigated the title of the Captioned Property on the request of M/s Riverview City Constructions Limited having its registered office at 5, Aditi Garden Magarpatta City, Hadapsar, Pune - 411013 (for short called Developer)and following documents i.e.:

1) Description of Property –

All that piece and Parcel of the land are situated at village Kadamvakvasti, Taluka -Haveli, District- Pune, details are as follows:

Gat no.	AREA As Per 7 /12 extract (Hectares-Ares)	AREA IN Hornbill Heights (Hectares-Ares)
1150	6.86	0.3908
1154	0.98	0.4913
1155	0.44	0.44
1156	0.27	0.0387
1159	1.66	0.3678
1160/3	1.18	0.548
1160/4	0.58	0.3686
1160/5	0.58	0.0793
Total area	12.95	2.7245

The area admeasuring 02 Hectare 7245 Aar forming party of the residential project Hornbill Heights at Riverview City,(hereafter referred to as the "Captioned Property")



2) DOCUMENTS OF THE CAPTIONED PROPERTY –

- a) Government Notification No. TPS-1813/392/12/CR-572/13/UD-13 dated 20/10/2015;
 - b) Joint Development Agreement and Irrevocable Power of Attorney
- 3) 7/12 Extract and Mutation Entries issued by the Talathi, Kadamvakvasti, Pune;
- 4) I have caused the search of the said land for the last 30 years that is from 1991, to 2023 both inclusive. The search from 1991 till 2023 of the available registers of Index II extract was carried out from the office of Joint Sub Registrar Haveli No. I and II only. The search pertaining from the year 2002 till date was caused online. The flow of the Title and subsequent Addendums of respective survey number issued by me is appended hereto/relied upon and shall form part of this report.

5) Owners of the Land

Sr. no.	Name of Owners	Gat No.
1	Wahid Khan Abdul Kadir Khan, Abdul Latif Khan Abdul Majid Khan, Gulam Mo. Khan Abdul Hayyum, Khan, Sarfraj Khan Abdul Hayyum Khan, Hamid Khan Abdul Hayyum Khan, Kashmira Akil Khan, Sanjay Vashulal Kalera & Others, Raju Mewani & Others, Pramod Dalvi, Carina Govind Bhagchandani, Mohammed Jawed Abdul Rashid Najafi, Abasaheb Arjun Magar, Manish Magar & Sharad Dalvi	1150
2	Sangeeta Jeevan Bhosale, Chandrakant Dagadu Tupe/ Sandeep Chandrakant Tupe	1154
3	Mohan Nandram Kalbhor	1155
4	Madhukar Sopan Jagtap, Sachin Subhash Jagtap & Nitin Subhash Jagtap	1156
5	Mahadev Sakhrum Raut, Sandeep Mahadev Raut & Somnath Mahadev Raut	1159
6	Nandkumar Janardhan Kalbhor, Kishor Shankar Magar, Mahesh Shankar Magar, Ganesh Ramesh Magar & Mangesh Ramesh Magar	1160/3
7	Shivaji Arjun Kalbhor, Salim Gafoor Shaikh/ Sapna Salim Shaikh/ Priya Jacob & Rajendra Dattatray Hingane	1160/4
8	Arjun Baburao Kalbhor, Suman Arjun Kalbhor, Ajay Manik Bahirat, Sanjay Manik Bahirat, Premlata Maruti Warpe & Varsha Sambhaji Kumbharkar	1160/5



6) Document by which M/s. Riverview city Constructions Company Limited has acquired development rights for the Captioned Property:

Sr. no.	Gat no.	Name of the persons from whom joint development rights are acquired Gat no.	Area under JDA (H Aar)	Details of Joint Development Agreement (JDA) and Power of Attorney (POA)
1		Wahid Khan Abdul Kadir Khan	1.30	JDA Details (819/2019) (10/01/2020) POA Details (820/2019) (10/01/2020)
2		Abdul Latif Khan Abdul Majid Khan	0.1528	JDA Details (746/2020) (09/01/2020) POA Details (747/2020) (09/01/2020)
3		Gulam Mo. Khan Abdul Hayyum Khan	0.10	JDA Details (813/2022), (12/01/2022) POA Details (814/2022), (12/01/2022)
4		Sarfraj Khan Abdul Hayyum Khan	0.10	JDA Details (Sr.no. 6248/2021) (09/11/2021) POA Details (Sr.no. 6249/2021) (09/11/2021)
5		Hamid Khan Abdul Hayyum Khan	0.10	JDA Details (806/2022), (12/01/2022) POA Details (807/2022), (12/01/2022)
6		Kashmira Akil Khan	0.0710	JDA Details (801/2022), (12/01/2022) JDA Details (802/2022), (12/01/2022)
7		Sanjay Vashulal Kalera & Others	0.2072	JDA Details(14115/2019) (14/10/2019) POA Details(14116/2019) (14/10/2019)
8		Raju Mewani & Others	0.1942	JDA Details 13619/2019) (01/10/2019) POA Details (13620/2019) (01/10/2019)
9		Pramod Dalvi	0.6225	JDA Details(13897/2019) (07/10/2019) POA Details(13898/2019) (07/10/2019)



10		Carina Govind Bhagchandani	0.4000	JDA Details (13405/2019) (26/09/2019) POA Details (13406/2019) (26/09/2019)
11		Mohammed Jawed Abdul Rashid Najafi	0.4046	JDA Details (13408/2019) (26/09/2019) POA Details (13409/2019) (26/09/2019)
12		Abasaheb Arjun Magar	0.6488	JDA Details(13165/2019) (20/09/2019) POA Details(13166/2019) (20/09/2019)
13		Manish Magar	0.4000	JDA Details(13346/2019) (26/09/2019) POA Details(13347/2019) (26/09/2019)
14		Sharad Dalvi	0.6225	JDA Details (13738/2019) (04/10/2019) POA Details (13739/2019) (04/10/2019)
15	1154	Sangeeta Jeevan Bhosale (Vijaya Chandrakant Tupe)	0.20	JDA Details (14723/2019) (2/11/2019) POA Details (14724/2019) (2/11/2019)
16		Chandrakant Dagadu Tupe/ Sandeep Chandrakant Tupe	0.78	JDA Details (14727/2019) (2/11/2019) POA Details (14728/2019) (2/11/2019)
17	1155	Mohan Nandram Kalbhor	0.44	JDA Details (10083/2018) (04/08/2018) POA Details (10084/2018) (04/08/2018)
18	1156	Madhukar Sopan Jagtap, Sachin Subhash Jagtap & Nitin Subhash Jagtap	0.27	JDA Details (29063/2019) (30/12/2019) POA Details (29064/2019) (30/12/2019)
19	1159	Mahadev Sakhrum Raut, Sandeep Mahadev Raut & Somnath Mahadev Raut	1.66	JDA Details (2418/2020) (18/02/2020) POA Details (2419/2020) (18/02/2020)
20	1160/3	Nandkumar Janardhan Kalbhor	0.74	JDA Details (9631/2018) (26/07/2018) POA Details (9632/2018) (26/07/2018)



21		Kishor Shankar Magar, Mahesh Shankar Magar, Ganesh Ramesh Magar & Mangesh Ramesh Magar	0.44	JDA Details (29181/2019) (31/12/2019) POA Details (29182/2019) (31/12/2019)
22	1160/4	Salim Gafoor Shaikh, Sapna Salim Shaikh, Priya Jacob	0.14	JDA Details (14434/2019) (23/10/2019) POA Details (14435/2019) (23/10/2019)
23	1160/5	Arjun Baburao Kalbhor, Suman Arjun Kalbhor	0.18	JDA Details (8467/2019) (15/06/2019) POA Details (8468/2019) (15/06/2019)
24		Ajay Manik Bhairat, Sanjay Manik Bhairat, Pramelata Maruti Varpe and Varsha Sambhaji Kumbhar	0.30	JDA Details (1576/2020) (20/01/2020) POA Details (1577/2020) (20/01/2020)

- 7) **Qualifying comment/ remark if any:** On perusal of the above mentioned documents and all other relevant documents relating to the title of the said land I am of the opinion that the beneficial interest of the area out of the Joint Development Agreement of said land subject to the terms of the respective agreements and other incidental writing/s executed with respective owners thereof in favour of M/s. Riverview City Constructions Limited are clear and marketable subject qualifying comments/remarks mentioned in the report reflecting in flow of the title of Gat. No. 1150, 1154, 1155, 1156, 1159, 1160/3, 1160/4 & 1160/5 and their subsequent addendums issued by me subject to the accuracy of the information furnished and statutory disclosure as are mandate under applicable laws to be rendered by the Developer.
- 8) The flow of the beneficial interest of the area of the Joint Development Agreement of said land in favour of M/s. Riverview City Constructions Limited is reflected in flow of title of land and their subsequent addendums issued by me are enclosed herewith as Annexure

ENCI: Annexure

Date: 07/10/2023



Prashant P. Sarthe

Prashant P. Sarthe
Advocate.