

ANUP K. HADGAONKAR

BSL, LLM

ADVOCATE & LEGAL CONSULTANT

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FORMAT-A

(Circular No.28 of 2021)

To,

THE HON'BLE CHAIRMAN,
Maharashtra Real Estate Regulatory Authority,
Headquarters: 9th floor, Housefin Bhavan,
Plot No. C-21, E-Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051

LEGAL TITLE REPORT

Subject: Title Clearance Certificate in respect of sanctioned Plot No.A admeasuring area about 33902 Sq.mtrs. (including Open Space No.2 admeasuring 4491.80 Sq.mtrs.) out of sanction layout of amalgamation of area of Gat No.8 part, Gat No.16 part, Gat No.18 part, Gat No.19 part and Gat No.20, total amalgamation area admeasuring 07 Hector 73.5 Ares situated at Revenue Village-Shirgaon, within the Registration District Pune, Sub-Registration District and Taluka Maval and within the limits of Zilla Parishad Pune, Tal. Pachayat Maval, Grampanchayat Shirgaon and Pune Metropolitan Regional Development Authority, Pune, hereinafter is referred as the "Said Property".

I have investigated the title of the Said Property on request of RISING PROPCON LLP through designated partner, Vineet Krishnakumar Goyal, on the basis of following documents i.e.:-

1. DESCRIPTION OF SAID PROPERTY:-

sanctioned Plot No.A admeasuring area about 33902 Sq.mtrs. (including Open Space No.2 admeasuring 4491.80 Sq.mtrs.) out of sanction layout of amalgamation of area of Gat No.8 part, Gat No.16 part, Gat No.18 part, Gat No.19 part and Gat No.20, total amalgamation area admeasuring 07 Hector 73.5 Ares situated at Revenue Village-Shirgaon, within the Registration District Pune, Sub-Registration District and Taluka Maval and within the limits of Zilla Parishad Pune, Tal. Pachayat Maval, Grampanchayat Shirgaon and Pune Metropolitan Regional Development Authority, Pune.

2. DOCUMENTS OF ALLOTMENT OF PLOT:-

Rising Propcon LLP through its designated partner, Shri. Vineet Krishnakumar Goyal by executing six (6) Sale Deeds i.e. (i) Sale Deed dated 18/01/2016 which is registered in the office of Sub-Registrar Maval No.2 at Serial No.403 on 18/01/2016, (ii) Sale Deed dated 17/04/2004 which is registered in the office of Sub-registrar Maval at Serial No. 1974 on 17/04/2004, (iii) Sale Deed dated 17/03/2015 registered in the office of Sub-registrar Maval at Serial No. 1803 on 18/03/2015, (iv) Sale Deed 13/07/2015 registered in the office of Sub-registrar Maval at Serial No. 4242 on 20/07/2015, (v) Sale Deed 23/12/2015 registered in the office of Sub-registrar Maval at Serial No. 116 on 06/01/2016 & (vi) Sale Deed dated 18/01/2016 which is registered in the office of Sub-Registrar Maval No.2 at Serial No.403 on 18/01/2016, purchased with possession all that well carved out plot of land area admeasuring 05 Hectare 43.5 Ares out of Gat No. 8 admeasuring 05 Hectares 47 Ares, Gat No. 12 admeasuring 00 Hectares 62 Ares, Gat No. 16 admeasuring 00

Hectares 13 Ares, Gat No. 18 admeasuring 00 Hectares 27 Ares, Gat No. 19 admeasuring 00 Hectares 42 Ares and Gat No. 20 admeasuring 00 Hectares 86 Ares total admeasuring 07 Hector 73.5 Ares situated at Revenue Village Shirgaon, within the Registration District Pune, Sub-Registration District and Taluka Maval and within the limits of Zilla Parishad Pune, Tal. Pachayat Maval, Grampanchayat Shirgaon and Pune Metropolitan Regional Development Authority, Pune. Said Property is the part of the aforesaid property in light of the sanctioned lay out, sanctioned by Pune Metropolitan Regional Development Authority, Pune.

3. **7/12 extract** for Gat Nos. 8, 12, 16, 18 to 20, Village Shirgaon all dated 08/02/2021 issued by Maharashtra Bhumi Abhilekh a land record website of the State of Maharashtra showing name of owner, Rising Propcon LLP vide mutation entry nos. 1974, 2003 & 2005.
4. **Search report** for 30 years from year 1987 to 2016, by Advocate Mr. Rahul Kandage and search report dated 25/02/2021 for additional period issued by Advocate Anup Hadgaonkar.

On perusal of the above mentioned documents and all other relevant documents to title of the Said Property, I am of the opinion that the title of **RISING PROPCON LLP** is clear, marketable and without any encumbrances.

Owner of the Said Property:

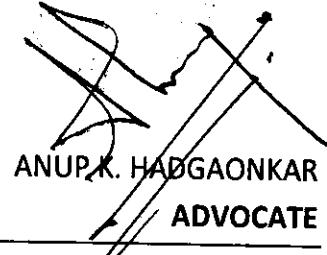
1. **Owner:** - **RISING PROPCON LLP**, limited liability partnership is owner and possessor of the Subject Property.
2. Qualifying comments/remarks if any: **RISING PROPCON LLP**, being owner & possessor of the Said Property has absolute authority to develop the Said Property and deal with Said Property with tenements in building etc.; constructed or to be constructed on the said Property as per sanction from Pune Metropolitan Regional Development Authority, Pune.

The Report reflecting the follow of the title of the promoter, **RISING PROPCON LLP**, a Limited Liability Partnership Firm, to the Said Property is enclosed herewith as Annexure-A.

Enclosure: Annexure-A, Flow of Title.

Place : Pune

Date : 09/08/2021



ANUP K. HADGAONKAR
ADVOCATE

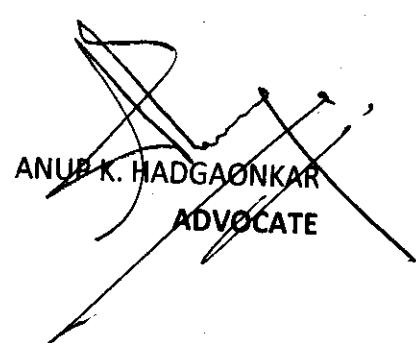
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry Nos. 1994, 1991, 1974, 1964 & 1364.
- 3) Search report for 30 years from year 1987 to 2016, by Advocate Mr. Rahul Kandage and search report dated 25/02/2021 for additional period issued by Advocate Anup Hadgaonkar.
- 4) Any other relevant title
- 5) Litigations if any.

Place : Pune

Date : 09/08/2021



ANUP K. HADGAONKAR
ADVOCATE