

ANUP K. HADGAONKAR

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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 property, All that well carved out area admeasuring 00 Hectare 36 Ares i.e. 3600 sq.mtrs.; out of Survey No.41/2 area admeasuring 02 Hectare 21 Ares and area admeasuring 00 Hectare 94 Ares i.e. 9400 sq.mtrs.; out of Survey No.27/1A/16 area admeasuring 01 Hectare 35 Ares, total area admeasuring 01 Hectare 30 Ares i.e. 13000 sq.mtrs. situated at Village Tathawade, within the Registration District Pune, Sub-Registration Dist. Haveli, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation, which is hereinafter referred to as the "SAID PROPERTY".

I have investigated the title of the Said Property on request of M/S. RISING ASSOCIATES through its partner, Mr. Vineet Goyal, on the basis of following documents i.e.: -

- 1. DESCRIPTION OF SAID PROPERTY:** - All that well carved out area admeasuring 00 Hectare 36 Ares i.e. 3600 sq.mtrs.; out of Survey No.41/2 area admeasuring 02 Hectare 21 Ares and area admeasuring 00 Hectare 94 Ares i.e. 9400 sq.mtrs.; out of Survey No.27/1A/16 area admeasuring 01 Hectare 35 Ares, total area admeasuring 01 Hectare 30 Ares i.e. 13000 sq.mtrs. situated at Village Tathawade, within the Registration District Pune, Sub-Registration Dist. Haveli, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation.
- 2. DOCUMENTS OF ALLOTMENT OF PLOT:** - Conveyance Deed is available for Scrutiny and which shows that, same is dated 16/09/2021 registered in the office of Sub-registrar Haveli No.1 at Serial No. 11566 on 16/09/2021, Conveyance Deed dated 31/08/2021, registered in the office of Sub-Registrar Haveli No.1, at Serial No.11415 register on 31/08/2021, Conveyance Deed dated 31/08/2021, registered in the office of Sub-Registrar Haveli No.1, at Serial No.11418 register on 31/08/2021 shows that, by Sale Deed dated 14/10/2021 & Sale Deed dated 14/10/2021, registered in the office of Sub-Registrar Haveli No.11, at Serial No.16068 register on 18/10/2021, all executed in favour of M/s. Rising Developers, through its Partner, Mr. Vineet Goyal.
- 3. Digital 7/12 extract** for Survey Nos. 27/1A/16 & 41/2 at Village Tathawade issued by Maharashtra Bhumi Abhilekh, a land record website of the State of Maharashtra and Mutation Entry No.7362.
- 4. Search report for 30 years from 1992 to 2021:** - Adv Kiran Hajare has carried out search for the period of 1992 to 2021 in respect of the Survey No.27/1A/16 out of Said Property and has paid vide GRN No. MH001253597202122E, copy of which is attached herewith

as Annexure-A & I have carried out search for the period of 1992 to 2022 in respect of the Survey No.41/2 out of the Said Property and has paid vide GRN Nos. MH008206784202122E.

On perusal of the above-mentioned documents and all other revenue documents to title of the Said Property, I am of the opinion that the revenue title of following Owner/Developer/Promoters to the Said Property is clear, marketable and without any encumbrances.

Owner of the Said Property

1. **Owner:** - **M/S. RISING ASSOCIATES**, a registered Partnership Firm is the owner and possessor of the Subject Property.
2. Qualifying comments/remarks if any: **M/S. RISING ASSOCIATES**, being owner & possessor of the Said Property has absolute authority to develop the Said Property and deal with the Said Property with tenements in building etc.; constructed or to be constructed on the Said Property as per sanction from Pimpri Chinchwad Municipal Corporation, Pune.

The Report reflecting the follow of the title of the developer **M/S. RISING ASSOCIATES**, a registered Partnership Firm, to the Said Property is enclosed herewith as Annexure-A.

Enclosure: Annexure-A, Flow of Title

Place: Pune

Date: 16/02/2022


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 No.7362.
- 3) Search Report 30 years from 1991 till 2021, issued by Adv Kiran M. Hajare & Associates dated 16/05/2021 is attached herewith as Annexure-A.
- 4) Any other relevant title.
- 5) Litigations if any, NA

Date: 16/02/2022


ADVOCATE