

# ANUP K. HADGAONKAR

BSL, LLP

## ADVOCATE & LEGAL CONSULTANT

"Akshay Center" 03, Laxman Nagar, Thergaon, Pune - 411 033.

Mob No.9975945269

### 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 10,050.92 sq. mtrs.; out of Survey No.70/1 area admeasuring 01 Hectare 24 Ares, situate, lying and being at Village Kharadi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune, which is hereinafter referred to as the "**SAID PROPERTY**".

I have investigated the title of the Said Property on request of RION BUILDTECH PRIVATE LIMITED, through its Director, Mr. Vineet Goyal, on the basis of following documents i.e.:-

- 1. DESCRIPTION OF SAID PROPERTY:** - All that well carved out area admeasuring 10,050.92 sq. mtrs.; out of Survey No.70/1 area admeasuring 01 Hectare 24 Ares, situate, lying and being at Village Kharadi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.
- 2. DOCUMENTS OF ALLOTMENT OF PLOT:** - Sale Deed dated 02/12/2021, which is registered in the office of Sub-Registrar Haveli No.11 at Serial No.18688 on 02/12/2021, executed by Sunil Sham Mirpuri, Amrit Sham Mirpuri & Narian A. Vaswani in favour of RION BUILDTECH PRIVATE LIMITED, through its Director, Mr. Vineet Goyal and accordingly effect has been given to the Record of Right vide Mutation Entry No.27140.



3. **Digital 7/12 extract** for Survey Nos. 70/1 at Village Kharadi dated 20/11/2021 issued by Maharashtra Bhumi Abhilekh, a land record website of the State of Maharashtra and Mutation Entry No. 27140.
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 Said Property and has paid vide GRN No. MH012199467202122E & Title Report dated 10/11/2020 issued by Adv. Ashok D. Sargar, copy of which is attached herewith as Annexure-A

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:** - **RION BUILDTECH PRIVATE LIMITED**, a registered Private Limited Company is owner and possessor of the Subject Property.
2. Qualifying comments/remarks if any: **RION BUILDTECH PRIVATE LIMITED**, 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 Pune Municipal Corporation, Pune.

The Report reflecting the follow of the title of the developer **RION BUILDTECH PRIVATE LIMITED**, a registered Private Limited Company, to the Said Property is enclosed herewith as Annexure-A.

**Enclosure:** Annexure-A, Flow of Title

Place: Pune

Date: 27/01/2022



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.27140.
- 3) Search Report 30 years from 1991 till 2021, issued by Adv Kiran M. Hajare & Associates dated 27/01/2022 & Title Report dated 10/11/2020 issued by Adv. Ashok Sargar, copy of which is attached herewith as Annexure-A.
- 4) Any other relevant title.
- 5) Litigations if any, NA

Date: 27/01/2022



ADVOCATE