

Prashant Sarthe & Associates
Advocates



To,
MahaRERA,
Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the S. no. 1137, situated at Village Kadamvakwasti, 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 Construction Limited and following documents i.e.:

1) Description of Property –

All that piece and parcel of the land bearing Gat Number 1137 (Old S. No. 52/1+2A) admeasuring area about 00 Hectare 90 Aar plus Potkharaba 00 Hectare 17 Aar (assessment 0.56 paise), situated at village Kadamvakwasti, Taluka -Haveli, District- Pune, (hereinafter referred to as the '**Captioned Property**').

2) DOCUMENTS OF THE CAPTIONED PROPERTY –

- i) Release Deed dated 16/12/2006;
 - ii) Deed of Conveyance dated 07/04/2011;
 - iii) Government Notification No. TPS-1813/392/12/CR-572/13/UD-13 dated 20/10/2015;
 - iv) Joint Development Agreement and Irrevocable Power of Attorney;
- 3) 7/12 Extract and Mutation Entries issued by the Talathi Kadamvakwasti, Pune;**
- 4) Search Report for 30 years from 1991 till 2021**

On perusal of the above mentioned documents and all other relevant documents relating to title of the captioned property, I am of the opinion that the title of M/s Riverview City Construction Limited is clear and marketable.

Owners of the Land

- a) Dhanajay Machindranath Kalbhor and Prasad Machindranath Kalbhor
- b) Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari
- c) Qualifying comment/ remark if any: as mentioned in Para 10 of the Flow of the Title of the Land

The report reflecting the flow of the title of M/s Riverview City Construction Limited on the captioned property is enclosed herewith as annexure.

ENCL: Annexure

Date: 09/10/2021



Prashant P. Sarthe
Prashant P. Sarthe
Advocate.

ADDITIONAL FLOW OF THE TITLE OF THE LAND

Dated: - 09/10/2021

1) DESCRIPTION OF PROPERTY -

All that piece and Parcel of the land bearing Gat Number 1137 (Old S. No. 52/1+2A) admeasuring area about 00 Hectare 90 Aar plus Potkharaba 00 Hectare 17 Aar (assessment 0.56 paise), situated at village Kadamvakvasti, Taluka -Haveli, District- Pune, (hereinafter referred to as the 'Said Property').

I have conducted Search of Index II maintained by Sub Registrar Office Haveli no. I, VI and an Online Search conducted on the IGR (Inspector General of Maharashtra) Website for period from 2020 to 2021 (both inclusive) regarding the 'Said Property' to find if there is any recorded encumbrance or any entry adverse to the Title of Dhanajay Machindranath Kalbhor, Prasad Machindranath Kalbhor, Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari.

2) COPIES OF THE DOCUMENTS SUPPLIED -

- a) Copy of Flow of the Title of the Land 02/06/2021
- b) **7/12 Extract** of the Caption property dated 09/10/2021.

I have traced the title of the property on the basis of the above-mentioned documents.

3) 7/12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION: -

- a) The latest 7/12 extract stated the following: -

Name of the Occupant	Area (H R)	Assessment (Rs. Ps.)
Dhanajay Machindranath Kalbhor and Prasad Machindranath Kalbhor	0.50.00 (0.17.00)	0.31
Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari	0.40.00	0.24
Total	1.07.00	0.56

In the other rights column, loan charge of Bank of Maharashtra availed by Machindra Kalbhor and loan charge of Loni Kalbhor Vividh Karyakari Co- Operative Society Pune availed by Dhanajay Machindranath Kalbhor and Prasad Machindranath Kalbhor. Also, Development rights obtained by M/s. Riverview City Construction limited from the owners is been recorded.

4) ENCUMBRANCE-

At the outset I state that an Index II Search was conducted at IGR Maharashtra website, from 02/06/2021 to 09/10/2021 on payment of Government Fees. However, I have not come across any entry, which would hamper the title of the Present Owners and the development



rights obtained by M/s. Riverview City Construction Limited, ****except the loan encumbrance appearing in other rights column****.

5) LITIGATION IF ANY-

We have been informed by the Client that no litigation is pending in respect of the said Property in any Court/Tribunal.

6) DOCUMENTS PENDING FOR INSPECTION-

a) NIL

7) ASSUMPTIONS & NOTES:

- a) This report is based on the documents submitted for my verification, as listed above & the documents reflected in the revenue records;
- b) Comments mentioned in Para 10 of the Flow of Title of Land dated 02/06/2021.

8) CONCLUSION-

Subject to whatever stated above, based on the documents given to me for inspection and information and based on the record available with the office of Sub Registrar Haveli No. I, Sub Registrar Haveli No. III, Sub Registrar Haveli no. VI and Online records on IGR Website. It appears that Dhanajay Machindranath Kalbhor, Prasad Machindranath Kalbhor, Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari are the owners. The respective ownership rights appear to be free, clear and marketable subject to the remark mentioned in the Para 10 of the Flow of Title dated 02/06/2021.

M/s. Riverview City Construction Limited has acquired development rights for the said Property from Dhanajay Machindranath Kalbhor, Prasad Machindranath Kalbhor, Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari. The development rights appear to be free, clear and marketable.

This Report is accordingly issued and the file is returned.



Prashant P. Sarthe

Prashant P. Sarthe
Advocate.

FLOW OF THE TITLE OF THE LAND

Dated: - 02/06/2021

1) DESCRIPTION OF PROPERTY –

All that piece and Parcel of the land bearing Gat Number 1137 (Old S. No. 52/1+2A) admeasuring area about 00 Hectare 90 Aar plus Potkharaba 00 Hectare 17 Aar (assessment 0.56 paise), situated at village Kadamvakvasti, Taluka -Haveli, District- Pune, (hereinafter referred to as the 'Said Property').

I have conducted Search of Index II maintained by Sub Registrar Office Haveli no. I, VI and an Online Search conducted on the IGR (Inspector General of Maharashtra) Website for period from 1991 to 2021 (both inclusive) regarding the 'Said Property' to find if there is any recorded encumbrance or any entry adverse to the Title of Dhanajay Machindranath Kalbhor, Prasad Machindranath Kalbhor, Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari.

2) COPIES OF THE DOCUMENTS SUPPLIED –

- 7/12 Extract** of the Caption property for the year 1981-2021.
- Relevant Mutation Entries** No. 1, 1170, 3160, 4871, 4872, 5444, 7702, 9574, 10500 and 10619;
- Other Relevant Documents:** -
 - Release Deed dated 16/12/2006;
 - Deed of Conveyance dated 07/04/2011;
 - Government Notification No. TPS-1813/392/12/CR-572/13/UD-13 dated 20/10/2015;
 - Joint Development Agreement and Irrevocable Power of Attorney;

I have traced the title of the property on the basis of the above-mentioned documents.

3) 7/12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION: -

- The latest 7/12 extract stated the following: -

Name of the Occupant	Area (H R)	Assessment (Rs. Ps.)
Dhanajay Machindranath Kalbhor and Prasad Machindranath Kalbhor	0.50.00 (0.17.00)	0.31
Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari	0.40.00	0.24
Total	1.07.00	0.56

In the other rights column, loan charge of Bank of Maharashtra availed by Machindra Kalbhor and loan charge of Loni Kalbhor Vividh Karyakari Co- Operative Society Pune availed by Dhanajay Machindranath Kalbhor and Prasad Machindranath Kalbhor. Also, Development rights obtained by M/s. Riverview City Construction limited from the owners is been recorded.



4) MUTATION ENTRY-

- a) That all the piece and Parcel of the land bearing S. no. 52, Hissa no. 1+2/A admeasuring area about 02 Aekar 10 Gunthas plus potkharaba 00 Aekar 17 Gunthas, situated at village Loni Kalbhor, Taluka -Haveli, District- Pune was originally owned by Machindra Raoso Kalbhor. And accordingly, the name of Machindra Raoso Kalbhor was recorded on the 7/12 extract of the said Property.
- b) During the year 1979-80, the area assessment was converted from earlier system of Acers and Gunthas into matrix system as Hectare and Are.
- c) The Land bearing Survey No. 52, Hissa No. 1+2/A of village Loni Kalbhor later on as a result of carving out of therefrom village Kadamvakwasti, Tal. Haveli, Dist. Pune bearing Sr. no. 52 Hissa no. 1+2/A admeasuring "00 Hectare 90 Are and Potkharaba 00Hectare 17Are" the said larger land was converted into consolidation Block/Gat no. 1137, as is seen rom Mutation entry no. 1 dated 30/10/1981, carried to the record of rights thereof, pursuant to the order passed by the Deputy Director of Land Records Pune bearing No. 706 (Pune) dated 31/03/1980 followed by Notification published by the state of Maharashtra in Gazette dated 19/08/1980 – Pune Division, Part -I Supplement, Page no. 15,
- d) In consolidation proceedings taken place in the year 1980 or thereabout, under the Bombay Prevention of fragmentation and consolidation of Holdings Act, 1947 (now the Maharashtra Prevention of Fragmentation and consolidation of Holdings Act) for village Kadamvakwasti, the land bearing Survey No. 52/1+2/A of village Loni Kalbhor was converted into Block/Gat No. 1137 of Kadamvakwasti, in the name of Machindra Raoso Kalbhor. This is also seen from Mutation entry no. 1, dated 30/10/1981, taken to the records of right inter alia of the said Property. It is deduced that in the meanwhile the revenue village Loni Kalbhor was bifurcated into two parts, (i) village LoniKalbhor and (ii) Kadamvakwasti.
- e) After perusal of the mutation entry no. 1170, dated 02/01/1992 and certified on 09/03/1992. It appears that, Machindranath Raosaheb Kalbhor has made an Application to add names of Dhanjay Machindranath Kalbhor & Prasad Machindranath Kalbhor as co-owner in the said property. Hence names were recorded on the 7/12 extract.
- f) After perusal of the mutation entry no. 3160 dated 13/06/2000 and certified on 19/08/2000. It appears that, Prasad Machindranath Kalbhor has obtained a Loan amount of Rs. 5,000/- from Bank of Maharashtra, Loni Kalbhor Branch. Hence, the name of Bank of Maharashtra, Loni Kalbhor Branch was recorded in the other rights column of the 7/12 extract.
- g) After perusal of the mutation entry no. 4871 dated 13/04/2005 and certified on 25/05/2005. It appears that, Dhanajay Machindra Kalbhor has obtained a Loan amount of



Rs. 1,00,000/- from the Loni Kalbhor Vividh Karyakari Co- Operative Society Pune on 07/04/2005. Hence, the name of Loni Kalbhor Vividh Karyakari Co- Operative Society was recorded in the other rights column of the 7/12 extract.

- h) After perusal of the mutation entry no. 4871 dated 13/04/2005 and certified on 25/05/2005. It appears that, Prasad Machindranath Kalbhor has obtained a Loan amount of Rs. 1,00,000/- from the Loni Kalbhor Vividh Karyakari Co- Operative Society Pune on 07/04/2005. Hence, the name of Loni Kalbhor Vividh Karyakari Co- Operative Society was recorded in the other rights column of the 7/12 extract.
- i) After perusal of the mutation entry no. 5444 dated 03/11/2006 and certified on 18/11/2006. It appears that, Dhanajay Machindranath Kalbhor has obtained a Loan amount of Rs. 5,000/- from Bank of Maharashtra, Loni Kalbhor Branch. Hence, the name of Bank of Maharashtra, Loni Kalbhor Branch was recorded in the other rights column of the 7/12 extract.
- j) After perusal of the mutation entry no. 7702 dated 28/06/2011 and certified on 01/08/2011. It appears that, Machindranath Raosaheb Kalbhor & Other have sold land admeasuring 00H 40R out of the said property to and in favour of Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari, vide sale Deed of Conveyance dated 07/04/2011, registered in the Office of Sub Registrar Haveli no. 6 (Loni Kalbhor), at Sr. no. 3550/2011. Hence names of Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari are added as the Owners in the 7/12 extract.
- k) After perusal of the mutation entry no. 9574 dated 12/01/2017 and certified on 23/10/2018. It appears that, the Hon'ble Tashildar has corrected the errors occurred during digitisation of the 7/12 extract and the same are corrected to match the original records.
- l) After perusal of the mutation entry no. 10500 dated 31/08/2020 and certified on 20/10/2020. It appears that, Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari have entered in to joint development agreement dated 07/01/2020, in favour of M/s. Riverview City Construction Limited for land admeasuring 00 H 40R. out of the said Property. Furthermore, for the efficient implementation of the Joint Development Agreement, a Power of Attorney has also been executed in favour of M/s. Riverview City Construction Limited. The Joint Development Agreement & Power of Attorney are registered in the office of the Sub-Registrar Haveli no. 10, at Sr. nos. 604/2020 & 605/2020, on the same day. Hence the name of M/s. Riverview City Construction Limited is recorded in the other rights column of the 7/12 extract.



- m) After perusal of the mutation entry no. 10619 dated 20/11/2020 and certified on 31/12/2020. It appears that, Dhanajay Machindranath Kalbhor and Prasad Machindranath Kalbhor have entered in to joint development agreement dated 08/07/2019, in favour of M/s. Riverview City Construction Limited for land admeasuring 00 H 67R. out of the said Property. Furthermore, for the efficient implementation of the Joint Development Agreement, a Power of Attorney has also been executed in favour of M/s. Riverview City Construction Limited. The Joint Development Agreement & Power of Attorney are registered in the office of the Sub-Registrar Haveli no. 3, at Sr. nos. 9598/2019 & 9599/2019, on the same day. Hence the name of M/s. Riverview City Construction Limited is recorded in the other rights column of the 7/12 extract

5) Other Relevant Documents: -

- a) After perusal of the Registration receipt, Index II and Release Deed dated 16/12/2006. It appears that the same is executed by Surekha Dnyaneshwar Kavde and Pratibha Sarjerao Dorge in favour of Dhanajay Machindra Kalbhor, Prasad Machindranath Kalbhor, Machindra Raosaheb Kalbhor and Kusum Machindra Kalbhor releasing their rights over the said Property. The Release Deed is registered in the office of the Sub-Registrar Haveli no. 6 (Loni Kalbhor), at Sr. no. 10723/2006, on the same day;
- b) After perusal of the Registration Receipt, Index II and Deed of Conveyance dated 07/04/2011. It appears that Machindranath Raosaheb Kalbhor, Dhanajay Machindra Kalbhor, Sangeeta Dhanajay Kalbhor, Akash Dhanajay Kalbhor, Prasad Machindranath Kalbhor, Varsha Prasad Kalbhor and consented by Dattatray Gulabrao Kamthe have sold land admeasuring 00H 40R out of the said property to and in favour of Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari. The Deed of Conveyance is registered in the office of the Sub-Registrar Haveli no. 6 (Loni Kalbhor), at Sr. no. 3550/2011, on the same day
- c) The Captioned Property is included in the Government notification no. TPS-1813/392/12/CR-572/13/UD-13 dated 20/10/2015, for development of the integrated township by Riverview City Constructions Limited under the provisions of the Section 18(3) of the Maharashtra Regional and Town Planning Act, 1966;
- d) After perusal of the Registration receipt, Index II and Joint Development Agreement dated 08/07/2019. It appears that the same is executed by Kusum Machindra Kalbhor, Dhanajay Machindra Kalbhor, Sangeeta Dhanajay Kalbhor, Akash Dhanajay Kalbhor, Gayatri Akash Kalbhor, Supriya Atul Ghule, Prasad Machindranath Kalbhor and Varsha Prasad Kalbhor in favour of M/s. Riverview City Construction limited. The Agreement is registered for assigned of development right in respect of the land admeasuring 00 H 67R. out of the said Property. Furthermore, for the efficient implementation of the Joint Development Agreement, a Power of Attorney has also been executed in favour of M/s. Riverview City Construction Limited. The Joint Development Agreement & Power of Attorney are registered in the office of the Sub-Registrar Haveli no. 3, at Sr. nos. 9598/2019 & 9599/2019, on the same day;



e) After perusal of the Registration receipt, Index II and Joint Development Agreement dated 08/07/2019. It appears that the same is executed by Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari in favour of M/s. Riverview City Construction limited. The Agreement is registered for assigned of development right in respect of the land admeasuring 00 H 40R. out of the said Property. Furthermore, for the efficient implementation of the Joint Development Agreement, a Power of Attorney has also been executed in favour of M/s. Riverview City Construction Limited. The Joint Development Agreement & Power of Attorney are registered in the office of the Sub-Registrar Haveli no. 10, at Sr. nos. 604/2020 & 605/2020, on the same day.

6) IGR (Inspector General of Maharashtra) Search:-

The documents registered during the period prior to the year 2002 were recorded in the registers maintained by the respective Sub Registrar Office, in the Haveli. I have conducted search of the records in the office of Sub Registrar Haveli I, III and VI for the years 1991 to 2001 of village Kadamvakwasti (Loni Kalbhor) separately. But the registers maintained by the said offices are completely in torn conditions and in complete dilapidated condition.

Thereafter, the IGR have fed the details of the documents registered in soft and the same were available for inspection online from the years 2002 to 2021. The registration module on computer showed "No record Found" in respect of the said Property.

7) ENCUMBRANCE-

At the outset I state that an Index II Search was conducted at the Sub Registrar haveli no. I, III and VI and an online Index II Search was also conducted at IGR Maharashtra website, for the period from 1991 to 2021 on payment of Government Fees.

I state that the registers maintained by the said office are completely in torn conditions and in complete dilapidated condition and I do not claim any authenticity of search as the record is in dilapidated condition & there is limited access to the electronic record.

However, during my inspection and search of the registers of Index II maintained by the respective Sub Registrar Offices, I have not come across any entry, which would hamper the title of the Present Owners, *****except the loan encumbrance appearing in other rights column*****.

8) LITIGATION IF ANY-

We have been informed by the Client that no litigation is pending in respect of the said Property in any Court/Tribunal.

9) DOCUMENTS PENDING FOR INSPECTION-

a) NIL



10) ASSUMPTIONS & NOTES:

- a) This report is based on the documents submitted for my verification, as listed above & the documents reflected in the revenue records;
- b) The loan encumbrances appearing in the other rights column should be repaid.
- c) Unable to ascertain how the rights of Machindra Raoso Kalbhor is transferred to Dhanajay Machindranath Kalbhor and Prasad Machindranath Kalbhor.

11) CONCLUSION-

Subject to whatever stated above, based on the documents given to me for inspection and information and based on the record available with the office of Sub Registrar Haveli No. I, Sub Registrar Haveli No. III, Sub Registrar Haveli no. VI and Online records on IGR Website. It appears that Dhanajay Machindranath Kalbhor, Prasad Machindranath Kalbhor, Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari are the owners. The respective ownership rights appear to be free, clear and marketable subject to the remark mentioned in the Para 10 herein in above.

M/s. Riverview City Construction Limited has acquired development rights for the said Property from Dhanajay Machindranath Kalbhor, Prasad Machindranath Kalbhor, Vandana Prakash Dubepatil, Chayya Machindra Pansare, Manohar Sahebrao Tanpure, Umesh Govardhan Navale, Balasaheb Mahadev Patil, Nilanand Ram Sharma and Prashant Bajirao Gadkari. The development rights appear to be free, clear and marketable.

This Report is accordingly issued and the file is returned.



Prashant P. Sarthe

Advocate.