

Date: 29/04/2022

LEGAL TITLE REPORT

To

MahaRERA

Mumbai.


Sub:- Title Clearance Certificate with respect to Immovable Property
i.e Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring
about 29700 Sq Mtrs situated at Village Bapgaon , Taluka
Bhiwandi , Dist. Thane.

I have investigated the Title of the abovementioned
Land on the request of the Developers M/S. ARIHANT
SUPERSTRUCTURES LIMITED on perusal of Revenue
Records, Ma harashtra Government Gazette Notification No 1
dated 01/01/2016 and following document i.e. :-

1) DESCRIPTION OF LAND

All that piece and Parcel of Immovable Property i.e Land Gat /
Survey No. 14 Hissa No 1 admeasuring about 02-97-00 (H-R-
P) {29700 Sq Mtrs } situated at Village Bapgaon , Taluka
Bhiwandi , Dist. Thane.

The Documents of the abovementioned Land:

- a) Maharashtra Government Gazette Notification No 1 dated
01/01/2016. An amendment is made in section 63 of
Maharashtra Tenancy & Agricultural Act 1948 wherein
Agricultural Land can be Transferred in name of a Person
who is not a farmer for Non Agricultural Purpose such as
Residential, commercial etc on certain terms and conditions. 

- b) Copy of sale Deed dated 26/03/2014 wherein Mr Balaram Vithal Kene , Mr Prakash Vithal Kene , Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil had Sold & Conveyed the Land admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to Mr Raju Sachanand Chandwani. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 2 vide Document No.1726/2014 registered on 26/03/2014.
- c) Copy of Deed wherein Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil released their rights in the Land in favour of Balaram Vithal Kene & Mr Prakash Vithal Kene. This Deed is registered being Document No 3409/2014 dated 30/06/2014.
- d) Copy of Sale Deed dated 09/09/2021 wherein Balaram Vithal Kene & Mr Prakash Vithal Kene as Sellers and Mr Jivandas Ladku Kene & Ors as Confirming Party had Sold & Conveyed the Land admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.7023/2021 registered on 09/09/2021.
- e) Copy of Power of Attorney dated 09/09/2021, Balaram Vithal Kene & Ors had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.7024/2021 registered on 09/09/2021.

f) Copy of sale Deed dated 16/02/2022 wherein Mr Raju Sachanand Chandwani had Sold & Conveyed the Land admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 , vide Document No.949/2022 registered on 16/02/2022.

g) Copy of Power of Attorney dated 16/02/2022, wherein Mr Raju Sachanand Chandwani had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3 , vide Document No.950/2022 registered on 16/02/2022.

h) Copy of Development and Construction permission granted by Collector , District Thane being No. Mahsul / K-1 / T-8 / BP / Village Bapgaon-Bhiwandi / S R-09/2022 dated 24/03/2022.

2) Search Report for 30 years from 1993 to 2022.

2/ On perusal of the Revenue Records & abovementioned Document and all other relevant documents relating to title of the abovementioned property, I am of the opinion that the Title in respect of the said Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 29700 Sq Mtrs situated at Village

Bapgaon , Taluka Bhiwandi , Dist. Thane in the name of the said Developers i.e M/S. ARIHANT SUPERSTRUCTURES LIMITED, THROUGH ITS DIRECTOR SHRI ASHOK BHAVARLAL CHHAJER is clear and marketable and without any encumbrance.

Owners of the Land:

M/S. ARIHANT SUPERSTRUCTURES LIMITED, THROUGH ITS DIRECTOR SHRI ASHOK BHAVARLAL CHHAJER.

3/ The report reflecting the flow of the Title of the Owner on the said Land is enclosed herewith.

Encl: Annexure.

Date 29/04/2022.

Yours Truly

Rajesh H. Patil

Advocate High Court
RAJESH H. PATIL
Advocates High Court
D-279, Vashi Plaza, 1st Floor,
Sector - 17, Vashi,
Navi Mumbai - 400 703.
Mob. No.:8928181421

Date: 29/04/2022

SEARCH REPORT

Search report in respect of Gat / Survey No. 14 Hissa No 1 situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

I have undertaken Search, through Search Clerk, of the aforesaid property at Sub-Registrar Office Bhiwandi 1 at Bhiwandi from 1993 to 2020 (Registers from 1993 to 2002 are in total Torn conditions, Some Records from 2003 to 2020 are in torn conditions & records from 2021 till date are not ready), Search in the office of Sub Registrar Bhiwandi 2 at Bhiwandi from 2005 to 2020 (Sub Registrar Office Bhiwandi 2 started in 2005, Some Records from 2005 to 2020 are in torn conditions and records from 2021 till date are not ready) & Search in the office of Sub Registrar Bhiwandi 3 at Bhiwandi from 2012 to 2020 (Sub Registrar Office Bhiwandi 3 started in 2012, Some Records from 2012 to 2020 are in torn conditions and records from 2021 till date are not ready), From whatever records were available, there was following transaction recorded :

- 1) Document No.1726/2014 registered on 26/03/2014 is a Sale deed for area 0-30-0 (H-R-P) out of area 2-97-0 (H-R-P) is recorded in the name of Raju Chandwani in the records of the sub registrar Bhiwandi -2. The Sellers are Mr Balaram Vithal Kene & Ors.
- 2) Document No.3409/2014 registered on 30/06/2014 is a Release deed in the area 2-67-0 (H-R-P) is recorded in the name of Mr Balaram V Kene & Mr Prakash V Kene in the records of the sub registrar Bhiwandi -2. The Releasors are Smt Kusum Madavi & Ors. Q

- 3) Document No.7023/2021 registered on 09/09/2021 is a Sale deed for the area 2-67-0 (H-R-P) i.e 26700 Sq Mtrs out of area 2-97-0 (H-R-P) recorded in the name of M/s. Arihant Superstructures Ltd through Director Ashok B. Chhajer in the records of the sub registrar Bhiwandi -3. The Sellers are Mr Balaram Vithal Kene & Ors.
- 4) Document No.949/2022 registered on 16/02/2022 is a Sale deed for the area 00-30-0 (H-R-P) i.e 3000 Sq Mtrs out of area 2-97-0 (H-R-P) recorded in the name of M/s. Arihant Superstructures Ltd through Director Ashok B. Chhajer in the records of the sub registrar Bhiwandi -3. The Seller is Raju Chandwani.

There is no other transaction recorded on the above mentioned Land as per the abovementioned available records of the Sub Registrars.

This search report is qualified in value and submitted from the records available "On as is where is basis" at that particular point of time and without any liability on the part of the undersigned.

I hereby enclose the search Fee receipt of Government of Maharashtra being GRN No MH001190521202223E dated 28/04/2022 for Rs 750/- deposited for Search.

Yours Truly



Rajesh H. Patil
Advocate High Court

Encl: Search receipt GRN No MH001190521202223E dated 28/04/2022 for Rs 750/-.

RAJESH H. PATIL
Advocate High Court
D-279, Vashi Plaza, 1st Floor,
Sector - 17, Vashi,
Navi Mumbai - 400 703.
Mob. No.:8928181421



CHALLAN
MTR Form Number-6



GRN	MH0011905212022Z3E	BARCODE			Date	28/04/2022-21:19:26	Form ID	
Department				Inspector General Of Registration				
Search Fee				Payer Details				
Type of Payment				Other Items				
Office Name				BVD1_BHIWANDI NO 1 SUB REGISTRAR				
Location				THANE				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030072201 SEARCH FEE				750.00				
				Flat/Block No.				
				Premises/Building				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Survey No. 14 Hissa No. 1 Village Bapgaon 1993 to 2022 30 Years				
				Amount In				
				Seven Hundred Fifty Rupees Only				
Total				750.00				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN				
				Ref. No.				
				69103332022042910568				
				2743239702				
Name of Bank				Bank Date				
				RBI Date				
				28/04/2022-21:20:09				
				Not Verified with RBI				
Name of Branch				Bank-Branch				
				IDBI BANK				
				Scroll No. , Date				
				Not Verified with Scroll				

Department ID:

Mobile No. : 8928181421

NOTE:- This challan is valid for reason mentioned in Type of payment only, Not valid for other reasons or unregistered document


चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करण्याच्या दस्त्यासाठी लागू नाही.


Date: 29/04/2022

FLOW OF THE TITLE OF THE LAND

Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 29700 Sq Mtrs situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

- 1) The name of Mr Vithal Kalu Kene is recorded as the Owner & Possessor of the Land.
- 2) Mr Vithal Kalu Kene expired on 05/01/2001 and his heirs recorded were 1) Mr Balaram Vithal Kene (Son), 2) Mr Prakash Vithal Kene (Son), 3) Smt Kusum Janu Madhvi (Daughter), 4) Smt Gulab Sudam Karave (Daughter), & 5) Smt Anjana Nakul Patil (Daughter). This is recorded vide Mutation Entry No 292.
- 3) By a sale Deed dated 26/03/2014 , the abovesaid Mr Balaram Vithal Kene , Mr Prakash Vithal Kene , Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil had Sold & Conveyed the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to Mr Raju Sachanand Chandwani. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 2 , vide Document No.1726/2014 registered on 26/03/2014. This Transaction is recorded vide Mutation Entry No 716 dated 09/04/2014 in the revenue records. *R*

- 4) Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil released their rights in Land in favour of Balaram Vithal Kene & Mr Prakash Vithal Kene by document being Document No 3409/2014 dated 30/06/2014. This is recorded vide Mutation Entry No 739.
- 5) By a sale Deed dated 09/09/2021, the abovesaid Balaram Vithal Kene & Mr Prakash Vithal Kene as Sellers and Mr Jivandas Ladku Kene & Ors as Confirming Party had Sold & Conveyed the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 , vide Document No.7023/2021 registered on 09/09/2021. This Transaction is recorded vide Mutation Entry No 1083 dated 07/10/2021 in the revenue records.
- 6) By a Power of Attorney dated 09/09/2021, the abovesaid Balaram Vithal Kene & Ors had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.7024/2021 registered on 09/09/2021. 

- 7) By a sale Deed dated 16/02/2022, Mr Raju Sachanand Chandwani had Sold & Conveyed the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.949/2022 registered on 16/02/2022.
- 8) By a Power of Attorney dated 16/02/2022, the abovesaid Mr Raju Sachanand Chandwani had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3, vide Document No.950/2022 registered on 16/02/2022.
- 9) As per the Maharashtra Government Gazette Notification No 1 dated 01/01/2016, an amendment is made in section 63 of Maharashtra Tenancy & Agricultural Act 1948 wherein Agricultural Land can be Transferred in name of a Person who is not a farmer for Non Agricultural Purpose such as Residential, commercial, Industrial on certain terms and conditions. 

- 10) The Collector , District Thane had granted the Development and Construction permission being No. Mahsul / K-1 / T-8 / BP / Village Bapgaon-Bhiwandi / S R-09/2022 dated 24/03/2022.
- 11) Search Report Search report for 30 yrs from 1993 to 2022 taken from Sub registrar offices at Bhiwandi.

The description of the above said Land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 29700 Sq Mtrs situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

Yours Truly



Rajesh H. Patil

Advocate High Court

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Mob. No.: 8928181421

क्र.महसूल/क-१/टे-८/बां.प./मौ.बापगांव-भिवंडी/एसआर-०९/२०२२

जिल्हाधिकारी कार्यालय ठाणे

दिनांक :

13 FEB 2023

वाचले :-

- १) मे. अरिहंत सुपरस्टक्चर्स लि. तर्फे श्री. अशोक भवरलाल छाजेर रा. अरिहंत औरा, बी.विंग, फ्लोअर नं.२५ प्लॉट नं.१३/१, टीटीसी इंडस्ट्रियल एरीया, ठाणे बेलापुर रोड, तुर्भे, नवी मुंबई यांचा दिनांक २७/०९/२०२२ रोजीचा अर्ज
- २) या कार्यालयाकडील आदेश क्र. महसूल/क-१/टे-८/बां.प./मौ.बापगांव-भिवंडी/एसआर-०९/२०२२ दिनांक २४/०३/२०२२
- ३) सहायक संचालक नगररचना ठाणे यांचेकडील पत्र क्र.विशेष/बांप/मौ.बापगांव/ता.भिवंडी / स.नं.१४/१/ससंठाणे/२९०२ दि. १/१२/२०२२

दुरुस्ती आदेश :-

ज्या अर्थी, उपोद्घातातील अनुक्रमांक १ अन्वये अर्जदार मे. अरिहंत सुपरस्टक्चर्स लि. तर्फे श्री. अशोक भवरलाल छाजेर यांनी दि. २७/०९/२०२२ अन्वये या कार्यालयाकडून क्र.महसूल/क-१/टे-८/ बांप/मौ.बापगांव-भिवंडी/एसआर-०९/२०२२ दि. २४/३/२०२२ रोजी पारीत केलेल्या बांधकाम परवानगी आदेशातील अट क्र. १४ ची तसेच सहायक संचालक नगररचना ठाणे यांनी दि. १४/३/२०२२ रोजी सादर केलेल्या शिफारसतील अट क्र. १७ ची पूर्तता केलेली असून सदर अट रद्द करणेबाबत विनंती अर्ज केलेला आहे.

ज्या अर्थी, उपोद्घातातील अनुक्रमांक २ अन्वये या कार्यालयाकडून क्र.महसूल/क-१/टे-८/ बांप/मौ.बापगांव-भिवंडी/एसआर-०९/२०२२ दि. २४/३/२०२२ रोजी पारीत केलेल्या बांधकाम परवानगी आदेशातील अट क्र. १४ मध्ये "प्रस्तुत प्रस्तावात ४५ मी. उंचीच्या (स्टील्ट + १४ मजले) च्या इमारती प्रस्तावित केलेल्या आहेत. सदर इमारती २४ मी. पेक्षा जास्त उंचीच्या असल्याने त्या "विशेष इमारती" होत असून मंजूर एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार अशा इमारती असलेल्या भूखंडास १२.०० मी. रुंदीचा पोहोच रस्ता काही भागापूरता उपलब्ध असून उर्वरीत भागासाठी सध्या रस्ता उपलब्ध नाही. अर्जदाराने परवानगी प्राप्त होण्यास सुलभतेच्या दृष्टीने एकाच टप्प्यात परवानगी अनुज्ञेय व्हावी, अशी अर्जदार यांनी विनंती केलेली आहे. त्यात त्यांनी सदरच्या १२.०० मी. रुंद रस्ता ६ महिन्यात त्यांच्याकडून उपलब्ध करून विकसीत करण्यात येईल, असे नमुद केले असून सदर रस्ता विकसीत होईपर्यंत २३.७५ मी. उंचीपर्यंत (स्टील्ट + ७ मजले) बांधकाम अनुज्ञेय करावे व १२.०० मी. रुंद रस्ता विकसीत झाल्यानंतर जास्त उंचीचे बांधकाम अनुज्ञेय करावे, अशी विनंती केलेली आहे. सदरची विनंती परवानगी घेण्याच्या सुलभतेच्या दृष्टीने मान्य करण्यात येत असून सद्यस्थितीत अर्जदारास २३.७५ मी. (स्टील्ट + ७ मजले) उंचीचे बांधकामास अनुमती देण्यात येत आहे. या कार्यालयाकडून विकास परवानगीचे आदेश निर्गमित केल्याच्या दिनांकापासून सहा महिन्यांच्या आत सदर १२.०० मी. रुंदीचा पोहोच रस्ता अर्जदाराने स्वखर्चाने उपलब्ध व विकसीत करणे आवश्यक आहे. असे न केल्यास दिलेली

क्र.महसूल/क-१/टे-८/बां.प./मौ.बापगांव-भिवंडी/एसआर-०९/२०२२ परवानगी रद्द करण्यात येईल. व अशा परिस्थितीत अर्जदारास २३.७५ मी. उंची पर्यंतच्या इमारतीचा सुधारीत विकास परवानगी प्रस्ताव पुनः शिच सादर करुन या कार्यालयाकडून मंजूर करुन घ्यावा लागेल, सदर बाब अनुज्ञाग्राही यांचेवर बंधनकारक रहींल." असे नमुद करणेत आलेले आहे.

ज्या अर्थी, या कार्यालयाकडून क्र.महसूल/क-१/टे-८/ बां.प/ मौ.बापगांव-भिवंडी/एसआर-०९/२०२२ दि. २४/३/२०२२ रोजी पारीत केलेल्या बांधकाम परवानगी आदेशातील अट क्र. १४ चे अनुषंगाने सहायक संचालक नगररचना ठाणे यांनी उपोद्घातातील अ.क्र. ३ अन्वये सदर जागेची पहाणी केल्ली असता, सदर जागेवर १२.०० मी. रुंद रस्ता विकसीत झाल्याचे निदर्शनास आले आहे. तसेच त्याबाबतचे जीपीएस फोटो व ग्रुप ग्रामपंचायत बापगांव / देवरुंग यांचे रस्त्याबाबत ग्रामसभा ठराव सादर केला असल्याचे नमुद केले आहे.

त्याअर्थी, आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२(क) अन्वये जिल्हाधिकारी ठाणे यांच्याकडेनिहित करण्यात आलेल्या अधिकारांचा वापर करुन मी जिल्हाधिकारी ठाणे याद्वारे मे. अरिहंत सुपरस्टक्चर्स लि. तर्फे श्री. अशोक भवरलाल छाजेर यांना त्यांचे विनंतीचे अनुषंगाने या कार्यालयाकडील बांधकाम परवानगी आदेश क्र.महसूल/क-१/टे-८/ बां.प/ मौ.बापगांव-भिवंडी/एसआर-०९/२०२२ दि. २४/३/२०२२ मधील अट क्र. १४ मध्ये नमुद १२.०० मी. रुंदीचा पोहोच रस्ता अर्जदाराने स्वखर्चाने उपलब्ध व विकसीत केलेला असून सदर अटीमधील १२.०० मी. रुंदीचा पोहोच रस्त्याबाबतचा मुद्दा शिथील करणेत येत आहे.

सही/-
(अशोक शिनगारे)
जिल्हाधिकारी ठाणे

प्रति,

✓ मे. अरिहंत सुपरस्टक्चर्स लि. तर्फे श्री. अशोक भवरलाल छाजेर स्वतः व श्री. राजु सयानंद चंदवानी यांचे कु.मू.धारक म्हणून
रा. अरिहंत औरा, फ्लोअर नं.२६ प्लॉट नं.१३/१, टीटीसी इंडस्ट्रियल एरीया,
ठाणे वेलपुर रोड, तुर्मे एमआयडीसी, नवी मुंबई

प्रत :- तहसिलदार भिवंडी यांना माहितीसाठी

प्रत :- उपअधिक्षक भूमि अभिलेख भिवंडी यांना माहितीसाठी

प्रत :- गट विकास अधिकारी, पंचायत समिती, भिवंडी यांना माहितीसाठी व कार्यवाहीसाठी रवाना

प्रत :- तलाठी सजा लोनाड

प्रत :- कार्यालयीन संचिका.



(राजेंद्र चव्हाण)
तहसीलदार (महसूल)

जिल्हाधिकारी कार्यालय, ठाणे

(स्थळप्रतिवर मा.जिल्हाधिकारी यांची स्वाक्षरी असे.)