

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, Maharashtra 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 K

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

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.-D-279, 1st Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai -400 703.

Mobile No 8928181421, 9892090603: Email: adv.rajeshhpatil@gmail.com

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.

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

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

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



CHALLAN
MTR Form Number-6



GRN: MH001190521202223E	BARCODE			Date: 28/04/2022-21:19:26	Form ID:
Department: Inspector General Of Registration			Payer Details		
Search Fee Type of Payment: Other Items			TAX ID / TAN (If Any)		
			PAN No.(If Applicable)		
Office Name: BVD1_BHIWANDI NO 1 SUB REGISTRAR			Full Name		Adv Rajesh H Patil
Location: THANE					
Year: 2022-2023 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.			Premises/Building
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
Remarks (If Any) Survey No. 14 Hissa No. 1 Village Bappaon 1993 to 2022 30 Years					
			Amount In Words	Seven Hundred Fifty Rupees Only	
Total		750.00			
Payment Details: IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332022042910566
Cheque/DD No.			Bank Date	RBI Date	28/04/2022-21:20:09
Name of Bank			Bank-Branch		IDBI BANK
Name of Branch			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
દાખલ ચલાન "ટાઇપ ઑફ પેમેન્ટ" જાથે નમુદ કારણાંસાંથી લાગુ આએ. હવું કારણાંસારી કિંબા નોટણી ન કાયદારાલ્યા દખાણાંસારી લાગુ નાથી.

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. 

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

RAJESH H. PATIL

Advocates High Court
D-279, Vashi Plaza, 1st Floor,
Sector - 17, Vashi,
Navi Mumbai - 400 703.
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 फ्लॉट नं.१३/१, टीटीसी इंडस्ट्रियल एरोया, ठाणे बेलापुर रोड, तुर्मे, नवी मुंबई यांचा दिनांक २७/०९/२०२२ रोजीचा अजे
- 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. ९/१२/२०२२

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 पुतंता केलेली असून सदर अट रद करणेवाबत 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 मंजुर एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार अशा इमारती असलेल्या भूखंडास १२.०० मी. रुदीचा पोहोच रस्ता काही भागापूरता उपलब्ध असून उर्वरीत भागासाठी सध्या रस्ता उपलब्ध नाही. अर्जदाराने परवानगी प्राप्त होण्यास सुलभतेच्या दृष्टीने एकाच टप्यात परवानगी अनुज्ञेय क्वाही, अशी अर्जदार यांनी विनंती केलेली आहे. त्यात त्यांनी सदरच्या १२.०० मी. रुद 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. रुद रस्ता विकसीत झाल्यानंतर जास्त उंचीचे बांधकाम अनुज्ञेय करावे, अशी विनंती केलेली आहे. सदरची विनंती परवानगी घेण्याच्या सुलभतेच्या दृष्टीने मान्य करण्यात येत असून सद्यास्थितीत अर्जदारास २३.७५ मी. (स्टील्ट + ७ मजले) उंचीचे बांधकामास अनुमती देण्यात येत आहे. या कार्यालयाकडून विकास परवानगीचे आदेश निर्गमित केल्याच्या दिनांकापासून सहा महिन्याच्या आत सदर १२.०० मी. रुदीचा पोहोच रस्ता अर्जदाराने स्वखर्चाने उपलब्ध व विकसीत करणे आवश्यक आहे. असे न केल्यास दिलेली

क्र.महसूल/क-१/टे-८/वां.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 पुनःश्च सादर करून या कार्यालयाकडून मंजुर करून घ्यावा लागेल,
सदर बाब अनुज्ञाग्राही यांचेवर बंधनकारक रहील." असे नमूद करणेत आलेले आहे.

ज्या अर्थी, या कार्यालयाकडून क्र.महसूल/क-१/टे-८/ वांप/ 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
केलली असता, सदर जागेवर १२.०० मी. रुद रस्ता विकसीत झाल्याचे निर्दर्शनास आले आहे. तसेच
त्याबाबतचे जीपीएस फोटो व ग्रुप ग्रामपंचायत बापगांव / देवरुंग यांचे रस्त्यावावत ग्रामसभा ठराव सादर
केला असल्याचे नमूद केले आहे.

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

सही/-

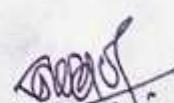
(अशोक शिनगारे)
जिल्हाधिकारी ठाणे

प्रति,

- ✓ मे. अरिहंत सुपरस्टक्चर्स लि. तर्फ श्री. अशोक भवरलाल छाजेर स्वतः व
श्री. राजू सयानंद चंदवानी यांचे कु.मू.धारक महणून
- रा. अरिहंत औरा, फ्लोअर नं. २६, प्लॉट नं. १३/१, टीटीसी इंडस्ट्रियल एरोया,
ठाणे वेलापुर रोड, तुर्म एमआयडीसी, नवी मुंबई
- प्रत :- तहसिलदार भिवंडी यांना माहितीसाठी
- प्रत :- उपअधिकारी भुमि अभिलेख भिवंडी यांना माहितीसाठी
- प्रत :- गट विकास अधिकारी, पंचायत समिती, भिवंडी यांना माहितीसाठी व कार्यवाहीसाठी रवाना
- प्रत :- तलाठी सजा लोनाड
- प्रत :- कार्यालयीन संचिका.



(स्थलप्रतिवर मा.जिल्हाधिकारी यांची स्वाक्षरी असे.)


(राजेंद्र चोक्हाजी)
तहसीलदार (महसूल)
जिल्हाधिकारी कार्यालय, ठाणे