

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

**Advocate High Court**

Off.D-272, 1<sup>st</sup> Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai -400 703.

Date: 14/04/2016

### **TITLE CERTIFICATE**

Title Certificate in respect of immovable Property i.e. Non Agricultural Land bearing Survey No. 51 , Hissa No 0 {old S No 51 H No 1,2,3,4 ; S No 74 H No 6, S No 75 H No A(1), A(2), B } , admeasuring 20370 sq Mtrs situate at Village Rohinjan, Taluka Panvel , Dist. Raigad.

#### **Survey No. 51 H No 1,2,3 ,4 and S No 75 H No B**

WHEREAS Smt. Kanta Ramsharan Bhalla & Ors were seized and possessed of or otherwise well and sufficiently entitled to piece of land bearing Survey No. 51 H No 1,2,3 ,4 and S No 75 H No B situate at Village Rohinjan, Taluka Panvel , Dist. Raigad.

AND WHEREAS by Sale Deed dated 17/02/2009, Smt. Kanta Ramsharan Bhalla & Ors sold the abovementioned land to M/s Supreme Construction and Developers Pvt. Ltd. This agreement is registered with the sub registrar of Assurances Panvel-2 vide document No. 851/2009 and registered on 17/02/2009.

#### **S No 75 H No A(1), S No 75 H No A(2)**

WHEREAS Smt. Kanta Ramsharan Bhalla & Ors were seized and possessed of or otherwise well and sufficiently entitled to piece of land bearing S No 75 H No A(1), S No 75 H No A(2) situate at Village Rohinjan, Taluka Panvel , Dist. Raigad. 

AND WHEREAS by Sale Deed dated 17/02/2009, Smt. Kanta Ramsharan Bhalla & Ors sold the abovementioned to M/s Supreme Construction and Developers Pvt. Ltd .This agreement is registered with the sub registrar of Assurances Panvel-2 vide document No. 852/2009 and registered on 17/02/2009.

**S No 74 H No 6**

WHEREAS Smt. Kanta Ramsharan Bhalla & Ors were seized and possessed of or otherwise well and sufficiently entitled to piece of land bearing S No 74 H No 6 situate at Village Rohinjan, Taluka Panvel , Dist. Raigad.

AND WHEREAS by Sale Deed dated 17/02/2009, Smt. Kanta Ramsharan Bhalla & Ors sold the abovementioned to M/s Supreme Construction and Developers Pvt. Ltd. This agreement is registered with the sub registrar of Assurances Panvel 3 vide document No. 5456/2014 and registered on 20/09/2014.

**Survey No. 51 , Hissa No 0 {(old S No 51 H No 1,2,3,4) , S No 74 H No 6, S No 75 H No A(1), S No 75 H No A(2), S No 75 H No B } , admeasuring 20370 sq Mtrs**

AND WHEREAS M/s Supreme Construction and Developers Pvt. Ltd. had made an Application to MMRDA seeking permission to develop Rental Housing Scheme on abovementioned Land and MMRDA by its letter No. MMRDA /REN HSG /RHS-35 /09 /523 dated 25<sup>th</sup> June,2009 had granted Location Clearance for a Rental Housing Scheme on abovementioned Land .

AND WHEREAS the MMRDA by its letter No. MMRDA /REN HSG/RHS-35/10/23 dated 04<sup>th</sup> August, 2010 had granted revised Location Clearance for Rental Housing Scheme. 

AND WHEREAS the District Collector, Raigad, by his Order bearing Reference No. MS/LNA1(B)/SR/122/2010 dated , 27<sup>th</sup> October 2010 had granted permission for Non-Agricultural Use and Construction of Rental Housing Scheme on abovementioned Land.

AND WHEREAS the District Collector, Raigad, by his Order bearing Reference No. MS / LNA1(B) / SR / 79 /2011 dated , 31/01/2013 had granted amended permission for Construction of the Rental Housing Scheme on abovementioned Land.

AND WHEREAS the District Collector, Raigad, by his Order bearing Reference No. MS / LNA1(B) / SR / 85 /2014 dated , 25/05/2015 had granted amended permission for Construction of the Rental Housing Scheme on abovementioned Land.

AND WHEREAS the collector dist. Raigad vide its letter being No. MASHA/LNA.1(B)/No.380133/2016 dated 22/02/2016 has granted its additional permission as mentioned therein.

AND WHEREAS by Development Agreement dated 31/03/2016, the abovementioned M/s Supreme Construction and Developers Pvt. Ltd had entered into an agreement for development for the abovementioned Land Survey No. 51 , Hissa No 0 { old S No 51 H No 1,2,3,4 , S No 74 H No 6, S No 75 H No A(1), S No 75 H No A(2), S No 75 H No B } , admeasuring 20370 sq Mtrs with M/S. ARIHANT VATIKA REALTY PVT. LTD THROUGH DIRECTOR SHRI. ASHOK BHAWARLAL CHHAJER. This Development Agreement is registered with the Sub-Registrar Panvel 3 vide Document No. 2341/2016 registered on 07/04/2016. 

By virtue of the copies of the documents submitted and information given, I am of the opinion that the title in respect of the immovable property i.e. Non Agricultural land bearing Survey No. 51, Hissa No 0 {old S No 51 H No 1,2,3,4; S No 74 H No 6, S No 75 H No A(1), S No 75 H No A(2), S No 75 H No B}, admeasuring 20370 sq Mtrs situate at Village Rohinjan, Taluka Panvel, Dist. Raigad in the name of M/S SUPREME CONSTRUCTION AND DEVELOPERS PVT. LTD is clear & marketable and M/S. ARIHANT VATIKA REALTY PVT. LTD THROUGH DIRECTOR SHRI. ASHOK BHAWARLAL CHHAJER and M/S SUPREME CONSTRUCTION AND DEVELOPERS PVT. LTD through its Director Lalit S. Tekchandani has the right & authority to sell their respective shares of constructed units, subject to the terms and conditions of abovementioned Agreements / Documents, sale permissions, NA permission, Construction permission, Development agreement dated 31/03/2016 etc and applicable laws to the abovementioned Land.

### SCHEDULE

All that piece and parcel of Non Agricultural land bearing Survey No. 51, Hissa No 0 {old S No 51 H No 1,2,3,4; S No 74 H No 6, S No 75 H No A(1), S No 75 H No A(2), S No 75 H No B}, admeasuring 20370 sq Mtrs situate at Village Rohinjan, Taluka Panvel, Dist. Raigad.

Yours Truly

  
Rajesh H. Patil

Advocate High Court

**Mr. Rajesh H. Patil**

Advocate High Court

D-272, Vashi Plaza, 1st Floor,  
Sector - 17, Vashi, Navi Mumbai.