

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

Advocate High Court

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Date: 05/05/2022

LEGAL TITLE REPORT

To
MahaRERA
Mumbai.

Sub:- Title Clearance Certificate with respect to Immovable Property
i.e Land bearing Survey No. 43, Hissa No. 3/2 admeasuring 0-
37-5 (H-R-P) Survey No 59 Hissa No 1 admeasuring 0-17-19
(H-R-P) Survey No 60 Hissa No 1/2B admeasuring 0-55-5 (H-
R-P) Survey No 35 Hissa No 1+2/1(2) admeasuring 0-47-0 (H-
R-P) Survey No 35 Hissa No 1+2/1(3) admeasuring 0-47-0 (H-
R-P) Survey No 35 Hissa No 1+2/1(4) admeasuring 0-41-50
(H-R-P) situate at Village Ghot, Taluka Panvel, Dist. Raigad.

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, Commencement Certificate and following documents i.e. :-


1) DESCRIPTION OF LAND

All that piece and Parcel of Immovable Property i.e Land bearing Survey No. 43, Hissa No. 3/2 admeasuring 0-37-5 (H-R-P) Survey No 59 Hissa No 1 admeasuring 0-17-19 (H-R-P) Survey No 60 Hissa No 1/2B admeasuring 0-55-5 (H-R-P) Survey No 35 Hissa No 1+2/1(2) admeasuring 0-47-0 (H-R-P)

Survey No 35 Hissa No 1+2/1(3) admeasuring 0-47-0 (H-R-P)
Survey No 35 Hissa No 1+2/1(4) admeasuring 0-41-50 (H-R-P) situate at Village Ghot, Taluka Panvel, Dist. Raigad.

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 Agreement of Land being S No 43 H No 3/2 for area 0-37-50 (H0R-P) wherein Mr Bashirullah Jan Mohammed Khan sold the Land to M/s Arihant Estate. This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 6304/2019.
- c) Copy of Sale Agreement of Land being S No 43 H No 3/2 for area 0-37-50 (H0R-P) wherein M/s Arihant Estate through its Partner Mr Parth Ashok Chhajjer sold the Land to M/S ARIHANT SUPERSTRUCTURES LTD. This deed is registered with the sub registrar of Assurances Panvel 5 vide Document No 7710 / 2021.
- d) Copy of Agreement for Land being S No 59 H No 1 admeasuring about 0-17-19 (H-R-P) wherein Mr Santosh Madhukar Pradhan & Ors sold the Land to Mr Achalchand Balar. This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9727/2019 and registered on 13/06/2019.

- e) Copy of Agreement for Land being S No 59 H No 1 admeasuring about 0-17-19 (H-R-P) wherein Mr Achalchand Balar sold the Land to M/S ARIHANT SUPERSTRUCTURE LTD . This deed is registered with the sub registrar of Assurances Panvel 5 vide Document No 15853/2021 and registered on 14/12/2021.
- f) Copy of Agreement for Land being Survey No 60 Hissa No 1/2B admeasuring 0-55-5 (H-R-P) wherein Mr Mohsin Abdul Latif Sayyed & Ors sold the Land to M/S ARIHANT SUPERSTRUCTURE LTD . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 4326/2020 and registered on 22/02/2020.
- g) Copy of Agreement for Land being Survey No 35 Hissa No 1+2/1(2) admeasuring 0-47-0 (H-R-P) wherein Mr Rameshchandra Shivram Pradhan sold the Land to M/s Arihant Superstructure Ltd . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9720/2019.
- h) Copy of Agreement for Land being Survey No 35 Hissa No 1+2/1(3) admeasuring 0-47-0 (H-R-P) wherein Mr Kamlakar Shivram Pradhan sold the Land to M/s Arihant Superstructure Ltd . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9722/2019. 

- i) Copy of Agreement for Land being Survey No 35 Hissa No 1+2/1(4) admeasuring 0-41-50 (H-R-P) wherein Mr Vasudev Shivram Pradhan sold the Land to Mr Achalchand Balar . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9725/2019 and registered on 13/06/2019.
- j) Copy of Power of Attorney for Land being Survey No 35 Hissa No 1+2/1(4) admeasuring 0-41-50 (H-R-P) wherein Mr Achalchand Balar had given irrevocable Power of Attorney in favour of M/S ARIHANT SUPERSTRUCTURE LTD wherein he has agreed to Sell, Transfer, Assign, Convey all his right, title & Interest in Land for Consideration. The Stamp duty of Rs 12,45,000/- for the Land has been Paid on this Power of Attorney and this Power of deed is registered with the sub registrar of Assurances Panvel 5 vide Document No 15852/2021 and registered on 13/12/2021
- k) Copy of Development and Construction permission / Commencement Certificate granted by Panvel Municipal Corporation being No. PMC / TP / Ghot / 43 / 3 / 2, 59 / 1 & Ors / 21-22 / 16186 / 876 / 2022 dated 25/03/2022.

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 Land bearing Survey No. 43, Hissa No. 3/2 admeasuring 0-37-5 (H-R-P), Survey No 59

Hissa No 1 admeasuring 0-17-19 (H-R-P), Survey No 60 Hissa No 1/2B admeasuring 0-55-5 (H-R-P), Survey No 35 Hissa No 1+2/1(2) admeasuring 0-47-0 (H-R-P), Survey No 35 Hissa No 1+2/1(3) admeasuring 0-47-0 (H-R-P) & Survey No 35 Hissa No 1+2/1(4) admeasuring 0-41-50 (H-R-P) situate at Village Ghot, Taluka Panvel, Dist. Raigad. 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 05/05/2022.

Yours Truly



Rajesh H. Patil

Advocate High Court
RAJESH H. PATIL
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Mob. No.: 8928181421

Date: 05/05/2022

FLOW OF THE TITLE OF THE LAND

Land bearing Survey No. 43, Hissa No. 3/2 admeasuring 0-37-5 (H-R-P) Survey No 59 Hissa No 1 admeasuring 0-17-19 (H-R-P) Survey No 60 Hissa No 1/2B admeasuring 0-55-5 (H-R-P) Survey No 35 Hissa No 1+2/1(2) admeasuring 0-47-0 (H-R-P) Survey No 35 Hissa No 1+2/1(3) admeasuring 0-47-0 (H-R-P) Survey No 35 Hissa No 1+2/1(4) admeasuring 0-41-50 (H-R-P) situate at Village Ghot , Taluka Panvel , Dist. Raigad.

1. Survey No. 43, Hissa No. 3/2 admeasuring 0-37-5 (H-R-P)
 - a. The name of Mr Anant Shivram Pradhan was recorded in the revenue records for the Land.
 - b. Mr Anant Shivram Pradhan gave admission statement that the land belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e Mr Madhukar Pradhan & Ors and their names to be recorded in the revenue records and accordingly the names of persons who were in occupation and possession was recorded and accordingly the name of Mr Madhukar Pradhan & Mr Ramesh Pradhan was recorded for the Land in the revenue records. This was recorded vide mutation No 1084.
 - c. The earlier Survey No was S No 109 for the land S. No. 43 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 109 was changed to S. No. 43. This was recorded vide mutation No 1091.

- d. Mr Madhukar Pradhan & Mr Ramesh Pradhan sold the Land to Mr Bashirullah Jan Mohammed Khan . This deed is registered with the sub registrar Panvel 1 vide Document No 1446/2002. This is recorded vide Mutation No 1235 dated 14/08/2002.
- e. Mr Bashirullah Jan Mohammed Khan sold the Land to M/s Arihant Estate . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 6304/2019.
- f. M/s Arihant Estate through Partner Mr Parth Ashok Chhajjer sold the Land to M/S ARIHANT SUPERSTRUCTURES LTD. This deed is registered with the sub registrar of Assurances Panvel 5 vide Document No 7710 / 2021.

2. Survey No 59 Hissa No 1 admeasuring 0-17-90 (H-R-P)

- a. Mr Kisan Marwadi was the owner of the Land and his name was recorded as the Owner of the property.
- b. Mr Kisan Marwadi expired and his Heir Mr Kanhayalal Marwadi was recorded in the revenue records as per mutation No 445.
- c. Mr Shivram Jayram Pradhan & Ors were tilling the land and hence their names were recorded as Tenant / Occupier under 32G of Tenancy Act and they had made payments as per Order on 25/01/1959 . The name of the Owner Mr Marwadi was deleted . This was recorded vide mutation entry No 660 dated 15/02/1962 in the revenue records.

- d. Mr Anant Shivram Pradhan gave admission statement that the lands belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e Mr Madhukar Pradhan & Ors and their names to be recorded in the revenue records according to the persons who were in occupation, possession and were tilling the land and accordingly the name of Mr Madhukar Shivram Pradhan was recorded in the revenue records for the land. This was recorded vide mutation No 1084.
- e. The earlier Survey No was S No 130 for the land S. No. 59 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 130 was changed to S. No. 59. This was recorded vide mutation No 1091.
- f. Mr Madhukar Pradhan expired on 18/07/2015 and his heirs recorded were Mrs Shalini Madhukar Pradhan & Ors . This was recorded vide mutation entry No 1485.
- g. Mr Santosh Madhukar Pradhan & Ors sold the Land to Mr Achalchand Balar . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9727/2019 and registered on 13/06/2019. This was recorded vide mutation entry No 1584.
- h. Mr Achalchand Balar sold the Land to M/S ARIHANT SUPERSTRUCTURE LTD . This deed is registered with the sub registrar of Assurances Panvel 5 vide Document No 15853/2021 and registered on 14/12/2021. This was recorded vide Mutation No 1703.

3. Survey No 60 Hissa No 1/2B admeasuring 0-55-5 (H-R-P)

- a. Mr Kisan Marwadi was the owner of the Land and his name was recorded as the Owner of the property.
- b. Mr Kisan Marwadi expired & his Heir Mr Kanhayalal Marwadi was recorded in revenue records as per mutation No 445.
- c. The earlier Survey No was S No 129 for the land S. No. 60 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 129 was changed to S. No. 60. This was recorded vide mutation No 1091.
- d. The Land was Mortgaged with Mr Kanhayalal Marwadi . Mr Shivram Jayram Pradhan, Mr Anant Shivram Pradhan & ors had by settlement cleared the mortgage and hence their names were recorded as occupier and the name of Mr Kanhayalal Marwadi was removed from revenue records and this was recorded vide Mutation Entry No 1115 of 1983.
- e. The names of Mr Anant Shivram Pradhan & Ors was recorded in the revenue records for the land but Mr Anant Shivram Pradhan had given Vardi Notice that as per Partition , the Land was given in share of Mr Vasant Pradhan & Parshram Jayram Pradhan and hence their names were recorded and this was recorded vide Mutation No 1116 of 1983.
- f. The Land was Jointly recorded in name of Vasant Pradhan & Parashram Pradhan . Mr Vasant Pradhan gave Vardi Notice to revenue officials to record the name of Mr Abdul Latif Amirmiya Sayyed on the Land in his place on his share . This was recorded vide Mutation Entry No 1122 in revenue records. ५

- g. There was Akarphod made for the Land and the Land 60/1+2 was renumbered as 60/1+2A & 60/1+2B. The Land 60/1+2B was recorded in name of Mr A Latif Amirmiya Sayyed for the area 0-55-5(H-R-P). This was recorded vide Mutation Entry No 1234 dated 02/08/2002 in the revenue records.
- h. Mr Abdul Latif Amirmiya Sayyed expired and his heirs recorded were Mrs Khushibibi A Latif Sayyed & Ors. However Mr Abdul Latif Amirmiya Sayyed had made a registered WILL and accordingly the names of beneficiaries i.e Mr Mohsin Abdul Latif Sayyed & Ors were recorded in revenue records. This was recorded vide Mutation No 1299.
- i. Mr Mohsin Abdul Latif Sayyed & Ors sold the Land to M/S ARIHANT SUPERSTRUCTURE LTD . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 4326/2020 and registered on 22/02/2020. This was recorded vide Mutation No 1614 dated 14/07/2020.
4. Survey No 35 Hissa No 1+2/1(2) admeasuring 0-47-0 (H-R-P)
- a. The name of Mr Anant Shivram Pradhan was recorded in the revenue records for the Land.
- b. Mr Anant Shivram Pradhan gave admission statement that the land belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e Mr Madhukar Pradhan & Ors and their names to be recorded in the revenue records and accordingly the names of persons who were in occupation and possession was recorded and accordingly the name of Mr Ramesh Pradhan was recorded for the Land in the revenue records. This was recorded vide mutation No 1084.

- c. The earlier Survey No was S No 119 for the land S. No. 35 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 119 was changed to S. No. 35. This was recorded vide mutation No 1091.
- d. Mr Rameshchandra Shivram Pradhan sold the Land to M/s Arihant Superstructure Ltd . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9720/2019. This was recorded vide mutation No 1585.
5. Survey No 35 Hissa No 1+2/1(3) admeasuring 0-47-0 (H-R-P)
- a. The name of Mr Anant Shivram Pradhan was recorded in the revenue records for the Land.
- b. Mr Anant Shivram Pradhan gave admission statement that the land belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e Mr Madhukar Pradhan & Ors and their names to be recorded in the revenue records and accordingly the names of persons who were in occupation and possession was recorded and accordingly the name of Mr Kamlakar Pradhan was recorded for the Land in the revenue records. This was recorded vide mutation No 1084.
- c. The earlier Survey No was S No 119 for the land S. No. 35 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 119 was changed to S. No. 35. This was recorded vide mutation No 1091.
- d. Mr Kamlakar Shivram Pradhan sold the Land to M/s Arihant Superstructure Ltd . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9722/2019.

6. Survey No 35 H No 1+2/1(4) admeasuring 0-41-50 (H-R-P)

- a. The name of Mr Anant Shivram Pradhan was recorded in the revenue records for the Land.
- b. Mr Anant Shivram Pradhan gave admission statement that the land belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e Mr Madhukar Pradhan & Ors and their names to be recorded in the revenue records and accordingly the names of persons who were in occupation and possession was recorded and accordingly the name of Mr Vasudev Shivram Pradhan was recorded for the Land in the revenue records. This was recorded vide mutation No 1084.
- c. The earlier Survey No was S No 119 for the land S. No. 35, however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 119 was changed to S. No. 35. This was recorded vide mutation No 1091.
- d. Mr Vasudev Shivram Pradhan sold the Land to Mr Achalchand Balar . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 9725/2019 and registered on 13/06/2019.
- e. Mr Achalchand Balar had given irrevocable Power of Attorney in favour of M/S ARIHANT SUPERSTRUCTURE LTD wherein he has agreed to Sell, Transfer, Assign, Convey all his right, title & Interest in Land for Consideration. The Stamp duty of Rs 12,45,000/- for the Land has been Paid on this Power of Attorney and this Power of deed is registered with the sub registrar of Assurances Panvel 5 vide Document No 15852/2021 and registered on 13/12/2021.


7. 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 etc on certain terms and conditions.
8. The Panvel Municipal Corporation has granted Development and Construction permission being No. PMC / TP / Ghot / 43 / 3 / 2, 59 / 1 & Ors / 21-22 / 16186 / 876 / 2022 dated 25/03/2022.
9. Search Report Search report for 30 yrs from 1993 to 2022 taken from Sub registrar offices at Panvel.

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

SCHEDULE

All that piece and parcel of Land bearing Survey No. 43, Hissa No. 3/2 admeasuring 0-37-5 (H-R-P) Survey No 59 Hissa No 1 admeasuring 0-17-19 (H-R-P) Survey No 60 Hissa No 1/2B admeasuring 0-55-5 (H-R-P) Survey No 35 Hissa No 1+2/1(2) admeasuring 0-47-0 (H-R-P) Survey No 35 Hissa No 1+2/1(3) admeasuring 0-47-0 (H-R-P) Survey No 35 Hissa No 1+2/1(4) admeasuring 0-41-50 (H-R-P) situate at Village Ghot, Taluka Panvel, Dist. Raigad.

Yours Truly


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