

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

Advocate High Court

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

Date: 04/12/2017

TITLE CERTIFICATE

Title Opinion in respect of immovable Property i.e. Undivided Agricultural Land bearing Survey No. 2 Hissa No.2 admeasuring 0-10-50 (H-R-P) out of area 0-31-70 (H-R-P) situate at Village Ghot , Taluka Panvel , Dist. Raigad.

WHEREAS Shri. Anant Shivram Pradhan was the owner and in possession of the undivided Agricultural land being Survey No. 2 Hissa No.2 admeasuring 0-10-50 (H-R-P) out of area 0-31-70 (H-R-P) situate at Village Ghot , Taluka Panvel , Dist. Raigad (Hereinafter the abovementioned Land is referred to as said Land),

AND WHEREAS by Sale Deed dated 05/11/2012, the abovementioned Shri Anant Shivram Pradhan had Sold and Conveyed the Said Land to Shri. Navnath Kalu Pati. This Sale Deed is duly registered with the Sub-Registrar of Assurance Panvel 1 vide Doc No. PVL-12580/2012 and registered on 05/11/2012,

AND WHEREAS by an Agreement for sale dated 13/07/2014, the abovementioned Shri. Navnath Kalu Patil had Agreed to sale the Said Land to M/s. Arihant Vatika Realty Pvt. Ltd. through Director Ashok B. Chhajer. This Agreement for sale is duly registered with the Sub-Registrar of Assurance Panvel 5 vide Doc No. PVL-4867/2014 and registered on 13/07/2014,

AND WHEREAS the abovementioned Shri. Navnath Kalu Patil had also executed a Power of Attorney dated 13/07/2014 with respect to the Said Land in favour of M/s. Arihant Vatika Realty Pvt. Ltd. through Director Ashok B. Chhajer. This Power of Attorney is duly registered with the Sub-Registrar of Assurance Panvel 5 vide Doc No. PVL-4868/2014 and registered on 13/07/2014,

AND WHEREAS the Collector Raigad Vide its order being No. Tenancy/ KAT/-2/Token No 12648 /2016 dated 11/04/2017 had granted the Sale permission for the said Land ,

AND WHEREAS by Sale Deed dated 26/05/2017, the abovementioned Shri. Navnath Kalu Patil had Sold and Conveyed the Said Land to M/s. Arihant Vatika Realty Pvt. Ltd. through Director Ashok B. Chhajer. This Sale Deed is duly registered with the Sub-Registrar of Assurance Panvel 5 vide Doc No. PVL-4348/2017 and registered on 26/05/2017,

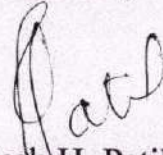
AND WHEREAS the name of M/s. Arihant Vatika Realty Pvt. Ltd. through Director Ashok B. Chhajer has been recorded in the revenue records as occupier for the said Land,

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. undivided Agricultural land being Survey No. 2 Hissa No.2 admeasuring 0-10-50 (H-R-P) out of area 0-31-70 (H-R-P) situate at Village Ghot , Taluka Panvel , Dist. Raigad in the name of M/s. Arihant Vatika Realty Pvt. Ltd. through Director Ashok B. Chhajer is clear & marketable subject to the terms and conditions of abovementioned Agreements/Documents, sale permissions and applicable laws to the said Land.

SCHEDULE

All that piece and parcel of property being Undivided Agricultural land being Survey No. 2 Hissa No.2 admeasuring 0-10-50 (H-R-P) out of area 0-31-70 (H-R-P) situate at Village Ghot , 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.