

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.

3

Date: 17/04/2015

TITLE CERTIFICATE

Title certificate in respect of immovable Property i.e. Non Agricultural Land bearing bearing 1) Survey No. 35, Hissa No.4, admeasuring 0-04-3 (H-R-P), 2) Survey No.36, Hissa No. 1 admeasuring 2-23-6 (H-R-P), situate at Village Koynavele, Taluka Panvel, Dist. Raigad.

WHEREAS Smt. Chandrabai Mahadu Patil, Mr. Ramchandra Mahadu Patil, Smt. Krushnabai Balaram Patil, Smt. Hirabai Baliram alias Govind Patil, Smt. Nanda Bhalchandra Patil, Mr. Ananta Revan Mhatre & Mr. Shripat Revan Mhatre were the owners and in possession of the Agricultural land being Survey No. 35, Hissa No. 4, admeasuring 0-04-3 (H-R-P) and Survey No. 36, Hissa No. 1 admeasuring 2-23-6 (H-R-P) situate at Village Koynavele, Taluka Panvel, Dist. Raigad. Hereinafter the abovementioned Survey No. 35, Hissa No. 4 & Survey No. 36, Hissa No. 1 are referred to as said land,

AND WHEREAS Smt. Chandrabai Mahadu Patil & Ors has entered into an agreement for sale of said Land with M/s. Arihant Vatika Reality Pvt. Ltd., through its Director Mr. Ashok Bhavarlal Chhajer. This Agreement for sale is registered with Sub-registrar of Assurances, Panvel 5 vide document No. 4873/2014 and registered on 13/07/2014, R

3

AND WHEREAS Smt. Chandrabai Mahadu Patil & Ors had also executed a Power Of Attorney in favour of M/s. Arihan Vatika Reality Pvt. Ltd., through its Director Mr. Ashok Bhavarlal Chhajer. This Power Of Attorney is registered with Sub-registrar of Assurances, Panvel 5 vide document No. 4874/2014 and registered on 13/07/2014,

AND WHEREAS Smt. Chandrabai Mahadu Patil & Ors had given an Application seeking permission for sale of Said Land and the Collector, District Raigad at Alibaug Vide its letter being tenancy / KAT-2 / Token No. 9824/2014 dated 18/09/2014 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS Smt. Chandrabai Mahadu Patil & Ors had entered into an Sale Deed for sale of the said Land with M/s. Arihant Vatika Reality Pvt. Ltd., through its Director Mr. Ashok Bhavarlal Chhajer. This Sale Deed is registered with the sub-Registrar of Assurance Panvel 2 vide Document No 6551/2014 and registered on 28/09/2014,

AND WHEREAS Smt. Chandrabai Mahadu Patil & Ors through its Power of Attorney M/s. Arihant Vatika Reality Pvt. Ltd., through its Director Mr. Ashok Bhavarlal Chhajer had given application seeking permission for making said Land Non Agricultural and Construction permission for residential purpose and the Collector Raigad Vide its order being No. MASHA/L.N.A 1 (B) / S.R 461/ 2014 dated 20/10/2014 had granted the Non Agricultural permission and construction permission as per approved plans for the said Land, (4)


AND WHEREAS the name of M/s. Arihant Vatika Reality Pvt. Ltd., through its Director Mr. Ashok Bhavarlal Chhajer has been recorded in the revenue records as occupier for the abovementioned said Lands.

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. 35, Hissa No. 4, admeasuring 0-04-3 (H-R-P) and Survey No. 36, Hissa No. 1, admeasuring 2-23-6 (H-R-P) situate at Village Koynavele, Taluka Panvel, Dist. Raigad in the name of M/S ARIHANT VATIKA REALITY PVT LTD., THROUGH ITS 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 Non Agricultural land bearing Survey No. 35, Hissa No. 4, admeasuring 0-04-3 (H-R-P) and Survey No. 36, Hissa No. 1, admeasuring 2-23-6 (H-R-P) situate at Village Koynavele, 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,
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