

**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: 03/03/2017


## **TITLE CERTIFICATE**

Title Opinion in respect of immovable Property i.e. Non Agricultural Land bearing 1) Survey No.1, Hissa No. 1A admeasuring 0-27-0 (H-R-P), 2) Survey No. 67, Hissa No 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68, Hissa No 1+2 admeasuring 0-24-4 (H-R-P) , 4) Survey No. 68, Hissa No 3B admeasuring 0-35-3 (H-R-P), 5) Survey No. 68, Hissa No 4+5 admeasuring 0-31-0 (H-R-P), 6) Survey No. 68, Hissa No 6 admeasuring 0-44-9 (H-R-P) 7) Survey No. 67, Hissa No.1(1) admeasuring 0-22-4 ( H-R-P) , 8) Survey No.67, Hissa No. 1(2) admeasuring 0-26-0 ( H-R-P), 9) Survey No. 67, Hissa No. 3 admeasuring 0-20-0 ( H-R-P) & 10) Survey No. 67, Hissa No. 2 admeasuring 0-32-9 ( H-R-P), situate at Village Ghot , Taluka Panvel , Dist. Raigad. ( Hereinafter referred to as said Land).

### **1. Survey No. 1, Hissa No. 1A admeasuring 0-27-0 ( H-R-P) :-**

WHEREAS Shri. Govind Chima Bhopi was the protected tenant for the land and his name was recorded in revenue records,

AND WHEREAS the tenant Shri Kalya Govind (alias Bhopi) Patil expired and his heirs recorded in the revenue records are Raibai Kalu Patil & Ors,

AND WHEREAS Raibai Kalu Patil expired and her heirs recorded in the revenue records are Balkrushna Kalu Patil & Ors, 

AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had entered into a Agreement for Sale dated 01/02/2012 of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for Sale is registered with the Sub-Registrar PVL-3 vide Document No. 01201/12 on 01/02/2012.

AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had also executed a Power of Attorney dated 02/02/2012 in favour of M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Power of attorney is registered with the Sub-Registrar PVL-3 vide Document No. 01214/12 on 02/02/2012,

AND WHEREAS THE Sub-Division Officer Panvel Vide its letter being tenancy / V. P / S R 248/2012 dated 29/08/2012 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS the above said Balkrushna Kalu Patil & Ors had entered into an Conveyance Deed for sale of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 9021/2012 and registered on 05/09/2012.

**2. Survey No. 67, Hissa No. 4 admeasuring 0-10-0 ( H-R-P ) :-**

WHEREAS Badduddin Allisaheb Patil became the owner and in possession by way of Partition of the Land being Old Survey No was 32/4 and New Survey No is 67 Hissa No 4 ,

AND WHEREAS Badduddin Allisaheb Patil had expired on 13/05/95 his heirs are Mohamad Ali Badduddin Patil & Ors,

WHEREAS the name of Shri. Balaram Govind Patil has been recorded as tenant for the land in the revenue records, Ⓟ

AND WHEREAS Shri Kalya Govind Bhopi alias Patil expired and his heirs are Raibai Kalu Patil & ors,

AND WHEREAS Kalya Govind Patil has paid the lien amount of tenancy and hence the name of Mohamad Ali Badduddin Patil has been removed from the said land,

AND WHEREAS Shri. Balaram Govind Patil had entered into an Agreement for sale for Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for sale is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 10760/2012 and registered on 06/11/2012.

AND WHEREAS the Sub-Division Officer Panvel Vide its letter being tenancy / V. P / S R 1451/2011 (N. A) /correction dated 09/01/2013 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS the above said Shri. Balaram Govind Patil had entered into an Sale Deed for the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Sale Deed is registered with the Sub-Registrar Panvel 3 vide Document No 378/2013 and registered on 14/01/2013.

**3. Survey No. 68, Hissa No. 1+2 admeasuring 0-24-4 ( H-R-P)**

WHEREAS the name of Shri. Changu Vithu Patil has been recorded as tenant for the said land in the revenue records.

AND WHEREAS Shri. Changu Vithu Patil has paid the lien amount of tenancy and hence the name of Shri Kanhaiyalal Shreekisan Marwadi has been removed from the said land. ♂

AND WHEREAS Changu Vithu Patil expired and his heirs are Vithi Changu Patil & ors. The names of Padibai Tukaram Patil & Rangubai Bapu Changu Patil are recorded in other rights as they were not in possession of the land,


AND WHEREAS Tukaram Changu Patil expired on 1998 and his heirs recorded in revenue records are Smt. Gangubai Tukaram Patil & ors,

AND WHEREAS tenant Vithu Changu Patil expired in 2003 and his heirs recorded are Ambobai Vithu Patil & Ors ,

WHEREAS tenant Mangal Changu Patil expired on 2003 and his heirs are Baliram Mangal Patil and ors

AND WHEREAS Padibai Tukaram Patil expired on 2003 and her heirs recorded are Nana Tukaram Patil & Tukaram Bhiva Patil,

AND WHEREAS Shri. Ramesh Changu Patil & ors has released their right and interest in the said land in favour of Ramesh Tukaram Patil, Keshav Tukaram Patil, Eknath Vithu Patil, Dasharath Vithu Patil, Prakash Vithu Patil by a registered Release Deed dated 04/06/2008.

AND WHEREAS, by way of Partition, Shri. Prakash Vithu Patil acquired rights and was entitled to admeasuring 0-24-4 out of total land 0-48-4 H-R-P, 

AND WHEREAS the abovesaid Shri. Prakash Vithu Patil had entered into an Agreement for Sale for the land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for Sale is registered with the Sub-Registrar Panvel 3 vide Document No 368/2012 and registered on 10/01/2012.


AND WHEREAS the abovementioned Shri. Prakash Vithu Patil had executed Power of Attorney dated 09/01/2012 in favour of M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajjer . This Agreement for Sale is registered with the Sub-Registrar P-3 vide Document No. 369/12 on 10/01/2012.

AND WHEREAS THE Sub-Division Officer Panvel Vide its letter being tenancy / V. P / S R 246/2012 dated 16/05/2012 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS the above said Shri. Prakash Vithu Patil had entered into an Conveyance Deed for sale of the with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 5552/2012 & registered on 25/05/2012.

**4. Survey No. 68, Hissa No. 3B admeasuring 0-35-3 ( H-R-P)**

WHEREAS Shri. Kalya Govind Patil was the tenant and in possession of the Land

AND WHEREAS Kalya Govind Patil has paid the lien amount of tenancy and hence the name of Mohamad Ali Badduddin Patil has been removed from the land. 

AND WHEREAS the tenant Shri Kalya Govind (alias Bhopi) Patil expired and his heirs recorded in the revenue records are Raibai Kalu Patil & Ors,

AND WHEREAS Raibai Kalu Patil expired and her heirs recorded in the revenue records are are Balkrushna Kalu Patil & Ors,

AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had entered into a Agreement for Sale dated 01/02/2012 of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for Sale is registered with the Sub-Registrar PVL-3 vide Document No. 01215/12 on 01/02/2012.

AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had also executed a Power of Attorney dated 02/02/2012 in favour of M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Power of attorney is registered with the Sub-Registrar PVL-3 vide Document No. 01216/12 on 02/02/2012,

AND WHEREAS THE Sub-Division Officer Panvel Vide its letter being tenancy / V. P / S R 249/2012 dated 31/05/2012 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS the above said Balkrushna Kalu Patil & Ors had entered into an Conveyance Deed for sale of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar Panvel 3 vide Document No 6202/2012 & registered on 13/06/2012.

**5. Survey No. 68, Hissa No. 4 +5 admeasuring 0-31-0 (H-R-P)**

WHEREAS Shri. Ashok Pradhan & Shri Chandrakant Pradhan were the Owner and in possession of the Land ,

AND WHEREAS Shri. Arun Dwarakanath Pradhan had purchased the Land from Ashok Pradhan & Shri Chandrakant Pradhan vide sale deed ,

AND WHEREAS the above Shri. Arun Dwarakanath Pradhan had entered into an Conveyance Deed for sale of the Land with Shri. Sawalaram Atmaram Patil,

AND WHEREAS the above said Shri. Sawalaram Atmaram Patil had entered into an Conveyance Deed for Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 639/2012 and registered on 17/01/2012.

**6. Survey No. 68, Hissa No. 6 admeasuring 0-44-9 (H-R-P)**

WHEREAS Shivram Jayram Pradhan & ors has paid the lien amount of tenancy and their names had been recorded in revenue records and the name of Shri Kanhaiyalal Shreekisan Marwadi has been removed from the said land,

AND WHEREAS the abovementioned Dwarkanath Pradhan had made an application and by an order being R.T.S/S.R. 388 dated 12/8/1961, the names of Shivaram Pradhan ,Vasant Pradhan and Parsharam Pradhan were recorded were removed from the revenue records. ¶

AND WHEREAS the abovementioned Dwarkanath Pradhan had made an application by an order being R.T.S/S.R. 1966 dated 16/6/1965, the names of Mr. Arun Pradhan and Prakash Pradhan were recorded in the revenue records.

AND WHEREAS the earlier Survey No for the land was 133. for S. No. 68 , however after the inclusion of the said land in the New Ghot Camp Revenue Village, the S. No. 133 was changed to S. No. 68,

AND WHEREAS since the land of Arun Pradhan and Prakash Pradhan is ancestral property, Smt. Samita Rajendra Patil alias Samita Prakash Pradhan also has right in the Land,

AND WHEREAS the above mentioned Arun Pradhan, Prakash Pradhan & Smt. Samita Rajendra Patil had entered into an Conveyance Deed for Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 293/2012 and registered on 07/01/2012.

**7. Survey No. 67, Hissa No.1(1) admeasuring 0-22-4 ( H-R-P)**

WHEREAS Shri. Parsharam Jayram Pradhan was the owner and in possession of the land,

AND WHEREAS Shri. Parsharam Jayram Pradhan has sold the land to Shri. Gopinath Namdev Nighukar by a Sale Deed dated 25/06/1993 and this has been recorded in the revenue record by way of mutation entry no. 1178,



AND WHEREAS earlier Survey No was S No 132 for land S. No. 67 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 132 was changed to S. No. 67,

AND WHEREAS the abovesaid Gopinath Namdev Nighukar expired on 24/01/2006 and his heirs recorded in the revenue record are Smt. Anubai Gopinath Nigukar and Ors,

AND WHEREAS Anubai Gopinath Nighukar & Ors by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide Doc No. PVL-00366-2012 dated 10/01/2012 had sold and conveyed the land in favour of Smt. Sangeeta Ashok Chhajer,

AND WHEREAS Smt. Sangeeta Ashok Chhajer by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide Doc No. PVL-6882-2014 dated 09/12/2014 had sold and conveyed the said land in favour of M/s. Arihant Aashiyana Pvt. Ltd. through Director Ashok B. Chhajer,

**8. Survey No.67,Hissa No.1(2)admeasuring 0-26-0 ( H-R-P) :-**

WHEREAS Smt. Surekha Harishchandra Nighukar was the owner and in possession of the land,

WHEREAS Eknath Vithu Patil is in possession of house No 240 admeasuring 20x21 Sq feet & open space around it on the land of Smt. Surekha Harishchandra Nighukar ,

AND WHEREAS Smt. Surekha Harishchandra Nighukar & Eknath Vithu Patil by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide Doc No. PVL3-3023-2014 dated 20/05/2014 had sold and conveyed the land in favour of Smt. Sangeeta Ashok Chhajer. 0

AND WHEREAS Smt. Sangeeta Ashok Chhajer by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide Doc No. PVL3-6881-2014 dated 10/12/2014 had sold, transferred and conveyed the said land in favour of M/s. Arihant Aashiyana Pvt. Ltd. through Director Ashok B. Chhajer,

**9. Survey No. 67, Hissa No. 3 admeasuring 0-20-0 ( H-R-P)**

WHEREAS Shri. Kashinath Narayan Pradhan was the owner and in possession of the land,

AND WHEREAS Shri. Kashinath Narayan Pradhan had given an application dated 26/10/1940 to record the name of his nephew Mr. Prabhakar Raghunath Pradhan in the revenue record and the corresponding changes were made as per Mutation No 273,

AND WHEREAS the earlier Survey No was S No 132 for the land S. No. 67 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 132 was changed to S. No. 67,

AND WHEREAS Prabhakar Raghunath Pradhan expired on 01/12/1982 and his heirs recorded were Shri. Prakash Prabhakar Pradhan and Shri. Sharad Prabhakar Pradhan & the corresponding changes were made as per Mutation No 1231,

AND WHEREAS by a sale Deed dated 14/12/1982, Shri. Prakash Prabhakar Pradhan and Sharad Prabhakar Pradhan had sold the land to Shri. Rajendra Sitaram Kulkarni & the corresponding changes were made as per Mutation No 1383,

AND WHEREAS Shri. Rajan Alias Rajendra Sitaram Kulkarni by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide Doc No. PVL3-02028-2012 dated 24/02/2012 had sold, transferred and conveyed the said land in favour of Smt. Sangeeta Ashok Chhajer ,

AND WHEREAS Smt. Sangeeta Ashok Chhajer by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide no. PVL3-6879-2014 dated 10/12/2014 sold, transferred and conveyed the said land in favour of M/s. Arihant Aashiyana Pvt. Ltd. through Director Ashok B. Chhajer,

**10. Survey No. 67, Hissa No. 2 admeasuring 0-32-9 ( H-R-P)**

WHEREAS Shri. Ashok Kumar Pandharinath Pradhan and Shri. Chandrakant Pandharinath Pradhan were the owners and in possession of the land,

AND WHEREAS Shri. Ashok Kumar Pandharinath Pradhan and Shri. Chandrakant Pandharinath Pradhan had sold the said land by an agreement dated 01/09/1978 to Arun Dwarkanath Pradhan & the corresponding changes were made as per Mutation No 1040,

AND WHEREAS the earlier Survey No was S No 132 for the land S. No. 67 , however after the inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 132 was changed to S. No. 67,

AND WHEREAS Shri Arun Dwarkanath Pradhan had sold the said land to Shri. Savlaram Atmaram Patil by sale Deed dated 19/03/1981 & the corresponding changes were made as per Mutation No 1093,

AND WHEREAS Shri. Savlaram Atmaram Patil by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide Doc No. PVL3-00637-2012 dated 17/01/2012 had sold, transferred and conveyed the said land in favour Smt. Sangeeta Ashok Chhajer,

AND WHEREAS Smt. Sangeeta Ashok Chhajer by way of Sale Deed duly registered with the Sub-Registrar of Assurance vide no. PVL3-6880-2014 dated 10/12/2014 sold, transferred and conveyed the said land in favour of M/s. Arihant Aashiyana Pvt. Ltd. through Director Ashok B. Chhajer,

**1) Survey No.1/1A admeasuring 0-27-0 ( H-R-P), 2) Survey No. 67/ 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68/1+2 admeasuring 0-24-4 (H-R-P) , 4) Survey No. 68/3B admeasuring 0-35-3 (H-R-P) 5) Survey No. 68/4+5 admeasuring 0-31-0 (H-R-P) & 6) Survey No. 68/6 admeasuring 0-44-9 (H-R-P)**

AND WHEREAS the Collector Raigad Vide its order being No. MASHA/L.N.A 1 (B) /S.R 177 / 2013 dated 28/8/14 had granted the Non Agricultural permission and construction permission on abovementioned Lands,

AND WHEREAS M/s. Arihant Aashiyana Pvt. Ltd. had given application seeking for revision in construction permission and the Collector Raigad Vide its order being No. MASHA/L.N.A 1 (B) /S.R 177 / 2013 dated 25/2/15 had passed revised Order,

**7) Survey No. 67, Hissa No.1(1) admeasuring 0-22-4 ( H-R-P),**  
**8) Survey No.67, Hissa No. 1(2) admeasuring 0-26-0 ( H-R-P),**  
**9) Survey No. 67, Hissa No. 3 admeasuring 0-20-0 ( H-R-P),**  
**10) Survey No. 67, Hissa No. 2 admeasuring 0-32-9 ( H-R-P) (Q)**

AND WHEREAS the Collector Raigad Vide its order being No. MASHA/L.N.A 1 (B) /S.R 580 / 2013 dated 20/10/2014 had granted the Non Agricultural permission and construction permission for the abovementioned Lands,

1) Survey No.1/1A admeasuring 0-27-0 ( H-R-P), 2) Survey No. 67/ 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68/1+2 admeasuring 0-24-4 (H-R-P) , 4) Survey No. 68/3B admeasuring 0-35-3 (H-R-P) 5) Survey No. 68/4+5 admeasuring 0-31-0 (H-R-P) 6) Survey No. 68/6 admeasuring 0-44-9 (H-R-P) 7) Survey No. 67, Hissa No.1(1) admeasuring 0-22-4 ( H-R-P), 8) Survey No.67, Hissa No. 1(2) admeasuring 0-26-0 ( H-R-P), 9) Survey No. 67, Hissa No. 3 admeasuring 0-20-0 ( H-R-P) , 10) Survey No. 67, Hissa No. 2 admeasuring 0-32-9 ( H-R-P)

AND WHEREAS the name of M/s. Arihant Aashiyana Pvt. Ltd has been recorded in the revenue records as occupier for the abovementioned 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 1) Survey No.1, Hissa No. 1A admeasuring 0-27-0 ( H-R-P), 2) Survey No. 67, Hissa No 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68, Hissa No 1+2 admeasuring 0-24-4 (H-R-P) , 4) Survey No. 68, Hissa No 3B admeasuring 0-35-3 (H-R-P), 5) Survey No. 68, Hissa No 4+5 admeasuring 0-31-0 (H-R-P), 6) Survey No. 68, Hissa No 6 admeasuring 0-44-9 (H-R-P) 7) Survey No. 67, Hissa No.1(1) admeasuring 0-22-4 ( H-R-P) , 8) Survey No.67, Hissa No. 1(2) admeasuring 0-26-0 ( H-R-P), 9) Survey No. 67, Hissa No. 3

admeasuring 0-20-0 ( H-R-P) & 10) Survey No. 67, Hissa No. 2 admeasuring 0-32-9 ( H-R-P), situate at Village Ghot , Taluka Panvel , Dist. Raigad in the name of M/S ARIHANT AASHIYANA PVT LTD is clear & marketable subject to the terms and conditions of abovementioned Agreements/Documents, sale permissions, NA permission, Construction permission and applicable laws to the said Land.

**SCHEDULE**

All that piece and parcel of Non Agricultural land bearing Survey 1) Survey No.1, Hissa No. 1A admeasuring 0-27-0 ( H-R-P), 2) Survey No. 67, Hissa No 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68, Hissa No 1+2 admeasuring 0-24-4 (H-R-P) , 4) Survey No. 68, Hissa No 3B admeasuring 0-35-3 (H-R-P), 5) Survey No. 68, Hissa No 4+5 admeasuring 0-31-0 (H-R-P), 6) Survey No. 68, Hissa No 6 admeasuring 0-44-9 (H-R-P) 7) Survey No. 67, Hissa No.1(1) admeasuring 0-22-4 ( H-R-P) , 8) Survey No.67, Hissa No. 1(2) admeasuring 0-26-0 ( H-R-P), 9) Survey No. 67, Hissa No. 3 admeasuring 0-20-0 ( H-R-P) & 10) Survey No. 67, Hissa No. 2 admeasuring 0-32-9 ( H-R-P), situate at Village Ghot , Taluka Panvel , Dist. Raigad.

Yours Truly



Rajesh H. Patil  
Advocate High Court &  
**Mr. Rajesh H. Patil**  
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