

DAMODAR A. PATILB.A., B.COM., D.C.L., LL.B.
ADVOCATERef.: DAP/2017/105203, SUVRAT APT., Bhavani Chowk,
Tembhi Naka, Thane (W) 400 601.
Tel. (L) : 25472502 (M) : 98206 03923
Email : damodar_patil@yahoo.comDate: 10 JUL 2017**PROJECT TITLE REPORT**Promoters - **M/S. ARIHANT ENTERPRISES**Project Name - **ARIHANT CITY PHASE ONE**

Re.: - Ongoing Housing project being constructed on lands situated at Revenue Village Temghar, Taluka Bhiwadi, District Thane and within the limits of Bhiwandi Nizampur City Municipal Corporation (BNCMC) & according to Revenue Records bearing following description -

Sr. No.	Name of Land Owners	Survey No.	Area (Sq. Mtrs.)
1.	Shri Tukaram R. Patil & Others	116/1(P)	8360
2.	Shri Tukaram R. Patil & Others	118/7	3500
3.	Shri Tukaram R. Patil & Others	118/11(P)	2000
4.	Shri Tukaram R. Patil & Others	119/4	4000
5.	Shri Dattu R. Patil	118/9	100
6.	Shri Dattu R. Patil	119/ 2(P)	1000
7.	Shri Hukmichand Shah	116/2P/2	2650
8.	Shri Namdev R. Mhatre & Others	116/2P/2	2060
9.	Smt. Savitribai Mhatre & Others	116/2P/2	1840
10.	Smt. Mainabai B. Patil & Others	119/1/P	1970
11.	Smt. Mainabai B. Patil	119/2(P)	990
12.	Shri Yashwant S. Mhatre & Others	119/8(P)	1110
13.	Shri Narayan S. Mhatre & Others	119/8(P)	1120
14.	Shri Shirish S. Naik & Others	119/1(P)	2030
			32730

(hereinafter referred as the "Said Project Land").

1. The Bhiwandi Nizampur City Municipal Corporation (BNCMC) in due course, has acquired for public purpose portion adm. 3318.15 Sq. Mtrs., out of the Said Project Land.

2. Individual Title Certificates for lands comprising in the Project Land are issued separately.

3. Encumbrances on the Said Project Land -

a) The Promoters have availed of construction loan from Anand Rathi Global Finance Ltd. (ARGFL) by creating charge of equitable mortgage against the Said Project Land.

4. The District Collector of Thane, by and under his permissions dated 26th August, 2011 and dated 23rd May, 2014, has granted permission for Non-Agricultural user of the Said Project Land.

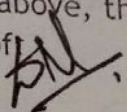
5. The Promoters have applied to authority under Environment Protection Act, 1986 ("Said Act") for postfacto Environment Clearance Certificate. The SEIAA an Authority under the Said Act, has heard the matter and the order is awaited. Save and except as above, no other permissions or orders affecting the title of the Owners to the Said Project Land and/or an authority of the Promoters to carry out the construction on site is required from the Govt., and/or Municipal Corporation.

6. Pending Environment Clearance, the Maharashtra Pollution Control Board, has not yet granted its consent for development of the Said Project Land.

7. Subject to aforesaid observations, otherwise, there are no other impediments attached to the Said Project Land.

8. There are no existing illegal encroachments on the Said Project Land.

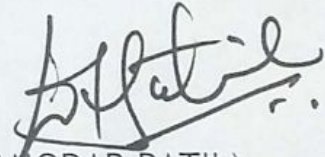
9. We have perused the Revenue Records, we further have caused searches in the Office of the concerned Sub-Registrar of Assurances. We further have obtained clarifications and declaration from the Promoters about the encumbrances - if any, on the Said Project Land. On the basis of perusal of Revenue Records, search with the Sub-Registrar, clarifications given and declaration made by the Promoters, we observed that save and except mortgage loan against the Said Project Land and encumbrances as detailed hereinabove, there are no other encumbrance on Said Project Land or any part thereof.



10. The Said Promoters, through its Architect M/s. Akrti Consultants have submitted for sanction to Bhiwandi Nizampur City Municipal Corporation (BNCCMC) and said Corporation by and under its latest sanction bearing V. P. No.19/Temghar/2016-17 bearing outward No.874 dated 13th July, 2016, has granted sanction for amalgamation and development of Said Project Land as per layout and building plans approved therewith ("Said Sanctioned Plans").

11. On perusal of the Said Sanctioned Plans, it is observed that the Promoters have not yet consumed fully the Development potential of the Said Project Land. As such, the Promoters, in future, are entitled, subject to the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) to get the Said Sanctioned Plans further amended thereunder utilizing such remaining development potential in further construction on the Said Project Land as may be permitted by Competent Authority.

13. This Title Report is issued as desired by the Promoters in the matter of Registration of the Project under RERA Act.



(DAMODAR PATIL)

Advocate

Regn. No.MAH-3-1981

To
M/s. Arihant Enterprises,
Arihant City, Near Saibaba Temple,
Kalyan Bhiwandi Road,
Temghar, Taluka Bhiwandi,
District Thane.