

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

Advocate High Court

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Date: 28/05/2021

LEGAL TITLE REPORT

To
MahaRERA
Mumbai.


Sub:- Title Clearance Certificate with respect to Immovable Property
i.e Non Agricultural land being 1) Survey No 33 Hissa No 2
admeasuring about 0-81-6(H-R-P), 2) Survey No. 35 Hissa 4
admeasuring about 0-04-3 (H-R-P) and 3) Survey No. 36
Hissa 1 admeasuring about 2-23-6 (H-R-P) situated at village
Koynavele , Taluka Panvel , District:- Raigad.

I have investigated the Title of the abovementioned
Land on the request of the Developers M/S. ARIHANT VATIKA
REALITY PVT LTD and following documents i.e. :-

1) **DESCRIPTION OF LAND**

All that piece and Parcel of Immovable Property i.e Non
Agricultural land being 1) Survey No 33 Hissa No 2
admeasuring about 0-81-6 (H-R-P), 2) Survey No. 35 Hissa 4
admeasuring about 0-04-3 (H-R-P) and 3) Survey No. 36
Hissa 1 admeasuring about 2-23-6 (H-R-P) situated at village
Koynavele , Taluka Panvel , District:- Raigad.

The Documents of the abovementioned Land: (6)

- a) Copy of Sale Agreement for Sale of Land being Survey No 33 Hissa No 2 admeasuring about 0-81-6(H-R-P) between Mr Narayan Abajirao Kadam & Ors and M/s Arihant Vatika Reality Pvt Ltd, through its Director Shri Ashok Bhavarlal Chhajer. This Agreement is registered with the Sub-Registrar Panvel 3 vide Document No. 525/2020 & registered on 13/01/2020.
- b) Copy of Power of Attorney for Land being Survey No 33 Hissa No 2 admeasuring about 0-81-6(H-R-P) Executed by Mr Narayan Abajirao Kadam & Ors in favour of M/s Arihant Vatika Reality Pvt Ltd, through its Director Shri Ashok Bhavarlal Chhajer. This Power of Attorney is registered with the Sub-Registrar Panvel 3 vide Document No. 526/2020 & registered on 13/01/2020.
- c) Copy of Sale Agreement for Sale of Land being Survey No. 35 Hissa 4 admeasuring about 0-04-3 (H-R-P) and Survey No. 36 Hissa 1 admeasuring about 2-23-6 (H-R-P) between Smt Chandrabai Mahadu Patil & Ors and M/s Arihant Vatika Reality Pvt Ltd. This Agreement is registered with the Sub-Registrar Panvel-5 vide Document No 4873/2014 & registered on 13/07/2014.
- d) Copy of Power of Attorney for Land being Survey No. 35 Hissa 4 admeasuring about 0-04-3 (H-R-P) and Survey No. 36 Hissa 1 admeasuring about 2-23-6 (H-R-P) Executed by Smt Chandrabai Mahadu Patil & Ors in favour of M/s Arihant Vatika Reality Pvt Ltd . This Power of Attorney is registered with the Sub-Registrar Panvel-5 vide Document No 4874/2014 & registered on 13/07/2014. 

- e) Copy of Letter given by The District Collector District Raigad for the sale of Land being Tenancy / KAT -2 / Token No 9824/2014 dated 18/09/2014 granting sale permission for the land Survey No. 35 Hissa 4 admeasuring about 0-04-3 (H-R-P) and Survey No. 36 Hissa 1 admeasuring about 2-23-6 (H-R-P).
- f) Copy of Sale Deed for Sale of Land being Survey No. 35 Hissa 4 admeasuring about 0-04-3 (H-R-P) and Survey No. 36 Hissa 1 admeasuring about 2-23-6 (H-R-P) between Smt Chandrabai Mahadu Patil & Ors and M/s Arihant Vatika Reality Pvt Ltd . This Sale Deed is registered with Sub registrar of Assurances Panvel-2 vide Document No 6551/2014 & registered on 28/09/2014.
- g) Copy of Order Letter given by The District Collector District Raigad being No. MASHA / L.N.A 1 (B) / S R 461/2014 dated 20/10/2014 granting the Non Agricultural permission and Construction permission as per approval plans for the Land Survey No. 35 Hissa 4 admeasuring about 0-04-3 (H-R-P) and Survey No. 36 Hissa 1 admeasuring about 2-23-6 (H-R-P).
- h) Copy of commencement certificate issued by Panvel Municipal Corporation being PMC / TP/ Koynavele / 33/2, 35/4, 36/1 / 21-21 / 16010 / 1117 / 2021 dated 25/05/2021 granting Development Permission to M/s Arihant Vatika Reality Pvt Ltd to develop the abovementioned Lands as per the approved plans. (u)

2) Search Report for 30 years from 1992 to 2021.

2/ On perusal of the abovementioned Documents and all other relevant documents relating to title of the said property I am of the opinion that the Title in respect of the said Non Agricultural land being 1) Survey No 33 Hissa No 2 admeasuring about 0-81-6 (H-R-P), 2) Survey No. 35 Hissa 4 admeasuring about 0-04-3 (H-R-P) and 3) Survey No. 36 Hissa 1 admeasuring about 2-23-6 (H-R-P) situated at village Koynavele , Taluka Panvel , District:- Raigad in the name of the said Developers i.e M/S ARIHANT VATIKA REALITY PVT LTD, THROUGH ITS DIRECTOR SHRI ASHOK BHAVARLAL CHHAJER is clear and marketable and without any encumbrance.

Owners of the Land:

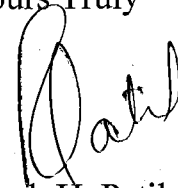
M/S ARIHANT VATIKA REALITY PVT LTD, THROUGH ITS DIRECTOR SHRI ASHOK BHAVARLAL CHHAJER.

3/ The report reflecting the flow of the Title of the Owner on the said Land is enclosed herewith.

Encl: Annexure.

Date 28/05/2021.

Yours Truly



Rajesh H. Patil

Advocate High Court &
RAJESH H. PATIL
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FLOW OF THE TITLE OF THE SAID LAND

- 1) Mr Narayan Abajirao Kadam , Mr Pravin Shantaram Kadam, Mr Jagannathrao Abajirao Kadam & Mr Balkrushna Shivram Kadam were the Owners and in possession of the Land being Survey No. 33 Hissa No 2 admeasuring about 0-81-6 situated at village Koynavele , Taluka Panvel , District:- Raigad.
- 2) Mr Narayan Abajirao Kadam , Mr Pravin Shantaram Kadam, Mr Jagannathrao Abajirao Kadam & Mr Balkrushna Shivram Kadam had entered into an agreement for sale of the abovesaid Land with M/s Arihant Vatika Reality Pvt Ltd, through its Director Shri Ashok Bhavarlal Chhajer. This Agreement for Sale is registered with Sub registrar of Assurances Panvel-3 vide Document No 525/2020 & registered on 13/01/2020.
- 3) Mr Narayan Abajirao Kadam , Mr Pravin Shantaram Kadam, Mr Jagannathrao Abajirao Kadam & Mr Balkrushna Shivram Kadam had also Executed a Power of Attorney in favour of M/s Arihant Vatika Reality Pvt Ltd, through its Director Shri Ashok Bhavarlal Chhajer. This Power of Attorney is registered with Sub registrar of Assurances Panvel-3 vide Document No 526/2020 & registered on 13/01/2020.
- 4) Smt Chandrabai Mahadu Patil & Ors were the Owners and in possession of the Land being 1) Survey No. 35 Hissa 4 admeasuring about 0-04-3, 2) Survey No. 36 Hissa 1 admeasuring about 2-23-6 situated at village Koynavele , Taluka Panvel , District:- Raigad. &

- 5) Smt Chandrabai Mahadu Patil & Ors had entered into an agreement for sale of the abovesaid Land with M/s Arihant Vatika Reality Pvt Ltd . This Agreement for Sale is registered with Sub registrar of Assurances Panvel-5 vide Document No 4873/2014 & registered on 13/07/2014.
- 6) Smt Chandrabai Mahadu Patil & Ors had also Executed a Power of Attorney in favour of M/s Arihant Vatika Reality Pvt Ltd . This Power of Attorney is registered with Sub registrar of Assurances Panvel-5 vide Document No 4874/2014 & registered on 13/07/2014.
- 7) Smt Chandrabai Mahadu Patil & Ors had given an application seeking permission for sale of Said Land and the Collector, District Raigad , vide its Letter being Tenancy / KAT -2 / Token No 9824/2014 dated 18/09/2014 had granted sale permission for Non Agricultural purpose.
- 8) Smt Chandrabai Mahadu Patil & Ors had entered into an Sale Deed of the abovesaid Land with M/s Arihant Vatika Reality Pvt Ltd . This Sale Deed is registered with Sub registrar of Assurances Panvel-2 vide Document No 6551/2014 & registered on 28/09/2014.
- 9) Smt Chandrabai Mahadu Patil & Ors through its Power of Attorney M/s Arihant Vatika Reality Pvt Ltd, through its Director Shri Ashok Bhavarlal Chhajer had given an application seeking permission for making the said Land Non Agricultural and Construction permission for residential purpose and the Collector, District 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 approval plans for the said Land. Q

10) The Commencement Certificate was issued by Panvel Municipal Corporation being PMC / TP/ Koynavele / 33/2, 35/4, 36/1/21-21/16010/1117/2021 dated 25/05/2021 granting Development Permission to M/s Arihant Vatika Reality Pvt Ltd to develop the abovementioned Lands as per the approved plans.

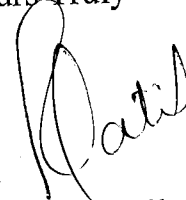
11) Search Report Search report for 30 yrs from 1992 to 2021 taken from Sub registrar offices at Panvel.

The description of the said Plot of land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Non Agricultural land being 1) Survey No 33 Hissa No 2 admeasuring about 0-81-6(H-R-P), 2) Survey No. 35 Hissa 4 admeasuring about 0-04-3 (H-R-P) and 3) Survey No. 36 Hissa 1 admeasuring about 2-23-6 (H-R-P) situated at village Koynavele , Taluka Panvel , District:- Raigad..

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