

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

Advocate High Court

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Date: 15/10/2019

TITLE CERTIFICATE

Title opinion in respect of immovable Property i.e. Land bearing Survey No. 37 Hissa 0 admeasuring about 0-80-40 (H-R-P) situated at village Koynavele , Taluka Panvel , District:- Raigad.

WHEREAS Ramdas Sitaram Patil was in occupation and possession and was tilling the Land being Survey No. 37 Hissa 0 admeasuring about 0-80-40 (H-R-P) situated at village Koynavele , Taluka Panvel , District:- Raigad. Hereinafter the Land being Survey No. 37 H No 0 is referred to as said Land,

AND WHEREAS as per the Partition in the Family , the said Land came into the share of Shri Ramdas Sitaram Patil and he was permanently given the said Land. This fact was recorded by Mr Sitaram Bhiva Partil by giving Notice to the Talathi of the Village and it was also recorded that Shri Ramdas Sitaram Patil was in occupation and Possession and tilling the said Land from 1962. This was recorded vide Mutation Entry No 13 dated 02/08/1983,

AND WHEREAS an Application was given seeking the permission of Tahsildar , Panvel for the Sale of the said Land and Tahsildar Panvel granted permission for sale of said Land on 26/08/2019,

AND WHEREAS Mr Ramdas Sitaram Patil & Ors had entered into a Sale Deed for the Sale of the said land with M/s Arihant Superstructures Ltd through its Director Shri Ashok Bhavarlal Chhajer. This Sale Deed is registered with Sub registrar Panvel-3 vide Document No 14582/2019 & registered on 24/09/2019,

AND WHEREAS Mr Ramdas Sitaram Patil & Ors had also Executed a Power of Attorney in favour of M/s Arihant Superstructures Ltd through its Director Shri Ashok Bhavarlal Chhajer. This Power of Attorney is registered with Sub registrar Panvel-3 vide Document No 14584/2019 & registered on 24/09/2019.

AND WHEREAS M/s Arihant Superstructures Ltd through its Director Shri Ashok Bhavarlal Chhajer had given application to the Municipal Corporation i.e Panvel Municipal Corporation for development permission on the said Land and the Panvel Municipal Corporation vide its letter being No.2019 / PMC / TP / BP / 3199 / 2019 dated 11/10/2019 had granted development permission and Commencement Certificate ,

AND WHEREAS M/s Arihant Superstructures Ltd through its Director Shri Ashok Bhavarlal Chhajer are developing the project on the said land. The Project has access through permanent irrevocable right of way and driveway from and through adjoining Lands bearing Survey No 35/4,36/1,32/1A & 32/1B. The Agreement for said purpose have been executed with concerned owners of adjoining Lands vide right of way Agreement registered with sub registrar of assurances Panvel and also executed Agreement for right of way from Survey No 38 to Survey No 37, Q

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. Land Survey No. 37 Hissa 0 admeasuring about 0-80-40 (H-R-P) situated at village Koynavele , Taluka Panvel , District:- Raigad in the name of M/s Arihant Superstructures Ltd through its Director Shri Ashok Bhavarlal Chhajer is clear & marketable and they have right to develop , construct Building on the said Land and sell units, subject to the terms and conditions of abovementioned Documents , sale permissions, Development permission , commencement Certificate etc and applicable Laws to the abovementioned Land.

SCHEDULE

All that piece and parcel of Land Survey No. 37 Hissa 0 admeasuring about 0-80-40 (H-R-P) situated at village Koynavele , Taluka Panvel , District:- Raigad.

Yours Truly

Rajesh H. Patil
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