

Ref: To,  
MahaRERA,  
6<sup>TH</sup> & 7<sup>TH</sup> Floor, Housefin Bhavan,  
Plot No C-21, E-Block,  
Bandra Kurla Complex,  
Bandra East, Mumbai 400 051.

Date : 01.03.2022

Format –A Circular No 28/202.

### LEGAL TITLE REPORT

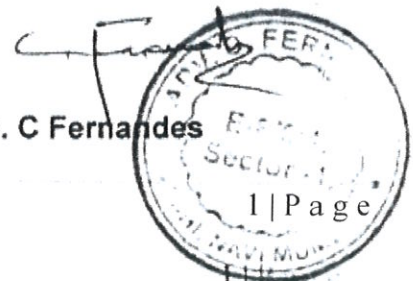
Sub: Title Clearance Certificate with respect to Plot situated at Survey No 33(Part), 61, 62/1 (Part) at Village Ghot, Taluka Panvel, District Raigad.(Herein Referred as the Said Plot)

1. I have investigated the Title of the said Plot on the request of my Client M/s Chariot Properties LLP and following documents, ie:-
  - I. Description of the Property
  - II. The Title Documents of Allotment of Plot.
  - III. 7/12 extract issued by the Talathi dated 18/01/2022, mutation no's 1690, 1679.
  - IV. Search Report for 30 Years from 1992 to 2022
2. On perusal of the above mentioned documents and all other relevant documents relating to Title of the said Property, I am of the opinion that the Title of Chariot Properties LLP and Ananta Namdeo Nighukar is Clear, Marketable and without any encumbrances.
3. Owners of the land:
  - I. Survey No 33(P) : Chariot Properties LLP
  - II. Survey No 61(P) : Chariot Properties LLP
  - III. Survey No 61(P) : Ananta Namdeo Nighukar
  - IV. Survey No 62/1 (P) : Chariot Properties LLP
4. The Report reflecting the flow of the Title of the Chariot Properties LLP on the said land is enclosed herewith as annexure.

Encl Annexure:

Date :01.03.2022

Adv. C Fernandes



Ref.:

Date :

**FORMAT A**  
(Circular No:- 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

CHARIOT PROPERTIES LLP, a limited liability partnership registered under The Limited Liabilities Partnership Act 2008 having their office at 17<sup>th</sup> Floor Satra Plaza, Palm Beach Road Sector 19-D, Vashi Navi Mumbai 400705, have requested us to investigate the Title of their lands situated at villages Ghot in Panvel Taluka of District Raigad. Under its instructions we have conducted an investigation of title to the property more particularly described in the schedule hereunder written (herein after referred to as "The Property") as per records and the documents provided to us.

Sr. No	Village	Survey no	Hissa no	Area in Sq. Mtrs.
1	GHOT	33	Part	43040
2	GHOT	62	1	43800
3	GHOT	61	0	7560
			Total	94400

**TRACE OF TITLE:**

**A. ALLOTMENT OF LAND BY COLLECTOR RAIGAD TO THE FARMERS**

**1. SURVEY NO.33 HISSA NO.0 AREA TOTAL ADMEASURING 43040 SQ. METERS:**

The Land bearing Survey no 33 total admeasuring 48280 Sq. Mtrs was a Government Land recorded as "AAKARI PAD" in the Revenue records. The Government of Maharashtra through Collector of District Raigad allotted the Land admeasuring 43040 Sq. Mtrs out of Total 48280 Sq. Mtrs to various farmers following a due process of law which is described below.



- i. The Collector of Raigad, has allotted 16000 Sq. Mtrs land on "Occupancy Class 1" basis to Shri Shamkant Ambaji Sawant, Smt Jankibai Ambaji Sawant, Smt Sunderbai Ravji Shinde by Order No.Ref-4/434716/CR-R-27/2016-2017 dated 20.07.2017 and their names were recorded in the revenue records as Occupant Class 1 vide Mutation Entry No.1601 dated 08.06.2020. The Tehsildar of Panvel Taluka has given Possession of the Land to the said occupants after survey and demarcation by TILR department.
- ii. The Collector of Raigad, by Order No. Ref-4/434716/CR-R-19/2016-2017 dated 17.07.2017 allotted land admeasuring 16000 Sq. Mtrs to Shri Anand Tatyaba Sakpal, Shri Sadanand Tatyaba Sakpal, Shri SagarTatyaba Sakpal, Smt Anita Anand Pawar, Shri Prashant SitaramSakpal, Shri Pravin SitaramSakpal on Occupancy Class 1 basis and their names were recorded in the revenue records as Occupant Class 1, vide Mutation Entry No.1603 dated 08.06.2020.The Tehsildar of Panvel Taluka has given Possession of the Land to the said occupants after survey and demarcation by TILR department.
- iii. The Collector of Raigad by order No. Ref-4/434716/CR-R-21/2016-2017 dated 17.07. 2017.alloted land admeasuring 11040 Sq. Mtrs to Shri Shankar Maruti Chalke, Smt Sulochana Kanhoji Jadhav, Smt Sulabai Laxman Margaje, Shri Indra Maruti Jadhav etc on Occupancy class 1 basis and their names were recorded in revenue records as Occupant Class 1 vide Mutation Entry No.1604 dated 08.06.2020. The Tehsildar of Panvel Taluka has given Possession of the Land to the said occupants after survey and demarcation by TILR department.

## 2. SURVEY NO. 62 HISSA NO. 1 AREA TOTAL ADMEASURING 52000 SQ. METERS:

The Land bearing Survey no 62 Hissa no 1 total admeasuring 52000 Sq. Meters was a Government Land recorded as "AAKARI PAD" in the Revenue records. The Government of Maharashtra through Collector of District Raigad allotted the Land admeasuring 43800 Sq. Meters out of Total 52000 Sq. Meters to various farmers following a due process of law which is described below.

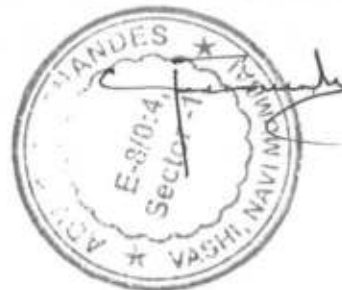
- iv. The Collector Raigad, has allotted land situate at village Ghot, bearing Survey No.62 Hissa No.1 admeasuring 16000 Sq. Mtrs out of **total area admeasuring 52000 Sq. Mtrs.**to SmtShaliniVittahalDeore legal heir of late SitaramBhivaSawant**Land, vide** Order No.Ref-4/434716/CR-R-24/2016-2017 dated 20.07.2017. The said land was duly entered in the Revenue Records, vide



Mutation Entry No.1600 dated 08.06.2020.The Tehsildar of Panvel Taluka has given Possession of the Land to the said occupants after survey and demarcation by TILR department.

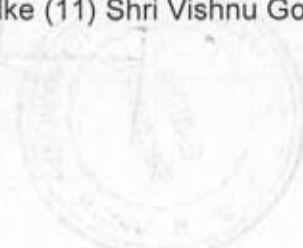
- v. The Collector of Raigad, has allotted land situate at village Ghot, bearing Survey No.62 Hissa No.1 admeasuring 11100 Sq. Meters out of total land 52000 Sq., vide Order No. Ref-4/434716/CR-R-17/2016-2017 dated 25.07.2017. The said land was duly entered in the Revenue Records, as per the said Collector Order vide Mutation Entry No.1602 dated 08.06.2020.The Tehsildar of Panvel Taluka has given Possession of the Land to the said occupants after survey and demarcation by TILR department.
- vi. The Collector of Raigad, has allotted an alternative land situate at village Ghot, bearing Survey No.62 Hissa No.1 admeasuring 14500 Sq. Mtrs out of total land 52000 Sq. Mtrs, to Shri Bhagwan Kondiba Chalke, Shri Sakharam Kondiba Chalke, Shri Ravindra Kondiba Chalke, Shri Vinod Kondiba Chalke , Smt Kasabai Kondiba Chalke, Shri Vittal Ramji Chalke, Smt Ratna Naresh Maragaje, Smt Banabai balu Chalke, Smt KusumJ agannath Pawar , Smt Lilabai Govind Chalke, Shri Vishnu Govind Chalke, Shri Sanjay Govind Chalke, Shri Tuikaram Govind Chalke, Shri Rajendra Govind Chalke and Smt Maya Subhash More vide Order No.Ref-4/434716/CR-R-26/2016-2017 dated 25.07.2017. The said land was duly entered in the Revenue Records, vide Mutation Entry No.1606 dated 08.06.2020. The Tehsildar of Panvel Taluka has given Possession of the Land to the said occupants after survey and demarcation by TILR department.
- vii. The Collector of Raigad, has allotted land situate at village Ghot, bearing Survey No.62 Hissa No.1 admeasuring 2200 Sq. Meters out of total land 52000 Sq., in pursuance of Order No. Ref-4/434718/CR-R-23/2016-2017. dated 25.07.2017 to Narayan Tulshiram Parte, Anusuya Sakharam Sawant, Smt. Janabai Janu Musale and Smt. Kalabai Arjun Kadam. The said land was duly entered in the Revenue Records, as per the said Collector Order vide Mutation Entry No. 1631 dated 31.07.2020. The Tehsildar of Panvel Taluka has given Possession of the Land to the said occupants after survey and demarcation by TILR department.

**B. SALE OF LAND BY FARMERS TO MR. SANJAY NARAYAN BHALERAO AND MR. MANISH MADHU BATHIJA.**





- viii. By a Sale Deed dated 09.06.2020 duly registered vide registration receipt No.5463 document serial No.PVL3-4128-2020 dated 10.06.2020, the said Shri Shamkant Ambaji Sawant, Smt Jankibai Ambaji Sawant, Smt Sunderbai Ravji Shinde being Occupant Class 1 of the Land admeasuring 16000 Sq. Mtrs sold, conveyed and transferred the said land to the name of Mr. Sanjay Narayan Bhalerao and Mr. Manish MadhuBathijaand same has been recorded vide Mutation Entry no 1626 dated 23.07.2020 in revenue records.
- ix. By a Sale Deed dated 09.06.2020 duly registered vide registration receipt No.5459 document serial No.PVL3-4124-2020 dated 10.06.2020, the said Shri Shankar Maruti Chalke, Smt. Sulochana Kanhoji Jadhav, Smt Sulabai Laxman Margaje, Shri Indra Maruti Jadhav sold, conveyed and transferred the land to Mr. Sanjay Narayan Bhalerao and Mr. Manish Madhu Bathijaand same has been recorded vide Mutation Entry no 1622 dated 23.07.2020 in revenue records.
- x. By a Sale Deed dated 09.06.2020 duly registered vide registration receipt No.5460 + **5550 document** serial No.PVL3-4125-2020 dated 10.06.2020, the said SmtShaliniVitthalDeore legal heirs of late Shri SitaramBhivaSawant sold, conveyed and transferred the said land to the name of (1) Mr.Sanjay Narayan Bhalerao and (2) Mr Manish MadhuBathijaand same has been recorded vide Mutation Entry no 1629 dated 23.07.2020 in revenue records.
- xi. By a Sale Deed dated 09.06.2020 duly registered vide registration receipt No.5461 document serial No.PVL3-4126-2020 dated 10.06.2020, the said Shri Suresh Sitaram Chalke legal heir of late Shri Gopal Narayan Chalke sold, conveyed and transferred the said land to the name of (1) Mr Sanjay Narayan Bhalerao and (2) Mr Manish MadhuBathija.and same has been recorded vide Mutation Entry no 1627 dated 23.07.2020 in revenue records.
- xii. By a Sale Deed dated 09.06.2020 duly registered vide registration receipt No.5462+ 5464 document serial No.PVL3-4127-2020 dated 10.06.2020, the said (1) Shri BhagwanKhondiba Chalke (2) Shri SakharamKondiba Chalke (3) Shri RavindraKondiba Chalke (4) Shri Vinod Kondiba Chalke (5) SmtKasabaiKondiba Chalke (6) Shri Vittal Ramji Chalke (7) SmtRatna Naresh Maragaje (8) SmtBanabai Balu Chalke (9) SmtKusumJagannathPawar (10) SmtLilabaiGovind Chalke (11) Shri Vishnu Govind Chalke (12) Shri Sanjay Govind Chalke (13) Shri



*Manish Madhu Bathija*

TuikaramGovind Chalke (14) Shri RajendraGovind Chalke and (15) Smt. Maya Subhash More legal heirs of Smt Rama Dhondu Chalke sold, conveyed and transferred the said land to the name of (1) Mr Sanjay Narayan Bhalerao and (2) Mr Manish MadhuBathija and same has been recorded vide Mutation Entry no 1628 dated 23.07.2020 in revenue records.

- xiii. By a Sale Deed dated 09.06.2020 duly registered vide registration receipt No.5461 document serial No.PVL3-4126-2020 dated 10.06.2020, the said Shri Narayan Tulshiram Parte, Anusuya Sakharam Sawant, Smt. Janabai Janu Musale and Smt. Kalabai Arjun Kadam. sold, conveyed and transferred the said land to the name of (1) Mr. Sanjay Narayan Bhalerao and (2) Mr Manish MadhuBathija and same has been recorded vide Mutation Entry no 1636 dated 19.08.2020 in the revenue records.

**C. SALE OF LAND BY MR. SANJAY BHALERAO AND MR. MANISH MADHU BATHIJA TO SWAPNIL GHANSHYAM REDKAR.**

Mr. Sanjay Narayan Bhalerao andMr. Manish MadhuBathija, conveyed the said Property Bearing Survey No.33 (all 3 plots) admeasuring in all 4-30-40 Ares and Survey No.62/1 (all 4 plots) admeasuring in all 43800 Sq. Meters, to the name of Mr. Swapnil Ghanshyam Redkar, vide Sale Deed dated 28.12.2020 and the same was duly registered vide document serial No.PVL3-13994-2020 dated 28.12.2020, and the same has been recorded vide Mutation Entry No.1656 dated 31.12.2020 in the revenue records of the land.

**D. SALE OF LAND BY SWAPNIL GHANSHYAM REDKAR TO CHARIOT PROPERTIES LLP.**

LastlyMr. Swapnil Ghanshyam Redkar has conveyed the said Property Bearing Survey No.33 admeasuring 43040 Sq. Meters and Survey no 62/1 admeasuring 43800 to the name of M/s. Chariot Properties LLP vide Sale Deed dated 10.08.2021 duly registered vide document serial No.PVL4-8393-2021 dated 10.08.2021 and same has been recorded vide Mutation Entry no. 1690dated 17.11.2021in revenue records.

**E. SURVEY NO 61 HISSA NO 0 AREA TOTAL ADMEASURING 7560 SQ MTRS.**



The Ananta Namdeo Nighukar and Asha Kamlakar Patil were the original owners of Agricultural land bearing Survey No 61 admeasuring 7560 sq mtrs, of which Ananta Namdeo Nighukar owns land admeasuring 6960 sq mtrs and Asha Kamlakar Patil owns land admeasuring 600 sq mtrs respectively. They have sold their respective lands as follows,

- i. Asha Kamlakar Patil sold her share of 600 sq mtrs in survey 61 to M/s Chariot Properties by Conveyance Deed registered with Registrar of Assurances at Panvel 4 bearing registration no PVL4-7292-2020 dated 16/07/2021 and same has been recorded vide Mutation Entry no. 1676 dated 20.07.2021 in revenue records.
- ii. Ananta Namdeo Nighukar sold his share of 2060 sq mtrs in survey 61 to M/s Chariot Properties by Conveyance Deed registered with Registrar of Assurances at Panvel 4 bearing registration no PVL4-8393-2021 dated 10/08/2021 and same was recorded vide Mutation Entry no. 1679 dated 23.08.2021 in revenue records.
- iii. Further Ananta Namdeo Nighukar and M/s Chariot Properties LLP have entered into a Development Agreement registered with Sub registrar of assurances at Panvel bearing registration no. Panvel-3 / 19539 / 2021 dated 10<sup>th</sup> December 2021 for development of land admeasuring 4900 sq.mtrs. on the terms and conditions mentioned therein.

## CONCLUSION

- A. The said Chariot Properties LLP, are the owners and in possession of the said Property Bearing Survey Nos.33 area admeasuring 43040, Survey no 61 area admeasuring 2660 Sq. Meters and Survey no 62/1 area admeasuring 43800 Sq. Meters. as mentioned hereinabove and has developments rights of balance 4900 Sq. Meters land from Survey no 61.
- B. Thus Chariot Properties LLP is entitled to develop the said Properties total admeasuring 94400 Sq. Meters which is Class 1 Occupancy land as per section 29 of Maharashtra Land Revenue Code 1966, subject to permissions to be obtained from the competent authorities as per MRTP Act 1966.
- C. I have taken search of above said Property, for a period more than 30 years, from 1992 to 2022 in the Office of the Sub-Registrar of Assurances, Panvel and concern Revenue Departments. As per the searches taken, there is no entry in the records of the Sub-Registrar Office at Panvel/Raigad, to the effect that the




Property is either sold or mortgaged or transferred or given on lease to anybody by the said M/s. Chariot Properties LLP.

- D. It appears from the records that the said M/s. Chariot Properties LLP are in the actual possession of the said Property.
- E. It is also cleared that the said Property is not affected by any easements, set backs or reservations or acquisitions either by Central Government or State Government or any other local body.

Subject to what is stated hereinabove, I therefore, certify that the title of the properties as above described, belonging to the owner's M/s. Chariot Properties LLP is clear, marketable and free from all encumbrances of any nature whatsoever.

Date: -01.03.2022

Place: - Navi Mumbai

  
C. Fernandes  
Advocate.





