



Nitin S. Chaudhari

B.A.LL.B

Office : 103, Floor No-4, Royal Plaza, Plot No- 7-B, Sector – 5, Kopar Khirane, Navi- Mumbai ,
Mob. 7588007166 , E-mail – nitinchaudhari228877@gmail.com

Date: 22/09/2021

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 1/A
area admeasuring about 0-62-1(H-R-P) out of total area 1-02-
1 (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
ENTERPRISES 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 1/A area admeasuring about 0-62-1(H-R-P) out of total area
1-02-1 (H-R-P), situated at village Koynavele , Taluka Panvel
, District:- Raigad.

The Documents of the abovementioned Land:



- a) Copy of Sale Deed Land being Survey No. 33 Hissa No 1/A area admeasuring about 0-46-1(H-R-P) out of total 1-02-1(H-R-P) between 1) Mr Prakash Balaram Nighurkar 2) Mr. Manda Balaram Nighurkar, as seller and M/s Arihant Enterprises, through its Partner Shri Parth Ashok Chhajer. This Sale deed is registered with the Sub-Registrar Panvel 5 vide Document No. 6180/2021 & registered on 27/04/2021.
- b) Copy of Sale Deed Land being Survey No. 33 Hissa No 1/A area admeasuring about 0-16-0(H-R-P) out of total 1-02-1(H-R-P) between 1) Mr Vinayak Nana Patil 2) Mr. Bhou Rama Patil 3) Mr. Damu Rama Patil, 4) Mr. Jayvant Rama Patil, 5) Mr. Kana Rama Patil as seller and M/s Arihant Enterprises, through its Partner Shri Parth Ashok Chhajer. This Sale deed is registered with the Sub-Registrar Panvel 5 vide Document No. 6178/2021 & registered on 27/04/2021.
- c) Copy of Power of Attorney for Land being Survey No. 33 Hissa 1/A admeasuring about 0-41-1 (H-R-P) Executed by 1) Mr Prakash Balaram Nighurkar 2) Mr. Manda Balaram Nighurkar, in favour of M/s Arihant Enterprises, through its Partner Shri Parth Ashok Chhajer. This Power of Attorney is registered with the Sub-Registrar Panvel-5 vide Document No 6181/2021 & registered on 27/04/2021.
- d) Copy of Power of Attorney for Land being Survey No. 33 Hissa 1/A admeasuring about 0-16-0 (H-R-P) Executed by 1) Mr Vinayak Nana Patil 2) Mr. Bhou Rama Patil 3) Mr. Damu Rama Patil, 4) Mr. Jayvant Rama Patil, 5) Mr. Kana Rama Patil, in favour of M/s Arihant Enterprises, through its Partner Shri Parth Ashok Chhajer. This Power of

Attorney is registered with the Sub-Registrar Panvel-5 vide Document No 6179/2021 & Registered on 27/04/2021.

e) Copy of Commencement certificate issued by Panvel Municipal Corporation bearing PMC /TP/koynavele/ 33/1A/21-21/16159/1854/2021 Dated 09th September, 2021, in granting Development Permission to M/s. Arihant Enterprises to develop the abovementioned Lands as per the approved Plans.

2) Search Report for 30 years from 1991 to 2021.

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 said land bearing Survey No 33 Hissa No 1/A area admeasuring about 0-62-1 out of total area 1-02-1 (H-R-P), situated at village Koynavele, Taluka Panvel , District:- Raigad. In the name of the said Developer i.e. M/S ARIHANT ENTERPRISES, THROUGH ITS PARTNER SHRI PARTH ASHOK CHHAJER is clear and marketable and without any encumbrance.

Owners of the Land:

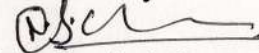
M/S ARIHANT ENTERPRISES, THROUGH ITS PARTNER SHRI PARTH ASHOK CHHAJER

The report reflecting the flow of the title of the Owner on the said Land is enclosed herewith.

Encl. Annexure.....

Date : 22/09/2021

Yours Truly



Nitin S. Chaudhari, Advocate



Nitin S. Chaudhari

B.A.L.L.B

*Office : 103, Floor No-1, Royal Plaza, Plot No- 7-B, Sector – 5, Kopar Khirane, Navi- Mumbai ,
Mob. 7588007166 , E-mail – nitinchaudhari228877@gmail.co.in*

Date: 22/09/2021

FLOW OF THE TITLE OF THE SAID LAND

1. Mrs. Tulsabai Balaram Nighukar died on dated 30/05/2018 leaving behind her legal heir as 1) Mr. Prakash Balaram Nighukar, 2) Mrs. Manda Balaram Nighukar, 3) Mrs. Draupadi Balaram Nighukar 4) Smt. Yogita Balaram Nighukar as evidenced by Mutation Entry No. 575.
2. Mrs Draupadi Balaram Nigurkar and 2) Mrs Yogita Balaram Nighukar vide Release Deed registered with Sub-Registrar of Assurances Vide No. 13205/2019 dated 13/12/2019 Released their share in favour of 1)Mr Prakash Balaram Nighukar and 2) Mrs. Manda Balaram Nighukar, as evidenced by Mutation Entry No. 581.
3. in furtherance of the above, 1) Mr Prakash Balaram Nighukar 2) Mrs. Manda Balaram Nighukar, as Sellers and 1) Kana Rama Patil , 2) Jaywant Rama Patil, 3) Damu Rama Patil and 4) Bhou Rama Patil 5) Vinayak Rama Patil, herein as Buyer have executed Sale Deed for 16.0 Gunta land out of 102.1 Gunta of Said Land on 18/08/2020, which was registered with Sub-Registrar of Assurances Panvel – 5 with registration number as 4841/2020 the ownership, title and occupation of said land is absolutely transferred buyer herein free from any encumbrances as evidenced by Mutation Entry No. 598.
4. 1) Mr Prakash Balaram Nighukar 2) Mrs. Manda Balaram Nighukar, as Sellers and Promoter herein as Buyer have executed Sale Deed for 46.1

Gunta out of 102.1 Gunta of Said Land on 27/04/2021, which was registered with Sub-Registrar of Assurances Panvel – 5 with registration number as 6180/2021 the ownership, title and occupation of said land is absolutely transferred to Promoter herein free from any encumbrances as evidenced by Mutation Entry No. 623.

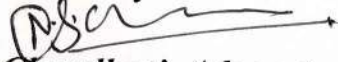
5. 1) Kana Rama Patil, 2) Jaywant Rama Patil, 3) Damu Rama Patil and 4) Bhou Rama Patil 5) Vinayak Rama Patil, as Sellers and Promoter herein as Buyer have executed Sale Deed for 16 Gunta out of 102.1 Gunta of Said Land on 27/04/2021, which was registered with Sub-Registrar of Assurances Panvel – 5 with registration number as 6178/2021 the ownership, title and occupation of said land is absolutely transferred to Promoter herein free from any encumbrances as evidenced by Mutation Entry 622 .
6. Search Report for 30 years From 1991 to 2021 taken from sub registrar offices at Panvel.

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

SCHEDULE

All the piece and Parcel of land bearing Survey No 33 Hissa No 1/A admeasuring about 0-62-1 out of total 1-02-10 (H-R-P) situated at village Koynavele , Taluka Panvel , District:- Raigad.

Yours Truly



Nitin S. Chaudhari, Advocate

