

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

Format -A Circular No 28/202.

LEGAL TITLE REPORT

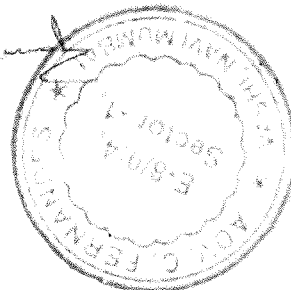
Sub: Title Clearance Certificate with respect to Plot situated at Survey No 33(part), 62/1 (part) at Village Ghot, Taluka Panvel, District Raigad.(Herein Referred as the Said Plot)

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 is Clear, Marketable and without any encumbrances.
3. Owners of the land:
 - I. Survey No 33 (P) : Chariot Properties LLP
 - II. 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 : 30.04.2022

C Fernandes
Advocate



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 17th 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
			Total	86840

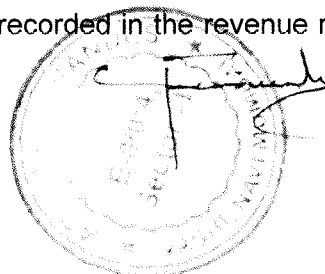
TRACE OF TITLE:

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 Sitaram Sakpal, Shri Pravin Sitaram Sakpal 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.

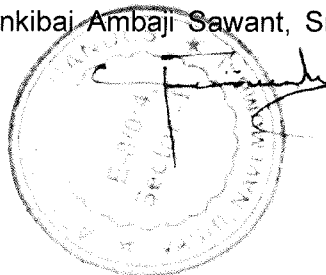
- iv. The Collector Raigad, has allotted land situate at village Ghot, bearing Survey No.62 Hissa No.1 admeasuring 16000 Sq. Mtrs out of **total area admeasuring 52000 Sq. Mtrs.** to Smt Shalini Vittahal Deore legal heir of late Sitaram Bhiva Sawant **Land, vide** Order No. Ref-4/434716/CR-R-24/2016-2017 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.

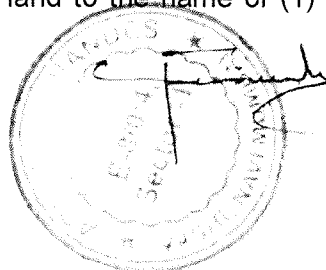
B. SALE OF LAND BY FARMERS TO MR. SANJAY NARAYAN BHALERAO AND MR. MANISH MADHU BATHIJA.

- 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 Madhu **Bathija** and 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 Bathija and 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 Smt Shalini Vitthal Deore legal heirs of late Shri Sitaram Bhiva Sawant sold, conveyed and transferred the said land to the name of (1) Mr. Sanjay Narayan Bhalerao and (2) Mr Manish Madhu Bathija and 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 Madhu Bathija. 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 Bhagwan Khondiba Chalke (2) Shri Sakharam Kondiba Chalke (3) Shri Ravindra Kondiba Chalke (4) Shri Vinod Kondiba Chalke (5) Smt Kasabai Kondiba Chalke (6) Shri Vittal Ramji Chalke (7) SmtRatna Naresh Maragaje (8) Smt Banabai Balu Chalke (9) Smt Kusum Jagannath Pawar (10) Smt Lilabai Govind Chalke (11) Shri Vishnu Govind Chalke (12) Shri Sanjay Govind Chalke (13) Shri Tuikaram Govind Chalke (14) Shri Rajendra Govind 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 Madhu Bathija and same has been recorded vide Mutation Entry no 1628 dated 23.07.2020 in revenue records.

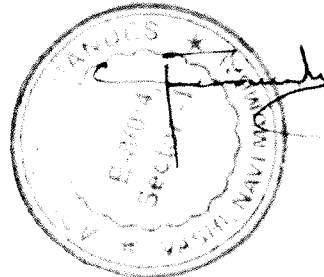
- xiii. By a Sale Deed dated 09.06.2020 duly registered vide registration receipt No.5461 document serial No. PVL3-4126-2020 dated 10.06.2020, the said Shri Narayan Tulshiram Parte, Anusuya Sakham Sawant, Smt. Janabai Janu Musale and Smt. Kalabai Arjun Kadam. sold, conveyed and transferred the said land to the name of (1) Mr. Sanjay Narayan Bhalerao and (2) Mr Manish Madhu Bathija 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 and Mr. Manish Madhu Bathija, 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.

Lastly Mr. 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. 1690 dated 17.11.2021 in revenue records.



CONCLUSION

- A. The said Chariot Properties LLP, are the owners and in possession of the said Property Bearing Survey Nos. 33 area admeasuring 43040 and Survey no 62/1 area admeasuring 43800 Sq. Meters.
- B. Thus Chariot Properties LLP is entitled to develop the said Properties total admeasuring 86840 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. 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, setbacks 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: - 30.04.2022

Place: - Navi Mumbai

Adv. C Fernandes

