

DAMODAR A. PATIL

B.A., B.COM., D.C.L., LL.B.

ADVOCATE

203, SUVRAT APT., Bhavani Chowk,
Tembhi Naka, Thane (W) 400 601.
Tel. (L) : 25472502 (M) : 98206 03923
Email : damodar_patil@yahoo.comRef. : DAP/2019/19Date : 8 AUG 2019**PROJECT TITLE REPORT**

FIRST PROMOTER (LAND) - M/S. ARIHANT ENTERPRISES.
 SECOND PROMOTER (LAND) - DIMPY INFRA VENTURES PVT. LTD.
 PROJECT NAME - ARIHANT CITY PHASE TWO.

Re.: - Ongoing Housing project being constructed on lands situated at Revenue Village Bhadvad, Taluka Bhiwadi, District Thane and within the limits of Bhiwandi Nizampur City Municipal Corporation (BNCMC) and previously according to Revenue Records bearing following description -

Sr. No.	Name of Land Owners	Survey No.	Area (Sq. Mtrs.)
(A) DIMPY PROPERTY			
1.	Shri Bandu K. Bhoir and others	53/1(P)	4550
2.		55/(P)	1900
3.		56/(P)	660
4.		57/4(P)	700
(B) ARIHANT PROPERTY			
1.	Shri Krishna B. Bhoir and others	52/1(P)	1310
2.		53/1(P)	4550
3.		55/(P)	1890
4.		56/(P)	670
5.		85/1(P)	100
6.	Shri Vasant Z. Joshi	49/1	4810
7.		53/2	1520
8.		57/3	7800
9.	Shri Kathod G. Bhoir and others	50/1(P)	4080
10.		52/1(P)	1310
11.		53/1(P)	4560
12.		55/(P)	1900
13.		56/(P)	670
14.		57/4	700
15.		85/1(P)	100
16.	86/2(P)	650	
17.	Shri Baban S. Joshi	49/2(P)	4670
18.		49/3(P)	4000
19.		85/2	9050
			----- 62150

(hereinafter referred as the "Said Project Land").

1. The Bhiwandi Nizampur City Municipal Corporation, in due course, has acquired portion adm. 14516.36 Sq. Mtrs., out of the Said Project Land for public purpose.
2. Individual Title Certificates for Said Project Land area issued separately.
3. Encumbrances on the Said Project Land -
The First Promoter (Land) M/s. Arihant Enterprises have availed of construction loan from ECL Finance Ltd. (ECL FL) by creating charge of equitable mortgage against the Apartments coming to their share out of the Buildings being constructed on the Said Project Land. The Second Promoter (Land) The Dimpy Infra Ventures Pvt. Ltd. have availed of construction of loan from PNB Housing Finance Ltd., by creating charge of equitable mortgage on Apartments coming to their share out of Buildings being constructed on the Said Project Land.
4. The District Collector of Thane, by and under his composite permission dated 27th January, 2014, has granted permission for Non-Agricultural user of the Said Project Land.
5. The Promoters, on 21st February, 2015, have obtained Environment Clearance under Environment Protection Act, 1986.
6. By and under its Order dated 30th October, 2014, the Maharashtra Pollution Control Board, has granted its consent for development of the Said Project Land.
7. Subject to aforesaid observation, there are no other impediments attached to the Said Project Land.
8. There are no existing illegal encroachments on the Said Project Land.
9. We have perused the revenue records. We further have caused searches in the Office of the concerned Sub-Registrar of Assurances. We further have obtained clarifications and declaration from the Promoters about

the encumbrances on the Said Project Land. On the basis of such perusal of revenue records, searches with the office of the Sub-Registrar of Assurances, clarifications given and declaration made by the Promoters, we observed that save and except mortgage loan against the Said Project Land and encumbrances as detailed hereinabove, there are no other encumbrance on Said Project Land or any part thereof.

10. The Said Promoters have evolved a scheme of development of the Said Project Land thereunder amalgamating the aforesaid lands into one contiguous plot and constructing thereon cluster of buildings as per sanction of plans.

11. Pursuant to the Said Sanctioned Plans, the Said Dimpy Infra Ventures Pvt. Ltd., and Said M/s. Arihant Enterprises by and under Joint Venture Agreement dated 20th August, 2013, have decided to develop and/or sale the buildings under Said Sanctioned Plans as under:-

Buildings coming to the share of Dimpy Infra Ventures Pvt. Ltd.,		Buildings coming to the share of M/s. Arihant Enterprises	
Sr. No.	Building No.	Sr. No.	Building No.
1)	D	1)	A
2)	E	2)	B
		3)	C
		4)	F
		5)	G
		6)	H
		7)	I
		8)	J
		9)	K
		10)	L
		11)	M
		12)	N
		13)	P
		14)	Com-1
		15)	Com-2

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12. The Said Promoters, through its Architect M/s. Akruti Consultants have submitted for sanction to Bhiwandi Nizampur City Municipal Corporation (BNCCMC) and the said BNCCMC by and under its latest amended sanction bearing V.P. No.08/2019-20 and bearing Out ward No.NRV/1673 dated 20th May, 2019, has granted sanction for amalgamation and development of Said Project Land as per layout and building plans approved therewith ("**Said Amended Sanctioned Plans**").

13. On perusal of the Said Amended Sanctioned Plans, it is observed that the Developers have not yet consumed fully the Development potential of the Said Project Land. As such, the Promoters, in future, are entitled, subject to the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) to get the Said Sanctioned Plans further amended thereunder utilizing such remaining development potential in further construction on the Said Project Land as may be permitted by Competent Authority.

14. This Title Report is submitted as desired by the Promoters in the matter of Registration of the Project with RERA Act.


(DAMODAR PATIL)
Advocate

Regn. No. MAH-3-1981

To

- 1) Dimpay Infra Ventures Pvt. Ltd.,
Arihant City, Near Saibaba Temple,
Kalyan Bhiwandi Road,
Temghar, Taluka Bhiwandi,
District Thane.
- 2) M/s. Arihant Enterprises,
Arihant City, Near Saibaba Temple,
Kalyan Bhiwandi Road,
Temghar, Taluka Bhiwandi,
District Thane.