

LEGAL TITLE REPORT

To

MahaRERA

Mumbai.


Sub:- Title Clearance Certificate with respect to Immovable Property i.e Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 29700 Sq Mtrs situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

I have investigated the Title of the abovementioned Land on the request of the Developers M/S. ARIHANT SUPERSTRUCTURES LIMITED on perusal of Revenue Records, Maharashtra Government Gazette Notification No 1 dated 01/01/2016 and following document i.e. :-

1) **DESCRIPTION OF LAND**

All that piece and Parcel of Immovable Property i.e Land Gat / Survey No. 14 Hissa No 1 admeasuring about 02-97-00 (H-R-P) {29700 Sq Mtrs } situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

The Documents of the abovementioned Land:

- a) Maharashtra Government Gazette Notification No 1 dated 01/01/2016. An amendment is made in section 63 of Maharashtra Tenancy & Agricultural Act 1948 wherein Agricultural Land can be Transferred in name of a Person who is not a farmer for Non Agricultural Purpose such as Residential, commercial etc on certain terms and conditions. 

- b) Copy of sale Deed dated 26/03/2014 wherein Mr Balaram Vithal Kene , Mr Prakash Vithal Kene , Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil had Sold & Conveyed the Land admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to Mr Raju Sachanand Chandwani. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 2 vide Document No.1726/2014 registered on 26/03/2014.
- c) Copy of Deed wherein Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil released their rights in the Land in favour of Balaram Vithal Kene & Mr Prakash Vithal Kene. This Deed is registered being Document No 3409/2014 dated 30/06/2014.
- d) Copy of Sale Deed dated 09/09/2021 wherein Balaram Vithal Kene & Mr Prakash Vithal Kene as Sellers and Mr Jivandas Ladku Kene & Ors as Confirming Party had Sold & Conveyed the Land admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.7023/2021 registered on 09/09/2021.
- e) Copy of Power of Attorney dated 09/09/2021, Balaram Vithal Kene & Ors had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.7024/2021 registered on 09/09/2021. (8)

f) Copy of sale Deed dated 16/02/2022 wherein Mr Raju Sachanand Chandwani had Sold & Conveyed the Land admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 , vide Document No.949/2022 registered on 16/02/2022.

g) Copy of Power of Attorney dated 16/02/2022, wherein Mr Raju Sachanand Chandwani had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3 , vide Document No.950/2022 registered on 16/02/2022.

h) Copy of Development and Construction permission granted by Collector , District Thane being No. Mahsul / K-1 / T-8 / BP / Village Bapgaon-Bhiwandi / S R-09/2022 dated 24/03/2022.

2) Search Report for 30 years from 1993 to 2022.

2/ On perusal of the Revenue Records & abovementioned Document and all other relevant documents relating to title of the abovementioned property, I am of the opinion that the Title in respect of the said Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 29700 Sq Mtrs situated at Village

Bapgaon , Taluka Bhiwandi , Dist. Thane in the name of the said Developers i.e M/S. ARIHANT SUPERSTRUCTURES LIMITED, THROUGH ITS DIRECTOR SHRI ASHOK BHAVARLAL CHHAJER is clear and marketable and without any encumbrance.

Owners of the Land:


M/S. ARIHANT SUPERSTRUCTURES LIMITED,
THROUGH ITS DIRECTOR SHRI ASHOK BHAVARLAL
CHHAJER.

3/ The report reflecting the flow of the Title of the Owner on the said Land is enclosed herewith.

Encl: Annexure.

Date 29/04/2022.

Yours Truly


Rajesh H. Patil

Advocate High Court 
RAJESH H. PATIL
Advocates High Court
D-279, Vashi Plaza, 1st Floor,
Sector - 17, Vashi,
Navi Mumbai - 400 703.
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RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.-D-279,1st Floor,Vashi Plaza, Sector-17,Vashi, Navi Mumbai -400 703.


Mobile No 8928181421, 9892090603: Email: adv.rajeshhpatil@gmail.com

Date: 29/04/2022

SEARCH REPORT

Search report in respect of Gat / Survey No. 14 Hissa No 1 situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

I have undertaken Search, through Search Clerk, of the aforesaid property at Sub-Registrar Office Bhiwandi 1 at Bhiwandi from 1993 to 2020 (Registers from 1993 to 2002 are in total Torn conditions, Some Records from 2003 to 2020 are in torn conditions & records from 2021 till date are not ready), Search in the office of Sub Registrar Bhiwandi 2 at Bhiwandi from 2005 to 2020 (Sub Registrar Office Bhiwandi 2 started in 2005, Some Records from 2005 to 2020 are in torn conditions and records from 2021 till date are not ready) & Search in the office of Sub Registrar Bhiwandi 3 at Bhiwandi from 2012 to 2020 (Sub Registrar Office Bhiwandi 3 started in 2012, Some Records from 2012 to 2020 are in torn conditions and records from 2021 till date are not ready), From whatever records were available, there was following transaction recorded :

- 1) Document No.1726/2014 registered on 26/03/2014 is a Sale deed for area 0-30-0 (H-R-P) out of area 2-97-0 (H-R-P) is recorded in the name of Raju Chandwani in the records of the sub registrar Bhiwandi -2. The Sellers are Mr Balaram Vithal Kene & Ors.
- 2) Document No.3409/2014 registered on 30/06/2014 is a Release deed in the area 2-67-0 (H-R-P) is recorded in the name of Mr Balaram V Kene & Mr Prakash V Kene in the records of the sub registrar Bhiwandi -2. The Releasors are Smt Kusum Madavi & Ors. 

- 3) Document No.7023/2021 registered on 09/09/2021 is a Sale deed for the area 2-67-0 (H-R-P) i.e 26700 Sq Mtrs out of area 2-97-0 (H-R-P) recorded in the name of M/s. Arihant Superstructures Ltd through Director Ashok B. Chhajer in the records of the sub registrar Bhiwandi -3. The Sellers are Mr Balaram Vithal Kene & Ors.
- 4) Document No.949/2022 registered on 16/02/2022 is a Sale deed for the area 00-30-0 (H-R-P) i.e 3000 Sq Mtrs out of area 2-97-0 (H-R-P) recorded in the name of M/s. Arihant Superstructures Ltd through Director Ashok B. Chhajer in the records of the sub registrar Bhiwandi -3. The Seller is Raju Chandwani.

There is no other transaction recorded on the above mentioned Land as per the abovementioned available records of the Sub Registrars.

This search report is qualified in value and submitted from the records available "On as is where is basis" at that particular point of time and without any liability on the part of the undersigned.

I hereby enclose the search Fee receipt of Government of Maharashtra being GRN No MH001190521202223E dated 28/04/2022 for Rs 750/- deposited for Search.

Yours Truly



Rajesh H. Patil
Advocate High Court

RAJESH H. PATIL
Advocates High Court
D-279, Vashi Plaza, 1st Floor,
Sector - 17, Vashi,
Navi Mumbai - 400 703.
Mob. No.:8928181421

Encl: Search receipt GRN No MH001190521202223E
dated 28/04/2022 for Rs 750/-.



CHALLAN
MTR Form Number-6



GRN	MH0011905212022Z3E	BARCODE					Date	28/04/2022-21:19:26	Form ID															
Department					Inspector General Of Registration					Payer Details														
Search Fee					Type of Payment					Other Items														
Office Name					BVD1_BHIWANDI NO 1 SUB REGISTRAR					Full Name					Adv Rajesh H Patil									
Location					THANE					Flat/Block No.														
Year					2022-2023 One Time					Premises/Building														
Account Head Details					Amount In Rs.					Road/Street														
0030072201 SEARCH FEE					750.00					Area/Locality														
										Town/City/District														
										PIN														
										Remarks (If Any)														
										Survey No. 14 Hissa No. 1 Village Bapgaon 1993 to 2022 30 Years														
										Amount In					Seven Hundred Fifty Rupees Only									
Total					750.00					Words														
Payment Details					IDBI BANK					FOR USE IN RECEIVING BANK														
Cheque/DD Details					Bank CIN					Ref. No.					69103332022042910568					2743239702				
Cheque/DD No.					Bank Date					RBI Date					28/04/2022-21:20:09					Not Verified with RBI				
Name of Bank					Bank-Branch					IDBI BANK														
Name of Branch					Scroll No. , Date					Not Verified with Scroll														

Department ID :

Mobile No. : 8928181421

NOTE:- This challan is valid for reason mentioned in Type of payment only, Not valid for other reasons or unregistered document


चलान चालन "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.


Date: 29/04/2022

FLOW OF THE TITLE OF THE LAND

Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 29700 Sq Mtrs situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

- 1) The name of Mr Vithal Kalu Kene is recorded as the Owner & Possessor of the Land.
- 2) Mr Vithal Kalu Kene expired on 05/01/2001 and his heirs recorded were 1) Mr Balaram Vithal Kene (Son), 2) Mr Prakash Vithal Kene (Son), 3) Smt Kusum Janu Madhvi (Daughter), 4) Smt Gulab Sudam Karave (Daughter) , & 5) Smt Anjana Nakul Patil (Daughter). This is recorded vide Mutation Entry No 292.
- 3) By a sale Deed dated 26/03/2014 , the abovesaid Mr Balaram Vithal Kene , Mr Prakash Vithal Kene , Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil had Sold & Conveyed the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to Mr Raju Sachanand Chandwani. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 2 , vide Document No.1726/2014 registered on 26/03/2014. This Transaction is recorded vide Mutation Entry No 716 dated 09/04/2014 in the revenue records. *R*

- 4) Smt Kusum Janu Madhvi , Smt Gulab Sudam Karave & Smt Anjana Nakul Patil released their rights in Land in favour of Balaram Vithal Kene & Mr Prakash Vithal Kene by document being Document No 3409/2014 dated 30/06/2014. This is recorded vide Mutation Entry No 739.
- 5) By a sale Deed dated 09/09/2021, the abovesaid Balaram Vithal Kene & Mr Prakash Vithal Kene as Sellers and Mr Jivandas Ladku Kene & Ors as Confirming Party had Sold & Conveyed the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 , vide Document No.7023/2021 registered on 09/09/2021. This Transaction is recorded vide Mutation Entry No 1083 dated 07/10/2021 in the revenue records.
- 6) By a Power of Attorney dated 09/09/2021, the abovesaid Balaram Vithal Kene & Ors had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 02-67-00 (H-R-P) {26700 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.7024/2021 registered on 09/09/2021. 

- 7) By a sale Deed dated 16/02/2022, Mr Raju Sachanand Chandwani had Sold & Conveyed the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER. This Sale Deed is registered with the Sub Registrar of Assurances Bhiwandi 3 vide Document No.949/2022 registered on 16/02/2022.
- 8) By a Power of Attorney dated 16/02/2022, the abovesaid Mr Raju Sachanand Chandwani had granted Power & authority to M/S. ARIHANT SUPERSTRUCTURES LTD THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER with respect to the Land i.e Agricultural Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 00-30-00 (H-R-P) {3000 Sq Mtrs } out of 02-97-00 (H-R-P) . This Power of Attorney is registered with the Sub Registrar of Assurances Bhiwandi 3, vide Document No.950/2022 registered on 16/02/2022.
- 9) As per the Maharashtra Government Gazette Notification No 1 dated 01/01/2016, an amendment is made in section 63 of Maharashtra Tenancy & Agricultural Act 1948 wherein Agricultural Land can be Transferred in name of a Person who is not a farmer for Non Agricultural Purpose such as Residential, commercial, Industrial on certain terms and conditions. 

- 10) The Collector , District Thane had granted the Development and Construction permission being No. Mahsul / K-1 / T-8 / BP / Village Bapgaon-Bhiwandi / S R-09/2022 dated 24/03/2022.
- 11) Search Report Search report for 30 yrs from 1993 to 2022 taken from Sub registrar offices at Bhiwandi.

The description of the above said Land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Land bearing Gat / Survey No. 14 Hissa No 1 admeasuring about 29700 Sq Mtrs situated at Village Bapgaon , Taluka Bhiwandi , Dist. Thane.

Yours Truly

Rajesh H. Patil

Advocate High Court

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