

Padle

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.D-272, 1st Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai -400 703.

Date: 08/04/2014

TITLE CERTIFICATE


I have investigated the Title of Survey No. 17/1B, 18/1A & 18/2A situate at Village Padle , Dist Thane in the name of M/s Arihant Superstructure Ltd.

Survey No. 17/1B

WHEREAS the name of Bhimrao Ziprya Patil & Smt Anusayabai Ziprya Patil was the Original Owner and in possession of the land being Survey No. 17/1p situate at Village Padle , Dist Thane.

AND WHEREAS as per partition , Mr Ratan Narayan Patil became entitled to 21 Gunthas of the Land in the land being Survey No. 17/1p situate at Village Padle , Dist Thane.

AND WHEREAS as per the directions of the Government to modernize and computerize the 7/12 Extracts as per rules and regulations of Land revenue, the corrections has been made from Survey No 17/1p to 17/1B for the land admeasuring 0-21-0 belonging to Ratan Patil and 7/12 Extract has been prepared to that effect. (Hereianfter the abovementioned Land being Survey No. 17/1B is referred to as said First Land)

AND WHEREAS the abovesaid Mr Ratan Narayan Patil & Ors had entered into Conveyance Deeds for sale of the abovesaid first Land admeasuring 0-21-0 with M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER . This Conveyance deed is registered with Sub registrar Thane 3 vide Document No 6680/2010 and registered on 08/10/2010. 

AND WHEREAS the name of M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER is recorded in revenue records vide 7/12 extract being Survey No 17 Hissa No 1B.

Survey No. 18/1A

WHEREAS Kalu Mhatre was the Owner and in possession of the land being Survey No. 18/1 situate at Village Padle , Dist Thane.

AND WHEREAS Kalu Mhatre Expired and names of his heirs i.e Sitaram kalu Mhatre, Sundaribai Kondu Gaikar, Bajibai Patil, Sambhubai Patil & Changnabai Bedekar were recorded .

AND WHEREAS Sundaribai Kondu Gaikar, Bajibai Patil, Sambhubai Patil & Changnabai Bedekar had released their rights in the Land in favour of Sitaram Kalu Mhatre and his name is recorded for the Land being Survey No. 18/1 admeasuring 0-34-6 situate at Village Padle , Dist Thane. (Hereianfter the abovementioned Land being Survey No. 18/1 is referred to as said Second Land)

AND WHEREAS Sitaram Kalu Mhatre has sold the said Second Land to Mr Prakash Namdev Mhatre & Contractor by a Sale Deed and their name is recorded for the said second Land in the revenue records.

AND WHEREAS the abovesaid Mr Prakash Namdev Mhatre had entered into Conveyance Deeds for sale of the abovesaid Second Land admeasuring 0-34-6 with M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER . This Conveyance deed is registered with Sub registrar Thane 3 vide Document No 8867/2010 and registered on 23/12/2010. Q

AND WHEREAS an area of 1077.17 Sq mtrs out of area 3460 Sq mtrs in Survey No 18/1 and an area of 1197.40 Sq mtrs out of area 3010 Sq Mtrs in Survey No 18/2 has been reserved by Thane Municipal Corporation for 12 Meter wide service and for 60 Meter wide D P road ,

AND WHEREAS a Deed of Declaration dated 26/03/2013 was executed between M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER & Thane Municipal Corporation for the abovementioned reserved road. This Deed of declaration was registered vide Document No 3340/2013.

AND WHEREAS the Dy Superintendent, land records , Thane had passed an Order for the land being Survey No 18/1 & 18/2 for recording the changes in the Hissa Number as per Hissa form No 12 and the corresponding changes were recorded in the revenue records,

AND WHEREAS Hissa No 1 in Survey No 18 has been changed to Hissa No 1A, 1B & 1C . The name of M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER has been recorded for Survey No 18 Hissa No 1A for the area 0-23-7. The name of Thane Municipal Corporation has been recorded for Survey No 18 Hissa No 1B for the area 0-04-9 for 12 Meter wide road and the name of Thane Municipal Corporation has been recorded for Survey No 18 Hissa No 1C for the area 0-06-0 for 60 Meter wide road.

AND WHEREAS the name of M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER is recorded in revenue records vide 7/12 extract being Survey No 18 Hissa No 1A for the area 0-23-7 H-R-P. *li*

Survey No. 18/2A

WHEREAS Mr Posha Hendrya Patil and Narayan H Patil had purchased Land being Survey No. 18/2 situate at Village Padle , Dist Thane from Varatrial Narsingji . (Hereianfter the abovementioned Land being Survey No. 18/2 is referred to as said Third Land)

AND WHEREAS Narayan H Patil was in possession of said third Land as per oral partition, was cultivating it and paying the revenue taxes. The names of Mathibai Posha Patil, Vasant Posha Patil & Mahadu Posha Patil were removed after they gave their statement in writing and only the name of Narayan H Patil is recorded for the said Third Land in the revenue records.

AND WHEREAS Narayan Hendrya Patil Expired and names of his heirs recorded for said third Land were Ratan Narayan Patil, Ramesh Narayan Patil, Pandharinath Narayan Patil, Sunil Narayan Patil, Dilip Narayan Patil, Milind Narayan Patil, Manoj Narayan Patil, Kamlabai Shelar, Manisha Pavshe, Nirabai Narayan Patil, Yesubai Narayan Patil, Premabai Narayan Patil.

AND WHEREAS the abovesaid Nirabai Narayan Patil & Ors had entered into Conveyance Deeds for sale of the abovesaid Third Land admeasuring 0-30-1 with M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER . This Conveyance deed is registered with Sub registrar Thane 3 vide Document No 6679/2010 and registered on 08/10/2010.

AND WHEREAS an area of 1077.17 Sq mtrs out of area 3460 Sq mtrs in Survey No 18/1 and an area of 1197.40 Sq mtrs out of area 3010 Sq Mtrs in Survey No 18/2 has been reserved by Thane Municipal Corporation for 12 Meter wide service and for 60 Meter wide D P road

AND WHEREAS a Deed of Declaration dated 26/03/2013 was executed between M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER & Thane Municipal Corporation for the abovementioned reserved road. This Deed of declaration was registered vide Document No 3340/2013.

AND WHEREAS the Dy Superintendent, land records , Thane had passed an Order for the land being Survey No 18/1 & 18/2 for recording the changes in the Hissa Number as per Hissa form No 12 and the corresponding changes were recorded in the revenue records,

AND WHEREAS Hissa No 2 in Survey No 18 has been changed to Hissa No 2A, 2B & 2C . The name of M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER has been recorded for Survey No 18 Hissa No 2A for the area 0-18-3. The name of Thane Municipal Corporation has been recorded for Survey No 18 Hissa No 2B for the area 0-05-8 for 12 Meter wide road and the name of Thane Municipal Corporation has been recorded for Survey No 18 Hissa No 2C for the area 0-06-0 for 60 Meter wide road.

AND WHEREAS the name of M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER is recorded in revenue records vide 7/12 extract being Survey No 18 Hissa No 2A for the area 0-18-3 H-R-P ,

Survey No. 17/1B, 18/1, & 18/2

AND WHEREAS M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER has made an application to District Collector, Thane for change of use of Land being Survey No 17/1B, 18/1 & 18/2 from Agricultural use to Non Agricultural use and the District Collector, Thane vide its order being No / mahsul /K-1/ Village Padle / N A P / S R 01/2013 dated 11/06/2013 had granted N A permission.

Survey No. 17/1B, 18/1A, & 18/2A

AND WHEREAS the abovementioned said first Land, said Second land & said Third Land are together referred to as said Land.

AND WHEREAS the abovementioned owners M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER had made an application for the development / commencement permission and the Thane Municipal Corporation, Thane had granted Development permission / commencement Certificate vide its letter being V P No S11/0033 /12 TMC/TDD/0717/ 12 dated 19 / 11 / 2012.

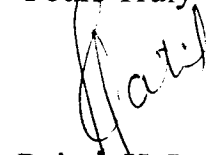
AND WHEREAS the abovementioned owners M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER had made an application for amendment of the development / commencement permission and the Thane Municipal Corporation, Thane had granted amended Development permission / commencement Certificate vide its letter being V P No S11/ 0033 / 12 TMC / TDD / 1115 / 14 dated 19/03/2014

By virtue of the copies of the documents submitted and information given , I am of the opinion that the title in respect of the immovable property i.e. Non Agricultural land bearing Survey No. 17/1B for the area 0-21-0, 18/1A for the area 0-23-7 & 18/2A for the area 0-18-3 situate at Village Padle , Dist Thane in the name of M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER is clear & marketable and is without encumbrances and M/S ARIHANT SUPERSTRUCTURES LTD through its Director SHRI ASHOK BHANWARLAL CHHAJER has the right to develop the said Land and Sale the Units constructed on abovesaid Land subject to the terms and conditions of abovementioned documents, N A permission, Construction permission and applicable laws to the said Land.

SCHEDULE

All that piece and parcel of Non Agricultural land bearing Survey No. 17/1B for the area 0-21-0, 18/1A for the area 0-23-7 & 18/2A for the area 0-18-3 situate at Village Padle , Dist Thane.

Yours Truly



Rajesh H. Patil

Advocate High Court

Mr. Rajesh H. Patil

Advocate High Court

D-277, Vasthi Plaza, 1st Floor,
Sector - 17, Vasthi, Navi Mumbai.