

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

Advocate High Court

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Date: 27/12/2022

To
MahaRERA
Mumbai.

LEGAL TITLE REPORT

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 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.

2) **THE DOCUMENTS OF THE ALLOTMENT OF THE
ABOVEMENTIONED LAND:**

- a) Copy of Mutation No 716
- b) Copy of Mutation No 739
- c) Copy of Mutation No 884
- d) Copy of Mutation No 1083 *R*

3) 7/12 EXTRACT & MUTATION ENTRY

7/12 Extract of issued by Talathi Saza Lonad , Taluka Bhiwandi , District Thane dated 02/12/2021, Mutation Entry No 1083 dated 07/10/2021.

4) 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 27/12/2022.

Yours Truly



Rajesh H. Patil


Advocate High Court

Date: 27/12/2022

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) Mutation Entry No 292 : 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).
- 3) Mutation Entry No 716 : Copy of sale Deed dated 26/03/2014. 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. 

- 7) Copy of 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) Copy of Power of Attorney dated 16/02/2022 : 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) Sanction of Plans: The Asst Director, Town Planning, Thane had sanctioned plans for residential purpose being O No NA/BP/ Village Bapgaon / Taluka Bhiwandi / S No 14/1 / SS Thane / 784 dated 14/03/2022.
- 10) Construction Permission: 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. 

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FLOW OF THE TITLE OF THE SAID LANDS

Survey No. 116 Hissa No 4 , 2) Survey No. 120 Hissa No 9 , 3) Survey No. 147 Hissa No 5 & 4) Survey No. 147 Hissa No 6


- a) The name of Mr Pandurang Nagoseth was recorded as Owner & occupier of the Land.
- b) Mutation Entry No 168 dated 20/04/1937: Mr Pandurang Nagoseth expired on 16/06/1935 and his heirs recorded were 1) Mr Dwarkanath Pandurang & 2) Mr Shantaram Pandurang, Minor through Mother Rakhmabai.
- c) Mutation Entry No 372 dated 13/07/1956: The names of 1) Mr Dwarkanath Pandurang & 2) Mr Shantaram Pandurang are recorded as Owner. However the Land was Tilled and Occupied by the Protected tenant Mr Savlaram Babaji Khismatrao who had expired and the name of his elder son Mr Vithal Savlaram Khismatrao is recorded in the revenue records.
- d) Mutation Entry No 640 dated 26/05/1965: Mr Vithal S Khismatrao expired and his heirs recorded were 1) Mr Krushna V Khismatrao (Son), 2) Mr Eknath V Khismatrao (Son), 3) Rakhmabai V Khismatrao (Wife) & Mr Ramchandra S Khismatrao (Brother). *la*

S No. 147/ 2C & S No. 147/2D

- a) Mutation Entry No 329 : The names of 1) Mr Dwarkanath P Dalal & 2) Mr Shantaram P Dalal was recorded as Owner & occupier of the Land S No 147/2P as per the Partition Deed and the admission statement given by Mr Tukaram Ganpat Sherdalal.
- b) Mutation Entry No 1648 dated 08/10/1997: Mr Ramchandra Savlaram Khismatrao expired on 02/03/1984 and his heirs recorded were 1) Mrs Sitabai Khismatrao , 2) Mr Mahadev Khismatrao, 3) Mr Ganesh Khismatrao, 4) Mr Nandkumar Khismatrao , 5) Deepali Dilip Pathari & 6) Ankita Arun Shete.
- c) Mutation Entry No 2115 dated 30/09/2010: Rakhmabai V Khismatrao expired on 03/09/2007 and her heirs recorded were 1) Mr Krushna V Khismatrao & 2) Mr Eknath V Khismatrao.
- d) Mutation Entry No 2149 dated 07/02/2011: Copy of Release Deed dated 18/04/2009 whereby Deepali Pathari & Ankita Shete released their rights in favour of 1) Mrs Sitabai Khismatrao, 2) Mr Mahadev Khismatrao, 3) Mr Ganesh Khismatrao & 4) Mr Nandkumar Khismatrao . This Release Deed is registered with sub registrar Kalyan 2 vide Document No 2427/2009 registered on 18/04/2009.
- e) Mutation Entry No 3054 dated 20/08/2021 : As per the Order dated 11/08/2021 of Tahsildar & Agricultural Tribunal , Kalyan under section 70B of Tenancy Act in 4

- b) Copy of Power of attorney dated 25/05/2022 , M/s Dreams Corporation through its Partners Mr Pravin Jayantilal Patel & Mr Pravin Narayan Karkera had appointed M/S ARIHANT SUPERSTRUCTURES LIMITED THROUGH ITS DIRECTOR SHRI ASHOK B. CHHAJER as their Attorney for abovementioned Lands. This Power of Attorney is registered with the sub registrar of Assurances Kalyan-2 vide Document No 12494 and registered on 25/05/2022.
- c) Copy of Building Permission and commencement certificate for Construction: Kalyan Dombivili Municipal Corporation had , by its Letter/order being O No KDMC / TPD / BP / KD / 2022-23 / 70 dated 28/11/2022 had granted permission for Construction.
- d) 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,

Sr No.


- 1) 7/12 Extracts dated 30/11/2022 for 1) S No. 116/4
2) S No. 120/9, 3) S No. 147/5 , 4) S No. 147/6, 5) S
No 147/2C & 6) S No 147/2D issued by Talathi Saza
Titwala , Taluka Kalyan , District Thane dated
28/06/2022. 

Date: 27/12/2022

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 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. 



CHALLAN
MTR Form Number-6



GRN MH012790283202223E		BARCODE 		Date 27/12/2022-12:36:06		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name BVD1_BHIWANDI NO 1 SUB REGISTRAR				Full Name		Adv Rajesh H Patil	
Location THANE							
Year 2022-2023 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Survey No. 14/1 Village Bapgaon 1993 to 2022 30 Years			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022122714292	2784354412
Cheque/DD No.				Bank Date	RBI Date	27/12/2022-12:37:26	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 8928181421

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तासाठी लागू नाही.