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Date: 23/04/2022

LEGAL TITLE REPORT

To

MahaRERA

Mumbai.

Sub:- Title Clearance Certificate with respect to Immovable Property
i.e Agricultural Land bearing Survey No 36 Hissa No 0
admeasuring 0-46-0 (H-R-P), Survey No 35 Hissa No 1C
admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1B
admeasuring 0-35-0 (H-R-P) , Survey No 35 Hissa No 1A
admeasuring 0-69-8 (H-R-P , situate at Village Ghot , Taluka
Panvel , Dist. Raigad.

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
Agricultural Land bearing Survey No 36 Hissa No 0
admeasuring 0-46-0 (H-R-P), Survey No 35 Hissa No 1C
admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1B
admeasuring 0-35-0 (H-R-P) , Survey No 35 Hissa No 1A
admeasuring 0-69-8 (H-R-P , situate at Village Ghot , Taluka
Panvel , Dist. Raigad.

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 Agreement for Sale of Land being Agricultural Land bearing Survey No 36 Hissa No 0 admeasuring 0-46-0 (H-R-P), Survey No 35 Hissa No 1C admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1B admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1A admeasuring 0-69-8 (H-R-P) between Mr Mohsin Abdul Latif Sayyed & Ors and M/S. ARIHANT SUPERSTRUCTURES LIMITED. This Agreement is registered with the Sub-Registrar Panvel 3 vide Document No. 4326/2020 & registered on 22/02/2020.
- 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 Agricultural Land bearing Survey No 36 Hissa No 0 admeasuring 0-46-0 (H-R-P), Survey No 35 Hissa No 1C admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1B admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1A admeasuring 0-69-8 (H-R-P), situate at Village Ghot, Taluka Panvel, Dist. Raigad 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 23/04/2022.

Yours Truly



Rajesh H. Patil

Advocate High Court

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FLOW OF THE TITLE OF THE LAND

Agricultural Land bearing Survey No 36 Hissa No 0 admeasuring 0-46-0 (H-R-P), Survey No 35 Hissa No 1C admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1B admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1A admeasuring 0-69-8 (H-R-P) situate at Village Ghot , Taluka Panvel , Dist. Raigad.


- 1) Survey No 36 Hissa No 0 admeasuring 0-46-0 (H-R-P)
 - a) Mr Kisan Marwadi was the owner of the Land and his name was recorded as the Owner of the property.
 - b) Mr Kisan Marwadi expired and his Heir Mr Kanhayalal Marwadi was recorded in the revenue records as per mutation No 445.
 - c) Mr Shivram Jayram Pradhan & Ors were tilling the land and hence their names were recorded as Tenant/Occupier under 32G of Tenancy Act and they had made payments as per Order on 25/01/1959 . The name of the Owner Mr Marwadi was deleted . This was recorded vide mutation entry No 660 dated 15/02/1962 in the revenue records.
 - d) Mr Anant Shivram Pradhan gave admission statement that the lands belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e Mr Madhukar Pradhan & Ors and their names to be recorded in the revenue records according to the

persons who were in occupation, possession and were tilling the land and accordingly the name of Mr Madhukar Pradhan was recorded in the revenue records for the land and this was recorded vide mutation No 1084.

- e) The earlier Survey No was S No 118 for the land S. No. 36/0, however after inclusion of the land in New Ghot Camp Revenue Village, the S. No. 118 was changed to S. No. 36.
- f) Madhukar Pradhan sold the Land to Mr Abdul Latif Amirmiya Sayyed . This was recorded vide mutation entry No 1112 on 18/09/1982 in the revenue records,

2) Survey No 35 Hissa No 1C admeasuring 0-35-0 (H-R-P)

- a) Mr Kisan Marwadi was the owner of the Land and his name was recorded as the Owner of the property.
- b) Mr Kisan Marwadi expired and his Heir Mr Kanhayalal Marwadi was recorded in the revenue records as per mutation No 445.
- c) Mr Shivram Jayram Pradhan & Ors were tilling the land and hence their names were recorded as Tenant/Occupier under 32G of Tenancy Act and they had made payments as per Order on 25/01/1959 . The name of the Owner Mr Marwadi was deleted . This was recorded vide mutation entry No 660 dated 15/02/1962 in the revenue records.
- d) The names of Mr Anant Shivram Pradhan & Ors was recorded in the revenue records. However Vasant S Pradhan has given intimation Notice that Mr Sainath V Pradhan was in occupation, possession and tilling the Land and his name is to be recorded and hence name of Mr Sainath V Pradhan is recorded vide Mutation No 1085 dated 03/09/1980.

- e) The earlier Survey No was S No 119 for land S. No. 35 , however after the inclusion of the land in New Ghot Camp Revenue Village, the S. No. 119 was changed to S. No. 35. The Land survey No 119
- f) Mr Sainath Pradhan sold the Land to Mr Abdul Latif Amirmiya Sayyed on 05/03/1982 . This was recorded vide Mutation Entry No 1105 in the revenue records.
- 3) Survey No 35 Hissa No 1B admeasuring 0-35-0 (H-R-P)
- a) Mr Kisan Marwadi was the owner of the Land and his name was recorded as the Owner of the property.
- b) Mr Kisan Marwadi expired and his Heir Mr Kanhayalal Marwadi was recorded in the revenue records as per mutation No 445.
- c) Mr Shivram Jayram Pradhan & Ors were tilling the land and hence their names were recorded as Tenant/Occupier under 32G of Tenancy Act and they had made payments as per Order on 25/01/1959 . The name of the Owner Mr Marwadi was deleted . This was recorded vide mutation entry No 660 dated 15/02/1962 in the revenue records.
- d) The names of Mr Anant Shivram Pradhan & Ors was recorded in the revenue records. However Vasant S Pradhan has given intimation Notice that Mr Suresh V Pradhan was in occupation, possession and tilling the Land and his name is to be recorded and hence name of Mr Suresh V Pradhan is recorded vide Mutation No 1085 dated 03/09/1980. 

- e) The earlier Survey No was S No 119 for the land S. No. 35, however after the inclusion of land in the New Ghot Camp Revenue Village, the S. No. 119 was changed to S. No. 35.
- f) Mr Suresh Vasant Pradhan sold the Land to Mr Abdul Latif Amirmiya Sayyed on 05/03/1982. This was recorded vide Mutation Entry No 1106 in the revenue records.

4) Survey No 35 Hissa No 1A admeasuring 0-69-8 (H-R-P)

- a) Mr Kisan Marwadi was the owner of the Land and his name was recorded as the Owner of the property.
- b) Mr Kisan Marwadi expired and his Heir Mr Kanhayalal Marwadi was recorded in the revenue records as per mutation No 445.
- c) Mr Shivram Jayram Pradhan & Ors were tilling the land and hence their names were recorded as Tenant/Occupier under 32G of Tenancy Act and they had made payments as per Order on 25/01/1959 . The name of the Owner Mr Marwadi was deleted . This was recorded vide mutation entry No 660 dated 15/02/1962 in the revenue records.
- d) The names of Mr Anant Shivram Pradhan & Ors was recorded in the revenue records. However Parashram Jayram Pradhan has given intimation Notice that Parashram Jayram Pradhan was in occupation, possession and tilling the Land and his name is to be recorded and hence the name of Parashram Jayram Pradhan is recorded vide Mutation No 1086 dated 05/09/1980. 6

- e) The earlier Survey No was S No 119 for land S. No. 35 , however after inclusion of the land in the New Ghot Camp Revenue Village, the S. No. 119 was changed to S. No. 35.
- f) Mr Parshram Jairam Pradhan sold the Land to Mr Abdul Latif Amirmiya Sayyed on 05/03/1982. This was recorded vide Mutation Entry No 1104 in the revenue records.
- 5) Survey No 36 Hissa No 0 admeasuring 0-46-0 (H-R-P), Survey No 35 Hissa No 1C admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1B admeasuring 0-35-0 (H-R-P) & Survey No 35 Hissa No 1A admeasuring 0-69-8 (H-R-P)
- a) Mr Abdul Latif Amirmiya Sayyed expired and his heirs recorded were Mrs Khushibibi A Latif Sayyed & Ors. However Mr Abdul Latif Amirmiya Sayyed had made a registered WILL and accordingly the names of beneficiaries i.e Mr Mohsin Abdul Latif Sayyed & Ors were recorded in revenue records. This was recorded vide Mutation No 1299.
- b) Mr Mohsin Abdul Latif Sayyed & Ors sold the Land to **M/S ARIHANT SUPERSTRUCTURE LTD** . This deed is registered with the sub registrar of Assurances Panvel 3 vide Document No 4326/2020 and registered on 22/02/2020. This was recorded vide Mutation No 1614 dated 14/07/2020.
- 6) 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.

7) Search Report Search report for 30 yrs from 1993 to 2022 taken from Sub registrar offices at Panvel.

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

SCHEDULE

All that piece and parcel of Agricultural Land bearing Survey No 36 Hissa No 0 admeasuring 0-46-0 (H-R-P), Survey No 35 Hissa No 1C admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1B admeasuring 0-35-0 (H-R-P), Survey No 35 Hissa No 1A admeasuring 0-69-8 (H-R-P) situate at Village Ghot , Taluka Panvel , Dist. Raigad.

Yours Truly



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