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Advocate High Court

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Date: 13/05/2024

FORMAT-A

(Circular 28/2021 dated 08/03/2021)

To

MahaRERA

Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to Land being 1) Survey No. 18 Hissa No. 2 admeasuring 15980 Sq Mtrs situate at Village Shil, Taluka Thane, Dist. Thane, 2) (a) Survey No. 109 Hissa No. 1 A admeasuring 710 sq. mtrs, (b) Survey No. 109, Hissa No. 1B admeasuring 2590 sq. mtr and (c) Survey No. 108 Hissa No. 2 admeasuring 330 sq. mtrs. Total Land admeasuring about 3630 sq. mtr situated and lying at Village Diaghar Taluka and Dist. Thane & 3) Survey No. 57 Hissa No. 3 admeasuring 12080 Sq. mtrs situated and lying at Village Padle, Taluka and Dist. Thane. All combined total area admeasuring about 31690 Sq Mtrs. (Hereinafter referred as the said Lands)

I have investigated the Title of the said Lands on the request of Developers M/S. ARIHANT SUPERSTRUCTURES LIMITED and following documents i.e. :-

1) DESCRIPTION OF PROPERTY

All that piece and Parcel of Land Property i.e 1) Survey No. 18 Hissa No. 2 admeasuring 15980 Sq Mtrs situate at Village Shil, Taluka Thane , Dist. Thane, 2) (a) Survey No. 109 Hissa No. 1 A admeasuring 710 sq. mtrs, (b) Survey No. 109, Hissa No. 1B admeasuring 2590 sq. mtr and (c) Survey No. 108 Hissa No. 2 admeasuring 330 sq. mtrs. Total Land admeasuring about 3630 sq. mtr situated and lying at Village Diaghar Taluka and Dist. Thane & 3) Survey No. 57 Hissa No. 3 admeasuring 12080 Sq. mtrs situated and lying at Village Padle, Taluka and Dist. Thane. All combined total area admeasuring about 31690 Sq Mtrs.

2) THE DOCUMENTS OF ALLOTMENT OF LAND:

- 1) Survey No. 18 Hissa No. 2 situate at Village Shil,
- 2) (a) Survey No. 109 Hissa No. 1 , (b) 2) Survey No. 109, Hissa &c) Survey No. 108 Hissa No. 2 situate Village Diaghar.
- 3) Survey No. 57 Hissa No. 3 situate at Village Padle.

The Descriptions of Mutations and Documents are mentioned in the Annexure B which is attached as annexure to this Report.

3) 7/12 EXTRACT & MUTATION ENTRY

- 1) 7/12 Extract dated 04/11/2022 & Mutation Entry No 3453 dated 04/11/2022 issued by Talathi Saza Shil for Village .Shil property
- 2) 7/12 Extract dated 29/07/2023 & Mutation Entry No 1356 dated 10/04/2019 issued by Talathi Saza Shil for Daighar Property &
- 3) 7/12 Extract dated 29/07/2023 & Mutation Entry No 984 dated 27/04/2022 issued by Talathi Saza Desai for Padle Property.

4) Search Report for 30 Years from 1995 till 2024.

- 2/ On perusal of the abovementioned Documents and all other relevant documents relating to title of said Lands, I am of the Opinion that the title of 1) Mr Pradeep Dattatray Keni, Pramila Mukund Keni, Mandar Mukund Keni & Mayuresh Mukund Keni in respect of Land bearing Survey No. 18 Hissa No. 2 admeasuring 15980 Sq Mtrs situate at Village Shil, Taluka & Dist. Thane, 2) M/S. Affluence Properties in respect of Land bearing (a) Survey No. 109 Hissa No. 1 A admeasuring 710 sq. mtrs, (b) Survey No. 109, Hissa No. 1B admeasuring 2590 sq. mtr and (c) Survey No. 108 Hissa No. 2 admeasuring 330 sq. mtrs. Total Land admeasuring about 3630 sq. mtr situated and lying at Village Diaghar Taluka and Dist. Thane & 3) Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali and M/s. Marvel Lifespaces LLP in respect of Land bearing Survey No. 57 Hissa No. 3 admeasuring 12080 Sq. mtrs situated and lying at Village Padle, Taluka and Dist. Thane, as Owners and M/s Arihant Superstructures Ltd as the Developers, is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

- 1) Mr Pradeep Dattatray Keni, Pramila Mukund Keni, Mandar Mukund Keni & Mayuresh Mukund Keni in respect of Land bearing Survey No. 18 Hissa No. 2 admeasuring 15980 Sq Mtrs situate at Village Shil, Taluka & Dist. Thane, 2) M/S. Affluence Properties in respect of Land bearing (a) Survey No. 109 Hissa No. 1 A admeasuring 710 sq. mtrs, (b) Survey No. 109, Hissa No. 1B admeasuring 2590 sq. mtr and (c) Survey No. 108 Hissa No. 2 admeasuring 330 sq. mtrs. Total Land admeasuring about 3630 sq.

mtr situated and lying at Village Diaghar Taluka and Dist. Thane & 3) Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali and M/s. Marvel Lifespaces LLP in respect of Land bearing Survey No. 57 Hissa No. 3 admeasuring 12080 Sq. mtrs situated and lying at Village Padle, Tal and Dist. Thane. All combined total area admeasuring about 31690 Sq Mtrs.

DEVELOPERS OF THE LAND

M/S. ARIHANT SUPERSTRUCTURES LIMITED THROUGH ITS DIRECTOR SHRI ASHOK B CHHAJER for the Said Land i.e 1) Survey No. 18 Hissa No. 2 admeasuring 15980 Sq Mtrs situate at Village Shil, Taluka Thane, Dist. Thane, 2) (a) Survey No. 109 Hissa No. 1 A admeasuring 710 sq. mtrs. (b) Survey No. 109, Hissa No. 1B admeasuring 2590 sq. mtr and (c) Survey No. 108 Hissa No. 2 admeasuring 330 sq. mtrs. Total Land admeasuring about 3630 sq. mtr situated and lying at Village Diaghar Taluka and Dist. Thane & 3) Survey No. 57 Hissa No. 3 admeasuring 12080 Sq. mtrs situated and lying at Village Padle, Taluka and Dist. Thane. All combined total area admeasuring about 31690 Sq Mtrs.

3/ The report reflecting the flow of the Title of the Owners / Developers on the said Land is enclosed herewith at Annexure A and Description of Mutations and Documents of Lands is Enclosed herewith at Annexure B.

Encl: Annexure A & B.



Rajesh H. Patil

Date 13/05/2024

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FLOW OF THE TITLE OF THE SAID LANDS

1) Survey No. 18 Hissa No. 2 admeasuring 15980 Sq Mtrs situate at Village Shil, Taluka Thane, Dist. Thane, 2) (a) Survey No. 109 Hissa No. 1 A admeasuring 710 sq. mtrs, (b) Survey No. 109, Hissa No. 1B admeasuring 2590 sq. mtr and (c) Survey No. 108 Hissa No. 2 admeasuring 330 sq. mtrs. Total Land admeasuring about 3630 sq. mtr situated and lying at Village Diaghar Taluka and Dist. Thane & 3) Survey No. 57 Hissa No. 3 admeasuring 12080 Sq. mtrs situated and lying at Village Padle, Taluka and Dist. Thane. All combined total area admeasuring about 31690 Sq Mtrs.

SHIL: Survey No. 18 Hissa No. 2 situate at

- Copy of Mutation No 143 dated 15/03/1936 : Mr. Tukaram Aabo Sold the land to Mr. Hasha Govind Thakur.
- Copy of Mutation No 218 dated 12/05/1946 : Mr. Hasha Govind Thakur sold the land to Mr Narayan Tukaram Pavshe
- Copy of Mutation No 841 Dated 12/04/1979 : As per order of Tahsildar the name of Mr Ganpat Tukaram Pavshe is added.
- Copy of Mutation No 1156 - Dated 07/01/1991: As per vardi book and easement the land came in bearing survey No. 18 and hissa No. 2 admeasuring 14970 Sq Mtrs is in the Share / name of Mr. Narayan Tukaram Pavshe.

- Copy of Mutation No 1465 - dated 10/09/2000: Mr. Narayan Tukaram Pavshe had expired so the Land bearing Survey No. 18, Hissa No. 2 admeasuring 14970 Sq Mtrs is distributed in the name of Mr. Naresh Narayan Pavshe and 3 ors as per WILL of Mr. Narayan Tukaram Pavshe.
- Copy of Mutation No 1676 Dated 18/08/2010 : Mr. Naresh Narayan Pavshe and 2 ors sold the land to Mr. Pradeep Dattatray Keni & Mr. Mukund Balu Keni.
- Copy of Sale Deed : Naresh Narayan Pawashe & Ors Sold the Land to Mr Pradeep D Keni & Mr Mukund B Keni vide registered Sale Deed dated 19/06/2008 bearing Document No Thane 5 /5029 /2008 & registered on 19/06/ 2008.
- Copy of Mutation No 3244 Dated 17/06/2021: Mr. Mukund Balu Keni expired and the name of his legal heirs i.e. Smt. Pramila Mukund Keni and 2 ors is recorded in the records
- Copy of Development Agreement : Mr Pradeep Dattatray Keni, Pramila Mukund Keni, Mandar Mukund Keni & Mayuresh Mukund Keni entered into a Development Agreement dated 19/05/2022 and gave for development the Land to M/S ARIHANT SUPERSTRUCTURES LTD.This Development agreement dated 19/06/2022 is registered with the Sub-registrar Thane 5 vide document No 8382/2022 on 19/05/2022,
- Copy of Power of Attorney : Mr Pradeep Dattatray Keni, Pramila Mukund Keni, Mandar Mukund Keni & Mayuresh Mukund Keni had executed a Power of Attorney dated 19/05/2022 in favour of M/S ARIHANT SUPERSTRUCTURES LTD. This Power of Attorney dated 19/05/2022 is registered with the Sub-registrar Thane 5 vide document No 8387/2022 on 19/05/2022,

DAIGHAR

1) Survey No. 109 Hissa No. 1B

- Mutation No 553 dated 06/05/1977: Dharma rama Patil Expired and his Heirs are Gopal Dharma Patil & Ors.
- Mutation No 579 dated 06/05/1981: Bhagubai & Ors released their rights in favour of Nana Patil & Ors.
- Mutation No 580 dated 06/05/1981: The land came in Partition in in share of Harishchandra Gopal Patil .
- Mutation No 581 dated 06/05/1981: Harishchandra Gopal Patil sold land area 0-40-5 to Vijaya W Teredesai.
- Mutation No 756 dated 11/09/2013: Harishchandra Gopal Patil sold land area 0-35-9 0-40-5 to Meraj Ahmed Siddiqui .
- Mutation No 803 dated 09/05/2007: Harishchandra Gopal Patil sold land area 0-10-0 to Sachin Sudam Patil .
- Mutation No 819 dated 16/10/2007: Harishchandra Gopal Patil sold land area 0-25-0 to Meraj Ahmed Siddiqui & Ors .
- Mr. Meraj Ahmed Siddique was the owner of the land being Survey No. 109 Hissa No. 1B admeasuring about 710 sq. mtr Out of Area 4050 sq. mtr,
- Mr. Meraj Ahmed Siddique agreed to sale the land S No 1B to Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali. This Document is registered with the sub registrar Thane-9 vide Document No. 7207 /2014 and registered on 19/11/2014.

- Mr. Meraj Ahmed Siddique sold and transferred the abovementioned Land to Mr. Dinesh S Bhanushali and Mr. Mukesh S Bhanushali. This Document is registered with the sub registrar Thane-9 vide Document No. 7049 /2016 and registered on 16/07/2016,

2) Survey No. 109 Hissa No. 1A

- Meraj Ahmed Siddique, Sufia Meraj Siddique, Abdul Majid Mohd. Sharif Shaikh and Aayesha Majid Shaikh were the owners of the land being survey No. 109 Hissa No. 1A admeasuring about 2590 sq. mtr, out of Area 3590 sq. mtr.,
- Mr. Meraj Ahemd Siddique, Sufia Meraj Siddique, Abdul Majid Mohd. Sharif Shaikh and Aayesha Majid Shaikh agreed to sale to Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali. This Document is registered with the sub registrar Thane-9 vide Document No. 7208 /2014 and registered on 19/11/2014.
- Mr. Meraj Ahmed Siddique, Sufia Meraj Siddique, Abdul Majid Mohd. Sharif Shaikh and Aayesha Majid Shaikh sold and transferred the Land to Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali. This Document is registered with the sub registrar Thane-9 vide Document No. 7052 /2016 and registered on 16/07/2016.

3) Survey No. 108 Hissa No. 2

- Mr. Meraj Ahemd Siddique was the owner of the land being Survey No. 108 Hissa No. 2 admeasuring about 330 sq. mtr,

- Copy of Document No. 5362 /2015: Mr. Meraj Ahmed Siddique agreed to sale the Land to Mr. Dinesh S Bhanushali and Mr. Mukesh S Bhanushali. This Document is registered with the registrar vide Document No. TNN9/5362 /2015 & registered on 07/08/2015,
- Copy of Document No 7051/2016: Mr. Meraj Ahmed Siddique sold and transferred Land to Mr. Dinesh S Bhanushali and Mr. Mukesh S Bhanushali. This Document is registered with the registrar Thane-9 vide Document No. 7051 /2016 and registered on 16/07/2016,

Survey No. 109/1A, Survey No. 109/1B & Survey No. 108/2

- Joint declaration : Made by the said Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali, being the designated partners of M/s. Marvel Lifespaces LLP., the abovementioned lands purchased by the abovementioned partners in their individual names were bought into M/s Marvel Lifespaces LLP, as their share of capital assets,
- Thane Municipal Corporation vide it's certificate dated 17/11/2017 bearing no. 1534 under VP-11/04/17 TMC / T00 / 2403 / 17 issued their development permission.
- Copy of Deed of Conveyance dated 27/12/2018: Mr. Dinesh Shankarlal Bhanushali and Shri Mukesh Shankarlal Bhanushali sold and conveyed the land to M/s. Affluence Properties. Through Partners Mr. Pawankumar Bajaj and Mr. P. Chandrashekhar Reddy. This Deed is duly registered with the Sub-Registrar of Assurance at Thane-8 bearing document No. TNN8 / 13073 of 2018 and registered on 27/11/2018.

- Copy of development agreement: M/S. Affluence Properties and Marvel Lifespaces LLP as confirming Party, had entered into development agreement for the Development of the said lands with M/s. Arihant Superstructure Ltd., Through Director Mr. Ashok Bhavarlal Chajjer. This development Agreement is registered with the sub registrar Thane -5 vide document No. 5397/ 2023 and registered on 13/04/2023,

PADLE: SURVEY NO. 57 HISSA NO. 3

- Mr. Meraz Ahmed Siddiqui and Ors. were the owners of the Land admeasuring about 12880sq mtrs.
- Copy of Sale deed: Mr. Meraz Ahmed Siddiqui and Ors. Agreed to sale the land survey no. 57/3 to Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali. This document is recorded with the sub- registrar Thane 9 vide document no. 7209/2014 and registered on 19/11/2014.
- Copy of Sale deed: Mr. Meraz Ahmed Siddiqui and Ors. sold the land survey no. 57/3 to Mr. Dinesh S Bhanushali and Mr. Mukesh S Bhanushali. This document is recorded with the sub-registrar Thane 9 vide document no. 7050 and registered on 16/07/2016.
- Joint Declaration : Made by the said Mr. Dinesh S Bhanushall and Mr. Mukesh S Bhanushali, being the designated partners of M/s. Marvel Lifespaces LLP., the abovementioned lands purchased by the abovementioned partners in their individual names were bought into M/s Marvel Lifespaces LLP, as their share of capital assets.

- Copy of Development Agreement: Mr. Dinesh Shankarlal Bhanushali and Mr. Mukesh Shankarlal Bhanushali and M/s. Marvel Lifespaces LLP had entered into development agreement and granted development rights to M/s Arihant Superstructures Ltd. This development agreement date 08-09-2022 is registered with the sub-registrar thane 2 vide document no. 20425/22 and registered on 08-09-2022.

1) Survey No. 18 Hissa No. 2 situate at Village Shil, 2) (a) Survey No. 109 Hissa No. 1, (b) 2) Survey No. 109, Hissa and c) Survey No. 108 Hissa No. 2 situate Village Diaghar & 3) Survey No. 57 Hissa No. 3 situate at Village Padle.

- Thane Municipal Corporation vide its certificate dated 29/04/2024 bearing no. 5566 under VP-No TMCB-23-108145 and TMCB /TDD /0125 /{p/c}/2024 / AutoDCR dated 29/04/2024 issued their development permission and sanctioned the layout plans.

Sr No.

- 1) 7/12 Extract of issued by Talathi Saza Shil dated 04/11/2022 for Village Shil property 2) 7/12 Extract of issued by Talathi Saza Shil dated 29/07/2023 for Daighar Property & 3) 7/12 Extract of issued by Talathi Saza Desai dated 29/07/2023 for Padle Property.
- 2) Mutation Entry No 3453 dated 04/11/2022 issued by Talathi Saza Shil for Village Shil property 2) Mutation Entry No 1356 dated 10/04/2019 issued by Talathi Saza Shil for Daighar Property & 3) Mutation Entry No 984 dated 27/04/2022 issued by Talathi Saza Desai for Padle Property.

- 3) Search Report for 30 years from 1995 to 2024 taken from Sub Registrar Offices. I have enclosed Search receipt GRN No MH001935803202425E dated 13/05/2024 for Rs 750/- along with Search Report.
- 4) Any Other Relevant title: NIL
- 5) Litigations if any : NIL

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