

SURAJ P. KADAM
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Advocate High Court

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AS PER RERA

Date: 19-05-2022

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing Survey No. 116/2/B, admeasuring about 0-60-6, (H-R) situated at Village Taloje Majkur Taluka Panvel, Dist.Raigad.

I have investigated the title of the said plot on the request of M/s. H. B. Realty, a partnership firm duly registered under Partnership Act, 1932, through its partner 1)Mr.Hiren Sanghvi 2)Mr.Bhanupratap Chaurasia 3)Mrs.Uresha Sandeep Sheth, and following documents i.e. :-

1) **Description of the property.**

All that piece and parcel of Immovable Property bearing Survey No. 116/2/B, total admeasuring about 0-60-60 (H-R), situated at Village Taloje Majkur Taluka Panvel, Dist.Raigad.

Whereas Shri.Diwdaya Chhau More was the owner of said land who died on dt.03/12/1984, thereafter as per Mutation Entry No.1090 said land transferred to his legal heirs 1)Smt.Pushpa Pandhiranth Mumbaikar 2)Smt.Nagubai Diwadya More 3)Smt.Bemtubai Diwadya More 4)Shri.Balaram Pandurang More 5)Smt.Sitabai Ramesh Patil 6)Smt.Majulabai Pandurang More.

As per Mutation Entry 1209, after the death of Shri.Balaram Pandurang More and as per mutation entry No. 1210 after the death of Smt.Bemtubai Diwadya More their legal heirs come on the records of right.

As per Mutation Entry No.1223, Smt.Nagubai Diwadya More & Others -9 sold the said land to Mr.Anis Ahmed Khan Mohd. Idris & Mr.Sayyed Rafiq Sayyed Amjad.

As per the Mutation Entry No. 1271 Mr.Anis Ahmed Khan Mohd. Idris & Mr.Sayyed Rafiq Sayyed Amjad, sold the said land admeasuring 0-90-60 to **Mr.Mohammed Shafi Mohammed Yusuf Patel** vide sale deed duly registered at Joint Sub Registrar Panvel-1 under Sr.No.PVL1-5822-2004 on dt.11/08/2004.

As per Mutation Entry No. 1781 Mr.Mohammed Shafi Mohammed Yusuf Patel sold the land admeasuring 0-10-0 (H-R) to 1)Mr.Asim Mohd. Siraj Patel 2)Mr.Nazim M. Saleh Navadkar 3)Mr.Gajanfar M. Saleh Navadkar 4)Mr.Nazim M. Siraj Patel vide sale deed duly registered at joint sub registrar Panvel-1 under Sr.No.PVL1-4857-2016 on dt.21/05/2016

As per Mutation Entry No. 1833 Mr.Mohammed Shafi Mohammed Yusuf Patel sold the land admeasuring 0-10-0 (H-R) to 1)Mr.Asim Mohd. Siraj Patel 2)Mr.Nazim M. Saleh Navadekar 3)Mr.Gajanfar M. Saleh Navadkar 4)Mr.Nazim M. Siraj Patel vide another sale deed duly registered at joint sub registrar Panvel-5 under Sr.No.PVL5-4416-2017 on dt.27/05/2017, hence 1)Mr.Asim Mohd. Siraj Patel 2)Mr.Nazim M. Saleh Navadekar 3)Mr.Gajanfar M. Saleh Navadekar 4)Mr.Nazim M. Siraj Patel owned and possessed total land admeasuring 0-20-0 (H-R).

As per mutation Entry No.2065 1)Mr.Asim Mohd. Siraj Patel 2)Mr.Nazim M. Saleh Navadekar 3)Mr.Gajanfar M. Saleh Navadekar 4)Mr.Nazim M. Siraj Patel sold the land admeasuring 0-20-0 (H-R) to M/s. H. B. Reality Through its Partner 1)Mr.Hiren Sanghvi 2)Mr.Bhanupratap Chaurasia vide sale deed duly registered at joint sub registrar Panvel-4 under Sr.No.PVL4-4569-2021 on dt.06/04/2021.

As per Mutation Entry No. 2121 Mr.Mohammed Shafi Mohammed Yusuf sold the land admeasuring 0-40-60 (H-R) to M/s. H. B. Reality Through its Partner 1)Mr.Hiren Sanghvi 2)Mr.Bhanupratap Chaurasia 3)Mrs.Uresha Sandeep Sheth vide Sale Deed duly registered at joint sub registrar Panvel-2 under Sr.No.PVL2-12466-2021 on dt.09/09/2021, hence M/s. H. B. Reality, acquired and possessed total land admeasuring of 0.60.60(H-R).

As per Mutation Entry No.2128 on dt.27/10/2021 as per the order of Dy, Superintendent of Land Records, Panvel vide its letter bearing Ref No. Taloje Majkur/No.768/2021/5151 dt.11/10/2021, closed the old 7/12 extract and create new 7/12

MAGISTRATE'S OFFICE
M.J.L. B.L.M.
TRUST
NO. 10, MAHARAJA
ROAD, WARD 8, WEST
MUMBAI - 400033

extract with new Pot-Hissa, hence old survey No. 116/2 was closed and new survey No. 116/2/B creates a new khata No. 586 admeasuring (2.20.0) and Khata No. 820 admeasuring (0-40-60) is not affected by any notice of lis pendens,

Commencement certificate issued vide its letter bearing Ref. No. _____ on dated _____ to M/s. H. B. Realty.

Search Report for Thirty (30) Years from 1992 To 2021.

- 2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. H. B. Realty is clear, marketable and without any encumbrances.

Owners of the land

- 1) M/s. H. B. Realty is the owners of Non Agricultural land **Immovable Property bearing Survey No. 116/2/B, total admeasuring about 0-60-60 (H-R), situated at Village Taloje Majkur Taluka Panvel, Dist. Raigad.**
- 3/- The report reflecting the flow of the title of the owners M/s. H. B. Realty on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:



Suraj P. Kadam

(Advocate Bombay High Court)

ADV. SURAJ P. KADAM
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ADVOCATE HIGH COURT
Enrolment No. MAH/5396/2007
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