

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

Advocate High Court

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Date: 24/06/2021

LEGAL TITLE REPORT

To
MahaRERA
Mumbai.

Sub:- Title Clearance Certificate with respect to Immovable Property
i.e Land bearing Survey No. 112/(11)/ (14) /5 admeasuring
about 0-29-67 (H-R-P) out of area 0-43-00 (H-R-P) situated
at village Taloja Majkur, Taluka Panvel , District:- Raigad.

I have investigated the Title of the abovementioned
Land on the request of the Developers M/S. MAHALAXMI
COTTON MILLS and following documents i.e. :-

1) **DESCRIPTION OF LAND**

All that piece and Parcel of Immovable Property i.e Land
bearing Survey No. 112 / (11)/ (14) / 5 admeasuring about 0-
29-67 (H-R-P) out of area 0-43-00 (H-R-P) situated at village
Taloja Majkur, Taluka Panvel , District:- Raigad.

The Documents of the abovementioned Land:

- a) Mutation No 982 dated 11/08/1978 wherein it is
mentioned that Lands of the village has been allotted to
Koyna Project affected persons as alternate lands. The Land
being Survey No 112 H No 11 admeasuring about 0-43-00
(H-R-P) was allotted to Mr Vishram Nanajirao Kadam . A

- b) Mutation No 1624 dated 14/03/2013 wherein it is mentioned that there has been implementation of records as per Akar Phod Patrak which had affected the whole Survey No 112/0 and accordingly as per akar Phod Patrak the survey No is shown as 112/14 and accordingly the akarphod Patrak is shown as 112/5 for the area 0-43-00 (H-R-P) in the name Mr Vishram Nanajirao Kadam.
- c) Mutation No 1823 wherein it is mentioned that as per the Project of the Government of E Mutations and as per Orders of the Government for Computerisation and implementation of E Mutations, there has been made changes in 7/12 Extracts and the Final Number for the land of Mr Vishram Nanajirao Kadam became Survey No 112 / (11) / (14) / 5 for the area 0-43-00 (H-R-P).
- d) Copy of Sale Deed for sale of the area 0-29-67 (H-R-P) out of area 0-43-00 (H-R-P) between Mr Vishram Nanajirao Kadam on one part And M/S. Mahalaxmi Cotton Mills Through Its Partner Shri Parth Ashok Chhajer on the other part. This Sale Deed is registered with Sub registrar Panvel 3 vide Document No 4040/2021 and registered on 04/03/2021.
- e) Copy of Development Permission / commencement certificate issued by PANVEL MUNICIPAL CORPORATION being No PMC / Taloja Majkur / 112 / 11 / 14 / 5 / 21-21 / 16097 / 1238/2021 dated 14/06/2021 granting Development Permission to M/S. Mahalaxmi Cotton Mills Through Its Partner Shri Parth Ashok Chhajer to develop the abovementioned Lands as per the approved plans.

2) Search Report for 30 years from 1992 to 2021.

2/ On perusal of the abovementioned Documents and all other relevant documents relating to title of the said property I am of the opinion that the Title in respect of the said land being i.e Survey No. 112 / (11) (14) / 5 admeasuring about 0-29-67 (H-R-P) out of area 0-43-00 (H-R-P) situated at village Taloja Majkur, Taluka Panvel , District:- Raigad in the name of the said Developers i.e M/S. MAHALAXMI COTTON MILLS THROUGH ITS PARTNER SHRI PARTH ASHOK CHHAJER is clear and marketable and without any encumbrance.

Owners of the Land:

M/S. MAHALAXMI COTTON MILLS THROUGH ITS PARTNER
SHRI PARTH CHHAJER

3/ The report reflecting the flow of the Title of the Owner on the said Land is enclosed herewith.

Encl: Annexure.

Date 24/06/2021.

Yours Truly



Rajesh H. Patil

Advocate High Court

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FLOW OF THE TITLE OF THE SAID LAND

- 1) The Lands of the village has been allotted to Koyna Project affected persons as alternate lands. The Land being Survey No 112 H No 11 admeasuring about 0-43-00 (H-R-P) situated at village Taloja Majkur, Taluka Panvel , District:- Raigad was allotted to Mr Vishram Nanajirao Kadam . This was recorded vide Mutation No 982 dated 11/08/1978.
- 2) There has been implementation of records as per Akar Phod Patrak which had affected the whole Survey No 112/0 and accordingly as per akar Phod Patrak the survey No is shown as 112/14 and accordingly the akarphod Patrak is shown as 112/5 for the area 0-43-00 (H-R-P) in the name Mr Vishram Nanajirao Kadam. This was recorded vide Mutation No 1624 dated 14/03/2013.
- 3) As per the Project of the Government of E Mutations and as per Orders of the Government for Computerisation and implementation of E Mutations, there has been made changes in 7/12 Extracts and the Final Number for the land of Mr Vishram Nanajirao Kadam became Survey No 112/(11)/(14)/5 for the area 0-43-00 (H-R-P). This was recorded vide Mutation No 1823. 

4) Mr Vishram Nanajirao Kadam sold the land area 0-29-67 (H-R-P) out of area 0-43-00 (H-R-P) to M/S. Mahalaxmi Cotton Mills Through Its Partner Shri Parth Ashok Chhajer. This Sale Deed is registered with Sub registrar Panvel 3 vide Document No 4040/2021 and registered on 04/03/2021.

5) The Development Permission / commencement certificate was issued by PANVEL MUNICIPAL CORPORATION being No PMC / Taloja Majkur / 112 / 11 / 14 / 5 / 21-21 / 16097 / 1238/2021 dated 14/06/2021 granting Development Permission to M/S. Mahalaxmi Cotton Mills Through Its Partner Shri Parth Ashok Chhajer to develop the Land as per the approved plans.

Search Report Search report for 30 yrs from 1992 to 2021 taken from Sub registrar offices at Panvel.

The description of the said Plot of land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Immovable Property i.e Land bearing Survey No. 112 / (11) / (14) / 5 admeasuring about 0-29-67 (H-R-P) out of area 0-43-00 (H-R-P) situated at village Taloja Majkur, Taluka Panvel , District:- Raigad

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