

ADV.SURAJ P. KADAM
B.Sc, LL.B, LL.M

ADVOCATE HIGH COURT

Office:-

JN-1/35/A-5

Sector-9, Behind Hotel Shabri

Vashi, Navi Mumbai.

Phone 9833 96 89 11

Dtd. 24/04/2018

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Reference :- Immovable Property bearing Survey No. 130, admeasuring about 0-15-70 (H-R-P), situated at Village Taloje MajkooTaluka Pannel, Dist.Raigad.

I have investigated the title of M/s. **H. B. Reality**, a partnership firm duly registered under Partnership Act, 1932, through its partner 1) **Mr.Hiren Sanghvi** 2) **Mr.Bhanupratap Chaurasia**, of **Immovable Property bearing Survey No. 130, total admeasuring about 0-15-70 (H-R-P), situated at Village Taloje MajkooTaluka Pannel, Dist.Raigad.** (herein after referred to as 'The Said land').

As per Mutation Entry 226, Mr.Hasan Aaba Kachhi was the owner of abovesaid land, who died on dt.14/06/1936, and said land is transferred to his legal heir Mr.Siddiqui Hasan Kachhi.

As per Mutation Entry No.289, Mr.Siddiqui Hasan Kachhi, on dt. 20/02/1941, sold the said land to Mr.Haji Abdul Gafoor & Mr.Haji Abdul Raheman Tambde Patil.

As per the Mutation Entry bearing No.315, Mr.Haji Abdul Gafoor & Mr.Haji Abdul Raheman Tambde Patil, gave consent to Mr.Ganya Bhoir & Mr.Ambo Ganya Bhoir to sale the said land to Mr.Sakharam Vishwanath



Certificate of purchase of said land as per the provision of section 52 of the Bombay Tenancy And Agricultural Lands Act, 1948 was issued on dt.29/09/1963 by Agricultural Lands Tribunal and Additional Mamlatdar of Panvel., and the same was registered at Joint Sub Registrar Panvel on dt.05/10/1963 under Sr.No.696.

As per mutation entry No. 1551, Mr.Dharma Narayan Patil, Paid all the price determined by the authority to Mr.Sakharam Vishwanath Lele, hence charge of 32G of Mr.Sakharam Vishwanath Lele was removed as per the order passed by upper Tahsildar & Agricultural Tribunal, Panvel Raigad, vide its order No. 32M/Taloje Majkoor/1770/2011 dt.16/09/2011.

As per Mutation Entry No. 1866, the Sub Divisional Officer vide its order No. Tenancy/V.P/S.R-20/2018 (N.A) dt.17/03/2018, change the category of occupier Mr.Dharma Narayan Patil, from Occupier No.2 (Bhogwatadr-2) to Occupier No.1(Bhogwatadar-1), and grant Sale permission, for the use of Non Agricultural purpose.

As per Mutation Entry No.1872, Mr.Dharma Narayan Patil, sold, assigned, transferred the said land to **M/s. H. B. Reality**, a partnership firm duly registered under Partnership Act, 1932, through its partner **1)Mr.Hiren Sanghvi 2)Mr.Bhanupratap Chaurasia** vide Sale deed duly registered at Joint Sub Registrar Panvel on dt. 04/04/2018 under Sr. No. PVL4-4399-2018.

In the view of above records, the land owned by **M/s. H. B. Reality**, a partnership firm duly registered under Partnership Act, 1932, through its partner **1)Mr.Hiren Sanghvi 2)Mr.Bhanupratap Chaurasia** is clear, marketable and is free from any encumbrances of whatsoever nature, and they exclusive rights to develop the said land.



SCHEDULE OF PROPERTY

Village Majkoor, Taloja, Panvel, Tal. Panvel & Dist. Raigad			
Owners Name	Sr.No./Hissa No.	Area	Assessment
M/s. H. B. Reality	130	0-15-70	2.44

Place : Vashi, Navi Mumbai.



Adv. Suraj P.Kadam
(Advocate High Court, Mumbai)

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