

79/1
The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,
107, SAUNDAS MASTER ROAD,
MUMBAI - 400 001
LAND DELIVERY

EINOC/623/2019

11 March 2019

To
The Office of the Collector
Thane
Dist Thane

Re: Land bearing Old Survey No 79 New Survey No.3 Hissa No.1 admeasuring 3140 sq. mtrs.
approx. of Village Goddev.

Sir,

At the request of M/s. Hiya Developers & Constructions contending to be Constituted Attorney of our tenant Shri Pandharinath Balkaram Thakur & Ors. in respect of the above plot, we say that we have no objection if M/s. and / or Development permission is granted to you/goddev or any other Competent Authorities only in respect of the above mentioned property, entry of the plot and east of said Tenant and / or Constituted Attorney above and agreed to submit to said Tenant / Constituted Attorney to bear and pay the Assessment as per rate and / or a part of the revenue for above plot with period applicable.

Village : Goddev
Old Survey No. : 79 [Seventy Nine]
New Survey No. : 3 [Three]
Hissa No. : 1 [One]
Area : 3140 sq. Mtrs Approx. [Three Thousand One Hundred Sq. Mtrs]

Thanking you

Yours faithfully

For The Estate Investment Co. Pvt. Ltd.,


DIRECTOR

(1) M/s. Hiya Developers & Constructions.
Punam Enclave Mira Bhyander Rd.
Mira Road (S) Tal & Dist - Thane 401107

(2) The Commissioner, MBMC

(3) Addl. Director, Town Planning MBMC



गाव **ठांडव**

तालुका **ठांडव**

दि इस्ट इन्व्हेस्टमेंट कं. प्रॉ. लि.
भोगवदादाराचे नाव

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
3	9	
शेताचे स्थानिक नाव		
लागवडीयोग्य क्षेत्र		हेक्टर आर
(७६१९)		०-२०-९
एकूण		०-२०-९
पोस्टकार्ड (लागवडीयोग्य नसलेले)-		
वर्ग (अ)		०-०३-५
वर्ग (ब)		
एकूण		०-०३-५
आकाररणी	रुपये	पैसे
बुद्धे किंवा विरोध आकाररणी	२-०५	

(२३०) (२५९) (२६२५) (६१०७)
पंढरीनाथ बाळाराम ठाकुर
(३५७७) (३१७)



खते क्रमांक
कुळाचे नंबर
इतर अधिकार नु. २०८
(२३०) (२७९०) (७७९)
[दि इस्ट इन्व्हेस्टमेंट कं. लि.]
(१५३)
कंपनीचे नियमानुसार भाडे देण्यास पात्र
(१०७४)
सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमिन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम २९]

क्र.	हंगाम	पिकांवास्तव्य क्षेत्रांचा तपशील									लागवडीसाठी जमल्ल्या नसलेली जमीन	जमिनीचे मालक	जमिनी कार्यादाराचे नाव	शेता
		मिश्र पिकावास्तव्य क्षेत्र					निर्मल पिकावास्तव्य क्षेत्र							
		शिकवणाऱ्या संकेत क्रमांक	एक एक शिबित	अवकल शिबित	एक एक व प्रत्येका-वास्तव्य क्षेत्र		पिकाचे नाव	एक एक शिबित	अवकल शिबित	एक एक शिबित				
		हे. मा.	हे. अ.	हे. अ.	हे. अ.	हे. अ.	हे. अ.	हे. अ.	हे. अ.	हे. अ.	हे. अ.			
२०१०						पाडित	०-२०-९							
२०११						पाडित	०-२०-९							
२०११						पाडित	०-२०-९							
२०१२						पाडित	०-२०-९							
२०१२						पाडित	०-२०-९							
२०१३						पाडित	०-२०-९							
२०१४						पाडित	०-२०-९							
२०१४/२०१५						पाडित	०-२०-९							

5100 EG 2015

7 DEC 2015

श्री एच. व्ही. निमसे
तलाठी - नवघर,
ता. जि. ठाणे



SAFFRON LAW FIRM

● CIVIL ● CRIMINAL ● SOCIETY ● FAMILY ● AND ALL KIND OF LEGAL MATTERS

Mob : 9323267888 / 9323788726 / 9769134133 / 8898330069 Tel. : 022 - 28125752 Fax : 022 - 28125752

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title of the land bearing Old Survey No. 79, New Survey No. 3, Hissa No. 1 admeasuring at about 3140 sq. meters situated, lying and being at Village Goddev, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by Mr. Pandarinath Balaram Thakur and others have to state as hereunder;

1. Originally one Balaram Dadaji Thakur was the owner of land bearing Old Survey No. 79, New Survey No. 3, Hissa No. 1 admeasuring at about 3140 sq. meters situated, lying and being at Village Goddev, Taluka and District Thane and in the Registration District and Sub-District of Thane. The said Balaram Dadaji Thakur died intestate on 6th December 1964 leaving behind 1) Smt. Parvatibai Balaram Thakur 2) Mr. Moreshwar Balaram Thakur 3) Mr. Gopinath Balaram Thakur 4) Mr. Sureshkant Balaram Thakur 5) Mr. Kesarinath Balaram Thakur 6) Mr. Pandarinath Balaram Thakur 7) Smt Jayshree Vasantrao Naik 8) Smt. Ratnabai Yaduraj Desai and 9) Smt Geetabai Gajanan Naik as her heirs and legal representatives.

OFF.: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001 OFF.: (2) HIGH COURT, ROOM NO.36, 1ST FLR., FORT, MUMBAI

PRACTICE CHAMBER - RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO.1
OPP. KANAKIA POLICE STATION, MIRA ROAD (E), THANE - 401107.



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had given up their rights, title, interest and share in the said property in favour of Mr. Moreshwar Balaram Thakur, Mr. Gopinath Balaram Thakur, Mr. Sureshkant Balaram Thakur, Mr. Kesarinath Balaram Thakur and Mr. Pandarinath Balaram Thakur, by giving vardi to Talathi of village Bhayandar and accordingly the Talathi of Village Bhayandar had effected a Mutation Entry No. 2625, dated 8th March 1971 and as such the Mr. Moreshwar Balaram Thakur, Mr. Gopinath Balaram Thakur, Mr. Sureshkant Balaram Thakur, Mr. Kesarinath Balaram Thakur and Mr. Pandarinath Balaram Thakur became entitle to jointly hold and possess the said property.

- 3 By virtue of oral partition effected amongst the said Mr. Moreshwar Balaram Thakur, Mr. Gopinath Balaram Thakur, Mr. Sureshkant Balaram Thakur, Mr. Kesarinath Balaram Thakur and Mr. Pandarinath Balaram Thakur in respect of the several properties inter-alia the said property, the said property came to be apportioned to the share of the said Shri. Pandarinath Balaram Thakur and as such by Mutation Entry No. 3571, dated 27th December 1975, the name of said Shri. Pandarinath Balaram Thakur came to be recorded in the 7/12 Extract of the said property, as an owner thereof.

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4. Smt. Yeshwanti Pandarinath Thakur, Shri. Bipin Pandarinath Thakur, Smt. Bina Vijay Pansare, Smt. Rupa Salil Thakur and Smt. Babita Kunal Patke are the family members of the said Shri. Pandarinath Balaram Thakur and as such they are jointly holding the said property and as such, they have unity of possession and community of interest in the said property.
5. The said property is affected by 18 Meter wide D. P. Road as shown in the Development Plan for the city of Mira Bhayandar.
6. By an Agreement dated 13th August 2014, the said 1) Shri. Pandarinath Balaram Thakur, 2) Smt. Yeshwanti Pandarinath Thakur, 3) Shri. Bipin Pandarinath Thakur, 4) Smt. Bina Vijay Pansare, 5) Smt. Rupa Salil Thakur and 6) Smt. Babita Kunal Patke agreed to sell the said property to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms and conditions contained therein. In pursuance to the said Agreement dated 13th August 2014 the said Shri. Pandarinath Balaram Thakur and others had also executed an Irrevocable General Power of Attorney in favour of the said M/s. Seven Eleven Construction Pvt. Ltd., conferring upon it several powers, inter alia power to develop, power to sell the said property to the person or persons of their choice.

OFF.: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001 OFF.: (2) HIGH COURT, ROOM NO.36, 1ST FLR., FORT, MUMBAI.

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7. The Search Clerk Shri. S. Pawar has taken the searches in the office of Sub-Registry of Thane from 1985 to 2014 i.e. for 30 years. However, during the course of his searches he has not come across with any registered documents pertaining to the said property.
8. On the whole from the searches taken search clerk in the office of Sub- Registry of Thane and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that the title to land bearing Old Survey No. 79, New Survey No. 3, Hissa No. 1 admeasuring at about 3140 sq. meters situated, lying and being at Village Goddev, Taluka and District Thane and in the Registration District and Sub-District of Thane owned by Shri. Pandarinath Balaram Thakur and others is clear, marketable and free from all encumbrances. I further state and certify that the said M/s. Seven Eleven Hotels Pvt. Ltd. is entitled to develop the said property on obtaining necessary permissions and sanctions from the authorizes concerned.

Dated :3/10/2014



ARTI N. KUMAR

(Advocate Maharashtra & Goa)
Enrollment No. 5818-F/99.

OFF.: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001 OFF.: (2) HIGH COURT, ROOM NO.36, 1ST FLR., FORT, MUMBAI.

PRACTICE CHAMBER - RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO.1
OPP. KANAKIA POLICE STATION, MIRA ROAD (E), THANE - 401107.

Email - saffronlawfirm@gmail.com

तहसीलदार ठाणे
तहसीलदार कार्यालय ठाणे, ठाणे स्टेशन रोड, ठाणे (पश्चिम), तालुका ठाणे, जि.ठाणे
पिन कोड : ४०० ६०१ दुरध्वनी क्रमांक ०२२ २५३३११६४

क्र.महसूल/क-१/टे-२/जमिनबाब/कावि-३५५०/SR-३०/२०१९

दिनांक १५/०३/२०१९

प्रति,
पंढरीनाथ बाळाराम ठाकुर

विषय : मौजे गोडदेव, ता.जि.ठाणे येथील नविन स.नं. ३/१, एकुण क्षेत्र
३१४०.०० चौ.मी. या जागेचा रुपांतरित कर भरण्याकरीता

- संदर्भ : १.) मे.हिया डेव्हलपर्स अँड कन्स्ट्रक्शन तर्फे डायरेक्टर विनोद मंहेता यांचा
दिनांक १३/०२/२०१९ रोजीचा अर्ज
२.) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील महाराष्ट्र जमिन
महसूल संहिता (सुधारणा) अध्यादेश २०१७, अधिसूचना
दि.०५/०१/२०१७.

उपरोक्त विषयाबाबत संदर्भिय अर्जांन्वये आपण मौजे गोडदेव, ता.जि.ठाणे येथील नविन स.नं. ३/१,
एकुण क्षेत्र ३१४०.०० चौ.मी.या भोगवटादार वर्ग -१ च्या जमिनीस अकृषिक कारणाकरीता अकृषिक आकारणी
व रुपांतरित कर भरून घेणेकामी या कार्यालयात विनंती अर्ज सादर केलेला आहे.

शासन महसूल व वन विभाग यांचेकडील सन २०१७ चा महाराष्ट्र अध्यादेश क्रमांक दि.०५/०१/२०१७
(महाराष्ट्र जमिन महसूल संहिता १९६६ यात आणखी सुधारणा करण्यासाठी अध्यादेश) जारी करणेत येऊन
उक्त संहिता कलम ४२अ नंतर ४२ब, ४२क हे नव्याने समाविष्ट करणेत येऊन सुधारणा करणेत आलेली
आहे.

या अधिसूचनेनुसार या क्षेत्रात रुपांतरित कर भरून घेणे व अकृषिक आकारणी निश्चित करणे
आवश्यक आहे. मिरा भाईंदर महानगरपालिका यांचेकडील मंजूर विकास योजनेनुसार मौजे गोडदेव येथील
स.नं.३ जागेचे क्षेत्र रहिवास विभागात समाविष्ट होत आहे.

त्यानुसार मौजे गोडदेव, ता.जि.ठाणे येथील नविन स.नं. ३/१, एकुण क्षेत्र ३१४०.०० चौ.मी. या
जमिनीचे रहिवास प्रयोजनार्थ रुपांतरित कराची आकारणी व सन २०१८-१९ या वर्षाची अकृषिक आकारणी
खालीलप्रमाणे होत आहे.

मौजे गोडदेव गावाकरीता सन २०११ चा बिनशेती आकारणी दर ६.०९ पै.प्रति चौ.मि.


अकृषिक आकारणी (रहिवास प्रयोजनार्थ) = बिनशेती दर X क्षेत्र

$$= ६.०९ \times ३१४०.०० = १९१२३.००$$

$$\text{रुपांतरित कर} = \text{अकृषिक कर} \times ५ = १९१२३ \times ५ = ९५,६१५.००$$

$$\text{एकुण} = \text{अकृषिक आकारणी} + \text{रुपांतरित कर} = १९१२३ + ९५,६१५ = १,१४,७३८.००$$

अशाप्रकारे वरीलप्रमाणे अकृषिक कर व रुपांतरित कर मिळूण होणारी एकूण रक्कम रुपये १,१४,७३८/- मात्र या कार्यालयात चलनाद्वारे (SBI GOVT E- COLLECTION A/C NO.) शासनजमा केलेनंतर, सदर मिळकतीबाबत नियोजन प्राधिकारी यांचे विकास नियंत्रक नियमावलीनुसार व अंतिम विकास आराखड्यातील मंजूर आरक्षणानुसार संबंधित नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत (IOD /CC) परवानगी प्राप्त करून घेणे संबंधितांस बंधनकारक राहिल.


(अधिक पार्टील)
तहसीलदार ठाणे

SEARCH REPORT/ INVESTIGATION OF TITLE

Dated this 25th Day of August, 2014.

To,

PANDHARINATH BALARAM THAKUR.

Subject: Investigation of title in respect of:

Schedule: I. Old Survey No. 79, New Survey No. 3, Hissa No. 01, adm area- 0-27-9+0-03-5 H, R, P situated at Revenue Village Ghoddev, Tal. & Dist. Thane (hereinafter referred to as "the said property").

Dear Sir / Madam,

As per your instruction, we have taken the search taken at Thane-1-2-4-5-7-10, Sub-Registrar's offices from years 1985 to 2014, i.e. 30 years.

.R.O. & Thane-1

1985	- Nil
1986	- Nil
1987	- Nil
1988	- Nil
1989	- Nil
1990	- Nil
1991	- Nil
2005	- Nil & mix record
2006	- Nil & mix record
2007	- Nil & mix record
2008	- Nil & mix record
2009	- Nil & mix record
2010	- Nil & mix record
2011	- Nil & mix record



2012	- Nil & mix record
2013	- Nil & mix record
2014	- Not ready

-----X-----X-----X-----

S.R.O. Thane-2

2005	- Nil & mix record
2006	- Nil & mix record
2007	- Nil & mix record
2008	- Nil & mix record
2009	- Nil & mix record
2010	- Nil & mix record
2011	- Nil & mix record
2012	- Nil & mix record
2013	- Nil & mix record
2014	- Not ready

-----X-----X-----X-----

R.O. Thane-4

1992	- Nil (Sum pages torn)
1993	- Nil (Sum pages torn)
1994	- Nil (Sum pages torn)
1995	- Nil (Sum pages torn)
1996	- Nil (Sum pages torn)
1997	- Nil (Sum pages torn)
1998	- Nil (Sum pages torn)
1999	- Nil (Sum pages torn)
2000	- Nil (Sum pages torn)
2001	- Nil (Sum Pages torn)
2002	- Nil
2003	- Nil



2004	- Nil
2005	- Nil
2006	- Nil
2007	- Nil
2008	- Nil
2009	- Nil
2010	- Nil
2011	- Nil
2012	- Nil
2013	- Not binding
2014	- Not ready

-----X-----X-----X-----

R.O. Thane-5

2005	- Nil & mix record
2006	- Nil & mix record
2007	- Nil & mix record
2008	- Nil & mix record
2009	- Nil & mix record
2010	- Nil & mix record
2011	- Nil & mix record
2012	- Nil & mix record
2013	- Nil & mix record
2014	- Not ready

-----X-----X-----X-----

R.O. Thane-7

2005	- Nil
2006	- Nil
2007	- Nil
2008	- Nil

2009	- Nil
2010	- Nil
2011	- Nil
2012	- Nil
2013	- Nil
2014	- Not blinding

-----X-----X-----X-----

R.O. Thane-10

2005	- Nil
2006	- Nil
2007	- Nil
2008	- Nil
2009	- Nil
2010	- Nil
2011	- Nil
2012	- Nil
2013	- Nil
2014	- Not ready

-----X-----X-----X-----

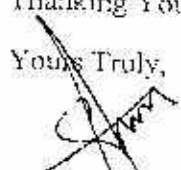
SCHEDULE

I. Old Survey No. 79, New Survey No. 3, Hissa No. 01, admn area- 0-27-9+0-03-5 H, R, P situated at Revenue Village Ghoddev, Tal. & Dist. Thane (hereinafter referred to as "the said property").

Note:- *** Search report is based upon the Index - II available in the SRO's office subject to torn records / missing records. Recorded not mentioned properly,

Thanking You,

Yours Truly,


S. Pawar
Search Clerk