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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9091 दिनांक: 29/06/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड शारदा उत्तम पिंजारी

वर्णन अर्ज क्र. 1120/2022 मौजे आदई, ता. पनवेल, जि. रायगड येथील सव्हे नं. 102, हिस्सा नं 3/ए/3/बी/2 या मिळकतीचा शोध सन 1993-2022, 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

JOINT SR PANVEL 1

1); देयकाचा प्रकार: eChallan रकम: रु. 750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004190808202223E दिनांक: 29/06/2022

बँकेचे नाव व पत्ता:

प्रसह ज्युस निबंधक पनवेल ?



Mrs. SHARADA UTTAM PINJARI

B. Com., L.L.B.

ADVOCATE HIGH COURT & NOTARY (Govt. Of India)

Office : 11 & 12, Satya Sai Plaza, Plot No. 5, Sector - 11, Near Miraj Cinema, New Panvel (E) - 410 206.
Mob. : 09322833012 • Tel. : 022 2748 2187 • Email : adv.sharadapinjari@gmail.com

Format A

(Circular:-28/2021)

TO,

MahaRera

Housefin Bhavan, Plot no C-21,

E- Block, Bandra Kurla Complex, Bandra (E)

Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of Land bearing Survey no. 102, Hissa no 3/ A/3/B/2 area admeasuring 0-20-0, situated at Village Adai, Taluka Panvel, District Raigad, herein after referred as the Said land

I have investigated the title of the said Plot on the request of M/s. J.B. INFRA PROJECTS, Partnership Firm through its Partners Mr. Binoj Mathew and Mrs. Jhumpa Binoj having office at Shop No.4. Jay Jayawanti Co-Operative Housing Society Ltd., Plot No.8, Sector No.15A, Opp. CKT School, New Panvel, Tal.-Panvel, Dist.-Raigad-410206 and following documents i.e.



1). DESCRIPTION OF PROPERTY

Situated Village – Adai, Taluka - Panvel, Dist – Raigad

Survey no	Hissa no	Type of Acquisition	Area	Akar
102	New Hissa no 3/ A/3/B/2 (old Hissa no 3/B/3/A/2)	1	0-34-00 potkharaba 0-02-80 Total 0-36-80	7.89
M/s. J.B. INFRA PROJECTS, Partnership Firm, the Developer herein do hold development rights upon 0-20--0 area out of total land area 0-36-80				

2. The Documents of the Ownership of Land

- I. 7/12 Extract of land bearing Survey No, 102 Hissa No. 3/A/3/B/2 (Old Survey No. Hissa no 3/A/3/B/2) stands in the name of Shri. Sharad Nama Patil.
- II. Mutation Entries No. 2214, 2217, 2218, 2264, 2814, 2834, 3252, 3652, 3720, 3795 issued by Talathi.
- III. Development Agreement dated 17/2/2020, executed by Mrs. Neera Nama Patil, Mrs. Manda Nama Patil, Mrs. Durga Nama Patil, Shri. Sharad Nama Patil in favour of J.B.INFRA PROJECTS, a partnership firm represented through its partners Mr. Binoj Mathew and Mrs. Jhumpa Binoj registered with sub-registrar Panvel-5 at sr. no. 2148 dated 17/2/2020.
- IV. Search Report for 30 years from 1993 Till 2022



..3..

- 3) 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 Land bearing Survey no. 102, Hissa No. 3/ A/3/B/2 (New Hissa No.) (old Hissa no 3/B/3/A/2) area admeasuring 0-20-0, situated at Village Adai, Taluka Panvel, District Raigad, owned by Shri. Sharad Nama Patil and M/s. J.B. INFRA PROJECTS, Partnership Firm through its Partners Mr. Binoj Mathew and Mrs. Jhumpa Binoj, do hold all development rights upon land and title with respect to land is clear, marketable free from all encumbrances.

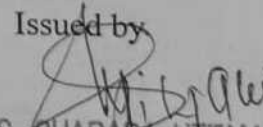
Owners of the Plot

- 1) Land bearing Survey no. 102, Hissa No. 3/ A/3/B/2 (New Hissa No.) (old Hissa no 3/B/3/A/2) area admeasuring 0-20-0, situated at Village Adai, Taluka Panvel, District Raigad, owned by **Shri. Sharad Nama Patil**
- 2.) Qualifying comments/remarks if any , The land owner assigned entire development rights in favour of M/s. J.B. INFRA PROJECTS , Partnership Firm, represented through its partner Binoj Mathew and Mrs. Jhumpa Binoj
- 4) The report reflecting the Flow of the title of the M/s. J.B. INFRA PROJECTS, Partnership Firm through its Partners Mr. Binoj Mathew and Mrs. Jhumpa Binoj on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 29./06/2022

Issued by


MRS. SHARADA UTTAM PINJARI
ADVOCATE & NOTARY (Govt. of India)
Reg. No. 8513
11 & 12, Satya Sai Plaza, Plot No.5,
Sector-11, New Panvel (E) 410206,
Dist. Raigad.



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Date: 29.10.2022

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(Circular 28/2021)

Flow of the Title of The Said Land.

1. In the process of search, I have gone through the documents, 7/12 extract and Village Form No. In the process of search, I have gone through the documents, 7/12 extract and Village Form No. VI, and also **Index-II** of the period **1993 to 2022** kept and available in the office of Sub-Registrar, Panvel and on the basis of record of rights which is available and provided to me by the above mentioned instructions

A) Village Form No.7/12

The observation of mutation entries are made on the basis of village Form No. VI, issued by Talathi Sajja Adai.

1) Mutation Entry No. 2214

It reveals that Mr. Nama Joma Patil declared as a protected tenant for the land bearing Survey no. 102, Hissa no. 3/B situated at Adai, Taluka Panvel, Dist. Raigad.

2) Mutation Entry No. 2217

It reveals that the cultivators and occupiers of the land bearing survey no 102, Hissa no. 3B + 3A/2, 125/1(1), 63/1(1)A, 63/1(1)K, 63/1(1)B, 31/1, 102/3B + 3A/1 had applied to the concerned Revenue Authority and recorded their statement for division of entire land as per their cultivation. Accordingly concerned Revenue Authority divided entire land amongst cultivators and said division in Revenue Record, recorded by Mutation Entry no. 2217.



..2..

By said division Banubai Nama Patil, Sharad Nama Patil, Neera Nama Patil, Manda Nama Patil, Durga Nama Patil, do hold all the rights title and interest upon survey no. 102, Hissa no 3B + 3A/2 and Survey no 63/1(1) K,. Smt. Banubai Nama Patil & Smt. Thakubai Nama Patil do hold all the rights, title and interest upon survey no. 102, Hissa no 3B + 3A/1

3) **Mutation Entry No. 2218**

It reveals that name of Smt. Banubai Nama Patil, deleted from Revenue Record of land bearing survey no. 102, Hissa no 3B + 3A/1 and survey no. 102 Hissa no 3B + 3A/2.

4) **Mutation Entry No. 3652**

The Revenue record up-gradated as per the cultivation, entire land converted as type of acquisition as 1 from type of acquisition no 2.

5) **Mutation Entry No. 3720**

6) The Owners Mrs. Neera Nama Patil, Mrs. Manda Nama Patil, Mrs. Durga Nama Patil, Shri. Sharad Nama Patil, have assigned Development Rights upon area admeasuring 0-20-0 out of total land area admeasuring 0-36-80, survey no 102, Hissa no 3B+ 3A/2 in favour of J.B.INFRA PROJECTS, a partnership firm represented through its partners Mr. Binoj Mathew and Mr. Jhumpa Binoj vide Development Agreement dated 17/2/2020 registered with sub-registrar Panvel-5 at sr. no. 2148 dated 17/2/2020.

It is reveals that Neera Nama Patil, Manda Nama Patil, Durga Nama Patil joint owners of the land bearing survey no. 102, Hissa no. 3B + 3A/2 have released their respective shares in said land in favour of joint owner of the land Mr. Sharad Nama Patil by Release Deed dated 17/2/2020 registered with sub-registrar Panvel-3 at sr. no. 2240 dated 17/2/2020. Hence said change in ownership recorded in the Revenue Record of the land by Mutation Entry.



..3..

7) Mutation Entry no 3795

The Tahsildar of Panvel have sanction divination (Akar Phod) hence all the Revenue Record is revised and Hissa no's are revised. Accordingly for record purpose old 7/12 extract has been closed and New Hissa numbers are allotted. Said Change in Revenue Record, recorded by Mutation Entry no 3795. Old record 102 Hissa no 3 B+ 3 A/2, renumbered as Survey no 102 Hissa no 3/A/3/B/2. Henceforth the old survey number referred to as **Survey no 102 Hissa no 3/A/3/B/2**, situated at Adai, Taluka Panvel, District Raigad.

On the basis of the aforesaid details given in the paragraphs and on the basis of documents and materials placed before me for inspection i.e. 7/12 extract, Mutation Entry Form No. VI, from No. VIII, and on available record I hereby certify that Shri. Sharad Nama Patil, do hold all the rights title and interest upon the land bearing Survey no 102 Hissa no 3/A/3/B/2, area admeasuring 0-36-80, situated at Adai, Taluka Panvel, District Raigad, free from all the encumbrances, and the developer J.B.INFRA PROJECTS, a partnership firm represented through its partners Mr. Binoj Mathew and Mr. Jhumpa Binoj do hold entire rights of development upon area admeasuring 0-20-22 comprising out of above said land.

Issued on dated

29/06/2022

Issued by me

MRS. SHARADA UTTAM PINJARI
ADVOCATE & NOTARY (Govt. of India)
Regn. No. 6513
11 & 12, Satya Sai Plaza, Plot No.5,
Sector-11, New Panvel (E) 410206,
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