



VINAY D. TALIWAL

ADVOCATE HIGH COURT

Shop No. 23, Agarwal Heights, Poonam Nagar, Virar West, Palghar 401303

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FORMAT-A
(Circular No. 28/2021)

27/03/2023

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Non
Agricultural Land bearing:-

Survey No.	Hissa no.	Area in Sq.Mtrs	Assessed at
131	B/1	432.00	43 = 20
131	B/2	1143.92	114 = 40
131	B/3	4003.27	400 = 32
131	B/4	750.61	75 = 06
131	B/5	250.20	25 = 02

situated at village Bolinj, Taluka Vasai, Dist. Palghar.
(hereinafter referred as the said lands)

I have investigated the title of the said lands on the request of Shri. Laxminarayan Prabhudayal Agarwal and Shri. Hemant Laxminarayan Agarwal and following documents i.e.

1) **Description of the property :-**

Survey No.	Hissa no.	Area in Sq.Mtrs	Assessed at
131	B/1	432.00	43 = 20
131	B/2	1143.92	114 = 40
131	B/3	4003.27	400 = 32
131	B/4	750.61	75 = 06
131	B/5	250.20	25 = 02

situated at village Bolinj, Taluka Vasai, Dist. Palghar.

2) **The documents of allotment of Land/plot:** Deed of Conveyance 10/5/2004 1. Shri. Narayan Hari Patil, 2) Soma Hari Patil 3) Shri. Hiram Hari Patil, 4) Aalo Hari Patil 5) Ramchandra Krushna Patil 6) Ashok Krushna Patil 7) Bhalchandra Krushna Patil 8) Suresh Krushna Patil 9) Jayabai Narayan Patil 10) Waman Soma Patil 11) Vasudeo Soma Patil 12) Nana Soma Patil 13) Mrs. Motibal alias Savitribai Vasant Patil 14) Padman Shinvar Patil 15) Atwari Dadu Patil 16) Sukribai Bhalchandra Patil No. 14 Shri Padman Shinvar Patil for self and constituted attorney for no. 1 to 13 and 15 and 16 (Sellers) have sold and conveyed the said land to 1) Laxminarayan Prabhudayal Agarwal 2) Hemant Laxminarayan Agarwal (Purchasers).

3) 7/12 extract or property card issued by Tahasildar, Vasai, Mutation Entry No. 5103 dated 12/05/2004.

4) Search Report for more than 30 years from 1994 till 2023 and have also examined relevant revenue record.

1958- Originally Savla Bendya Patil was the owner of the the said land. By Hiership. Savla Bendya Patil expired 10 to 15 years back leaving behind him legal heir son (Kusha Savla expired) grandsons 1) Shinvar Kusha 2) Hari Kusha, 3) Pandurang Kusha and therefore names of three legal heirs are shown in the record. This record is made from register heirship. Reference. Mutation entry no. 2016 dated 27/12/1958, certified on 16/2/1960.

1959-Nil	1960-Nil	1961-Nil	1962-Nil.
1963-Nil	1964-Nil.	1965-Nil	1966-Nil
1967-Nil	1968-Nil	1969-Nil	1970-Nil.
1971-Nil.			

1972- As per Mutation entry no. 2599, dated 12/5/1972 Area of the said land alongwith other land in the village was converted into decimal system as per Indian Coinage Act, 1955 and Enforcement Act, 1958. This record is made from order no. HakhNondh/Vasai/dt. 1/8/1972 issued from Special District Inspector of land Record Thane. The said entry is certified on 04/10/1972.

(Signature)



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1973-Nil	1974-Nil	1975-Nil	1976-Nil
1977-Nil	1978-Nil	1979-Nil	1980-Nil.
1981-Nil	1982-Nil	1983-Nil	1984-Nil
1985-Nil	1986-Nil.	1987-Nil	

1988- By Hiership. Khatedar Shinvar Kusha Patil expired 10 years back leaving behind his legal heir son 1) Padman Shinvar Patil 2) Atwari Dadu Patil 3) Sukribai Bhalchandra Patil age 35 years (daughters) and therefore their names are shown in the record. This record is made from register heirship.

Notice issued. Statement and Panchanama seen. Certified as per Subject to penalty for Hiership register.

Reference. Mutation entry no. 3538 dated 12/5/1988, certified on 20/6/1988.

1989-Nil	1990-Nil	1991-Nil	1992-Nil.
1993-Nil	1994-Nil.	1995-Nil	1996-Nil
1997-Nil	1998-Nil	1999-Nil	2000-Nil.
2001-Nil	2002-Nil.	2003-Nil.	

2004- In Computerised 7/12 extract Mutation entry no. 5083 is recorded but the said mutation entry no. 5083 is not applicable to S.No. 131, H.No.1.

2004- By Hiership. Khatedar Shri Pandu Kusha Patil of village Naringi, Taluka Vasai, expired 31 years back leaving behind his legal heirs daughter in law 1) Smt. Bhimabai Soma Patil, 2) Waman Soma Patil (Grandson) 3) Nana Soma Patil (Grandson) 4) Vasudeo Soma Patil (Grandson) 5) Mrs. Motibal alias Savitribai Vasant Patil (married grand daughter). No. 1 Smt Bhimabai Soma Patil expired 12 years back leaving behind her legal heirs namely 1) Waman Soma Patil (son) 2) Vasudeo Soma Patil (son) 3) Nana Soma Patil (son) 4) Mrs. Motibal alias Savitribai Vasant Patil and therefore names of deceased is deleted and the names of above legal heirs are shown in the record. This record is made application and from Mutation no. 7245 and 7611 of village Naringi.

Reference. Mutation entry no. 5087 dated 5/03/2004, certified on 25/3/2004.

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2004- By Hiership. Khatedar Shri Hari Kusha Patil of village Naringi, Taluka Vasai, expired 24 years back leaving behind him legal heirs son 1) Shri. Hiram Hari Patil, 2) Ramchandra Krushna Patil (Grandson) 3) Ashok Krushna Patil (Grandson) 4) Bhalchandra Krushna Patil (Grandson) 5) Suresh Krushna Patil (Grandson) 6) Jaya Narayan Patil (granddaughter) 7) Aalo Hari Patil 8) Soma Hari Patil 9) Narayan Hari Patil All the above nine persons are legal heirs to deceased and no other heirs to the deceased except above persons. The name of deceased Hari Kusha Patil is deleted and the names of 1. Shri. Narayan Hari Patil, 2) Soma Hari Patil 3) Shri. Hiram Hari Patil, 4) Aalo Hari Patil 5) Ramchandra Krushna Patil 6) Ashok Krushna Patil 7) Bhalchandra Krushna Patil 8) Suresh Krushna Patil 9) Jayabai Narayan Patil 10) Waman Soma Patil 11) Vasudeo Soma Patil 12) Nana Soma Patil 13) Mrs. Motibal alias Savitribai Vasant Patil 14) Padman Shinvar Patil 15) Atwari Dadu Patil 16) Sukribai Bhalchandra Patil the above heirs are shown in the record and they are become the absolute owners of the said property. This record is made application and from Mutation no. 3573 of village Bolinj. Reference. Mutation entry no. 5088 dated 5/03/2004, certified on 25/3/2004.

2004- By and under Deed of Conveyance dated 10/5/2004 1. Shri. Narayan Hari Patil, 2) Soma Hari Patil 3) Shri. Hiram Hari Patil, 4) Aalo Hari Patil 5) Ramchandra Krushna Patil 6) Ashok Krushna Patil 7) Bhalchandra Krushna Patil 8) Suresh Krushna Patil 9) Jayabai Narayan Patil 10) Waman Soma Patil 11) Vasudeo Soma Patil 12) Nana Soma Patil 13) Mrs. Motibal alias Savitribai Vasant Patil 14) Padman Shinvar Patil 15) Atwari Dadu Patil 16) Sukribai Bhalchandra Patil all residing at Naringi-Dongarpada, Taluka Vasai. No. 14 Shri Padman Shinvar Patil for self and constituted attorney for no. 1 to 13 and 15 and 16 have sold and conveyed the said land to 1) Laxminarayan Prabhudayal Agarwal 2) Hemant Laxminarayan Agarwal for a total consideration of Rs. 12,00,000/- (Twelve Lacs Only).

Description of Land

<u>S.No.</u>	<u>H.No.</u>	<u>Area H.R.</u>	<u>Assessed at Rs. Ps.</u>
131	1	0-65-8	5-75

This record is made from Document No. 2612/2004 issued from Sub-Registrar Vasai-2 dated 10/5/2004.

Reference; Mutation entry no. 5103, dated 12/5/2004, certified on 28/5/2004.

Kantol



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2005-Nil 2006-Nil 2007-Nil 2008-Nil
2009-Nil 2010-Nil 2011-Nil 2012-Nil
2013-Nil 2014-Nil 2015-Nil 2016-Nil
2017-Nil

2018 - Type of Record:- Order and documents.

Date of Mutation:- 23/2/2018.

Date of issue Information:-23/2/2018.

The land mentioned below is shown in the name of Kabjedar as detail below:-

- 1) S.No. 131/1 Laxminarayan Prabhudayal Agarwal and Hemant Laxminarayan Agarwal.
Area 0-63-20 H.R. Pt.Kh. 0-02-60 H.R.
- 2) S.No. 131/2 Raj Harishchandra Thakur.
Area 0-70-30 Pt.Kh. 0-03-00H.R.
- 3) S.No. 133/2 Kunvarji Bacchubhai Shah
Area 0-56-10 Pt.Kh. 0-02-90H.R.

The said owners have made application to Tehsildar Saheb, Vasai For obtaining permission of the said land for non-agricultural purpose.

As per Provision made in Ordinance No. 2/2017 and as per amendment made in Maharashtra Land Revenue Act 1966 of section 42 and as per letter no. MAHSUL/KAKSH-1/T-1/NAP/KAVI-435/2017 dated 21/6/2017 issued by Hon. Collector Palghar, the conversion tax and Non Agricultural assesement tax is necessary to be paid.

As per mentioned in Ordinance no. 2/2017 that the said land is coming on which zone as per Maharashtra Regional Town Planning Act, 1966 as per Development scheme Gazette published as per zone zone certificate issued from Vasai Virar Shahar Mahanagarपालिका bearing no. JA. KRAMANK./ VVCMC /NAR/ ZONE-CERTIFICATE 261/3737/2017/18 Dated 16/8/2017, That the said land is falling under Residential Zone.

As per mentioned in Ordinance and as per provision made by Maharashtra Land Revenue Code 1966 section 47A Non Agricultural assesement and conversion tax assesement amount has paid by applicant as per Challan no. MH003885796 and MH003885900 dated 29/7/2017 to Govt.

(Signature)

The said tax is recover from applicant and therefore in the 7/12 extract of the said land of applicant non-agricultural remark is made as per Maharashtra Govt Gazette Part-3 dated 5/1/2017 as and per Ordinance no. 2/2017.

- 1) Provison of CRZ /Wet Land /Adivasi/ are not applicable to the said land also in future if any indeficiency found in respect of the said land record or any litigation is involved than this office will not issue any new order and the said letter will automatically lapse.
- 2) If with respect to said land if any taxes or value and other govt taxes required to be paid by the owner than it will be binding on the land owner to deposit the said taxes.
- 3) If it is found that before the permission of N.A. unauthorized non agricultural work is started than action will be taken under section 45 Maharashtra Land Revenue Code 1966 purpose.
- 4) If construction purpose on the said land is change than for the said change it will be binding upon the land owner to pay N.A. taxes as applicable in the act.
- 5) Directions, order change issued by Govt or Upper Offices will be binding and requied to be implemented.
- 6) Before obtaining sanctioned of plan from the planning authority it will be binding on land owners, developers to survey and deposit the fee from concerned office.
- 7) Before further action should be initiated after obtaining permission under development plan from VVCMC.
- 8) This letter is being issued only for the purpose as mentioned in no.1 Ordinance for the purpose of issuing of tax and non- agricultural assesement and the said letter could not be treated as N.A.Order,

This record is made from order no. MAHSUL/K-1/T-I/JAMINBAB-1/KAVI-1317/SR199/2017 DATED 31/8/2017.

This non-agricultural permission is granted for residencial and Commercial use purpose only on the basis of condition and terms mentioned in order MAHSUL/K-1/T-I/JAMINBAB-1/KAVI-1317/SR199/2017 DATED 31/8/2017.

K. K. K.



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Reference Mutation entry No. 7074 dated 23/2/2018 certified on 5/3/2018.

2019-1) Shri Laxminarayan Prabhudayal Agarwal and 2) Shri Hemant Laxminarayan Agarwal are the owners of or otherwise well and sufficiently entitled to the pieces & parcels of N.A.Land bearing Survey No 131, H.No. 1, area admeasuring 6580.00 Square meters or thereabouts, lying, being and situate at village Bolinj, Taluka Vasai, District Palghar. After survey of the said Non Agricultural land 7/12 Extract of land bearing Survey No. 131, Hissa No 1, is closed and New 7/12 Extract of the said land is prepared consisting of New Survey No. 131, Hissa No B/1, Survey No. 131, Hissa No B/2, Survey No. 131, Hissa No B/3, Survey No. 131, Hissa No B/4, Survey No. 131, Hissa No B/5, total area admeasuring 6580.00 Square Meters or thereabouts, lying, being and situate at village Bolinj, Taluka Vasai, District Palghar. The Owners of the said land have formed a Partnership Firm known as Messrs LIPIKA ENTERPRISES as per Partnership Deed dated 4th April 2019 and have introduced the N.A. Land bearing Survey No 131, Hissa No 1, New Survey No. 131, Hissa No B/1, Survey No. 131, Hissa No B/2, Survey No. 131, Hissa No B/3, Survey No. 131, Hissa No B/4, Survey No. 131, Hissa No B/5, total area admeasuring 6580.00 Square Meters or thereabouts, lying, being and situate at village Bolinj, Taluka Vasai, District Palghar as a share of capital in the said Partnership Firm known as Messrs LIPIKA ENTERPRISES and accordingly 1) Shri Laxminarayan Prabhudayal Agarwal and 2) Shri Hemant Laxminarayan Agarwal have executed a land Declaration Deed dated 3rd May 2019.

2020-Type of Document- As per Order Old 7/12 is closed and New Pot hissa is to be prepared.

Date of Informtion. 15/1/2020.

Date of Mutation. 18/01/2020.

As per Order issued from Competant Officer Hon.Tehsildar Vasai as per letter no. MAHSUL/K1/T-9/HAKHNONDH/KAVI-86/2020/2020 dated 14/01/2020

and as per More or less order is issued the area mentioned below of the said survey number is converted and therefore new 7/12 extract is necessary to be existence and as per old survey number is closed and new pot hissa is prepared.

The list of new 7/12 extract confirm as per detail below:-

Old 7/12

S.No. 131/1 N.A. Area 65.8000 Aakak.R. Sq.Mtrs.
New 7/12

S.No. 131B/1 N.A. Area 4.3200 Aakak.R. Sq.Mtrs
Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 4.3200. Assessed 43.20-
Name. Hemant Laxminarayan Agarwal.

S.No. 131B/2 N.A. Area 11.4392 Aakak.R. Sq.Mtrs
Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 11.4392 Assessed
114.40.

Hemant Laxminarayan Agarwal

S.No. 131B/3 N.A. Area 40.0327 Aakak.R. Sq.Mtrs
Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 40.0327 Assessed
400.32.

Hemant Laxminarayan Agarwal

S.No. 131B/4 N.A. Area 7.5061 Aakak.R. Sq.Mtrs
Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 7.5061 Assessed 75.06.
Hemant Laxminarayan Agarwal

S.No. 131B/5 N.A. Area 2.5020 Aakak.R. Sq.Mtrs
Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 2.5020 Assessed 25.02.
Hemant Laxminarayan Agarwal.

As per above order new 7/12 is started and in original 7/12
extract. 7/12 extract is closed and remark to this effect is kept
on original 7/12 extract in village record.

Reference: Mutation entry no. 7328 dated 18/1/2020, certified
on 21/1/2020.

This record is made from Letter No. BHUMAPAN/MOUJE
BOLINJ/A.T.POT.HISSA1023/2019 and similarly order bearing
no. MAHSUL/K1/T-/HAKHNONDH/KAVI-86/2020/2020 dated
14/01/2020.

2020-Type of Document- As per documents.

Date of Informtion. 25/1/2020.

Date of Mutation. 25/01/2020

As per More or less Corrected Mutation. The said land is shown
in the names of 1) Hemant Laxminaormrayan Agarwal, 2)
Laxminarayan Prabhudayal Agarwal. As per More or less Form
No. BHUMAPAN /MOUJE BOLINJ/A.T.B NO. 1023/2019
JA.KRA. 548 dated 26/8/2019 issued by Deputy
Superintendent Saheb, Land Record Vasai and effect to the said
is to be given on 7/12 extract and order is made as per letter no.

(Handwritten signature)



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MAHSUL/K1/T-2/HAKHNONDH/KAVI/86/2020 dated 14/1/2020 issued by Tehsildar Vasai and as per above order record is made accordingly mutation entry no. 7328. The reservation is not mention in mutation entry no. 7328 as per mentioned in more or less form prepared newly and therefore by this mutation in other right column of 7/12 extract of the said land the reservation is mentioned as detailed below.

1) S.No./H.No. 131B/1. Area 432.00 Sq.Mtrs. Other Right-Total area 20 mtrs. D.P.Road Reservation.

2) S.No./H.No. 131B/2. Area 1143.92 Sq.Mtrs. Other Right-Total area 30 mtrs. D.P.Road Reservation

3) S.No./H.No. 131B/3. Area 4003.27 Sq.Mtrs.

4) S.No./H.No. 131B/4. Area 750.61 Sq.Mtrs. Other Right-Total area. R.G Reservation

5) S.No./H.No. 131B/5. Area 250.20 Sq.Mtrs. Other Right-Total area. C.F.C Reservation. As per above the reservation is mention in other right column of 7/12 extract.

This record is made from letter no. MAHSUL/K1/T-2/HAKHNONDH/KAVI/86/2020 dated 14/1/2020 issued by Tehsildar Vasai.

Reference; Mutation Entry no. 7332, dated 25/01/2020, certified on 29.1.2020.

2021 - Type of Mutation - Unregistered

Date of Record - Purchase.

Date of Information. 18/03/2021

Date of Mutation. 22/03/2021

As per Transfer The aforesaid land is shown in the names of 1) Shri Laxminarayan Prabhudayal Agarwal, 2) Shri Hemant Laxminarayan Agarwal and land owners 1) Shri Laxminarayan Prabhudayal Agarwal, 2) Shri Hemant Laxminarayan Agarwal have transfer the said land to Vasai Virar Shahar Mahanagarpalika through authorized signatory Hon. Commissioner through Charge Assistant Commissioner Glison

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Ghonsalvis and therefore the name of 1) Shri Laxminarayan Prabhudayal Agarwal and 2) Shri Hemant Laxminarayan Agarwal are deleted from the column kabjedar in 7/12 extract and the name of Vasai Virar Shahar Mahanagarपालिका is shown in the record.

Description of land transfer to Vasai Virar Shahar Mahanagarपालिका as detail below:

S.No. 131/B/1, Area 432.00 Sq.Mtrs. N.A. total land 20 meter for D.P. Road.

S.No. 131/B/2, Area 1143.92 Sq.Mtrs. N.A. total land 20 meter for D.P. Road.

This record is made from application, affidavit and from Transfer Deed dated 05/03/2021 registered in the office of the Sub- Registrar Vasai-2 at Serial No. 3235/2021. Reference Mutation entry No. 7504, dated 22/03/2021, certified on 12/04/2021.

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 following Owner i.e. Shri. Laxminarayan Prabhudayal Agarwal, (2) Shri. Hemant Laxminarayan Agarwal is clear, marketable and without any encumbrances.

Owners of the land	Survey No. Hissa No.
1. Shri. Laxminarayan Prabhudayal Agarwal	131/B/3
	131/B/4
	131/B/5
2. Shri. Hemant Laxminarayan Agarwal	131/B/3
	131/B/4
	131/B/5

[Handwritten signature]



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3) Qualifying comments/remarks if any -No

3. The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure

Encl. Annexure.

Date : 27/03/2023


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ADVOCATE

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27/03/2023

ANNEXURE

(FLOW OF THE TITLE OF THE SAID LAND)

Sr. No.

- 7/12 extract as on date of application for registration :
 - Shri. Laxminarayan Prabhudaya Agarwal
 - Shri. Hemant Laxminarayan Agarwal.

2. Mutation entry no. 5103, dated 12/5/2004, certified on 28/5/2004.

3. Search Report for 30 years from 1994 to 2023 Taken from Sub-Registrar office at Vasai 1-6 and have also examined relevant revenue record.

1958- Originally Savla Bendya Patil was the owner of the the said land. By Hiership. Savla Bendya Patil expired 10 to 15 years back leaving behind him legal heir son (Kusha Savla expired) grandsons 1) Shinvar Kusha 2) Hari Kusha, 3) Pandurang Kusha and therefore names of three legal heirs are shown in the record. This record is made from register heirship. Reference. Mutation entry no. 2016 dated 27/12/1958, certified on 16/2/1960.

1959-Nil	1960-Nil	1961-Nil	1962-Nil.
1963-Nil	1964-Nil.	1965-Nil	1966-Nil
1967-Nil	1968-Nil	1969-Nil	1970-Nil.
1971-Nil.			

1972- As per Mutation entry no. 2599, dated 12/5/1972 Area of the said land alongwith other land in the village was converted into decimal system as per Indian Coinage Act, 1955 and Enforcement Act, 1958. This record is made from order no. HakhNondh/Vasai/dt. 1/8/1972 issued from Special District Inspector of land Record Thane. The said entry is certified on 04/10/1972.

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1973-Nil 1974-Nil 1975-Nil 1976-Nil
1977-Nil 1978-Nil 1979-Nil 1980-Nil.
1981-Nil 1982-Nil 1983-Nil 1984-Nil
1985-Nil 1986-Nil. 1987-Nil

1988- By Hiership. Khatedar Shinvar Kusha Patil expired 10 years back leaving behind his legal heir son 1) Padman Shinvar Patil 2) Atwari Dadu Patil 3) Sukribai Bhalchandra Patil age 35 years (daughters) and therefore their names are shown in the record. This record is made from register heirship.

Notice issued. Statement and Panchanama seen. Certified as per Subject to penalty for Hiership register.

Reference. Mutation entry no. 3538 dated 12/5/1988, certified on 20/6/1988.

1989-Nil 1990-Nil 1991-Nil 1992-Nil.
1993-Nil 1994-Nil. 1995-Nil 1996-Nil
1997-Nil 1998-Nil 1999-Nil 2000-Nil.
2001-Nil 2002-Nil. 2003-Nil.

2004- In Computerised 7/12 extract Mutation entry no. 5083 is recorded but the said mutation entry no. 5083 is not applicable to S.No. 131, H.No.1.

2004- By Hiership. Khatedar Shri Pandu Kusha Patil of village Naringi, Taluka Vasai, expired 31 years back leaving behind his legal heirs daughter in law 1) Smt. Bhimabai Soma Patil, 2) Waman Soma Patil (Grandson) 3) Nana Soma Patil (Grandson) 4) Vasudeo Soma Patil (Grandson) 5) Mrs. Motibal alias Savitribai Vasant Patil (married grand daughter). No. 1 Smt Bhimabai Soma Patil expired 12 years back leaving behind her legal heirs namely 1) Waman Soma Patil (son) 2) Vasudeo Soma Patil (son) 3) Nana Soma Patil (son) 4) Mrs. Motibal alias Savitribai Vasant Patil and therefore names of deceased is deleted and the names of above legal heirs are shown in the record. This record is made application and from Mutation no. 7245 and 7611 of village Naringi.

Reference. Mutation entry no. 5087 dated 5/03/2004, certified on 25/3/2004.

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2004- By Hiership. Khatedar Shri Hari Kusha Patil of village Naringi, Taluka Vasai, expired 24 years back leaving behind him legal heirs son 1) Shri. Hiram Hari Patil, 2) Ramchandra Krushna Patil (Grandson) 3) Ashok Krushna Patil (Grandson) 4) Bhalchandra Krushna Patil (Grandson) 5) Suresh Krushna Patil (Grandson) 6) Jaya Narayan Patil (granddaughter) 7) Aalo Hari Patil 8) Soma Hari Patil 9) Narayan Hari Patil All the above nine persons are legal heirs to deceased and no other heirs to the deceased except above persons. The name of deceased Hari Kusha Patil is deleted and the names of 1. Shri. Narayan Hari Patil, 2) Soma Hari Patil 3) Shri. Hiram Hari Patil, 4) Aalo Hari Patil 5) Ramchandra Krushna Patil 6) Ashok Krushna Patil 7) Bhalchandra Krushna Patil 8) Suresh Krushna Patil 9) Jayabai Narayan Patil 10) Waman Soma Patil 11) Vasudeo Soma Patil 12) Nana Soma Patil 13) Mrs. Motibal alias Savitribai Vasant Patil 14) Padman Shinvar Patil 15) Atwari Dadu Patil 16) Sukribai Bhalchandra Patil the above heirs are shown in the record and they are become the absolute owners of the said property. This record is made application and from Mutation no. 3573 of village Bolinj.

Reference. Mutation entry no. 5088 dated 5/03/2004, certified on 25/3/2004.

2004- By and under Deed of Conveyance dated 10/5/2004 1. Shri. Narayan Hari Patil, 2) Soma Hari Patil 3) Shri. Hiram Hari Patil, 4) Aalo Hari Patil 5) Ramchandra Krushna Patil 6) Ashok Krushna Patil 7) Bhalchandra Krushna Patil 8) Suresh Krushna Patil 9) Jayabai Narayan Patil 10) Waman Soma Patil 11) Vasudeo Soma Patil 12) Nana Soma Patil 13) Mrs. Motibal alias Savitribai Vasant Patil 14) Padman Shinvar Patil 15) Atwari Dadu Patil 16) Sukribai Bhalchandra Patil all residing at Naringi-Dongarpada, Taluka Vasai. No. 14 Shri Padman Shinvar Patil for self and constituted attorney for no. 1 to 13 and 15 and 16 have sold and conveyed the said land to 1) Laxminarayan Prabhudayal Agarwal 2) Hemant Laxminarayan Agarwal for a total consideration of Rs. 12,00,000/- (Twelve Lacs Only).

Description of Land

<u>S.No.</u>	<u>H.No.</u>	<u>Area H.R.</u>	<u>Assessed at Rs. Ps.</u>
131	1	0-65-8	5-75

This record is made from Document No. 2612/2004 issued from Sub-Registrar Vasai-2 dated 10/5/2004.
Reference; Mutation entry no. 5103, dated 12/5/2004, certified on 28/5/2004.

2005-Nil	2006-Nil	2007-Nil	2008-Nil
2009-Nil	2010-Nil	2011-Nil	2012-Nil
2013-Nil	2014-Nil	2015-Nil	2016-Nil
2017-Nil			

2018 - Type of Record:- Order and documents.

Date of Mutation:- 23/2/2018.

Date of issue Information:-23/2/2018.

The land mentioned below is shown in the name of Kabjedar as detail below:-

1 S.No. 131/1 Laxminarayan Prabhudayal Agarwal and Hemant Laxminarayan Agarwal.
Area 0-63-20 H.R. Pt.Kh. 0-02-60 H.R.

2) S.No. 131/2 Raj Harishchandra Thakur.
Area 0-70-30 Pt.Kh. 0-03-00H.R.

3) S.No. 133/2 Kunvarji Bacchubhai Shah
Area 0-56-10 Pt.Kh. 0-02-90H.R.

The said owners have made application to Tehsildar Saheb, Vasai For obtaining permission of the said land for non-agricultural purpose.

As per Provision made in Ordinance No. 2/2017 and as per amendment made in Maharashtra Land Revenue Act 1966 of section 42 and as per letter no. MAHSUL/KAKSH-1/T-1/NAP/KAVI-435/2017 dated 21/6/2017 issued by Hon. Collector Palghar, the conversion tax and Non Agricultural assesment tax is necessary to be paid.

As per mentioned in Ordinance no. 2/2017 that the said land is coming on which zone as per Maharashtra Regional Town Planning Act, 1966 as per Development scheme Gazette published as per zone zone certificate issued from Vasai Virar





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Shahar Mahanagarpalika bearing no. JA. KRAMANK./ VVCMC /NAR/ ZONE-CERTIFICATE 261/3737/2017/18 Dated 16/8/2017, That the said land is falling under Residential Zone.

As per mentioned in Ordinance and as per provision made by Maharashtra Land Revenue Code 1966 section 47A Non Agricultural assesment and conversion tax assesment amount has paid by applicant as per Challan no. MH003885796 and MH003885900 dated 29/7/2017 to Govt. The said tax is recover from applicant and therefore in the 7/12 extract of the said land of applicant non-agricultural remark is made as per Maharashtra Govt Gazette Part-3 dated 5/1/2017 as and per Ordinance no. 2/2017.

- 1) Provison of CRZ /Wet Land /Adivasi/ are not applicable to the said land also in future if any indeficiency found in respect of the said land record or any litigation is involved than this office will not issue any new order and the said letter will automatically lapse.
- 2) If with respect to said land if any taxes or value and other govt taxes required to be paid by the owner than it will be binding on the land owner to deposit the said taxes.
- 3) If it is found that before the permission of N.A. unauthorized non agricultural work is started than action will be taken under section 45 Maharashtra Land Revenue Code 1966 purpose.
- 4) If construction purpose on the said land is change than for the said change it will be binding upon the land owner to pay N.A. taxes as applicable in the act.
- 5) Directions, order change issued by Govt or Upper Offices will be binding and requied to be implemented.
- 6) Before obtaining sanctioned of plan from the planning authority it will be binding on land owners, developers to survey and deposit the fee from concerned office.
- 7) Before further action should be initiated after obtaining permission under development plan from VVCMC.

B. Talwar

This letter is being issued only for the purpose as mentioned in no.1 Ordinance for the purpose of issuing of tax and non- agricultural assesement and the said letter could not be treated as N.A.Order

This record is made from order no. MAHSUL/K-1/T-I/JAMINBAB-1/KAVI-1317/SR199/2017 DATED 31/8/2017.

This non-agricultural permission is granted for residential and Commercial use purpose only on the basis of condition and terms mentioned in order MAHSUL/K-1/T-I/JAMINBAB-1/KAVI-1317/SR199/2017 DATED 31/8/2017.

Reference Mutation entry No. 7074 dated 23/2/2018 certified on 5/3/2018.

2019-1) Shri Laxminarayan Prabhudayal Agarwal and 2) Shri Hemant Laxminarayan Agarwal are the owners of or otherwise well and sufficiently entitled to the pieces & parcels of N.A.Land bearing Survey No 131, H.No. 1, area admeasuring 6580.00 Square meters or thereabouts, lying, being and situate at village Bolinj, Taluka Vasai, District Palghar. After survey of the said Non Agricultural land 7/12 Extract of land bearing Survey No. 131, Hissa No 1, is closed and New 7/12 Extract of the said land is prepared consisting of New Survey No. 131, Hissa No B/1, Survey No. 131, Hissa No B/2, Survey No. 131, Hissa No B/3, Survey No. 131, Hissa No B/4, Survey No. 131, Hissa No B/5, total area admeasuring 6580.00 Square Meters or thereabouts, lying, being and situate at village Bolinj, Taluka Vasai, District Palghar. The Owners of the said land have formed a Partnership Firm known as Messrs LIPIKA ENTERPRISES as per Partnership Deed dated 4th April 2019 and have introduced the N.A. Land bearing Survey No 131, Hissa No 1, New Survey No. 131, Hissa No B/1, Survey No. 131, Hissa No B/2, Survey No. 131, Hissa No B/3, Survey No. 131, Hissa No B/4, Survey No. 131, Hissa No B/5, total area admeasuring 6580.00 Square Meters or thereabouts, lying, being and situate at village Bolinj, Taluka Vasai, District Palghar as a share of capital in the said Partnership Firm known as Messrs LIPIKA ENTERPRISES and accordingly 1) Shri Laxminarayan Prabhudayal Agarwal and 2) Shri Hemant Laxminarayan Agarwal have excuted a land Declaration Deed dated 3rd May 2019.



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2020-Type of Document- As per Order Old 7/12 is closed and New Pot hissa is to be prepared.

Date of Informtion. 15/1/2020.

Date of Mutation. 18/01/2020.

As per Order issued from Competant Officer Hon.Tehsildar Vasai as per letter no. MAHSUL/K1/T-9/HAKHNONDH/KAVI-86/2020/2020 dated 14/01/2020

and as per More or less order is issued the area mentioned below of the said survey number is converted and therefore new

7/12 extract is necessary to be existence and as per old survey number is closed and new pot hissa is prepared.

The list of new 7/12 extract confirm as per detail below:-

Old 7/12

S.No. 131/1 N.A. Area 65.8000 Aakak.R. Sq.Mtrs.

New 7/12

S.No. 131B/1 N.A. Area 4.3200 Aakak.R. Sq.Mtrs

Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 4.3200. Assessed 43.20-

Name. Hemant Laxminarayan Agarwal.

S.No. 131B/2 N.A. Area 11.4392 Aakak.R. Sq.Mtrs

Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 11.4392 Assessed 114.40.

Hemant Laxminarayan Agarwal

S.No. 131B/3 N.A. Area 40.0327 Aakak.R. Sq.Mtrs

Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 40.0327 Assessed 400.32.

Hemant Laxminarayan Agarwal

S.No. 131B/4 N.A. Area 7.5061 Aakak.R. Sq.Mtrs

Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 7.5061 Assessed 75.06.

Hemant Laxminarayan Agarwal

S.No. 131B/5 N.A. Area 2.5020 Aakak.R. Sq.Mtrs

Khata No. 86.

Name. Laxminarayan P. Agarwal. Area 2.5020 Assessed 25.02.

Hemant Laxminarayan Agarwal

As per above order new 7/12 is started and in original 7/12 extract. 7/12 extract is closed and remark to this effect is kept on original 7/12 extract in village record.

Reference: Mutation entry no. 7328 dated 18/1/2020, certified on 21/1/2020.

(Signature)

This record is made from Letter No. BHUMAPAN/MOUJE BOLINJ/A.T.POT.HISSA1023/2019 and similarly order bearing no. MAHSUL/K1/T-/HAKHNONDH/KAVI-86/2020/2020 dated 14/01/2020.

2020-Type of Document- As per documents.

Date of Informtion. 25/1/2020.

Date of Mutation. 25/01/2020

As per More or less Corrected Mutation. The said land is shown in the names of 1) Hemant Laxminaormrayan Agarwal, 2) Laxminarayan Prabhudayal Agarwal. As per More or less Form No. BHUMAPAN /MOUJE BOLINJ/A.T.B NO. 1023/2019 JA.KRA. 548 dated 26/8/2019 issued by Deputy Superintendent Saheb, Land Record Vasai and effect to the said is to be given on 7/12 extract and order is made as per letter no. MAHSUL/K1/T-2/HAKHNONDH/KAVI/86/2020 dated 14/1/2020 issued by Tehsildar Vasai and as per above order record is made accordingly mutation entry no. 7328. The reservation is not mention in mutation entry no. 7328 as per mentioned in more or less form prepared newly and therefore by this mutation in other right column of 7/12 extract of the said land the reservation is mentioned as detailed below.

- 1) S.No./H.No. 131B/1. Area 432.00 Sq.Mtrs. Other Right-Total area 20 mtrs. D.P.Road Reservation.
- 2) S.No./H.No. 131B/2. Area 1143.92 Sq.Mtrs. Other Right-Total area 30 mtrs. D.P.Road Reservation
- 3) S.No./H.No. 131B/3. Area 4003.27 Sq.Mtrs.
- 4) S.No./H.No. 131B/4. Area 750.61 Sq.Mtrs. Other Right-Total area. R.G Reservation
- 5) S.No./H.No. 131B/5. Area 250.20 Sq.Mtrs. Other Right-Total area. C.F.C Reservation. As per above the reservation is mention in other right column of 7/12 extract.

This record is made from letter no. MAHSUL/K1/T-2/HAKHNONDH/KAVI/86/2020 dated 14/1/2020 issued by Tehsildar Vasai.

Reference ; Muatation Entry no. 7332, dated 25/01/2020, certified on 29.1.2020.



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2021- Type of Mutation - Unregistered.
Date of Record. Purchase.
Date of Information. 18/03/2021
Date of Mutation. 22/03/2021

As per Transfer. The aforesaid land is shown in the names of 1) Shri Laxminarayan Prabhudayal Agarwal, 2) Shri Hemant Laxminarayan Agarwal and land owners 1) Shri Laxminarayan Prabhudayal Agarwal 2) Shri Hemant Laxminarayan Agarwal have transfer the said land to Vasai Virar Shahar Mahanagarपालिका through authorised signatory Hon. Commissioner through Charge Assistant Commissioner Glison Ghonsalvis and therefore the name of 1) Shri Laxminarayan Prabhudayal Agarwal and 2) Shri Hemant Laxminarayan

Agarwal are deleted from the column kabjedar in 7/12 extract and the name of Vasai Virar Shahar Mahanagarपालिका is shown in the record.

Description of land transfer to Vasai Virar Shahar Mahanagarपालिका as detail below:

S.No 131/B/2, Area 1143.92 Sq.Mtrs. N.A. total Land 30 meter for D.P.Road.

S.No 131/B/1, Area 432.00 Sq.Mtrs. N.A. total land 20 meter for D.P.Road.

This record is made from application, affidavit and from Transfer Deed dated 5/3/2021 registered in the office of the Sub- Registrar Vasai-2 at serial no 3235/2021.

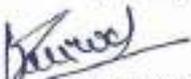
Reference. Mutation entry no. 7504, dated 22//3/2021, certified on 12/04/2021.

2022-Nil 2023-Nil upto February.

4. Any other relevant title :No

5. Litigation if any. : No.

Date : 27/03/2023


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