

Sakhalkars Leimare

Advocates
(Regd)

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SL/TR-43/10/2022

20/10/2022

FORMAT - A **(Circular No.:28/2021)**

To,
MahaRERA,
3rd Floor, A-Wing,
SRA Administrative Building,
Anant Kanekar Marg, Bandra (E),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to plot of land bearing Plot No.6S and 7S corresponding to CTS No.440/6, 440/7 and 440/7 (1 to 23), admeasuring about 2039.20 sq. mtrs. and Plot No. 23S and 22S corresponding to 440/19, 440/19 (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS No. 440/20, 440/20 (1 to 8) admeasuring about 637.10 sq. mtrs. alongwith the Slum structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District, (hereinafter referred as the said plot) and Plot of Land bearing CTS No.619, 619/1, admeasuring about 140.20 sq. meters, Village Amboli, Taluka Andheri, Mumbai Suburban District

1. We have investigated the Title of the said plot on the request of the Owners/ Developers - M/S. A. R. AMBOLI DEVELOPERS PVT. LTD and the following documents i.e.:
 - i. Description of the property.
 - ii. The documents of allotment of the plot.
 - iii. PRC issued by CTSO Mumbai.
 - iv. Search report for 30 years.
 - v. Title Report dated 01.10.2016.

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2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of following owners / Developers is clear, marketable and without any encumbrances.

OWNERS OF THE LAND.

1. M/S. A. R. AMBOLI DEVELOPERS PVT LTD, A Company registered under the Companies Act 2013 and formerly known as M/s. A.R. Amboli Developers LLP and prior thereto, known as A.R Amboli Developers Pvt. Ltd. a partnership firm registered under the Partnership Act.

2. Qualifying Comments: This title report is based upon the documents produced and information related thereto and on the basis of the information as on 30.09.2022 and the present report is related to the land and the Development as per as per permission issued be subject to the provision of restrictions imposed, Central and state laws relating to the Development and holding of the land in Mumbai Suburban and do not certify the correctness relating to the enforcement of the contract between the parties.

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

Encl. – Annexure
Date – 20.10.2022.

For Sakhalkars Leimare
Advocates

T. S. Venkatraman Iyer

T. S. Venkatraman Iyer
Partner
(Stamp & Sign)

Sakhalkars Leimare

Advocates
(Regd)

D.S. Sakhalkar
T.S. Venkataraman Iyer

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20/10/2022

SL/TR-43/10/2022

FORMAT - A (CIRCULAR No. 28/2021) FLOW OF THE TITLE OF THE LAND

1. One Salsette Catholic Co-op. Hsg. Soc. Ltd. a Society registered under the Maharashtra Co-operative Societies Act 1960 was seized and possessed of a large property originally Survey No. 64/5, 64/6, 64/7, 64/8, 64/10, 64/14, 65A/1-8, 65A/1-9, 70A/1-1, 70A/1-2, 70A/1-3, 70A/1-4, 70A/1-5, 71/2, 71/3, 71/4, 72/2, 73/3, 73/7, 73/8, 73/10, 74A/1 (Hissa No. 1), 74/A/1A, (Hissa No. 2, 3 and 5) and corresponding to CTS 449, 453, 457 (part), 458, 460, 461 (part), 462, 463 (part), 474, 475, 476, 477 (part), 538 (part), 544, 468 (part), 469 (part), 470 (part), 471, 472, 473, 612, 618 (part), 623, 455 and 616 total admeasuring about 22956.60 sq. yds. equivalent to 19,194 sq. mtrs. or thereabouts which is more particularly described in the first schedule hereunder written which was purchased from different owners.

2. The said Salsette Catholic Co-op. Housing Society Ltd. for the purpose of development submitted a layout scheme to the Bombay Municipal Corporation who

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approved the scheme and said layout has been sanctioned by the Bombay Municipal Corporation vide the standing committee's Resolution No. 947 of 12.7.1977 on the terms and conditions contained in the layout No. SE/20/83-K of 16.7.1967 which is known as "Andheri Scheme" as per record.

3. All the original survey Nos. on inquiry were assigned different CTS Nos. and after the layout was sanctioned, different CTS Nos. under Land Revenue Code in place of old CTS were assigned.

4. There were several sub-plots and out of the said sub plots the Salsette Catholic Co-op. Hsg. Soc. Ltd. inter alia sold, transferred and conveyed the plot of land bearing Plot no. 7-S corresponding to CTS No. 440/7, 440/7 part (1 to 23) admeasuring about 1617.20 sq. mtrs. to **M/S. NUTAN SHANTI PRIYA CO-OP. HSG. SOCIETY LTD.**, a society registered No. BOM/HSG/H-6643 of 1981 under the Maharashtra Co-operative Societies Act, 1960 having administrative office at C/o Darryl D'mello, Serenity CHS, A-101, Off Jai Bhawani Mata Road, Amboli, Andheri (West), Mumbai-400 058 by Deed of Conveyance dated 19.3.1987 registered under No. BDR-1236/1987 and Plot No. 6-S corresponding to CTS. No. 440/6 admeasuring about 422.00 sq. mtrs. to M/s. Nutan Shanti Priya Co-op.

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Hsg. Society Ltd. by Deed of conveyance dated 13.11.2009 registered under No. BDR-9-10770/2009 which is more particularly described in the Second Schedule hereunder written.

5. By Deed of Conveyance dated 19.03.1987 registered under No. BDR-1236/1987, the Salsette Catholic Co-op. Hsg. Soc. Ltd. sold, transferred and conveyed the plot of land bearing Plot no. 23-S & 22-S corresponding to CTS No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. to M/s. Nutan Shanti Priya Co-op. Hsg. Society Ltd. which is more particularly described in the Third Schedule hereunder written.

6. The said Deed of Conveyance dated 19th March, 1987 registered under No. BDR-1236 of 1987 was rectified by Deed of Rectification dated 9.12.2009 registered with the Sub-Registrar under No. BDR-9-11712 of 2009 with reference to the correction to one of the plots mentioned in the said deed of conveyance i.e. Plot No. 7, due to inadvertence, the Survey/Hissa No. of this plot was erroneously mentioned as "Survey No. 70A, Hissa No. 1-1 admeasuring about 565 sq. yards instead of Survey No. 65/1, Hissa No. 1 (New - 8¼) admeasuring 792 sq. yards.

7. In these circumstances the said Nutan Shanti Priya Co-op. Hsg. Society Ltd. was seized and possessed of several plots including plot of land bearing Plot No. 7S & 6S corresponding to CTS. No. 440/7, 440/7 part (1 to 23) admeasuring about 1617.20 sq. mtrs. and CTS. No. 440/6 admeasuring about 422.00 sq. mtrs. respectively and Plot No. 23S corresponding to CTS No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and Plot no. 22S Corresponding to CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. alongwith structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District which are more particularly described in the Second and Third Schedule hereunder written.

8. Meantime the said Nutan Shanti Priya Co-op. Hsg. Soc. Ltd. negotiated to sell the said property which are more particularly described in the Second and Third Schedules hereunder written to M/s. A. R. Amboli Developers a Partnership firm having office at 702-708, Golden Chambers, Opp. Tanishq Showroom, Link Road, Andheri (w), Mumbai-400 053 and before execution of the conveyance Public Notice were published on 14th January, 2013 in the Newspaper i.e. Navshakti and The Free Press Journal to verify the title in respect of the said

property and we have not received any objection/claim in respect of the said Public Notice.

9. By Deed of Conveyance dated 28th June, 2013 registered under No. BDR-4/4825 of 2013 on 28.06.2013 the said Nutan Shanti Priya Co-op. Hsg. Society Ltd. sold, conveyed and transferred the property bearing Plot No. 7S & 6S corresponding to CTS. No. 440/7, 440/7 part (1 to 23) admeasuring about 1617.20 sq. mtrs. and CTS. No. 440/6 admeasuring about 422.00 sq. mtrs., having total area admeasuring about 2039.20 sq.mtrs alongwith the structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as the said property which is more particularly described in the Second Schedule hereunder written to M/s. A. R. Amboli Developers and also executed Irrevocable Power of Attorney dated 28.06.2013 registered under No. BDR-4/4826 of 2013 on 29.06.2013

10. By Deed of Conveyance dated 28th June, 2013 registered under No. BDR-1/6863 of 2013 on 29.06.2013 the Owner of the said property i.e. Nutan Shanti Priya Co-op. Hsg. Society Ltd. sold, conveyed and transferred the property bearing Plot No. 23S & 22S corresponding to CTS No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS. No. 440/20, 440/20 part (1 to

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8) admeasuring about 637.10 sq. mtrs. having total area admeasuring about 941.70 sq. mtrs. alongwith the structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as the said property which is more particularly described in the Third Schedule hereunder written to M/s. A. R. Amboli Developers and also executed Irrevocable Power of Attorney dated 28.06.2013 registered under No. BDR-1/6864 of 2013 on 29.06.2013.

11. On plot of land bearing CTS. No. 440/7, 440/7 part (1 to 5), Village Amboli, Taluka Andheri, Mumbai Suburban District which is described in the Second Schedule hereunder written, Mr. Atmaram Balkrushna Kubal had constructed structures in a chawl known as "Kubal Chawl" and in the inquiry by the City Survey the name was recorded of the said Mr. Atmaram Balkrushna Kubal as Pattedar/structure holder with claim of tenancy as "Pattedar/Lessee" but no Lease Deed was produced as Title Deed under the provisions of Maharashtra Land Revenue Code.

12. The heirs of the said Mr. Atmaram Balkrushna Kubal and 12 others surrendered, released, transferred their rights, title and interest in respect of the said property which is more particularly described in the second

schedule hereunder written in favour of A. R. Amboli Developers by Deed of Surrender dated 01.07.2015 registered under No. BDR-15/5565 of 2015 on 01.07.2015.

13. One Smt. Jijabai Jotiba Randive had constructed 22 structures in a chawl known as "Randive Sadan" at plot of land bearing CTS. No. 440/19, 440/19 part 4, 440/20, 440/20 part (1 to 6), Village Amboli, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as the said property which is more particularly described in the Third Schedule hereunder written and her name was recorded as Pattedar in property card.

14. The heirs of the said Smt. Godavari Jotiba Randive i.e. Mr. Laxman Jotiba Randive and Mrs. Vaishali Vasant Shirke alias Miss Vaishali Laxman Randive have surrendered, released, transferred their right, title and interest as pattedar in the said plot of land which is more particularly described in the Third schedule hereunder written in favour of M/s. A. R. Amboli Developers by Deed of Surrender dated 1st July, 2015 registered under No. BDR-15/5558 of 2015 on 01.07.2015 and deleted the name of Godavari Laxman Randive.

15. M/s. A. R. Amboli Developers are seized and possessed of the property bearing Plot No. 7S & 6S corresponding to CTS. No. 440/7, 440/7 part (1 to 23)

admeasuring about 1617.20 sq. mtrs. and CTS. No. 440/6 admeasuring about 422.00 sq. mtrs. respectively, having total area admeasuring about 2039.20 sq. mtrs. and property bearing Plot No. 23S & 22S corresponding to CTS No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. having total area admeasuring about 941.70 sq. mtrs. and alongwith the structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District which are more particularly described in the Second and Third Schedule hereunder written.

16. The said M/s. A. R. Amboli Developers also made an application for recording their name as a holder with the City Survey Office on 17th October, 2013 in respect of the said property which are more particularly described in the Second and Third Schedules hereunder written and the names have been already recorded in the property card on 19.12.2014. We have perused the original Title Deeds referred above, revenue records and also taken search from year 1950 to 2016 in a search note there is no any adverse document claiming right in respect of above said property which is more particularly described in the Second & Third Schedule hereunder written. On the said property which is

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more particularly described in the Second and Third Schedules hereunder written.

17. The occupiers of the said property which is more particularly described in the Second and Third Schedule hereunder written formed a society known as Om Sai-A Co-op. Hsg. Society (Prop.) and Om Sai-B Co-op. Hsg. Society (Prop.) for availing the benefit of redevelopment under the provisions of Maharashtra Slum Areas (I. C. & R.) Act, 1971 read with DC rule 33(10) and the said property is declared as slum pursuant to the Notification No. कमांक झोपूरा /जिअभूअ /कार्या-१/टे-एस/३क/ओम साई - अ/२०१४/२०१६ on 02.08.2014 for property which described in the Second Schedule hereunder written and कमांक झोपूरा /जिअभूअ /कार्या-१/टे-एस/३क/ओम साई - ब/२०१४/२०१६ on 28.05.2014 for property which is more particularly described in the Third Schedule hereunder written.

18. The said Owner submitted a scheme to the SRA which was sanctioned under LOI No.SRA/ENG/2841/KW /PL/LOI&SRA/ENG/2833/KW/PL/LOI and IOA was issued. The said Scheme while dividing into two parts as per the revised LOI as Scheme No. 1 and Scheme No. 2 i.e. Scheme No. 1 consist of rehab and Scheme No. 2 consist only sale component area as per LOI No.SRA

/ENG/2841/KW/PL/LOI&SRA/ENG/2833/KW/PL/LOI
dated 25.04.2019. As per earlier instructions we had issued Title Report on 1.10.2016 and the above project was registered with RERA in respect of the Scheme No. 1 under Registration No. P51800023100 and as per instruction they have already constructed two buildings viz 1) Rehabilitation and 2) Sale and Rehabilitation as composite building and have sold flats out of sell component to flat premises.

19. Thereafter owner purchased another plot of land adjoining the said property now described in the Forth Schedule hereunder written. Originally one Mr. Vincent Pereira was the owner in respect of the plot of land bearing CTS Nos. 619, 619/1, Village Amboli, Taluka Andheri, Mumbai Suburban District situate at Ceaser Road, Amboli, Andheri (West), Mumbai-400 058 admeasuring about 140.20 sq. mtrs alongwith structure standing thereon which is more particularly described in the schedule hereunder written.

20. The abovementioned Mr. Vincent Pereira died intestate on 27.12.1946 leaving behind him his Sons (1) Mr. Romauldo Vincent Pereira (2) Mr. Mervyn Vincent Pereira (3) Mr. Kenneth Vincent Pereira as his only legal heirs and representatives.

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21. The name of the abovementioned Mr. Vincent Pereira recorded in the records of the revenue/competent authority as owner in respect of plot of land bearing CTS Nos. 619, 619/1, village Ambivali, Taluka Andheri, Mumbai Suburban District admeasuring about 140.20 sq. mtrs..

22. The abovementioned Mr. Romauldo Vincent Pereira expired on 09.02.1997 leaving behind him his legal heirs (1) Mr. Clarence Romauldo Pereira (2) Mrs. Carol Braganza (3) Mr. Cornel Pereira (4) Mr. Rufus Romauldo Pereira (5) Mr. Ricardo Pereira (6) Mr. Ryan Pereira (7) Smt. Renika Monteiro (8) Smt. Chrisilda Kane as his only legal heirs and representatives.

23. The abovementioned Mr. Rufus Pereira expired on 29.01.2000 leaving behind him his legal heirs (1) Smt. Iris Rufus Pereira (2) Mr. Abner Rufus Pereira as his only legal heirs and representatives.

24. The abovementioned Mr. Mervyn Vincent Pereira expired on 08.08.2009 leaving behind him his legal heirs (1) Smt. Sunita Pereira (2) Smt. Neena Rajesh Nikam (3) Smt. Geeta Vasudev Potti (4) Smt. Neeta Samir Gupte as his only legal heirs and representatives.

25. The abovementioned (1) MR. KENNETH VINCENT PEREIRA (2) MR. CLARENCE ROMAULDO PEREIRA (3) MRS. CAROL BRAGANZA (4) MR. CORNEL PEREIRA (5)

MR. RICARDO PEREIRA (6) MR. RYAN PEREIRA (7) MRS. RENIKA MONTEIRO (8) MRS. CHRISILDA KANE (9) MRS. IRIS RUFUS PEREIRA (10) MR. ABNER RUFUS PEREIRA (11) MRS. SUNITA PEREIRA (12) MRS. NEENA RAJESH NIKAM (13) MRS. GEETA VASUDEV POTTI (14) MRS. NEETA SAMIR GUPTE were the owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to plot of land bearing corresponding to CTS Nos. 619, 619/1, Village Amboli, Taluka Andheri, Mumbai Suburban District situate at Ceaser Road, Amboli, Andheri (West), Mumbai-400 058 admeasuring about 140.20 sq. mtrs alongwith structure standing thereon, hereinafter referred to as the said property which is more particularly described in the schedule hereunder written.

26. By Deed of Conveyance dated 19th July, 2019 registered under No. BDR-17/7836 of 2019 on 19.07.2019 the abovementioned Owners of the said property i.e. (1) MR. KENNETH VINCENT PEREIRA (2) MR. CLARENCE ROMAULDO PEREIRA (3) MRS. CAROL BRAGANZA (4) MR. CORNEL PEREIRA (5) MR. RICARDO PEREIRA (6) MR. RYAN PEREIRA (7) MRS. RENIKA MONTEIRO (8) MRS. CHRISILDA KANE (9) MRS. IRIS RUFUS PEREIRA (10) MR. ABNER RUFUS PEREIRA (11) MRS. SUNITA PEREIRA (12) MRS. NEENA RAJESH NIKAM (13) MRS. GEETA VASUDEV

POTTI (14) MRS. NEETA SAMIR GUPTE sold, conveyed and transferred the said property bearing CTS Nos. 619, 619/1, Village Amboli, Taluka Andheri, Mumbai Suburban District situate at Ceaser Road, Amboli, Andheri (West), Mumbai-400 058 admeasuring about 140.20 sq. mtrs alongwith structure standing thereon which is more particularly described in the Schedule hereunder written to M/s. A. R. Amboli Developers a Partnership firm having office at 702-708, Golden Chambers, Opp. Tanishq Showroom, Link Road, Andheri (w), Mumbai-400 053 and also executed Irrevocable Power of Attorney dated 19.07.2019 registered under No. BDR-17/7839 of 2019 on 19.07.2019 in favour of M/s. A. R. Amboli Developers.

27. Before execution of the Conveyance Deed dated 19.07.2019 registered under No. BDR-17/7836 of 2019 Public Notice were published on 27th December, 2018 in the Newspaper i.e. Navshakti and The Free Press Journal to verify the title in respect of the said property by Mr. Ashok Purohit, Advocate and he has given the certificate that he has not received any objection/claim in respect of the said Public Notice.

28. The said property is affected by widening of the road as per D. P. remarks Approx. 85.00 sq. mtrs. is proposed to

be acquired for road widening however presently no notice is issued by the Municipal Corporation.

29. In the circumstances M/s. A. R. Amboli Developers are seized and possessed of the property bearing CTS Nos. 619, 619/1, Village Amboli, Taluka Andheri, Mumbai Suburban District situate at Ceaser Road, Amboli, Andheri (West), Mumbai-400 058 admeasuring about 140.20 sq. mtrs alongwith structure standing thereon which is more particularly described in the Fourth Schedule hereunder written.

30. The said M/s. A. R. Amboli Developers also made an application for recording their name as a holder with the City Survey Office in respect to the said property which is more particularly described in the Fourth Schedule hereunder written and the names have been already recorded in the property card on 04.01.2021.

31. The said M/s. A.R. Amboli Developers was originally a registered Partnership Firm on 29.11.2012 and same was reconstituted under Limited Partnership Act as M/s. A.R. Amboli Developer LLP was registered under No.AAQ-5764 dated 18.09.2019 and later on the same was incorporated as M/s. A.R. Amboli Developers Pvt. Ltd. under Companies Act 2013 under No. U70109MH2020PTC342547 dated 24.07.2020 and the assets and liabilities of the said partnership firm M/s. A.R. Amboli Developers stand transferred to M/s. A.R. Amboli Developers LLP under the

Indian Partnership Act and all the liabilities stand transferred in the Company registered in the name of M/s. A. R. Amboli Developers Ltd. under the Companies Act 2013. Thus the said A. R. Amboli Developers Pvt. Ltd. Company is the present owner of the aforesaid property described in the Second, Third and Fourth Schedule hereunder written as successor in title as per law.

32. The said M/s. A. R. Amboli Developer Pvt. Ltd. made an application to the SRA to amalgamate the property described in the Fourth Schedule hereunder written in respect of the Scheme already approved as per LOI No. No.SRA/ENG/2841/KW/PL/LOI & SRA/ENG/2833/KW/PL/LOI and IOA No. K-W/PVT/00118/20150716/AP was issued thereafter the SRA have amalgamated the said property described in the Fourth Schedule hereunder written with the property described in the Second Schedule and Third Schedule hereunder written as part of the Scheme already approved which are identified as Scheme No.1 and Scheme No. 2 though the Scheme No. 1 is substantially completed and Scheme No. 2 which is for sale component and LOI No No.SRA/ENG/2841/KW/PL/LOI & SRA/ENG/2833/KW/PL/LOI dated 15.07.2022 is issued and thereafter the IOA No. K-W/ PVT/00118

/20150716/AP-SALE was issued and Commencement Certificate bearing No. K-W/PVT/00118/ 20150716/AP/SALE dated 28.09.2022 is issued.

33. Earlier we had issued a Title Report in respect of the property described in the Second Schedule and Third Schedule hereunder written on 1.10.2016 and thereafter the above Developer have registered the project with RERA in respect of the part of the Scheme known as Scheme No.1. After amalgamation we made investigation for title from 2016 onwards of the property described in the Second and Third Schedule and also the property described in the Fourth Schedule hereunder written and Search Note are annexed to this Report. We have not found any encumbrances to the title. The entire property described in the Second Schedule, Third Schedule and Fourth Schedule hereunder written and the documents recorded in the Search Note are the Deed of Conveyances and BMC Declaration for construction permission.

34. From the said title deeds and revenue records and indemnity bond, declarations and requisition of the owners, it is observed that M/S. A. R. AMBOLI DEVELOPERS PVT LTD are the present owner of the property which are more particularly described in the Second, Third and Fourth Schedules hereunder written

and their names have been recorded in the City Survey records on 19.12.2014. M/S. A. R. AMBOLI DEVELOPERS had also replied the requisition and also executed the indemnity bond to the title subject to observation. The above property after D.P. remarks of 30.11.2011 is shown in residential zone. The structures which are constructed prior to 1968 i.e. as per inquiry register of City Survey are let out to different occupiers who are occupying their respective premises which are referred in annexure annexed in Deed of Conveyance.

35. From the aforesaid documents and information we observe that M/S. A. R. AMBOLI DEVELOPERS PVT LTD are the owners and their title of the said property which are more particularly described in the Second, Third and Fourth Schedules hereunder written is clear and marketable subject to the aforesaid observation and subject to the restriction under D. P. plan, Mumbai City and subject to present occupancy of present occupiers on the Slum structures standing on the said property which are more particularly described in the Second, Third and Fourth Schedule hereunder written and we have not noticed any encumbrances and subject to disposal Sell of Flats in Sale Wing of composite building as per SRA permission on the plot referred as Scheme No.1.

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36. The above title report is issued on the basis of the documents referred herein and the compilation of the documents enclosed as per the index and title report is to be read alongwith the same and Qualification Note.

:THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THE PIECES AND PARCEL OF LAND bearing Survey No. 64/5, 64/6, 64/7, 64/8, 64/10, 64/14, 65A/1-8, 65A/1-9, 70A/1-1, 70A/1-2, 70A/1-3, 70A/1-4, 70A/1-5, 71/2, 71/3, 71/4, 72/2, 73/3, 73/7, 73/8, 73/10, 74A/1 (Hissa No. 1), 74/A/1A, (Hissa No. 2, 3 and 5) and corresponding to CTS 449, 453, 457 (part), 458, 460, 461 (part), 462, 463 (part), 474, 475, 476, 477 (part), 538 (part), 544, 468 (part), 469 (part), 470 (part), 471, 472, 473, 612, 618 (part), 623, 455 and 616 total admeasuring 22956.60 sq. yds. equivalent to 19,194 sq. mtrs. situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.

:THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THE PIECES AND PARCEL OF LAND bearing Plot No. 7S & 6S corresponding to CTS. No. 440/7, 440/7 part (1 to 23) admeasuring about 1617.20 sq. mtrs. and CTS. No.440/6 admeasuring about 422.00 sq. mtrs. respectively having total area admeasuring about 2039.20

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sq. mtrs. alongwith structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.

:THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THE PIECES AND PARCEL OF LAND bearing Plot No. 23S & 22S corresponding to CTS. No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. respectively having total area admeasuring about 941.70 sq. mtrs. alongwith structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.

:THE FOURTH SCHEDULE OF THE ABOVE PROPERTY REFERRED TO :

ALL THE PIECES AND PARCEL OF LAND bearing CTS Nos. 619, 619/1, Village Amboli, Taluka Andheri, Mumbai Suburban District situate at Ceaser Road, Amboli, Andheri (West), Mumbai-400 058 admeasuring about 140.20 sq. mtrs alongwith structure standing thereon and bounded as follows:

Towards East : C.T.S. No. 618

Towards West : C.T.S. No. 620

Towards South : Ceaser Road

Towards North : C.T.S. No. 440/19

Yours faithfully,
For Sakhalkars Leimare
Advocates

T. S. Venkataraman Iyer

T. S. Venkataraman Iyer
Partner

Encl.: Compilation

Housiey.com

Sakhalkars Leimare

Advocates
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D.S. Sakhalkar
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20/10/2022

SL/TR-43/10/2022

COMPILATION OF THE DOCUMENTS REFERRED IN THE TITLE REPORT DATED 20.10.2022.

SR. No.	PARTICULARS
1.	Qualification Note dated 20 th October, 2022
2.	Title Report dated 20 th October, 2022
3.	Copy of the Deed of Conveyance dated 19.03.1987.
4.	Copy of the Deed of Conveyance dated 13.11.2009.
5.	Copy of Deed of rectification dated 09.12.2009.
6.	Copy of the public notice dated 14.01.2013.
7.	Copy of the Deed of Conveyance dated 28.06.2016 registered under No. BDR-1/6863 of 2013.
8.	Copy of the Deed of Conveyance dated 28.06.2016 registered under No. BDR-4/4825 of 2013.
9.	Copy of Irrevocable Power of Attorney dated 28.06.2013 registered under No. BDR-4/4826 of 2013.
10.	Copy of Irrevocable Power of Attorney dated 28.06.2013 registered under No. BDR-4/6864 of 2013.
11.	Copy of the Notifications

12.	Copy of the Deed of Surrender dated 01.07.2015 registered under No. BDR-15/5565 of 2015.
13.	Copy of the Deed of Surrender dated 01.07.2015 registered under No.BDR-15/5558 of 2015.
14.	Copies of Revenue Records.
15.	Copy of the search note.
16.	Copy of the property card.
17.	Copy of the Declaration cum Indemnity dated 20.10.2022.

Yours faithfully,
For Sakhalkars Leimare
Advocates

T. S. Venkataraman

T. S. Venkataraman Iyer
Partner

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