

***Akash P. Shah*** B.L.S, LL.B.  
**ADVOCATE HIGH COURT**

**Add Off:** 304 & 305, 3<sup>rd</sup> floor, Yashwant Chambers, 18-B Bharucha Marg, behind Fab India, Kalaghoda, Fort, Mumbai-400 023. **Mobile No.9920350289**  
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**TITLE REPORT**

To,  
**Maha RERA,**  
Mumbai.

Date: 06/02/2025

**Sub:** Title clearance certificate with respect to ALL THAT piece and parcel of land bearing C.T.S. No. 732B, 734, 734/1 to 16 (pt) & amalgamated adjoining plot bearing C.T.S. No. 728, 728/ 1A of village Ambivali, Taluka Andheri, in the registration sub-district of Andheri, Bombay Suburban District (hereinafter referred to as “**The said Plot**”) (hereinafter referred to as “**this Report**”).

**1.** I have investigated the title of the said Plot on the request of my Client M/s. Tawakkal Infra Projects Pvt. Ltd (hereinafter referred to as “the said Company.”) and following documents i.e' :-

**i. Description of the property:**

- a. **FIRST PROPERTY:** ALL THAT piece and parcel of land bearing Survey No. 67-A/1/A/2 and City Survey No.728, 728/1A situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058, collectively admeasuring 1,076.90 Square meters in the registration sub-district of Andheri, Bombay Suburban District.
- b. **SECOND PROPERTY:-** ALL THAT piece and parcel of land admeasuring 443.00 Square Meter bearing Survey No. 66 and City Survey No.732B (part),



732B/11 to 22 situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058 in the registration sub-district of Andheri, Bombay Suburban District.

- c. **THIRD PROPERTY:-** ALL THAT piece and parcel of land admeasuring 822.00 Square Meter bearing City Survey No.734, 734/1 to 734/16 situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058 in the registration sub-district of Andheri, Bombay Suburban District.
- ii. Death Certificate of Leelabai Gajanan Bhandare .
  - iii. Death certificate of Gajanan Bhandare.
  - iv. Registered Deed of Transfer dated 23/12/2011 executed between Vishwanath Bhandare & Venkatesh Bhandare and Vishwa-Venkatesh Condominium.
  - v. Registered Development agreement dated 27/07/2023 executed between Vishwanath Bhandare & Venkatesh Bhandare and M/s. Tawakkal Infra Projects Pvt. Ltd.
  - vi. Registered Power of attorney dated 10/05/2023 executed between Vishwanath Bhandare & Venkatesh Bhandare and M/s. Tawakkal Infra Projects Pvt. Ltd.
  - vii. Registered Conveyance deed dated 11.12.2009 between Mrs. Rita Shashiprakash Singh and Mr. Shakti Shashiprakash Singh as One part as Vendor and M/s. Tawakkal Infra Project Pvt. Ltd as purchasers.
  - viii. Development agreement dated 12.03.2008 between Mr. Vasudev Mahadev Bhangare, Mr. Chandrakant Mahadev Bhangare, Mr. Chintamani Mahadev Bhangare and Mr. Krishna Mahadev Bhangare as One part and M/s. Tawakkal Infra Project Pvt. Ltd as developer.
  - ix. Property Card in respect of the Plot with mutation Entry.
  - x. Search Conducted for a period of 30 years starting from 1994 To 2024



2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the aforesaid Plots, I am of the opinion that the title of the property described above as First property is clear, marketable and without any encumbrances or any litigation. I am the opinion that :

Name of Owner	Description of Plot/Property
<b>M/s/ Vishwa-Venkatesh Condominium</b>	land bearing Survey No. 67-A/1/A/2 and City Survey No.728 , 728/1A situated at Village: Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058, <b>admeasuring 1,076.90 Square meters</b>
<b>M/s. Tawakkal Infra Projects Pvt. Ltd</b>	Land bearing Survey No. 66 and City Survey No.732B (part), 732B/11 to 22 situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058. admeasuring 443.00 Square Meter
Mr. Vasudev Mahadev Bhangare, Mr. Chandrakant Mahadev Bhangare, Mr. Chintamani Mahadev Bhangare and Mr. Krishna Mahadev Bhangare	land bearing 734, 734/1 to 734/16 situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058 and vide development agreement dated 12.03.2008, admeasuring 822.00 Square Meter

is the owner of the land. Further vide development agreement dated 27/07/2023 M/s. **Tawakkal Infra Projects Pvt. Ltd** has been appointed as developer for the development of the First Property described above and vide development agreement dated 12.03.2008 M/s. **Tawakkal Infra Projects Pvt. Ltd** has been appointed as developer for the



development of the Third Property described above . Accordingly, the title of M/s. Tawakkal Infra Projects Pvt. Ltd as a developer is clear and marketable without any encumbrances as a developer of the aforesaid plot.

3. The developer has amalgamated all three property and accordingly the developer has proposed to construct PTC and slum tenements on land bearing C.T.S. No. 732B, 734, 734/1 to 16 (pt) of village Ambivali Andheri (West), Mumbai **AND new residential building for sale component and component to for the owners of Vishwa-Venkatesh Condominium on the lands bearing C.T.S. No. 728, 728/ 1A of village Ambivali, Taluka Andheri, Mumbai.**
4. The Promoter/Developer is seeking RERA registration of the building proposed to construct on the land bearing Survey No. 67-A/1/A/2 and City Survey No.728 , 728/1A situated at Village: Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058, **admeasuring 1,076.90 Square meters** in the registration sub-district of Andheri, Bombay Suburban District.
5. The report reflecting the flow of the title of the M/s. Tawakkal Infra Projects Pvt. Ltd on the said land is enclosed herewith as annexure.

**THE SCHEDULE OF THE LARGER LAYOUT PROPERTY**

ALL THAT piece and parcel of land bearing C.T.S. No. 732B, 734, 734/1 to 16 (pt) of village Ambivali Andheri (West), Mumbai for "Shree Ramprasad CHS (Prop.)" under Reg. 33(10) of DCPR 2034 by Amalgamating adjoining plot bearing C.T.S. No. 728, 728/ 1A of village Ambivali, Taluka Andheri, Mumbai under Reg. 30 of DCPR 2034, admeasuring 2342.00 Square members in the registration sub-district of Andheri, Bombay Suburban District and is bounded as follows-

On or towards the North by : CTS NO. 731, 732A 730



On or towards the South by : CTS NO. 739, 728/4, 728/3

On or towards the West by : CTS No. 733, 735,736

On or towards the East by : CTS No.728/3 and CTS No.756

**THE SCHEDULE OF THE PROPERTY UNDER CONSIDERATION FOR**  
**RERA REGISTRATION**

ALL THAT piece and parcel of land bearing Survey No. 67-A/1/A/2 and City Survey No.728 , 728/1A situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai-400 058, **admeasuring 1,076.90 Square meters** in the registration sub-district of Andheri, Bombay Suburban District and is bounded as follows-

On or towards the North by : CTS NO. 731

On or towards the South by : CTS NO. 728/4

On or towards the West by : CTS No. 734 & CTS No. 739 & 12.30 M road

On or towards the East by : CTS No.728/3 and CTS No.756

Mumbai: Dated 06/02/2025

*A. P. Shah*

**AKASH P. SHAH**  
(Advocate)



***Akash P. Shah*** B.L.S, LL.B.  
**ADVOCATE HIGH COURT**

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**FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

Date: 06/02/2025

**A. FIRST PROPERTY**

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) One Leelabai Gajanan Bhandare was the owner of the piece and parcel of land bearing Survey No. 67-A/1/A/2 and City Survey No.728 , 728/1A situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058, admeasuring 1,076.90 Square meters . That the said Leelabai Gajanan Bhandare expired on 19/12/2005, .
- 3) That pursuant to the same the legal heirs of Leelabai Gajanan Bhandare being Gajanan Bhandare, Vishwanath Bhandare and Venkatesh Bhandare filed application and gave affidavit before the sub-register for making them as owners of the said land by virtue of the said documents and succession.
- 4) On 05/04/2006 the names of Gajanan Bhandare, Vishwanath Bhandare and Venkatesh Bhandare were mutated vide mutation Entry bearing No. 162 on the Property card in respect of the said Plot and Gajanan Bhandare, Vishwanath Bhandare and Venkatesh Bhandare thereon become owners of the said Plot.
- 5) That Gajanan Bhandare expired on 05/05/2008 and legal heirs of Gajanan Bhandare being Vishwanath Bhandare and Venkatesh Bhandare filed application and gave affidavit before



the sub-register for making them as owners of the said land by virtue of the said documents and succession. That subsequently Vishwanath Bhandare and Venkatesh Bhandare become owners of the said Plot.

- 6) That Vishwanath Bhandare and Venkatesh Bhandare entered and executed a registered deed of transfer dated 23/12/2011 in respect the said plot in the name of Vishwa-Venkatesh Condominium.
- 7) On 01/08/2012 the names of Vishwanath Bhandare and Venkatesh Bhandare were mutated vide Mutation entry No. 422 on the Property card in respect of the said Plot.
- 8) On 01/08/2012 the name of Vishwa-Venkatesh Condominium was mutated vide Mutation entry No. 42312 on the Property card in respect of the said Plot.
- 9) That Vishwa-Venkatesh Condominium entered and executed a development agreement dated 27/07/2023 with M/s. Tawakkal Infra Projects Pvt. Ltd for redevelopment of the said plot along-with adjoining plot for access road.
- 10) That Vishwa-Venkatesh Condominium also executed a Power of attorney with M/s. Tawakkal Infra Projects Pvt. Ltd.
- 11) That accordingly M/s. Tawakkal Infra Projects Pvt. Ltd. has clear and marketable title without any encumbrances , as a developer for the First Property described above.
- 12) No Litigation or any other encumbrances.

## **B. SECOND PROPERTY**

1. 7/12 extract / P.R. Card as on date of application for registration.
2. Pursuant to the Consent decree in terms of the consent term dated 08.07.1993, passed in the Bombay High Court in Suit No. 3746 of 1992 that was that was filed by Mrs. Rita Shashiprakash Singh and Mr. Shakti Shashiprakash Singh against one Smt. Gangabai



Yashwant Kalal and balu Yashwant Kalal, Mrs. Rita Shashiprakash Singh and Mr. Shakti Shashiprakash Singh became absolute entitled a piece and parcel of the land admeasuring 443.00 Square Meter bearing Survey No. 66 and City Survey No.732B (part), 732B/11 to 22 situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058 in the registration sub-district of Andheri, Bombay Suburban District.

3. That Mrs. Rita Shashiprakash Singh and Mr. Shakti Shashiprakash Singh entered and executed a registered deed of conveyance dated 11.12.2009 in respect the said plot in the name of /s. Tawakkal Infra Project Pvt. Ltd.
4. That accordingly M/s. Tawakkal Infra Projects Pvt. Ltd. has clear and marketable title without any encumbrances, as a Owner of the Second Property described above.
5. No Litigation or any other encumbrances.

### **C. THIRD PROPERTY**

- a) 7/12 extract / P.R. Card as on date of application for registration.
- b) Mr. Vasudev Mahadev Bhangare, Mr. Chandrakant Mahadev Bhangare, Mr. Chintamani Mahadev Bhangare and Mr. Krishna Mahadev Bhangare was the owner of piece and parcel of land admeasuring 822.00 Square Meter bearing City Survey No.734, 734/1 to 734/16 situated at Village : Ambivali, Taluka - Amboli, Andheri West, Mumbai- 400 058.
- c) Registered Development agreement dated 12.03.2008 between Mr. Vasudev Mahadev Bhangare, Mr. Chandrakant Mahadev Bhangare, Mr. Chintamani Mahadev Bhangare and Mr. Krishna Mahadev Bhangare as One part and M/s. Tawakkal Infra Project Pvt. Ltd as developer.
- d) That accordingly M/s. Tawakkal Infra Projects Pvt. Ltd. has clear and marketable title without any encumbrances, as a developer for the Third Property described above.



e) No Litigation or any other encumbrances.

Mumbai: Dated 06/02/2025

A. P. Shah

**AKASH P. SHAH**  
(Advocate)



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