

**ADV. SMITESH M. BANE & ASSOCIATES**

**Correspondence:** C-11, Highway Park E-4, Thakur Complex, Kandivali- (E), Mumbai- 101

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**Mobile:** 9664123339/9082969084

Date: 17/10/2025

To  
The Maharashtra Real Estate Regulatory Authority  
Bandra Kurla Complex,  
Bandra- (East),  
Mumbai- 400 051.

**FORMAT A**  
**(CIRCULAR NO: 28 / 2021)**  
**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to Original Plot bearing No. 208, Final Plot No. 168, T.P.S. No. II, corresponding to CTS Nos. 1379, 1379/ 1 and 2, total area admeasuring 484. 95 sq. meters of Revenue Village Vile Parle, Taluka Andheri within the Registration District of Mumbai Suburban situated at Shraddhanand Road, Vile Parle- (East), Mumbai- 400 057, (hereinafter referred as the said plot of land for the sake of brevity).

Dear Sir,

I have investigated the title of the said plot of land on the request of my clients (Owners of said plot of land) viz. ALLIANCE

CITY DEVELOPERS REALTORS PVT. LTD. on the basis of following documents i.e.

**1. Description of the property:**

Original Plot bearing No. 208, Final Plot No. 168, T.P.S. No. II, corresponding to CTS Nos. 1379, 1379/ 1 and 2, total area admeasuring 484. 95 sq. meters of Revenue Village Vile Parle, Taluka Andheri within the Registration District of Mumbai Suburban situated at Shraddhanand Road, Vile Parle- (East), Mumbai- 400 057.

**2. The documents of allotment of plot:**

- a) Registered Deed of Partition dated 24<sup>th</sup> April, 1954 bearing registration No. 2831/195 duly registered on 21<sup>st</sup> July, 1954 by AMRATLAL GOPALJI, MONGIBEN w/d. of GOPALJI DHARAMSEY, JAYANTILAL AMRATLAL, THAKORLAL AMRATLAL GOPALJI (minor) father and natural guardian AMRATLAL GOPALJI, NAVIN AMRATLAL (minor) father and natural guardian AMRATLAL GOPALJI, DILHAR AMRATLAL (minor) father and natural guardian AMRATLAL GOPALJI, JAYAKUNVER w/o. AMRATLAL GOPALJI, KUSUM AMRATLAL (minor) father and natural guardian AMRATLAL GOPALJI, ARVIND JAYANTILAL (minor) father and natural guardian JAYAMTILAL AMRATLAL, BHARATI JAYANTILAL (minor) father and natural

guardian JAYANTILAL AMRATLAL, TARULATA JAYANTILAL (minor) father and natural guardian JAYANTILAL AMRATLAL in favour of JAYANTILAL AMRATLAL, THAKARLAL AMRATLAL GOPALJI AND JAYAKUVERBAI W/O. AMRATLAL GOPALJ in respect of land along with house standing thereon known as Edgar Lodge situated at Vile Parle in Greater Bombay in the Registration Sub-District of Bandra District Bombay Suburban admeasuring 580. 00 sq. yards bearing Plot No. 208 of Vile-Parle, T.P.S. No. II as also a strip of land forming part of Plot No. 209 of Vile-Parle Town Planning Scheme No. II and land bearing K Ward No. 240, 23 Shraddanand Road and other properties.

- b) Registered Deed of Conveyance dated 10<sup>th</sup> April, 1958 bearing registration No. BND/744/1958 duly registered on 10<sup>th</sup> April, 1958 by the Vendors JAYANTILAL AMRATLAL, MRS. DIWALIBEN w/o. JAYANTILAL AMRATLAL, ARVIND JAYANTILAL, ANIL JAYANTILAL and MISS. BHARATI JAYANTILAL (last three minors) by their father natural and guardian JAYANTILAL AMRATLAL in favour of MRS. CHANCHALABEN RATILAL MEHTA for land and structure bearing Plot No. 208 forming part of Plot No. 209 added to Plot No. 208 along with structure known as Edgar Lodge situated at Ville Parle admeasuring 550.00 sq. yards. Plot No. 208, Town Planning Scheme No. II at Shraddanand Road forming part of Plot No. 209, T.P.S. No. II at Vile-Parle.

- c) Registered Deed of Conveyance dated 16<sup>th</sup> March, 1985 bearing registration SRG No. 426 and Deed of Conveyance dated 18<sup>th</sup> May, 1985 bearing registration No. 744 and in view of the above, the said SMT. CHANCHALBEN RATILAL MEHTA is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the area admeasuring 47. 60 sq. meters for CTS No. 1379/1 and area admeasuring 47. 60 sq. meters for CTS No. 1379/2.
- d) Registered Deed of Transfer dated 21<sup>st</sup> October, 2009 bearing Registration No. BDR-1/11756/2009 duly registered on 26<sup>th</sup> November, 2009 with the Sub Registrar of Assurances, Andheri- 1, Mumbai Suburban District by SMT. CHANCHALABEN RATILAL MEHTA through her legal manager MR. RASHMIKANT ISHWARLAL CHOKSI in favour of MR. KAMLESH RATILAL MEHTA and in view of the above, the said MR. KAMLESH RATILAL MEHTA is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the area admeasuring 409. 90 sq. meters for CTS No. 1379 along with structure standing thereon known as Raj Bhuvan.
- e) Registered Deed of Transfer dated 28<sup>th</sup> June, 2024 bearing registration No. 11304/2024 duly registered on 28<sup>th</sup> June, 2024 by the Transferor SMT. CHANCHALABEN RATILAL MEHTA through her legal manager MR. RASHMIKANT ISHWARLAL CHOKSI in favour of MR. KAMLESH

RATILAL MEHTA the Transferee for land and structure bearing Original Plot No. 208 of T.P.S. No. II, Vile-Parle East (Old Plot No. 22) Final Plot No. 168 of T.P.S. No. II, (First Variation) (Final) as per property register card area admeasuring 484. 95 sq. meters, bearing C.T.S. Nos. 1379, 1379/1, 1379/2 of Village – Vile Parle (East) Raj Bhuvan, Shraddhanand Road, Vile Parle (East), Mumbai – 400 057 of Revenue Village – Vile Parle (East), Taluka – Andheri, M.S.D.

- f) Registered Deed of Conveyance dated 9<sup>th</sup> October, 2025 duly registered on 9<sup>th</sup> October, 2025 with the Sub Registrar of Assurances, Mumbai- III bearing registration No. 18953 of 2025 by MR. KAMLESH RATILAL MEHTA in favour of M/S. ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD.

### **3. Property Registration Card:**

The latest Property Registration Cards issued by the City Survey Office, Vile Parle, Mumbai Suburban District in the name of M/S. ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD.

### **4. Search Report:**

Latest Title Search Report dated 17<sup>th</sup> October, 2025 for last 86 years from the year 1940 till the year 2025 issued by Search Clerk JAYANT A. CHIPKAR in respect of title search taken by him at the

office of Sub Registrar of Assurances, Mumbai, Bandra and Andheri (I to VIII).

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot of land, I am of the opinion that the title of the said Owner i.e. M/S. ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD. is clear, marketable and without any encumbrances.

**Owner/s of the land:**

M/S. ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD. for Original Plot bearing No. 208, Final Plot No. 168, T.P.S. No. II, corresponding to CTS Nos. 1379, 1379/ 1 and 2, total area admeasuring 484. 95 sq. meters of Revenue Village Vile Parle, Taluka Andheri within the Registration District of Mumbai Suburban situated at Shraddhanand Road, Vile Parle- (East), Mumbai- 400 057.

**Qualifying comments / remarks if any- NO comments/remarks.**

The search report reflecting the flow of the title of Owner i.e. M/S. ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD. on the said plot of land is enclosed herewith as annexure.

**Enc:** Annexure.

Place: Mumbai  
Date: 17/10/2025

  
(Smitesh M. Bane) 17.10.2025  
Advocate High Court, Bombay





## **ADV. SMITESH M. BANE & ASSOCIATES**

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Bandra- (East),  
Mumbai- 400 051.

### **FORMAT A**

**(CIRCULAR NO: 28/2021)**

### **FLOW OF THE TITLE OF THE SAID LAND**

**Sr. No.**

**Particulars**

1.

- a) Registered Deed of Partition dated 24<sup>th</sup> April, 1954 bearing registration No. 2831/195 duly registered on 21<sup>st</sup> July, 1954 by AMRATLAL GOPALJI, MONGIBEN w/d. of GOPALJI DHARAMSEY, JAYANTILAL AMRATLAL, THAKORLAL AMRATLAL GOPALJI (minor) father and natural guardian AMRATLAL GOPALJI, NAVIN AMRATLAL (minor) father and natural guardian AMRATLAL GOPALJI, DILHAR AMRATLAL (minor) father and natural guardian AMRATLAL GOPALJI, JAYAKUNVER w/o. AMRATLAL GOPALJI, KUSUM

AMRATLAL (minor) father and natural guardian AMRATLAL GOPALJI, ARVIND JAYANTILAL (minor) father and natural guardian JAYAMTILAL AMRATLAL, BHARATI JAYANTILAL (minor) father and natural guardian JAYANTILAL AMRATLAL, TARULATA JAYANTILAL (minor) father and natural guardian JAYANTILAL AMRATLAL in favour of JAYANTILAL AMRATLAL, THAKARLAL AMRATLAL GOPALJI AND JAYAKUVERBAI W/O. AMRATLAL GOPALJI in respect of land along with house standing thereon known as Edgar Lodge situated at Vile Parle in Greater Bombay in the Registration Sub-District of Bandra District Bombay Suburban admeasuring 580. 00 sq. yards bearing Plot No. 208 of Vile-Parle, T.P.S. No. II as also a strip of land forming part of Plot No. 209 of Vile-Parle Town Planning Scheme No. II and land bearing K Ward No. 240, 23 Shraddanand Road and other properties.

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added to Plot No. 208 along with structure known as Edgar Lodge situated at Ville Parle admeasuring 550.00 sq. yards. Plot No. 208, Town Planning Scheme No. II at Shraddanand Road forming part of Plot No. 209, T.P.S. No. II at Vile-Parle.

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2. The latest Property Registration Card issued by the City Survey Office, Vile Parle, Mumbai Suburban District.
3. The latest Title Search Report dated 17<sup>th</sup> October, 2025 for last 86 years from the year 1940 till the year 2025 issued by

