



To,  
MAHARASHTRA REAL ESTATE AUTHORITY  
MAHARERA Bandra,  
Mumbai- 400 051.

**LEGAL TITLE REPORT**

Re: Legal Title Report in respect Immovable Properties being:

- (a) All that piece and parcel of freehold land or ground bearing Final Plot No. 204 of T.P.S IV Mahim admeasuring 201.51 sq. meters along with tenanted structure standing thereon known as "Uma Niwas" standing thereon lying, being and situated at D. L. Vaidya Road, Dadar West, Mumbai- 400028 situated at 'G' North Ward, District Mumbai City **(PLOT NO. 1)**
- (b) All that piece and parcel of land or ground having building known as "Sahakar Building" consisting of Ground Plus Three Upper Floors, housing 15 residential Tenements (including two residential Tenements which are in use occupation and possession of Vendor) and land appurtenant and all that piece and parcel of land or ground bearing Original Plot No. 206 and Final Plot No. 203 of T.P.S IV Mahim admeasuring 257 sq. yards equivalent to 214.88 sq. meters or thereabout bearing collectors New No. 3607 (Part) A/3957 and 4677, New Survey No. 1/163 X 1436 (part) and 4/1437 (Part) and Cadastral Survey No. 1/1631 of Mahim Division lying, being and situated at G' North Ward, District Mumbai City. **(PLOT NO. 2)**

The Plot No. 1 and Plot No. 2 totally admeasuring 416.39 sq, mtrs. are hereinafter referred to as "**said Properties**"

We under the instruction of our clients, Kent Corporation have undertaken the Title Investigation and Title Due Diligence in respect of the said Properties described above on the basis of the documents furnished to us by our client, Search Report for the period commencing from 1993 to 2023 and 2023 to 2024 submitted by Search Clerk Sachin S. Pawar in respect of the search taken at the offices of the Sub-Registrar of Assurances, publication of a Public Notice, Government Records and our observation regarding the title of the said property are as follows:

**I. DESCRIPTION OF THE PROPERTY:**

- (a) All that piece and parcel of freehold land or ground bearing Final Plot No. 204 of T.P.S IV Mahim admeasuring 201.51 sq. meters along with tenanted structure



standing thereon known as "Uma Niwas" standing thereon lying, being and situated at D. L. Vaidya Road, Dadar West, Mumbai- 400028 situated at 'G' North Ward, District Mumbai City.

- (b) All that piece and parcel of land or ground having building known as "Sahakar Building" consisting of Ground Plus Three Upper Floors, housing 15 residential Tenements (including two residential Tenements which are in use occupation and possession of Vendor) and land appurtenant and all that piece and parcel of land or ground bearing Original Plot No. 206 and Final Plot No. 203 of T.P.S IV Mahim admeasuring 257 sq. yards equivalent to 214.88 sq. meters or thereabout bearing collectors New No. 3607 (Part) A/3957 and 4677, New Survey No. 1/163 X 1436 (part) and 4/1437 (Part) and Cadastral Survey No. 1/1631 of Mahim Division lying, being and situated at G' North Ward, District Mumbai City.

The Plot No.1 and Plot No. 2 totally admeasuring 416.39 sq. mtrs. are hereinafter referred to as, "**said Properties.**"

## **II. DOCUMENTS IN RELATION TO OWNERSHIP:**

### **PLOT NO. 1**

Deed of Conveyance dated 5<sup>th</sup> June 2023 executed by and between Amruta Bhushan Kelkar therein referred to as the "Vendor", Kent Corporation therein referred to as the "Purchaser" and (1) Aparna Chandrakant Bandwadkar Nee Meenakshi Prabhakar Jawle, (2) Gayatri Suraj Kelvarkar Nee Sharmila Naresh Jawle, (3) Bhushan Ramchandra Kelkar and (4) Anjali Narendra Desai Nee Anjali Ramchandra Kelkar, (5) Trupti Nitin Oak Nee Trupti Ramchandra Kelkar therein referred to as the "Confirming parties" and duly registered with Sub-Registrar of Assurances at Ambivali under Serial No. BBE-5-8207-2023 dated 5<sup>th</sup> June 2023.

### **PLOT NO. 2**

Deed of Conveyance dated 30<sup>th</sup> March 2024 executed by and between Vijay Shriram Joshi therein referred to as the "Vendor" and party of the One Part and Kent Corporation therein referred to as the "Purchaser" and party of the Other Part and duly registered with Sub-Registrar of Assurances at Mahim under Serial No. BBE-2-7763-2024 dated 31<sup>st</sup> March 2024.

## **III. PROPERTY REGISTER CARD:**

### **PLOT NO. 1**

The Property Card shows the name of Sharayu Vasudeo Kirtane as the Owner/ Holder of the said Property Vide mutation Entry No. A R No. 862/2010 further Kent



Corporation being the owner as per Deed of Conveyance dated 5<sup>th</sup> June 2023 has applied to the Revenue authorities for updating/mutating their names as owners of the said property on the Property Register Card.

**PLOT NO. 2**

The Property Card shows the name of Vijay Shriram Joshi as the Owner/Holder of the said Property vide Ref No. CSLR/SLR-II/T-8/MAHIM/TR. NO. 115/97 further Kent Corporation being the owner as per Deed of Conveyance dated 31<sup>st</sup> March 2024 has applied to the Revenue authorities for updating/mutating their names as owners of the said property on the Property Register Card.

**IV. SEARCH REPORT:**

**PLOT NO. 1**

As per the Search Report dated 22<sup>nd</sup> April 2023, 30<sup>th</sup> April 2024 and 28<sup>th</sup> February 2025 issued by Search Clerk Mr. Sachin Pawar by undertaking and conducting a Search in the Office of the Sub-Registrar of Assurances from the year 1993 to 2025 aggregating to the period of 32 years ("**Search Report**") the said property is notified to have been purchased and acquired by Kent Corporation vide registered Deed of Conveyance dated 5<sup>th</sup> June 2023 duly registered under BBE-5-8207-2023 dated 5<sup>th</sup> June 2023. The Search Report does not notify any adverse Mutation Entry during the last 32 years of the Search conducted commencing from the period 1993 to 2025.

**PLOT NO. 2**

As per the Search Report dated 5<sup>th</sup> June 2023, 30<sup>th</sup> April 2024 and 28<sup>th</sup> February 2025 issued by Search Clerk Mr. Sachin Pawar by undertaking and conducting a Search in the Office of the Sub-Registrar of Assurances from the year 1993 to 2025 aggregating to the period of 32 years ("Search Report") the said property is notified to have been purchased and acquired by Kent Corporation vide registered Deed of Conveyance dated 31<sup>st</sup> March 2024 duly registered under Serial No. Serial No. BBE-2-7763-2024 dated 31<sup>st</sup> March 2024. The Search Report does not notify any adverse Mutation Entry during the last 31 years of the Search conducted commencing from the period 1993 to 2025.

**OPINION:**

Based on our comprehensive review of the provided facts and documentation relating to the Title of the said Properties, we are of the opinion that the Title of Kent Corporation to the said properties are clear and marketable.



**OWNER OF THE SAID PROPERTY:**

**KENT CORPORATION** as Owners are seized and possessed and otherwise well and sufficiently entitled to both the Properties being (a) all that piece and parcel of freehold land or ground bearing Final Plot No. 204 of T.P.S IV Mahim admeasuring 201.51 sq. meters along with tenanted structure standing thereon known as "Uma Niwas" standing thereon lying, being and situated at D. L. Vaidya Road, Dadar West, Mumbai- 400028 situated at 'G' North Ward, District Mumbai City and (b) all that piece and parcel of land or ground having building known as "Sahakar Sadan" housing 15 residential Tenements (including two residential Tenements which are in use occupation and possession of Vendor) alongwith land appurtenant thereto piece and parcel of land or ground of pension and tax, bearing Original Plot No. 206 and Final Plot No. 203 of T.P.S IV Mahim admeasuring 257 sq. yards equivalent to 214.88 sq. meters or thereabout bearing collectors New No. 3607 (part) A/3957 and 4677, new Survey No. 1/163 X 1436 (part) and 4/1437 (Part) and Cadastral Survey No. 1/1631 of Mahim Division, lying, being and situated Near Shiv Sena Bhavan Peth, Dadar West, Mumbai-400028 situated at 'G' North Ward, District Mumbai City and more particularly described in the Schedule hereinabove aggregating to an area admeasuring 416.39 sq. mtrs.

**QUALIFYING REMARKS:**

1. This Legal Title Report has been issued under the instructions of Kent Corporation and shall not be used or relied upon by any other person/s for any purpose other than registration and compliance of RERA Acts and the Rules and Regulations framed by MahaRera Authorities.
2. This Legal Title Report being Annexure "A" is based on documents submitted, furnished and produced before us from time to time during the course of due diligence and investigation undertaken by us on the basis of the Search Report and the Revenue Records obtained in course of title due diligence.
3. While conducting title due diligence we have assumed the genuineness of all signatures as also the authenticity and completeness of all documents submitted and produced before us including copies thereof. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed.
4. This Legal Title Report is confined and limited to the state of affairs as on the date of issuance hereof. We are not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
5. This Legal Title Report is limited to the matters expressly set forth in this document and no comment is implied or may be inferred beyond the matters expressly stated herein. This Legal Title Report is based only on the documents made available for our



examination and information provided to us.

6. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts herein contained only as on the date hereof. We express no opinion as to the consequence or application of any law existing and applicable after such date and expressly decline any continuing obligation to advise after the date of this Legal Title Report of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect our observations contained herein.
7. We expressly disclaim any liability which may arise due to any decision taken by any person or persons, on the basis of this Legal Title Report.

The Title Report reflecting the Flow of Title of Kent Corporation to the said Properties is enclosed herewith as **Format-A**

DATED THIS 3<sup>rd</sup> DAY OF MARCH 2025

YOURS FAITHFULLY,

**DM LEGAL ASSOCIATES  
ADVOCATES AND SOLICITOR**



**Format A**  
(Circular No. 28/2021)

**FLOW OF TITLE OF THE SAID LAND**

Sr. No.

**1. P R CARD AS ON DATE OF APPLICATION FOR REGISTRATION.**

**PLOT NO. 1**

The Property Card shows the name of Sharayu Vasudeo Kirtane as the Owner/ Holder of the said Property Vide mutation Entry No. A R No. 862/2010 further Kent Corporation being the owner as per Deed of Conveyance dated 5<sup>th</sup> June 2023 has applied to the Revenue authorities for updating/mutating their names as owners of the said property on the Property Register Card vide application dated 19<sup>th</sup> December 2024.

**PLOT NO. 2**

The Property Card shows the name of Vijay Shriram Joshi as the Owner/Holder of the said Property vide Ref No. CSLR/SLR-II/T-8/MAHIM/TR. NO. 115/97 further Kent Corporation being the owner as per Deed of Conveyance dated 31<sup>st</sup> March 2024 has applied to the Revenue authorities for updating/mutating their names as owners of the said property on the Property Register Card vide Application dated 19<sup>th</sup> December 2024

**2. MUTATION ENTRY**

**PLOT NO. 1**

Mutation Entry No. A R No. 862/2010 showing name of Sharayu Vasudeo Kirtane.

**PLOT NO. 2**

Mutation Entry ref No. CSLR/SLR-II/T-8/MAHIM/TR. NO. 115/97 showing name of Vijay Shriram Joshi.

**3. SEARCH REPORT**

**PLOT NO. 1**

Search Report dated 22<sup>nd</sup> April 2023, 30<sup>th</sup> April 2024 and 28<sup>th</sup> February 2025 for 32 years from 1993 to 2025 taken from Sub-Registrar's office at Mumbai- 1 to 5, notifying that the said property has been purchased and acquired by Kent Corporation vide registered Deed of Conveyance dated 5<sup>th</sup> June 2023.



**PLOT NO. 2**

Search Report dated 5<sup>th</sup> June 2023, 30<sup>th</sup> April 2024 and 28<sup>th</sup> February 2025 for 32 years from 1993 to 2025 taken from Sub-Registrar's office at Mumbai- 1 to 5, notifying that the said property has been purchased and acquired by Kent Corporation vide registered Deed of Conveyance dated 31<sup>st</sup> March 2024.

4. Any other relevant title- No.
5. Litigations – No.

DATED THIS 3<sup>RD</sup> DAY OF MARCH 2025

YOURS FAITHFULLY,

**DM LEGAL ASSOCIATES**  
**ADVOCATES AND SOLICITOR**

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