

Ref. No. :

FORMAT A  
(CIRCULAR NO 28/2021)

LEGAL TITLE REPORT

To  
Maharashtra

Sub: Title clearance certificate with respect of ALL that piece and parcel of agricultural land admeasuring 2317.40 As Per Conveyance and as per P.R. card 2346.70 ( CTS NO.339/E Admeasuring 2132 AND CTS NO.339F Admeasuring 214.70 SQ.MTRS) or thereabout falling in "D.P.Road" out of the entire property bearing old S. No. 72 corresponding to CTS No. 339/E& F of Village Malwani Taluka Borivali in MSD..(Hereinafter referred as the "said plot"). under the instruction my client Mr. VIVEK OMPRAKASH ABROL OF M/s. ABROL FOUNDATION of Mumbai I have investigated the title of the under mentioned property owned by them and my findings are as under:

Documents of allotment of plot:

Under a Deed of Conveyance dated 26.09.2012 executed between Kishore Bhikubhai Dalal and M/s. Masterji & Co. duly confirm by the said Abrar Husain Tauqeer Husain syed convey the part of the said entire property for the consideration and upon the terms and conditions recorded therein.

Under a Deed of Conveyance dated 26.09.2012 executed between Kishore Bhikubhai Dalal and M/s. Masterji & Co., Mr. Omprakash H. Kumavat (H.U.F), Mr. Harinarayan Singh and Joseph Mudliyar duly confirm by the said Abrar Husain Tauqeer Husain syed convey the part of the said entire property admeasuring 4682.59 sq.mtrs or thereabout of ND Zone and land admeasuring 1156.6 sq.mtrs. affected by D.P.road, and land admeasuring 174.99 sq. mtrs. faling in "R" zone in agreegate admeasuring 6014.18 sq.mtrs. for the consideration and upon the terms and conditions recorded therein.

The said M/s. Masterji & co. and other owners with confirmation from Smt. Kavita Ashok Bhatia Prem Bhatia and Gaurav A.Bhatia agreed to sell convey and transfer their share right title and



VIKAS R. HIRLEKAR  
B. Com. LL.B.  
ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,  
Near Punjab National Bank,  
Mathuradas Road, Kandivali (West),  
Mumbai - 400 067.  
Cell : 9820127443 Off. : 2862 6031  
E-mail : hirlekar\_vikas@hotmail.com

Ref. No. :

interest in the portion of said property falls in "D.P.Road" admeasuring 1156.6 sq. Mtrs. to my client alongwith rights of Kavita Bhatia & Ors. Admeasuring 1157.0 sq.mtrs. falls in "D.P.Road" under a register Conveyance registered under No BRL-8-3960/2013 dated 20.07.2013 for the consideration and upon the terms and conditions recorded therein.

The said entire property was subdivided as Per the order Of Collector dated 20.01.2014  
On the basis of the said conveyance the name of my client is recorded in revenue record as an owner of the said entire residential portion.

On perusal of above documents, from the search Report for 37 years , papers and Original documents produce before me I am of the opinion that the title of my client to the entire portion of the said property falls in the "D.P.Road" mentioned in the said conveyance is clear and marketable and free from any encumbrances and reasonable doubts.

Encl : Annexure.

Date: 13.06.2022

Yours truly

Advocate

(VIKAS R. HIRLEKAR)

VIKAS R. HIRLEKAR  
ADVOCATE HIGH COURT  
106, 1st Floor, Giridwar Apartment  
Near Punjab National Bank,  
Mathuras Road, Kandivali (West),  
MUMBAI-400 067



**VIKAS R. HIRLEKAR**  
B. Com. LL.B.  
ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
Mumbai - 400 067.  
Cell : 9820127443 Off. : 2862 8031  
E-mail : hirlekar\_vikas@hotmail.com

Ref. No. :

**FORMAT A**  
(CIRCULAR NO 28/2021)

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

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.: SUB- Division Order
- 3) Search report for 37 years from (1985 TO 2021) Taken from Sub-Registrar office at MUMBAI  
DATED 17.01.2022
- 4) Any other relevant title. N.A.
- 5) Litigations if any. N.A.

Date: 13.06.2022



Yours truly

Advocate.  
(VIKAS R. HIRLEKAR)

**VIKAS R. HIRLEKAR**  
ADVOCATE HIGH COURT  
106, 1st Floor, Giridwar Apartment  
Near Punjab National Bank,  
Mathuradas Road, Kandivli (West),  
MUMBAI-400 067