

Pillai And Co.

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FORMAT A (CIRCULAR NO 28/2021)

Date: 16-05-2022

To,
Maharashtra real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan
Plot Ni. C-21, E Block
BKC, Bandra (East)
Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate for piece or parcel of land or ground bearing Plot No 4, Survey No.49, Hissa No. 2/4, Area Admeasuring and City Survey No.1128, Area Admeasuring 418 Square Meters [As per Conveyance Deed] (The said plot) of Village Dahisar, Taluka: Borivali along with the building known as "Barkat Villa" comprising of G+3(pt) upper floors standing there on (the said Building) and situated at Wamanrao Sawant Road, Dahisar East, Mumbai 400 068.

I have investigated the title of the said plot on the request of Barkat Villa CHSL and following documents i.e.

1. Description of the property – C.T.S No. 1128 Village Dahisar, Taluka: Borivali (hereinafter referred as the said Plot).



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ALL THAT piece or parcel of Investigation of property being Plot No 4, Survey No.49, Hissa No. 2/4, Area Admeasuring and City Survey No.1128, Area Admeasuring 418 Square Meters [As per Conveyance Deed] **(The said plot)** of Village Dahisar, Taluka: Borivali along with the building known as "Barkat Villa" comprising of G+3(pt) upper floors standing there on **(the said Building)** and situated at Wamanrao Sawant Road, Dahisar East, Mumbai 400068.

Indenture of **Deed of (Deemed) Conveyance** executed by Dr. Kishor Mande, Competent Authority on account of the then defaulting predecessors / promoters in title as per the revenue records i.e.) SMT. AMINABAI BARKATALI FUMAKIA, (2) MS. ASHARAF BARKATALI FUMAKIA, (3) MR. NOORALI BARKATALI FUMAKIA, (4) MS. NASIMA BARKATALI FUMAKIA, (5) MS. SALAMA BARKATALI FUMAKIA, (6) MR. AZIZ BARKATALI FUMAKIA, (Being the Vendor) and On account of the then defaulting Builder M/s NOOR Builders (being the Promoters therein) and **Barkat Villa Co-operative Housing Society Limited (Being the Society)** (bearing society registration NO BOM/HSG/6180/1980 Dated 24/10/1980) and executed on 02-06-2021 and Registered on 09-07-2021 vide Registration No BRL-8/7169/2021 for C.T.S. No. 1126 (pt) admeasuring in total of 418.0 Sq.mts of Village Dahisar, Taluka Borivali, in the Registration District of Mumbai City and Sub District of Mumbai Suburban together with the Building standing thereon situate, lying and being at Wamanrao Sawant Road, Dahisar East, Mumbai 400 068.



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2. The documents of allotment of Plot.
 - a) Deed of Conveyance dated 02-06-2021
 - b) Development Agreement dated 27/01/2022 of Barkat Villa Co-op. Housing Society Ltd.
- 3) 7/12 and Property Card bearing CTS No 1126(PT) issued by City Survey officer.
- 4) Search report for 30 years from 1990 to 2021.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Barkat Villa CHSL is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : Barkat Villa CHSL

1. CTS/C.S. No.:1126(pt) of Village Dahisar Taluka Borivali
2. Qualifying comments/remarks : NIL



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6. The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure

A. Title Certificate dated 15th November, 2021

B. Legal Title Report dated 16th May, 2022

Date : 16-05-2022

Place: Mumbai

For PILLAI AND CO.

SOLE PROPRIETOR

ADVOCATE

(ANILA PILLAI)

Advocate Code:High Court (OS)-123745

From April 1988

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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 / 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.------(Not Applicable)
- 3) Search report for 30 years from 1990 to 2021 taken from
Sub-Registrar office at Mumbai
- 4) Any other relevant title. (Not Applicable)
- 5) Litigations if any. (Not Applicable)

Date: 16-05-2022

Place:Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR
ADVOCATE

(ANILLA PILLAI)

Advocate Code: High Court (OS)-123745

From April 1988