

ROSHAN ALWA & ASSOCIATES

ADVOCATES

FORMAT "A"
(Circular No. 28 / 2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS No. 73, 73/1 to 65 of Village Pabadi Goregaon – West Taluka Andheri District Mumbai Suburban PIN 400104. (hereinafter referred as the said plot "Belwalkar wadi" & the project known as KABRA DIAMANTE).

I have investigated the title of the said plot on the request of Smt. Vimal Mohan Belwalkar and other family members and KABRA & ASSOCIATES (Name of owners /developer company) and following documents i.e.:-

- 1) Description of the property – The present owners of the above referred property are Smt. Vimal Mohan Belwalkar and other family members and have today no encumbrances of any form, except for the registered Development Agreement and Power of Attorney, both dated 21st December, 2014 & Supplemental Agreement and POA both dated 01st June, 2017 with M/s KABRA & ASSOCIATES for the development of the said property.
In the circumstances, it is my considered opinion that Smt. Vimal Mohan Belwalkar and other family members have a good and clear title to the above referred property.
 - 2) The documents of allotment of plot **wide registered conveyance deed executed dated 03/06/1998.**
 - 3) Property card issued by Mumbai City Survey dated 06/10/2015 mutation entry nos 722 & 723 dated 16/11/2011 / 902 dated 18/02/2014
 - 4) Search report for 30 years from 1992 till 2021.
- 2/- 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 (following owner/ developer company) is clear, marketable and without any encumbrances.

Owners of the land

- 1) SMT. NEETA MANOHAR PADHYE.
- 2) SMT. NEELA GOVIND DHODAPKAR
- 3) SMT. GEETA DATTATRAY JOSHI
- 4) SMT. VIMAL MOHAN BELWALKAR
- 5) SHRI. KISHOR MOHAN BELWALKAR
- 6) SHRI YOGENDRA MOHAN BELWALKAR
- 7) SMT. JAYASHREE DILIP BELWALKAR
- 8) SMT. HEMALI DILIP BELWALKAR
- 9) SHRI DEVENDRA DILIP BELWALKAR
- 10) SMT. NEHA DATTATRAY BELWALKAR



ROSHAN ALWA & ASSOCIATES

ADVOCATES

SR. NO.	C.T.S. NO.	AREA IN SQ. MTR.	SR. NO.	C.T.S. NO.	AREA IN SQ. MTR.
1	73	2796.1	34	73/33	12.6
2	73/1	24.5	35	73/34	12.6
3	73/2	11.5	36	73/35	13.4
4	73/3	11.5	37	73/36	13.4
5	73/4	11.9	38	73/37	19.8
6	73/5	12.1	39	73/38	19.5
7	73/6	16.1	40	73/39	19.5
8	73/7	11.2	41	73/40	19.5
9	73/8	19.7	42	73/41	19.8
10	73/9	9.00	43	73/42	19.1
11	73/10	8.1	44	73/43	12.1
12	73/11	16.4	45	73/44	11.00
13	73/12	17.2	46	73/45	11.00
14	73/13	17.2	47	73/46	11.00
15	73/14	14.2	48	73/47	11.00
16	73/15	12.1	49	73/48	11.00
17	73/16	22.1	50	73/49	22.00
18	73/17	9.7	51	73/50	22.0
19	73/18	13.2	52	73/51	23.4
20	73/19	13.2	53	73/52	22.0
21	73/20	13.2	54	73/53	22.4
22	73/21	13.2	55	73/54	22.7
23	73/22	14.1	56	73/55	22.7
24	73/23	6.6	57	73/56	24.5
25	73/24	9.5	58	73/57	22.4
26	73/25	9.5	59	73/58	19.5
27	73/26	86.1	60	73/59	19.5
28	73/27	32.3	61	73/60	19.5
29	73/28	21.9	62	73/61	41.5
30	73/29	21.3	63	73/62	16.2
31	73/30	13.4	64	73/63	16.5
32	73/31	13.4	65	73/64	14.2
33	73/32	25.1	66	73/65	19.4

- 67) Qualifying comments/remarks if any – Entries of present owners (Property Card/ Mutation Entries) came about after deaths of the earlier owners.



ROSHAN ALWA & ASSOCIATES

ADVOCATES

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

SR. NO.	NAME OF THE PRESENT OWNERS/ DEVELOPER		Mutation Entry No.	Date
1)	SMT. NEETA MANOHAR PADHYE.	=	IMLA MALIK	21/7/1992
2)	SMT. NEELA GOVIND DHODAPKAR			
3)	SMT. GEETA DATTATRAY JOSHI			
4)	SMT. VIMAL MOHAN BEL WALKAR	=	723	16/11/2011
5)	SHRI. KISHOR MOHAN BEL WALKAR			
6)	SHRI YOGENDRA MOHAN BEL WALKAR			
7)	SMT. JAYASHREE DILIP BEL WALKAR	=	722	16/11/2011
8)	SMT. HEMALI DILIP BEL WALKAR			
9)	SHRI DEVENDRA DILIP BEL WALKAR			
10)	SMT. NEHA DATTATRAY BEL WALKAR	=	902	18/02/2011
11)	KABRA & ASSOCIATES (Development Agreement)	=	54/2015 Borivali - 8	03/01/2015

Enclosure: Annexure.

- 1) Property Card
- 2) Search Report

ADVOCATE ROSHAN ALWA & ASSOCIATES

Date: 30/06/2021



ROSHAN ALWA & ASSOCIATES ADVOCATES

FORMAT "A"
(Circular No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entries No. 722 / 723 & 902.
- 3) Search report for 30 years from 1992 to 2021 taken from Sub-Registrar' offices at **Mumbai, Bandra, Kandivali, Borivali & Goregaon**
- 4) Any other relevant title - **None**
- 5) Litigations if any – **As per accompanying Statement.**

Date: 30/06/2021

ADVOCATE ROSHAN ALWA & ASSOCIATES



Date: 30/06/2021



KABRA DIAMANTÉ / BELWALKAR WADI COURT CASES HISTORY

- | | | | |
|-------|--|---|---|
| 1 | Name of the Court | = | City Civil Court Dindoshi Mumbai |
| | Type of Case | = | L. C. Suit |
| | Case Number | = | 2421 |
| | Petition | = | Dattatary B. Jadhav v/s MCGM & Others |
| | Year | = | 2017 |
| | Present Status | = | NO RELIEF GIVEN |
| | Whether Any Preventive/Injunction / Interim Order Passed | = | YES |
| <hr/> | | | |
| 2 | Name of the Court | = | City Civil Court Dindoshi Mumbai |
| | Type of Case | = | Suit |
| | Case Number | = | 326 |
| | Petition | = | Varshney Family (Tenant / occupant) v/s KABRA & ASSOCIATES & Others |
| | Year | = | 2020 |
| | Present Status | = | REJECTED ON 14TH OCTOBER 2020. |
| | Whether Any Preventive/Injunction / Interim Order Passed | = | YES |
| <hr/> | | | |
| 3 | Name of the Court | = | BOMBAY HIGH COURT |
| | Type of Case | = | Writ Petition |
| | Case Number | = | 1259 |
| | Petition | = | Varshney Family (Tenant / occupant) v/s MCGM & OTHERS |
| | Year | = | 2021 |
| | Present Status | = | CASE WITHDRAWN ON 23rd February 2021. |
| | Whether Any Preventive/Injunction / Interim Order Passed | = | YES |
| <hr/> | | | |
| 4 | Name of the Court | = | BOMBAY HIGH COURT |
| | Type of Case | = | Writ Petition |
| | Case Number | = | 7607 |
| | Petition | = | Varshney Family (Tenant / occupant) v/s MCGM & OTHERS |
| | Year | = | 2021 |
| | Present Status | = | DISMISSED FOR WITHDRAWAL ON 29th APRIL 2021. |
| | Whether Any Preventive/Injunction / Interim Order Passed | = | YES |

