

YOGESHWAR H. BANAVALI

B.Com., L.L.M.

Advocate High Court

Shree Katyayani Bhuvan, T.H. Kataria Marg, Matunga (W), Mumbai – 400016.

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Format – A
(Circular No. 28/2021)

To

The Maharashtra Real Estate Regulatory Authority,

6th and 7th Floor, Housefin Bhavan,

Plot No. C-2, “E” Block,

Bandra-Kurla Complex,

Bandra (E), Mumbai – 400051.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect to all these pieces and parcels of freehold land situated at Jaiprakash Road, Andheri (West), Mumbai – 400058, in the city of Bombay, and in the registration district and sub-district of Bombay City and Bombay Suburban, bearing Non-Agricultural Survey No.83, CT No.127, 127/1, 127/2 and 127/3, admeasuring about 911.70 sq. mtrs. as per Property Card AND all that piece of freehold land situated at Jaiprakash Road, Andheri (West), Mumbai – 400058, bearing CTS No.128, admeasuring about 532.2 sq. mtrs. or thereabouts, CTS No.128/1 admeasuring about 86.6 sq. mtrs. or thereabouts and CTS No.128/2 admeasuring about 176.9 sq. mtrs. or thereabouts as per the Property Card of City Survey Andheri, Taluka Andheri, Mumbai Suburban District jointly upon which it is proposed to carry out construction of a building known as “Naumi Shreshta” comprising of ground plus 17 floors with ____ level basement parking facility in accordance with the plans sanctioned by the MCGM vide plan approval letter bearing no. _____ dated _____ and situate, lying and being at Village Andheri West, Bombay 400058, and bounded as follows:-

On or towards the East - **C.T.S. No.127, Village Andheri**
On or towards the West - **C.T.S. No.136A, Village Andheri**
On or towards the South - **Jaiprakash Road**
On or towards the North - **C.T.S. No.129, Village Andheri**
The said lands, and the said buildings shall unless referred independently be hereinafter collectively referred to as “The said Property”

I have investigated the title of the above mentioned two properties on the request of **M/s. NAUMI DEVELOPERS**, a partnership firm registered under the Indian Partnership Act, _____, having its registered office at 9, Dinar Building, Station Road, Santacruz West, Mumbai – 400054..

- 1) **Description of the Property :** All those pieces and parcels of the land of freehold land situated at Jaiprakash Road, Andheri (West), Mumbai – 400058, in the city of Bombay, and in the registration district and sub-district of Bombay City and Bombay Suburban, bearing Non-Agricultural Survey No.83, CT No.127, 127/1, 127/2 and 127/3, admeasuring about 911.70 sq. mtrs. as per Property Card **AND** all that piece of freehold land situated at Jaiprakash Road, Andheri (West), Mumbai – 400058, bearing CTS No.128, admeasuring about 532.2 sq. mtrs. or thereabouts, CTS No.128/1 admeasuring about 86.6 sq. mtrs. or thereabouts and CTS No.128/2 admeasuring about 176.9 sq. mtrs. or thereabouts as per the Property Card of City Survey Andheri, Taluka Andheri, Mumbai Suburban District jointly upon which it is proposed to carry out construction of a building known as “Naumi Shreshta” comprising of ground plus 17 floors with ____ level basement parking facility in accordance with the plans sanctioned by the MCGM vide plan approval letter bearing no. _____ dated _____ and situate, lying and being at Village Andheri West, Bombay 400058, and bounded as follows :-

On or towards the East - **C.T.S. No.127, Village Andheri**
On or towards the West - **C.T.S. No.136A, Village Andheri**

On or towards the South - Jaiprakash Road
On or towards the North - C.T.S. No.129, Village Andheri

2) The documents of allotment of Plot :

- i. Photocopy of the registered Agreement for Sale dated 15.12.2016 executed by and between 1) the Owners/Landlord (hereinafter referred to as **“the said Owners”**) 2) the Developer (hereinafter referred to as **“the Developer”**) and duly registered with the office of the Sub-Registrar of Assurances at Andheri under Sr. No. _____
- ii. Photocopy of the registered Deed of Transfer dated 21.09.2017 between M/s. Kumar Builders Mumbai Realty Pvt. Ltd., and M/s. Naumi Developers registered under Sr. No.10772/2017.
- iii. Photocopy of the Intimation of Approval under Sub-Regulation of Regulation 33(11) Development Control and Promotion Regulations – 2034 for Greater Mumbai under No.K-W/PVT/0163/20220413/AP/C dated 11.09.2023 issued by the Slum Rehabilitation Authority.
- iv. Photocopy of the Commencement Certificate under No. No.K-W/PVT/0163/20220413/AP/C dated 13.03.2024 issued by the Slum Rehabilitation Authority.
- v. Approved Plans.
- vi. Property Registered Cards of both the properties.
- vii. Search Report for the property under Survey No.127, 127/1, 2 & 3,
- viii. Search Report for the property under Survey No.128, 128/1 & 2.

- 3) On perusal of the above documents and all other relevant documents relating to the Title of the said properties provided by the said Developers, I am of the opinion that the Title of **M/S. NAUMI DEVELOPERS** of 9, Dinar Building, Station Road, Santacruz West, Mumbai – 400054, to develop the said pieces of land by constructing thereon a 17 storied building under the name and style of “NAUMI SHRESHTA, as per the duly Approved/Sanctioned Plan by MCGM from time to time is clear, marketable and without any encumbrances.

4) Owners of the land :

- i. According to the Property Cards available and perused, the Title in respect of all those pieces of land admeasuring about 795.79 sq. mtrs. bearing CTS No.128, 128/1 and 128/2 stands in the name of Smt. Lata Umakant Patil, Shri Sunil Umakant Patil and Shri Viraj Umakant Patil as per Natural Laws of Succession and Inheritance from the original owner Umakant Shantaram Patil and all the three Owners above mentioned have entered into a valid and subsisting Agreement for Sale, which is duly registered with the Developer namely M/s. Naumi Developers and vide this Registered Document the Flow of Title from the Three Vendors to M/s. Naumi Developers is now complete and the Title in respect of the piece of land situated at Survey No.83, CTS No.127, 127/1, 127/2 and 127/3, the said property stands in the name of Shri Dawood Yusuf Ali Madagaskar and Miss Farida Dawood Yusuf Ali who have then given a clear registered Conveyance and irrevocable Power of Attorney in the name of Kumar Urban Development Limited, a corporate entity, partner in Kumar Builders, Mumbai, who in turn have by means of a registered Deed of Transfer, executed a Transfer in the name of **M/S. NAUMI DEVELOPERS** of 9, Dinar Building, Station Road, Santacruz West, Mumbai – 400054. The Index-II, in respect of the same are available for inspection.

ii. Qualifying comments/remarks, if any – **NIL**.

5) The report reflecting the flow of the title of M/s. Naumi Developers on the said properties is enclosed herewith as Annexure “A”.

Encl. : Annexure “A”

Place : Mumbai

Date : 14/05/2024



A handwritten signature in blue ink, consisting of a vertical line, a horizontal line, and a large loop.

Yogeshwar H. Banavali
Advocate, High Court.