

SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
Old Nagardas Road, Opp. Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.

(All correspondence at Resi. Address only)

Office : 4-A Vijay Kunj, Gr. Floor, Near Sarvodaya Hotel,
Jn. of Subway & Old Nagardas Road,
Andheri (E), Mumbai - 400 069.

Email : adv_su_mishra@yahoo.com
Mobile : 93226 58994 / 9323651498

FORMAT - A

(Circular No. 28/2021)

To,

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, Housefin Bhavan,

Plot No. C-2, E Block,

Bandra-Kurla Complex,

Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub.: Report on Title with respect to all that piece and parcel of land admeasuring 252.46 Sq. Meters or thereabouts bearing CTS No. 41 (part), (admeasuring 124.56 Sq. Meters); 41/1 (part) (admeasuring 59.8 Sq. Meters); 41/2 (part) (admeasuring 26.5 Sq. Meters); 41/3 (part) (admeasuring 19.3 Sq. Meters); 41/4 (part) (admeasuring 22.3 Sq. Meters); of Village Bandivali, Taluka Andheri in the Registration District and sub-District of Mumbai City and Mumbai Suburban together with the structures standing thereon and lying being and situate at Jogeshwari (West), Mumbai - 400 102.

(Note : As per the Extract of P R Card which is made available and issued on 23.07.2020 the CTS Number and the Area of the Plot is as under:-

CTS Nos.	Area in Sq. Meters
41	628.8
41/1	63.2
41/2	49.3
41/3	63.6
41/4	87.00
41/5	86.7
TOTAL	978.6



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I have investigated the title of the above referred property owned and belonging to (1) MOHAMMEDALI SULEMAN GHASWALA, (2) ABDUL SATTAR SULEMAN GHASWALA, (3) ABDUL RAHIM SULEMAN GHASWALA, (4) MUNAF ANWAR GHASWALA, (5) MOINUDDIN ANWAR GHASWALA, (6) RUKAIYA IQBAL GHASWALA, (7) ILYAS IQBAL GHASWALA, (8) ZAINUL ABEDIN IQBAL GHASWALA, (9) MRS. ABEDA SIKANDAR GHASWALA, (10) MR. SALIM SIKANDAR GHASWALA, (11) MR. YASIN SIKANDAR GHASWALA, (12) MR. MUSTAFA SIKANDAR GHASWALA, (13) MR. IMRAN SIKANDAR GHASWALA, (hereinafter referred to as the "**Owners**").

- 1. Description of the Property:** all that piece and parcel of land admeasuring 252.46 Sq. Meters. or thereabouts bearing CTS No. 41 (part), (admeasuring 124.56 Sq. Meters); 41/1 (part) (admeasuring 59.8 Sq. Meters); 41/2 (part) (admeasuring 26.5 Sq. Meters); 41/3 (part) (admeasuring 19.3 Sq. Meters); 41/4 (part) (admeasuring 22.3 Sq. Meters); of Village Bandivali, Taluka Andheri in the Registration District and sub-District of Mumbai City and Mumbai Suburban together with the structures standing thereon and lying being and situate at Jogeshwari (West), Mumbai - 400 102. (hereinafter referred to as the "**said Property**").



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2. Documents of Allotment of the Property

- (i) Deed of Conveyance along with Deed of Confirmation dated 09.11.2006 between M/s. Byramjee Jeejeebhoy Pvt. Ltd., as the Vendor in favour of Mohammedali Suleman Ghaswala & Ors. duly registered with the Sub-Registrar at Bandra under Sr. No. BDR-9-8097-2011 dated 07.09.2011;
- (ii) Copies of the Declarations about the heirship of some of the Original Deceased Owners;
- (iii) Development Agreement dated 19.07.2021 between Abdul Sattar Suleman Ghaswala and Ors. as the Owners in favour of Chandiwala Enterprises Pvt. Ltd.

3. Revenue Record - Extract of Property Registration Card issued by City Survey Office.

As per property card of the said Property, all that piece and parcel of land is admeasuring 252.46 Sq. Meters or thereabouts bearing CTS No. 41 (part), (admeasuring 124.56 Sq. Meters.); 41/1 (part) (admeasuring 59.8 Sq. Meters); 41/2 (part) (admeasuring 26.5 Sq. Meters); 41/3 (part) (admeasuring 19.3 Sq. Meters); 41/4 (part) (admeasuring 22.3 Sq. Meters); of Village Bandivali, Taluka Andheri in the Registration District and sub-District of Mumbai City and Mumbai Suburban together with the structures standing thereon and lying being and situate at Jogeshwari (West), Mumbai - 400 102.



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4. Search Reports for 30 years.

- (i) The notes of Search Report of Mr. Manoj V. Kunde dated 21.09.2024, is taken out by the Search Clerk then please furnish the Search report of Last more than 30 years as required by Rera Authorities.
- (ii) On perusal of the documents relating to the said property, I am of the opinion that the title of the said Owners to the said property is clear and marketable.

5. Owners of the Land:

(1) ABDUL SATTAR SULEMAN GHASWALA, (2) ABDUL RAHIM SULEMAN GHASWALA, (3) MUNAF ANWAR GHASWALA, (4) MOINUDDIN ANWAR GHASWALA, (5) RUKAIYA IQBAL GHASWALA, (6) ILYAS IQBAL GHASWALA, (7) ZAINUL ABEDIN IQBAL GHASWALA, (8) MRS. ABEDA SIKANDAR GHASWALA, (9) MR. SALIM SIKANDAR GHASWALA, (10) MR. YASIN SIKANDAR GHASWALA, (11) MR. MUSTAFA SIKANDAR GHASWALA, (12) MR. IMRAN SIKANDAR GHASWALA, (13) MUSTAQ MOHAMMEDALI GHASWALA, (14) ARIF MOHAMMEDALI GHASWALA, (15) ABDUL LATIF MOHAMMEDALI GHASWALA, (16) ABDUL RAZAK MOHAMMEDALI GHASWALA AND (17) MOHAMMED ANIF MOHAMMEDALI GHASWALA.



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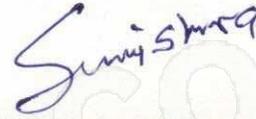
The Report reflecting the flow of the title in respect of the said property is enclosed as **Annexure**.

Dated this 05th day of October' 2024.

Encl. : Annexure

Place : Mumbai.

Yours faithfully,



SATISH U. MISHRA
Advocate, High Court

SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
OLD NAGARDAS ROAD,
MOGRAPADA, ANDHERI (EAST),
MUMBAI-400 069.



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ANNEXURE

FLOW OF THE TITLE OF THE SAID PROPERTY

1. Byramjee Jeejeebhoy Pvt. Ltd., owned and possessed all those pieces and parcels of land bearing following details as appearing in the Extract of P R Card.

CTS Nos.	Area in Sq. Meters
41	628.8
41/1	63.2
41/2	49.3
41/3	63.6
41/4	87.00
41/5	86.7
TOTAL	978.6

2. As per Deed of Confirmation dated 06.09.2011 in respect of the Deed of Conveyance dated 09.11.2006 between the said Byramjee Jeejeebhoy Pvt. Ltd., in favour of Mohammedali Suleman Ghaswala and 7 others, the said Byramjee Jeejeebhoy Pvt. Ltd., sold conveyed, transferred and assigned unto and in favour of the said Mohammedali Suleman Ghaswala and 7 others, the above referred property which Deed is duly registered with the Sub-Registrar at Bandra under Sr. No. BDR-9-8097-2011 dated 07.09.2011.
3. Thereafter on account of various co-owners from time to time the said property has vested in (1) ABDUL SATTAR SULEMAN GHASWALA, (2) ABDUL RAHIM SULEMAN GHASWALA, (3) MUNAF ANWAR GHASWALA, (4) MOINUDDIN ANWAR GHASWALA, (5) RUKAIYA IQBAL



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GHASWALA, (6) ILYAS IQBAL GHASWALA, (7) ZAINUL ABEDIN IQBAL GHASWALA, (8) MRS. ABEDA SIKANDAR GHASWALA, (9) MR. SALIM SIKANDAR GHASWALA, (10) MR. YASIN SIKANDAR GHASWALA, (11) MR. MUSTAFA SIKANDAR GHASWALA, (12) MR. IMRAN SIKANDAR GHASWALA, (13) MUSTAQ MOHAMMEDALI GHASWALA, (14) ARIF MOHAMMEDALI GHASWALA, (15) ABDUL LATIF MOHAMMEDALI GHASWALA, (16) ABDUL RAZAK MOHAMMEDALI GHASWALA AND (17) MOHAMMED ANIF MOHAMMEDALI GHASWALA, as is recorded in the Extract of P R Card.

4. By and under a Registered Development Agreement dated 19.07.2021 the said (1) ABDUL SATTAR SULEMAN GHASWALA, (2) ABDUL RAHIM SULEMAN GHASWALA, (3) MUNAF ANWAR GHASWALA, (4) MOINUDDIN ANWAR GHASWALA, (5) RUKAIYA IQBAL GHASWALA, (6) ILYAS IQBAL GHASWALA, (7) ZAINUL ABEDIN IQBAL GHASWALA, (8) MRS. ABEDA SIKANDAR GHASWALA, (9) MR. SALIM SIKANDAR GHASWALA, (10) MR. YASIN SIKANDAR GHASWALA, (11) MR. MUSTAFA SIKANDAR GHASWALA, (12) MR. IMRAN SIKANDAR GHASWALA, (13) MUSTAQ MOHAMMEDALI GHASWALA, (14) ARIF MOHAMMEDALI GHASWALA, (15) ABDUL LATIF MOHAMMEDALI GHASWALA, (16) ABDUL RAZAK MOHAMMEDALI GHASWALA AND (17) MOHAMMED ANIF MOHAMMEDALI GHASWALA, therein called the Owners of the One Part and M/s. Chandiwala Enterprises Pvt. Ltd. therein called the Developer of the Other Part, the said Owners granted the



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rights of development concerning the subject property on the terms and conditions recorded therein. The said Development Agreement is duly registered with the Sub-Registrar at Andheri-7 under Sr. No. BDR-18-8923-2021 dated 19.07.2021. As such the said M/s. Chandiwala Enterprises Pvt. Ltd., are entitled to carry out the Development of the said property.



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