



# LEXIM ASSOCIATES

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**FORMAT - A**

(Circular No. 28 / 2021)

To

**MahaRERA Authority,  
Mumbai.**

**Date: 31<sup>st</sup> March 2025**

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate in respect of all that piece or parcel of land or ground of plot bearing C.T.S No. B/973/8, in Taluka Bandra, District Mumbai Suburban, totally admeasuring 1663.89 Square Meters as per Conveyance Deed, 1649.70 Square Meters as per Property Register Card and 1401.65 Square Meters as per the Site Survey along with the Building and structures standing thereon lying, being and situate at Kadeshwari Mandir Road also known as Cemetery Road, Bandra West, Taluka South Salsette, Mumbai – 400050 in the Registration Sub-District of Bandra, District Mumbai City, and bearing S. No. 275 Part Hissa No. 1A and marked as Plot “G” and assessed by the Assessor & Collector of Municipal Rates and Taxes under H Ward No. 1068 (4), Street No. 76, E Cemetery Road, Bandra (hereinafter referred to as “**said property**”).

- 1) We have investigated the title of the said property at the request of the Developer/Promoter, **Sayaji Realty Private Limited**, the Developer, and have perused the following documents:
  - a) Chain of Title Documents from 1965 to 2025 (61 years) as listed in **Annexure A**;
  - b) **Property Card** - The property bearing CTS No. 973/8, B-Ward, Bandra (East), Mumbai Suburban District, admeasuring 1649.70 square metres, is presently and lawfully **owned by Sea Beach View Co-operative Housing Society Ltd.**, having acquired title under a registered Conveyance Deed dated **06<sup>th</sup> January, 1966**, registered at the office of Sub Assurances of Bombay at **Sr. No. BND-73-1966**, with subsequent confirmation of land use as non-agricultural and rectification of measurement [confirmed as 1649.70 sq.m.] under the order of the Settlement Commissioner and Director of Land Records dated 24<sup>th</sup> March 2017; and

- c) We have perused the Search Report for 1994 to 2023 (30 years); and for further three years, 2023 to 2025, issued by Property Title Investigator, Dattaram Sail on issued by Property Title Investigator, Dattaram Sail on 31<sup>st</sup> May, 2023, and 20<sup>th</sup> March 2025, respectively.
- 2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property we are of the considerate opinion that the title of owners is clear, marketable and without any encumbrances.
- a) **OWNERS OF SAID PROPERTY:** Upon examination of the Property Card and title documents, it is confirmed that the property bearing CTS No. 973/8 of B-Ward, Bandra (East), Mumbai Suburban District, admeasuring 1649.70 square metres, stands in the name of **Sea Beach View Co-operative Housing Society Limited**, which is the present and lawful owner thereof, having derived valid title under a registered Conveyance Deed dated **06<sup>th</sup> January, 1966**, registered at the office of Sub Assurances of Bombay at **Sr. No. BND-73-1966**, as duly reflected in the revenue records and subsequent mutation entries.
- b) **DEVELOPER/PROMOTER of the said property - Sayaji Realty Private Limited:**
- i) Vide Development Agreement executed on **05<sup>th</sup> July 2024** and registered on the same date before the Sub-Registrar II, Andheri-1, Mumbai Suburban District, under Document No. **BDR1/9847/2024**, between Sea Beach View Co-operative Housing Society Ltd. through its office bearers Mrs. Regina Bocaro (Chairperson), Mr. Edward Dsouza (Secretary), and Mr. Abdrin Dsouza (Treasurer) as the First Part, the individual members of the Society as the Second Part, and Sayaji Realty Private Limited, through its Directors Mr. Mihir Mukesh Bhatia and Mr. Zuber Yusuf Dhanani, as the Third Part/Developer, the Society and its members have collectively conferred upon the Developer exclusive rights to redevelop the property in accordance with the terms and conditions stipulated therein.
- ii) In pursuance of the Development Agreement, Sea Beach View Co-operative Housing Society Ltd., through its office bearers Mrs. Regina Bocaro (Chairperson), Mr. Edward Dsouza (Secretary), and Mr. Abdrin Dsouza (Treasurer), executed a Special Power of Attorney on **05<sup>th</sup> July 2024**, registered on the same date before the Sub-Registrar II, Andheri-1, Mumbai Suburban District under Document No. **BDR1/9850/2024**, in favour of Sayaji Realty Private Limited through its Directors Mr. Mihir Mukesh Bhatia and Mr. Zuber Yusuf Dhanani, thereby conferring full authority upon the Developer to undertake all acts necessary for redevelopment, including obtaining approvals, executing agreements, ensuring statutory compliance, and liaising with government authorities.

3) **QUALIFYING COMMENTS / REMARKS:** None.

4) **DETAILED FLOW OF TITLE:** A detailed **Flow of Title** tracing ownership is annexed hereto and marked as **Annexure A**.

Yours truly,

For Lexim Associates

*J. Chandnani*

Jairam Chandnani, Advocate



**Enclosure:** Annexure A.



**ANNEXURE "A"**  
**FLOW OF TITLE OF THE SAID PROPERTY**  
CTS No. B/973/8, Bandra, Mumbai Suburban

**1. Traces of title of the said Property as per PR card and TITLE DOCUMENTS:**

Date	Instrument / Order	Parties	Regn. / Mutation Entry No.	Effect
24.03.1945	Death	Mr. Abubaker Chandiwala	-	Property devolved on his heirs under Muslim Law: (1) his wife Mrs. Zulekhabai Abubaker Chandiwala and his, three sons (2) Mr. Mahomed Abubaker Chandiwala (3) Mr. Yusuf Abubaker Chandiwala and (4) Mr. Aziz Abubaker Chandiwala
11.10.1951	Death	Mrs. Zulekhabai Abubaker Chandiwala	-	Property devolved on three sons: (1) Mr. Mahomed Abubaker Chandiwala (2) Mr. Yusuf Abubaker Chandiwala and (3) Mr. Aziz Abubaker Chandiwala.
07.04.1962	Release Deed	Yusuf & Aziz Abubaker Chandiwala → in favour of Mahomed Abubaker Chandiwala	-	Mahomed Abubaker Chandiwala became sole owner.
02.09.1965	Conveyance Deed	Mahomed Abubaker Chandiwala → Partners of Durga Estate Agency	BND-1882-1965	Transfer of ownership to partners of Durga Estate Agency – partners – (1) Gangadhar Shridhar Sukhtankar; (2) Govind Vishnu Aras; (3) Shashikala Prabhakar Dalvi; (4) Ashok Balwant Aras; (5) Kishori Ratnakar Walawalkar; (6) Lila Shriram Mahajan; (7) Sudhir Sadashiv Tendulkar; and (8) Malati Kamlakar Walawalkar
01.09.1965	Registration of Society	Sea Beach View Co-op. Housing Society Ltd.	BOM/HSG/1043 of 1965	Society formed and registered.
06.01.1966	Conveyance Deed	Durga Estate Agency → Sea Beach View Co-op. Housing Society Ltd.	BND-73-1966	Ownership of transferred to Society.

Date	Instrument / Order	Parties	Regn. / Mutation Entry No.	Effect
16.06.1967	Mortgage	Sea Beach View CHS Ltd. → Maharashtra State Co-op. Housing Finance Corporation Ltd.	-	Property mortgaged for construction finance.
04.03.1967	02.09.1965 Conveyance Deed BND-1882-1965	Ownership of Durga Estate Agency noted in PR Card	Mutation Entry No. 1882	Transfer of ownership to partners of Durga Estate Agency – partners – (1) Gangadhar Shridhar Sukhtankar; (2) Govind Vishnu Aras; (3) Shashikala Prabhakar Dalvi; (4) Ashok Balwant Aras; (5) Kishori Ratnakar Walawalkar; (6) Lila Shriram Mahajan; (7) Sudhir Sadashiv Tendulkar; and (8) Malati Kamlakar Walawalkar
04.03.1967	06.01.1966 Conveyance Deed Durga Estate Agency → Sea Beach View Co-op. Housing Society Ltd. BND-73-1966	Ownership of Sea Beach View Co-op. Housing Society Ltd. noted in PR Card	Mutation Entry No. 7310-01-66	Transfer of Ownership to Beach View Co-op. Housing Society Ltd. in PR card
28.12.1990	Reconveyance (Redemption)	Maharashtra State Co-op. Housing Finance Corporation Ltd. → Sea Beach View CHS Ltd.	-	Mortgage redeemed; Society absolute owner again.
14.05.1968–07.07.1973	NA Orders / Measurement Adjustments	Govt. Orders under DLN/LND	Orders DLN/LND-B-761	Land converted to non-agricultural use; area confirmed.
24.03.2017	Order of Settlement Commissioner, Pune	Mutation in PR Card	Mutation Entry No. 5168	Area confirmed at 1649.70 sq. m.
30.06.2022	Bid Offer Notice	Sea Beach View CHS Ltd.	-	Invitation for redevelopment proposals.
12.03.2023	SGBM Resolution	Society Resolution appointing Sayaji Realty Pvt. Ltd.	Dy. Registrar letter 17.03.2023	Sayaji Realty Pvt. Ltd. appointed as Developer.
24.03.2023	Letter of Appointment	Sea Beach View CHS Ltd. → Sayaji Realty Pvt. Ltd.	Ref. RD/SBV/28 (V2)	Appointment of Developer confirmed.

Date	Instrument / Order	Parties	Regn. / Mutation Entry No.	Effect
05.07.2024	Development Agreement	Sea Beach View CHS Ltd. (through office bearers & members) → Sayaji Realty Pvt. Ltd. (Mihir Bhatia & Zuber Dhanani)	BDR1/9847/2024	Developer granted exclusive redevelopment rights to Sayaji Realty Pvt. Ltd.
05.07.2024	Special Power of Attorney	Sea Beach View CHS Ltd. (through office bearers) → Sayaji Realty Pvt. Ltd. (Mihir Bhatia & Zuber Dhanani)	BDR1/9850/2024	Full authority to act for redevelopment, approvals, execution, compliance.

2. **Mutation Entry No.:** Pursuant to a Conveyance Deed dated 6th January 1966, registered with the Sub-Registrar of Assurances, Bombay, under Serial No. BND-73-1966, the partners of Durga Estate Agency conveyed the property bearing CTS No. B/973/8 in favour of Sea Beach View Co-operative Housing Society Ltd. The said transfer has been duly reflected in the Property Register Card through Mutation Entry No. 7310-01-66, which records and confirms the vesting of ownership rights in favour of Sea Beach View Co-operative Housing Society Ltd., thereby perfecting its title in the revenue records.
3. **Search Report:** Search Report for 1994 to 2023 (30 years); and for further three years, 2023 to 2025, issued by Property Title Investigator, Dattaram Sail on issued by Property Title Investigator, Dattaram Sail on 31<sup>st</sup> May, 2023, and 20<sup>th</sup> March 2025, respectively.
4. **Any other relevant Title:** Not Applicable
5. **Litigation, if any:** None.

Yours truly,

For Lexim Associates

*J. Chandnani*



Jairam Chandnani, Advocate