

Vijaya Bane

B.L.S L.L.B
Advocate High Court

Format A
(Circular No. 28/2021)

Date:- 16th December,2023

To,
Maharashtra Real Estate Regulatory Authority
6th and 7th floor, Housefin Bhavan,
Plot No. C-2, E Bloack,
Bandra Kurla Complex,
Bandra (East), Mumbai

LEGAL TITLE REPORT

Sub:- All that piece and parcel of Foras Free hold tenure together with the messuages tenements buildings standing thereon situated at Cadastral Survey No.4/152, 5/152, 17/152 and 6/152 totally admeasuring 1091.16 sq. meters of Tardeo Division, 11 M.P. Agiary Street at Balaram Street, Grant Road, within registration Sub. District and District of Bombay City and Bombay Suburban assessed by the assessor and collector of Municipal Rates And Taxes under "D" ward No. 4400 (1). And

Note :- Cadastral Survey No.4/152, 5/152, 17/152 and 6/152 totally admeasuring 1091.16 sq. meters of Tardeo Division, 11 M.P. Agiary Street at Balaram Street, Grant Road (hereinafter referred as Larger Plot of Land). Out of said larger plot Cadastral Survey No. 4/152, 5/152, 17/152 is already developed namely "SHREE SAMMET SHIKHAR HEIGHTS" and now the developer/owner is developing C.S. No. 6/152 admeasuring 264.21 square meters as a separate project.



E-1/12/C-3, Shivneri Apartment Owners Association, Sector 8, Nerul Navi Mumbai
Mob: - 9920804990, Email: banevijaya@yahoo.com

1. DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of Foras Free hold tenure together with the messuages tenements building standing thereon situated at Cadastral Survey No.4/152, 5/152, 17/152 and 6/152 totally admeasuring 1091.16 sq. meters of Tardeo Division, M.P. Agiary Street at Balaram Street, Grant Road, within registration Sub. District and District of Bombay City and Bombay Suburban assessed by the assessor and collector of Municipal Rates and Taxes under "D" Ward No. 4400 (2) (hereinafter referred to as Larger Property)

2. DOCUMENTS AND ALLOTMENT :-

- i. Plot of land bearing C.S. NO. 4/152

The V.M. Homes Pvt. Ltd purchased and acquired Plot of land bearing Cadastral Survey No. 4/152 together with the building standing thereon under the duly stamped Conveyance dated 9 February 2011 registered with the Joint Sub-Registrar Mumbai City No. II under Registration No. BBE2-1086-2011

- ii. Plot of land bearing C.S. NO. 5/152

The V.M. Homes Pvt. Ltd purchased and acquired Plot of land bearing Cadastral Survey No. 5/152 together with the building standing thereon under the duly stamped Conveyance dated 30 April 2012 registered with the Joint Sub-Registrar Mumbai City No. II under Registration No. BBE2-2946-2012;

- iii. Plot of land bearing C.S. NO. 17/152

That Shri Dinshaw Rushi Mehta Development rights Cadastral Survey No. 17/152 together with the building



standing thereon under the duly stamped Development Agreement registered with the Joint Sub-Registrar Mumbai City No. II under Registration No. BBE2-7400-2015

- iv. Plot of land bearing C.S. NO. 6/152
- a. By an Indenture of Conveyance dated 21st June, 1985 registered with the office of sub registrar of Bombay under document no.1646/1985 “Mrs. Zaini Ebrahim Lakdawala and Mrs. Asmabai Abdullabhai Lakdawala” acquired the right title and interest of all piece and parcel of land admeasuring 264.21 square metres being New Survey No.16/6984 and C.S.No.6/152 of Tardeo Division along with the building standing thereon, hereinafter referred as said property.
 - b. By virtue of the above “Mrs. Zaini Ebrahim Lakdawala and Mrs. Asmabai Abdullabhai Lakdawala” became well seized and possessed of and entitle to the said property.
 - c. Mrs. Asmabai Abdullabhai Lakdawala one of the owner of the said property died intested leaving behind her husband Abdulla Fidahusain Lakdawala and her three daughters Rshida Zainulabedin Topiwala , Zanab Huzefa Rajkotwala and Fatema Irfan Lakdawala as here only legal heirs under Shia Law of inheritance by which each of them have an equal share in the property.
 - d. By Deed of Release dated 23rd October, 2018 registered with the office of sub registrar at Mumbai vide document no. BBE4-11553-2018 legal heirs of Mrs. Asmabai Abdullabhai Lakdawala released their 50% undivided share, right title and interest in the said property in favor of Mrs. Zaini Ebrahim Lakdawala.



- e. By virtue of above deed of release Mrs. Zaini Ebrahim Lakdawala became well seized and possessed of and entitle to the entire share of said property.
- f. By an Deed of Conveyance dated 25th October,2019 Mrs. Zaini Ebrahim Lakdawala sold her right, title and interest in the piece and parcel of Foras Free hold tenure together with the messuages tenements of the building admeasuring 264.21 square meters or thereabouts of tardeo division with the messuages tenement or building standing thereon known as "Mistry Building" in favor of M/s V. M. Homes Private Limited, which Deed of Conveyance dated 25th October,2019 registered with the Sub Registrar of Assurances on 30th October,2019 vide document no. BBE-4/12003/2019.
- g. M/s V. M. Homes Private Limited had redeveloped the plots bearing Cadastral Survey No. 4/152, Cadastral Survey No. 5/152, Cadastral Survey No. 17/152 now they developing plot of land bearing C S No. No. 6/152 total area of amalgamated larger plot of land is 1091.16 sq. meters
- h. That out of said larger plot of land admeasuring 1091.16 square meters, of which 826.95 square meters have already been developed and awaiting an occupancy certificate, and now developer is developing the remaining 264.21 square meters plot of land as a separate project.

3. Property Registration Card issued by City Survey Office :-

As per Property card of the said properties bearing C S No. 4/152, 5/152, 17/152 and 6/152, Tardeo Division Tardeo



Division, issued by East Assistant Superintendent cum City Survey Officer No. ½ Mumbai

4. SEARCH REPORT FOR 30 YEARS :-

The notes of search for the period of 30 years and in the entire Notes of search there are No entries found affecting the title.

5. Owner of the land :

On perusal of the above mentioned documents and other relevant documents relating to the title of the said Property I am of the opinion that title of **V.M. Homes Pvt. Ltd.** have ownership rights of Plot of land bearing C.S. No. 4/152, 5/152, 6/152 and development rights of Plot of land bearing C S No. 17/152. And Mr. Dinshaw Mehta is owner of plot of land bearing C S No. 17/152.

Yours Faithfully,



Adv. Vijaya Bane
Advocate

FLOW OF THE TITLE OF THE SAID PROPERTY

1. Property Card of the said property
2. Search Report dated 22nd June,2023
3. Deed of Conveyance dated 9th February 2011 registered with the office of sub registrar of Bombay under document no. BBE2-1086-2011
4. Deed of Conveyance dated 30th April, 2012 registered with the office of sub registrar of Bombay under document no. BBE 2- 02946 – 2012
5. Development Agreement dated 29th July, 2015 registered with the office of Sub registrar at Mumbai on under document no. BBE – 2-7400-2015
6. Deed of Conveyance dated 21st June, 1985 registered with the office of sub registrar of Bombay under document no.1646/1985
7. Deed of Release dated 23rd October, 2018 registered with the office of sub registrar at Mumbai vide document no. BBE4-11553-2018
8. Deed of Conveyance dated 25th October,2019 registered with the Sub Registrar of Assurances on 30th October,2019 vide document no. BBE-4/12003/2019
9. Litigation If any :- No
10. Encumbrances if any :- No.

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TITLE FLOW OF PLOT OF LAND BEARING C.S NO-6/152, TARDEO
DIVISION

1. Mr. Saleh Mohamed Dhani Dina purchased said property vide deed of conveyance dt. 13.06.190 registered at Bombay under no 3455
2. Mr. Saleh Mohamed Dhani Dina died leaving behind Mr. Ahmed Saleh Mohammed as his only surviving legal heir.
3. Mr. Ahmed Saleh Mohammed died on 5.12.1955 in Bhuj – Kuch Gujrat leaving behind 2 daughters namely Aishabai Ahmed and Rukiabai Ahmed.
4. Court of Civil Judge Sr. Division, Bhuj granted letter of administration of Ahmed Saleh Mohammed in favour of his 2 daughters namely Aishabai Ahmed and Rukiabai Ahmed on 30.11.1974
5. Aishabai Ahmed and Rukiabai Ahmed alias Rukyabai Ahmed conveyed said property to Zaini Ebrahim Lakdawala, and Asmabai Abdulla Lakdawala vide Deed of Conveyance dated the 21st day of June, 1985 registered in the office of the Sub Registrar at Bombay under Serial No. 1646/85 on 2nd December, 1987.
6. On or about the 1st September,2013 the said Asmabai Abdullabhai Lakdawala died intestate leaving her husband, Abdulla Fidahussain Lakdawala and her three daughters, Rashida Zainulabedin Topiwala, Zainab Huzefa Rajkotwala and Fatema Irfan Lakdawala as her only heirs and legal representatives under the Shia law of inheritance by which she was governed at the time of her death.

7. Abdulla Fidahussain Lakdawala, Rashida Zainulabedin Topiwala, Zainab Huzefa Rajkotwala and Fatema Irfan Lakdawala release their 50% share vide Deed of Release dated 23rd day of October, 2018 registered in the office of the Sub Registrar at Mumbai under Serial No. BBE 4-11553-2018 I favor of Zaini Ebrahim Lakdawala.
8. Zaini Ebrahim Lakdawala sold her right title and interest in the said property in favour of V.M. Homes Pvt. Ltd. vide a Deed of Conveyance dated of Conveyance dated 30.10.2019 registered with the office of sub registrar at Bombay under document no. BBE 4-12003-2019.
9. V M HOMES PVT LTD amalgamated said plot bearing C.S No-6/152 with their other plots i.e. 4/152, 5/152 and 17/162 amalgamated on 24-Nov-2021 & CC received on 9-March-2023.

Yours Faithfully,


Adv. Vijaya Bane
Advocate