

Varun N. Mamniya

Advocate & Solicitor

Address: 303/B, Jeerawali Residency, Opp. Jain Temple, Derasar Lane, Ghatkopar (East), Mumbai 400077.
M: +91 9819094944 / +91 8779911600 || E: adv.varun@gmail.com

FORMAT - A
(Circular No.: 28/2021)

To,
Hon'ble MahaRERA
Housefin Bhavan, E - Block
Bandra Kurla Complex
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land situated, lying and being at Plot No. 78 of the Shivaji Park Scheme of the Corporation being Cadastral Survey No. 1788 of Mahim Division and admeasuring about 581 sq. yards equivalent to 485.79 sq. mtrs. or thereabouts together with a building of ground and two upper floors and an outbuilding known as "Champak" in the Island City of Bombay and now in the Registration District and Sub-District of Mumbai City. ("**said Property**").

A. I have investigated the title of the said Property on behalf of Smt. Heena Ramesh Chheda as well as Shri. Rasik Chheda (being beneficiary under the will of Smt. Laxmiben Ravji Chheda (since deceased)) ("**Owners/ Promoter**") and following documents i.e.:

- 1) **Description of the property:** All those pieces of parcels of land situated, lying and being at Plot No. 78 of the Shivaji Park Scheme of the Corporation being Cadastral Survey No. 1788 of Mahim Division and admeasuring about 581 sq. yards equivalent to 485.79 sq. mtrs. or thereabouts together with a building of ground and two upper floors and an outbuilding known as "Champak" in the Island City of Bombay and now in the Registration District and Sub-District of Mumbai City.
- 2) Indenture of lease dated 13/05/1942
- 3) Deed of Gift dated 26/09/1968
- 4) Deed of Rectification dated 26/06/1969
- 5) Will and testament of Bai Snehlata Dattatray Bhise dated 24/03/1998
- 6) Probate granted in respect of last will and testament of Bai Snehlata Dattatray Bhise by the Hon'ble High Court of Judicature at Bombay in T&I.J. Petition No. 40 of 2001
- 7) Deed of Transfer dated 12/09/2001



- 8) Indenture dated 09/05/2006
- 9) Property card issued by Municipal Corporation of Greater Mumbai dated 24/02/2022.
- 10) Testamentary Petition for Probate bearing No. TP (St) 6410/ 2022 filed in respect of the last will and testament of late Smt. Laxmiben Ravji Chheda
- 11) Mutation Entry
- 12) Search report for 30 years from Shri Ramakant Jaiswal dated 12th April 2022 from 1993 till 2022.

B. 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 Smt. Heena Ramesh Chheda as well as Shri. Rasik Chheda (being beneficiary under the will of Smt. Laxmiben Ravji Chheda (since deceased)) as the owners and the title of the said Property is clear, marketable and without any encumbrances.

C. The Property Card in respect of the said Property presently stands in the name of the original Owners i.e. Smt. Heena Ramesh Chheda and late Smt. Laxmiben Ravji Chheda.

D. Upon perusal of the search report, there is no mortgage on the said Property.

Owners of the Property:

Smt. Heena Ramesh Chheda and as well as Shri. Rasik Chheda (being beneficiary under the will of Smt. Laxmiben Ravji Chheda (since deceased)) - Plot No. 78 of the Shivaji Park Scheme of the Corporation being Cadastral Survey No. 1788 of Mahim Division and admeasuring about 581 sq. yards equivalent to 485.79 sq. mtrs. or thereabouts together with a building of ground and two upper floors and an outbuilding known as "Champak" in the Island City of Bombay and now in the Registration District and Sub-District of Mumbai City.

The report reflecting the flow of the title of Smt. Heena Ramesh Chheda as well as Shri. Rasik Chheda (being beneficiary under the will of Smt. Laxmiben Ravji Chheda (since deceased)) as the owners of the said Property is enclosed herewith as annexure.

Encl: Annexure

Date: 12th April 2022



Varun Mamniya
Advocate & Solicitor

VARUN N. MAMNIYA
Advocate & Solicitor

B/303, Jeerawadi Residency,
Dadasar Lane, Ghatkopar (E), Mumbai-400 077.

Varun N. Mamniya

Advocate & Solicitor

Address: 303/B, Jeerawali Residency, Opp. Jain Temple, Derasar Lane, Ghatkopar (East), Mumbai 400077.
M: +91 9819094944 / +91 8779911600 || E: adv.varun@gmail.com

FORMAT - A

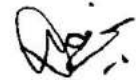
(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

- 1) By an Indenture dated 9th May 2006 executed between (1) Mr. Nitin Dattatray Bhise, (2) Mrs. Mohini (*alias* Sheela) Arun Jayavant, (3) Mrs. Rekha Vivek Bhise and (4) Mrs. Anjan Nitin Bhise (therein referred to as the Assignors) and the Owner/ Promoter abovenamed i.e. (1) Smt. Laxmiben Ravji Chheda and (2) Smt. Heena Ramesh Chheda (herein referred to as the Assignees) and duly registered before the Sub-Registrar of Assurance at Mumbai bearing Registration No. BBE - 2/4461/2006, the said Assignors therein sold, transferred and assigned their entire leasehold interest for the residue period of the original lease in respect of the said Property unto the Owners i.e. (1) Smt. Laxmiben Ravji Chheda and (2) Smt. Heena Ramesh Chheda on the terms and conditions and for the consideration set out therein.
- 2) Thereafter, upon the demise of late Smt. Laxmiben Ravji Chheda, the executor of her last will and testament dated 2nd May 2019 has filed a Testamentary Petition for Probate bearing No. TP (S) 6410/ 2022, whereby the share of late Smt. Laxmiben Ravji Chheda in the said Property has been bequeathed to Shri. Rasik Chheda. All other legal heirs of late Smt. Laxmiben Ravji Chheda have consented for the said bequeath. The said Testamentary Petition for Probate bearing No. TP (S) 6410/ 2022 (uncontested) is pending before the Hon'ble Bombay High Court.
- 3) Accordingly, Smt. Heena Ramesh Chheda and Shri. Rasik Chheda (being beneficiary under the will of Smt. Laxmiben Ravji Chheda (since deceased)) are entitled to be the Owners/ Lessees of the said Property.
- 4) P.R. Card as on date of application for registration
Date of Application: 15th February 2022 Ref. No. 916302620224
Date of issue: 24th February 2022
- 5) Mutation Entry No. 886/2011
- 6) Search report for 30 years from Shri Ramakant Jaiswal dated 12th April 2022 taken from Sub-Registrar's office at Mumbai and Mumbai No. 1 to 5 from 1993 till 2022.

Date: 12th April 2022



Varun Mamniya
Advocate & Solicitor

VARUN N. MAMNIYA
Advocate & Solicitor

B/303, Jeerawali Residency,
Derasar Lane, Ghatkopar (E), Mumbai-400 077.