



ASD Associates

ADVOCATES & SOLICITOR

S. D. Mishra

sdm@asdassociates.in

Amit S. Mishra

amit@asdassociates.in

Main Office : 108, Vardhaman Chambers, 17 Cawasji Patel Street, Fort, Mumbai-400 001. • Tel : 2202 7505

Branch Office : 1-E/4, Krishna Nagar, Chandavarkar Road, Borivali (West), Mumbai - 400 092. • Tel.: 2893 2330 / 2892 7565

TITLE REPORT

Dimple Creations,
103, Mohan Palace, T.P.S.-3,
57th Road, Borivli (West),
Mumbai - 400 092.

Re.: Property bearing Final Plot No. 641,
admeasuring 530.90 sq.mtrs. or thereabouts situate
at TPS III Borivali (final), Taluka Borivali, Mumbai
Suburban District ("the said Property").

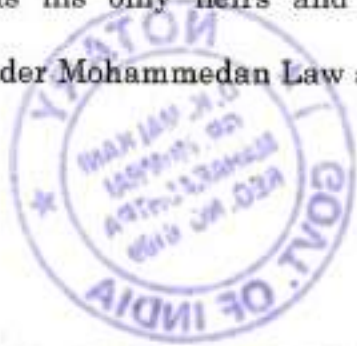
1. By and under an Indenture 22nd Day of June, 1959 made between (i) Shri Mansukhlal Shambhulal Shah, (ii) Waghaji Shambhulal Shah, and (iii) Sobhagchand Shambhulal Shah, therein referred to as the Vendors of the First Part, (i) Fakhruddin Mohamadalli and (ii) Adamali Mohamadalli, therein referred to as the Confirming Party of the Second Part, and (i) Salmabai Fakruddin and (i) Khatijabai Adamali therein referred to as the Purchasers of the Third Part, and registered with the office of the Sub-Registrar of Assurances at Bombay on 28th July, 1959 under serial No. BOM/4575 of 1959, the Vendors therein sold, transferred, assigned and conveyed and the Confirming Party confirmed unto the Purchasers therein, all



that piece and parcel of land admeasuring 1780 sq. yards or thereabouts out of Survey No.111, Hissa No.1 of Village Borivali, Taluka Borivali, Mumbai Suburban District, (hereinafter referred to as "the said Original Property").

2. On or about 24.02.1979, the aforesaid Salmabai Fakhruddin expired intestate leaving behind her (i) Shri Fakruddin M. Mohamadalli Slatewala (husband), (ii) Shri Abdulkader F. Slatewala (Son), (iii) Smt. Rashida M. Kagalwala (Daughter), (4) Shri Yusuf F. Slatewala (Son), (v) Mohamadi F. Slatewala (son), as her only heirs and legal representatives as they were governed under Mohammedan law at the time of her death.

3. In or around 05.05.1998, the aforesaid Mohamadi F. Slatewala expired intestate leaving behind him (i) Mrs. Zubeda M. Slatewala (w/o late Mohamadi Slatewala), (ii) Shri Hussain M. Slatewala (son), and (3) Ms. Jainab M. Sopara (daughter) as his only heirs and legal representatives as they were governed under Mohammedan Law at the time of his death.





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4. In or around 01.11.1994, the aforesaid Khatijabai Adamali expired leaving behind her (i) Shri Adamali M. Slatewala (husband), (ii) Ms. Asma M. Babuji (daughter), (iii) Ms. Zainab A. Slatewala, (daughter), (iv) Dr. Shirin T. Shikari (daughter), (v) Shri Heptulla A. Slatewala (son) and (vi) Shri Yusuf A. Slatewala (son) as her only heirs and legal representatives as they were governed under Mohammedan Law at the time of her death.

5. In the premises aforesaid (i) Fakruddin M. Mohamadalli Slatewala, (ii) Abdulkader F. Slatewala, (iii) Rashida M. Kagalwala, (iv) Yusuf F. Slatewala, (v) Zubeda Mohamadi Slatewala, (vi) Hussain Mohamadi Slatewala (vii) Jainab M. Sopara, (viii) Adamali M. Mohamadalli Slatewala, (ix) Asma M. Babuji, (x) Zainab A. Slatewala, (xi) Shirin T. Shikari, (xii) Heptulla A. Slatewala, and (xiii) Yusuf A. Slatewala (hereinafter referred to as the "Fakruddin M. Mohamadalli Slatewala and Others") became entitled to succeed to the said Property being the heirs and legal representatives of their respective predecessors in title.



6. The Town Planning Scheme No.III was enforced under Maharashtra Regional & Town Planning Act, 1966 (for short MRTP) and on finalization of the said Town Planning Scheme the Arbitrator Town Planner allotted Final Plot No.641 admeasuring about 530.90 sq. mtrs. and Final Plot No.725, admeasuring about 491.25 sq. mtrs. both lying, being and situate at Village Shimpoli, T.P.S. III Borivali, Taluka Borivali, Mumbai Suburban District, within the Registration District of Mumbai Suburban, against the said Original Property (hereinafter collectively referred to as "the said Plots").

7. By and under a Deed of Conveyance dated 17th October 2006 (hereinafter referred to as "the said Conveyance dated 17.10.2006"), made between the Fakruddin M. Mohamadalli Slatewala and Others, therein collectively referred to as the Vendors of the One Part, M/s. Mega Developers therein referred to as the Purchasers of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Borivali -II under Serial No.BDR-5/8173/2006, the Vendors therein sole, transferred, assigned and conveyed unto the Purchasers therein





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the said Plots, at or for the consideration and in the manner therein contained.

8. Pursuant to the said Conveyance dated 17.10.2006, the aforesaid M/s. Mega Developers became the owners of the said Plots.

9. In view of the aforesaid and by an entry dated 20.03.2007 the name of the aforesaid M/s. Mega Developers is recorded as the owners in the Property Registered Card of the Final Plot No.641 admeasuring about 530.90 sq. mtrs. or thereabouts lying, being and situate at Village Shimpoli, T.P.S. III Borivali, Taluka Borivali, Mumbai Suburban District, within the Registration District of Mumbai Suburban (hereinafter referred to as "the said Property").

10. By a Deed of Conveyance dated 18.12.2012 (hereinafter referred to as "the said Deed of Conveyance of 2012") made between the aforesaid M/s. Mega Developers, therein referred to as the Vendors of the One Part, Yourselves i.e. Dimple Creations (hereinafter referred to as "Firm") therein referred to as the Purchasers of the Other Part, and registered with the office of the Sub-Registrar of Assurances at



Borivali -5 under Serial No.10347 of 2012, the Vendors therein sold, transferred, assigned and conveyed unto the Purchasers therein i.e. yourselves the said Property, at or for the consideration and in the manner therein contained.

11. In view of the said Deed of Conveyance of 2012, by an entry dated 27.02.2015, your name is recorded as the Owner of the said Property in the Property Registered Card.

12. On the basis of the aforesaid documents, produced before us, and subject to what is stated hereinabove, in our opinion it appears that your title to the said Property is marketable.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

(Description of "the said Property")

All that piece and parcel of land or ground bearing Final Plot No.641, admeasuring 530.90 sq.mtrs. of TPS III Borivali (final), Taluka Borivali, in the Registration District of Mumbai Suburban District,





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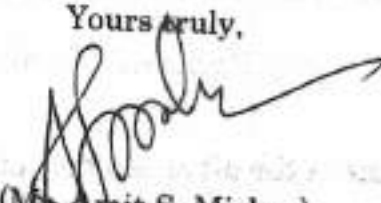
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and shown in red colour hatched lines on the plan annexed hereto and bounded as follows :-

- On or towards East : Final Plot No.630 & 638,
On or towards West : Final Plot No.642,
On or towards North : TPS 48th Road,
On or towards South : Final Plot No.655 & 657,

Dated this 25th May, 2015

Yours truly,


(Mr. Amit S. Mishra)
Partner,
ASD Associates,
Advocates & Solicitors.

TRUE COPY


DEEPAK K. MALKANI
Notary, Govt. of India,
Gr. Mumbai, Maharashtra
Reg. No. 6109





TRUE COPY
DEEPAK K. MALHANI
Notary, Govt. of India
Gr. No. 6109

