



*Kripashankar R. Tiwari*

Mob. : 98695 60870  
81697 78335

**ADVOCATE HIGH COURT & NOTARY**

Residence : D -17 / 503 - 504, Shanti Vihar, Mira Road (East), Dist. Thane - 401 107.

Office : A-5, Shop No.14, Sector No. 7, Shanti Nagar, Mira Road (E), Dist. Thane - 401 107. Email : tiwarikripashankar.r@gmail.com

(By Regd. AD. / UPC / Courier / Hand Delivery)

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

**FORMAT -A**

(Circular No. 28/2021)

To,  
The Maha RERA,  
Hussein Bhavan, Near RBI,  
'E' Block, Bandra (East),  
Mumbai-400051.

**LEGAL TITLE REPORT**

Sub. Legal Title Report on title in respect of all that Pieces and Parcels of land along with 3 ground floor structures standing thereon known as "Vazir Mohd. Pathan Chawl" lying being and situate at Cadastral Survey No. 1-B/714, Dadar Naigaon Division, Plot No. 106/C, Naigaon Estates, Scheme No. 60, situated at V. Y. Dhivalkar Buva Marg, F/South Ward, Mumbai-400014, admeasuring 638.80 Sq. Meters or thereabout, in the limit of BMC, Registration District and Sub District of Mumbai, Island City, (hereinafter referred to as "the Property").

1. I have investigated the title of the property with respect to the ownership rights of the BMC, Milan Co-operative Housing Society Ltd. in respect of the property and the development rights of the Developers M/s Shree Divyakirti Construction LLP, a Limited Liability Partnership duly incorporated under the provisions of the Limited Liability Partnership Act, 2008 (hereinafter referred to as the 'Developers') in respect of the Property on the request of the Developers.

**Description of the said Property**

- (a) All that the Pieces and Parcels of land along with 3 ground floor structures standing thereon known as "Vazir Mohd. Pathan Chawl" lying being and situate at Cadastral Survey No. 1B/714, Dadar Naigaon





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2.

Date : \_\_\_\_\_

Division, Plot No. 106/C, Naigaon Estates Scheme No. 60, Situated at V. Y. Dhivalkar Buva Marg, F/South Ward, Mumbai-400014, admeasuring 638.80 Sq. Meters or thereabout, in the limit of BMC, Registration District and Sub District of Mumbai Island City.

- (b) The documents pertaining to the title are mentioned in Annexure "A".
- (c) Property Register Card dated 20<sup>th</sup> July, 2021 issued by the Assistant Superintendent Cum City Survey Officer No. 1 / 2, Mumbai.
- (d) Search Report dated 30<sup>th</sup> July, 2025 issued by K. M. Associates (Advocates) for searches carried out under him in the office of the Sub Registrar of Assurances for a period of 30 years from 1995 till 2025 in respect of the said Property
2. 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 B.M.C. is absolutely seized and possessed otherwise well and sufficiently entitled to all that the pieces and parcel of the above said land hereinafter referred as the said property) and Milan Co-operative Housing Society Ltd. is the occupier of the said Property and the Developers M/s Shree Divyakirti Construction LLP has the rights to develop the said Property and the title of the said Property is clear and marketable.





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3.

Date : \_\_\_\_\_

**Owners of the Property:**

B.M.C. is absolutely seized and possessed otherwise well and sufficiently entitled to all that the pieces and parcel of the above said land hereinafter referred as the said property) and Milan Co-operative Housing Society Ltd. is the occupier of the said Property i.e. Cadastral Survey No. 1B/714, Dadar Naigaon Division, Plot No. 106/C, Naigaon Estates Scheme No. 60, Situated at V. Y. Dhivalkar Buva Marg, F/South Ward, Mumbai-400014 and Vazir Mohamed Pathan is Lessee as per the Property Card dated 20<sup>th</sup> July, 2021 issued by the Asst. Superintendent Cum City Survey Office No. 1/2, Mumbai.

**Developer of the Property:**

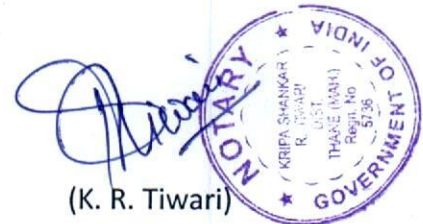
M/s Shree Divyakirti Construction LLP.

The Report reflecting the flow of the Title of the Property is enclosed herewith.

Encl. Annexure:

Dated: 1<sup>st</sup> August, 2025

Enc. as above



(K. R. Tiwari)

Advocate



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**FORMAT -A**

(Circular No. 28/2021)

**FLOW OF THE TITLE OF THE PROPERTY**

**A. DEVOLUTION OF TITLE**

Based on my perusal of the documents and records, I observe / understand as follows:

- (1) By and under the Tri-Party Agreement dated 6<sup>th</sup> November, 2024 registered on 7/11/2024 under Sr. No. BOM-2-25807-2024 executed by and between The Brihanmumbai Municipal Corporation, represented by Mr. Sanjog Kabare Deputy Municipal Commissioner (Improvement), hereinafter referred as the BMC, of the First Part and M/s Milan Co-operative Housing Society Ltd., a society registered under the Maharashtra C-operative Societies Act, 1960, hereinafter referred as the Co-operative Housing Society, of the Second Part and M/s Shree Divyakirti Constructions LLP, hereinafter referred to as the Developers, of the Third Part, in respect of the pieces and parcels of land lying, being and situate at Cadastral Survey No. 1B/714, Dadar Naigaon Division, Plot No. 106/C, Naigaon Estates Scheme No. 60, Situated at V. Y. Dhivalkar Buva Marg, F/South Ward, Mumbai-400014, admeasuring 638.80 Sq. Meters or thereabout, in the limit of BMC, Registration District and Sub District of Mumbai Island City, in the limit of Brihanmumbai Municipal Corporation (hereinafter referred as the said Property) at and for the consideration and on the terms and conditions contained therein.





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2.

Date : \_\_\_\_\_

(2) After perusal I found that the said property lying being and situate at Cadastral Survey No. 1B/714, Dadar Naigaon Division, Plot No. 106/C, Naigaon Estates Scheme No. 60, Situated at V. Y. Dhivalkar Buva Marg, F/South Ward, Mumbai-400014, admeasuring 638.80 Sq. Meters or thereabout, in the limit of BMC, Registration District and Sub District of Mumbai Island City, in the limit of Brihanmumbai Municipal Corporation, originally belonging to Municipal Corporation for Greater Mumbai for and the 3 structures known as Vazir Mohd. Pathan Chawl constructed on the said property i.e. having 23 tenants / occupants in all the 3 structures out of which 5 are commercial tenements and 16 are residential tenements and 2 are residential cum commercial structures and the said plot of land is declared eligible for rehabilitation by Asst. Commissioner (F/S Ward) and the Municipal Corporation of Greater Mumbai formulated for the redevelopment of old Municipal Building constructed before 1940/1969 which was originally sanctioned by the State Government in the exercise of power u/s 31(1) of the MRTP Act., accordingly the Development Control Regulation for Greater Mumbai (in short DCR) was amended by introducing Reg. 33(7) and DCR was amended from time to time.

(3) In the manner aforesaid, the BMC is the owner of the property and Society is the occupier of the property and Shree Divyakirti Constructions LLP have become the developers of the Property.





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3.

Date : \_\_\_\_\_

**B. PROPERTY REGISTER CARD**

The name of the Brihanmumbai Municipal Corporation is reflected as the owners and Vazir Mohamed Pathan is shown as the Lessee on Property Register Card dated 20/07/2021 issued by the Assistant Superintendent Cum City Survey Officer No. 1 / 2, Mumbai.

**C. SEARCHES**

I have caused searches to be conducted in the office of the Sub-Registrar of Assurances at Bombay for a period of 30 years from 1995 to 2025 in respect of the Property and have been carried out under K. M. Associates (Advocate) dated 31<sup>st</sup> July, 2025 in that regards and upon perusal of the Search Report , I have not come across any adverse entries affecting the Property.

**D. LITIGATION:**

As per instructions of the Property occupier the Milan Co-operative Housing Society Ltd. and the Developers M/s Shree Divyakirti Constructions LLP, any litigation against the said Property is not pending in any court in any manner.

**E. ENCUMBRANCES:**

As per the search Report submitted by K. M. Associates no encumbrances is found.





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4.

Date : \_\_\_\_\_

**F. CONCLUSION:**

Subject to what is stated hereinabove, I am of the opinion that the BMC is the owner of the Property and M/s Milan Co-operative Housing Society Ltd. is the Occupier of the Property and the Developers M/s Shree Divyakirti Constructions LLP have the rights to develop the Property and the title of the Property owner is clear and marketable.

  
(K. R. Tiwari)

Advocate



Date: 1<sup>st</sup> August, 2025



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**ANNEXURR "A"**

**DOCUMENTS AND RECORDS**

(1) The Tri-Party Agreement dated 6<sup>th</sup> November, 2024 registered on dated 7/11/2024 under Sr. No. BOM-2-25807-2024 executed by and between The Brihanmumbai Municipal Corporation, represented by Mr. Sanjog Kabare Deputy Municipal Commissioner (Improvement), hereinafter referred as the BMC, of the First Part and M/s Milan Co-operative Housing Society Ltd., a society registered under the Maharashtra Co-operative Societies Act, 1960, hereinafter referred as the Co-operative Housing Society, of the Second Part and M/s Shree Divyakirti Constructions LLP, hereinafter referred to as the Developers, of the Third Part, the Property at and for the consideration and on the terms and conditions contained therein.

(2) Property Register Card dated 20/07/2021 issued by the Assistant Superintendent Cum City Survey Officer No. 1 / 2, Mumbai.

Date: 1<sup>st</sup> August, 2025

  
(K. R. Tiwari)  
Advocate

