



ADVOCATE SANDEEP B. AILSINGHANI

B.L.S. LL.B., LL.M., D.C.L., PGD. - I.P.R.
OFFICE ADD: SHOP NO.1, GROUND FLOOR, LAXMI HEIGHTS BUILDING,
OPP. VITHALWADI POLICE STATION, ULHASNAGAR-421004.

Mob: 9689950351

FORMAT - A
(Circular no. 28/2021)

Date: 23/08/2022

To,
Maha Rera.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to immovable property
as under:

(i) ½ PORTION OF WING NO. 25 & ½ PORTION OF WING NO. 26, BARRACK NO. 422, ALONGWITH ADDITIONAL LAND, AREA ADM. 86 SQ YARDS, (ii) ½ PORTION OF WING NO. 27 AND ¼ PORTION OF WING NO. 28, ALONGWITH ADDITIONAL LAND, BARRACK NO. 422, AREA ADM. 71 SQ. YARDS, (iii) DOUBLE BUILT UP AREA TO ½ PORTION OF ROOM NO. 29, BARRACK NO. 422, AREA ADM. 55. 5/9 SQ. YARDS, SHEET NO. 74, SECTION 7-B, (iv) ½ PORTION OF WING NO. 30, BARRACK NO. 422 ALONG WITH ADDITIONAL STRIP OF LAND ADJACENT TO ½ PORTION OF WING NO. 30 AND E. NO. 93, SHEET NO. 74, SECTION 7-B, AREA ADM. 109 6/9 SQ. YARDS, (v) PLOT OF ½ PORTION OF WING NO. 31 & 32, BARRACK NO. 422, ADM. 36 6/9 SQ. YARDS, (vi) DOUBLE BUILT UP AREA TO ROOM NO. 25. 26. 27, 28, 30, 31 & 32, BARRACK NO. 422, AREA ADM. 236. 2/9 SQ. YARDS, SITUATED AT ULHASNAGAR -421001, WARD NO. 12, DIST. THANE BEARING C.T.S. No. 7976, 7977, 7978, 7980, 7981-B, 7982-B, 8125-K, 8125-B AND 7980 (HEREINAFTER BE REFERRED TO AS 'THE SAID PLOT / THE SAID PROPERTY')



I have investigated the title of the said plot on the request of Shri Lal Notandas Tanwani and following documents have been scrutinised by me i.e. :-

Description of Property :-

(i) $\frac{1}{2}$ Portion Of Wing No. 25 & $\frac{1}{2}$ Portion Of Wing No. 26, Barrack No. 422, Alongwith Additional Land, Area Adm. 86 Sq Yards, (ii) $\frac{1}{2}$ Portion Of Wing No. 27 And $\frac{1}{4}$ Portion Of Wing No. 28, Alongwith Additional Land, Barrack No. 422, Area Adm. 71 Sq. Yards, (iii) Double Built Up Area To $\frac{1}{2}$ Portion Of Room No. 29, Barrack No. 422, Area Adm. 55. $\frac{5}{9}$ Sq. Yards, C.T.S. No. 7980, Sheet No. 74, Section 7-B, (iv) $\frac{1}{2}$ Portion Of Wing No. 30, Barrack No. 422 Along With Additional Strip Of Land Adjacent To $\frac{1}{2}$ Portion Of Wing No. 30 And E. No. 93, Sheet No. 74, Section 7-B, Area Adm. $109 \frac{6}{9}$ Sq. Yards, (v) Plot Of $\frac{1}{2}$ Portion Of Wing No. 31 & 32, Barrack No. 422, Adm. $36 \frac{6}{9}$ Sq. Yards, (vi) Double Built Up Area To Room No. 25. 26. 27, 28, 30, 31 & 32, Barrack No. 422, Area Adm. $236. \frac{2}{9}$ Sq. Yards, SITUATED AT ULHASNAGAR-421001, WARD NO. 12, DIST. THANE BEARING C.T.S. No. 7976, 7977, 7978, 7980, 7981-B, 7982-B, 8125-K, 8125-B AND 7980 (HEREINAFTER BE REFERRED TO AS 'THE SAID PLOT / THE SAID PROPERTY')

Documents scrutinized:

1. Copy of Registered Sale Deed dated 23/05/2011 executed between Shri Mohindersingh S. Punjabi & Shri Narendrasingh S. Punjabi AND Shri Lal Notandas Tanwani for the said property no. (i) registered at Sr. No. 1022/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
2. Copy of Registered Sale Deed 23/05/2011 executed between Shri Mohindersingh S. Punjabi & Shri Narendrasingh S. Punjabi AND Shri Lal Notandas Tanwani for the said property

- (ii) registered at Sr. No. 1023/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
3. Copy of Registered Sale Deed dated 23/05/2011 executed between Smt. Satyadevi Sohansingh Saini AND Shri Lal Notandas Tanwani for the said property (iv) registered at Sr. No. 1025/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
 4. Copy of Registered Sale Deed dated 23/05/2011 executed between Smt. Satyadevi Sohansingh Saini AND Shri Lal Notandas Tanwani for the said property (v) registered at Sr. No. 1024/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
 5. Copy of Registered Sale Deed dated 31/10/2019 executed between Shri Manoharlal Gianchand Ahuja AND Shri Lal Notandas Tanwani for the said property (iii) registered at Sr. No. 2309/2019 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
 6. Copy of property Card bearing C.T.S. No. 7976, 7977, 7978, 7980, 7981-B, 7982-B, 8125-K, 8125-B, 7980.
 7. Index-II of development agreement dated 29/07/2022 registered at Sr. no. 3052/2022 in favour of promoters M/s. Grand Galaxy Super Structures Pvt. Ltd.
 8. Search report dated 22/08/2022.

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 Shri Lal Notandas Tanwani is clear, marketable and without any encumbrances.



Owner of the Land:-

Shri Lal Notandas Tanwani

On perusal of copies of Conveyance Deed, Title deeds, papers and documents produced before me, I am of the opinion that promoters M/s. Grand Galaxy Super Structures Pvt. Ltd. have acquired rights, title and interest in the above said plot i.e.

(i) ½ Portion Of Wing No. 25 & ½ Portion Of Wing No. 26, Barrack No. 422, Alongwith Additional Land, Area Adm. 86 Sq Yards, (ii) ½ Portion Of Wing No. 27 And ¼ Portion Of Wing No. 28, Alongwith Additional Land, Barrack No. 422, Area Adm. 71 Sq. Yards, (iii) Double Built Up Area To ½ Portion Of Room No. 29, Barrack No. 422, Area Adm. 55. 5/9 Sq. Yards, C.T.S. No. 7980, Sheet No. 74, Section 7-B, (iv) ½ Portion Of Wing No. 30, Barrack No. 422 Along With Additional Strip Of Land Adjacent To ½ Portion Of Wing No. 30 And E. No. 93, Sheet No. 74, Section 7-B, Area Adm. 109 6/9 Sq. Yards, (v) Plot Of ½ Portion Of Wing No. 31 & 32, Barrack No. 422, Adm. 36 6/9 Sq. Yards, (vi) Double Built Up Area To Room No. 25. 26. 27, 28, 30, 31 & 32, Barrack No. 422, Area Adm. 236. 2/9 Sq. Yards, SITUATED AT ULHASNAGAR -421001, WARD NO. 12, DIST. THANE BEARING C.T.S. No. 7976, 7977, 7978, 7980, 7981-B, 7982-B, 8125-K, 8125-B AND 7980 (HEREINAFTER BE REFERRED TO AS 'THE SAID PLOT / THE SAID PROPERTY')

The report reflecting the flow of the promoters M/s. Grand Galaxy Super Structures Pvt. Ltd. on the said land is enclosed herewith as annexure.



S. B. AILSINGHANI
(ADVOCATE)

Encl : Annexure.



ADVOCATE SANDEEP B. AILSINGHANI

B.L.S, LL.B., LL.M., D.C.L., PGD. - I.P.R.

OFFICE ADD: SHOP NO.1, GROUND FLOOR, LAXMI HEIGHTS BUILDING,
OPP. VITHALWADI POLICE STATION, ULHASNAGAR-421004.

Mob: 9689950351

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(Circular no. 28/2021)

Date: 23/08/2022

FLOW OF THE TITLE OF THE SAID LAND

Shri Lal Notandas Tanwani had acquired the property known as ½ of Wing No. 25 and Wing No. 26 of Brk. No. 422 (admeasuring about 43 Sq. Yards) alongwith additional land to ½ Portion of Room/Wing No. 25 and Portion of Room/Wing No. 26 Brk. No. 422 (admeasuring 43 Sq Yards) Ulhasnagar-2, Dist, Thane totally area adm. 86 Sq. Yards by way of purchase from 1) Mr. Mohindersingh Sohansingh Punjabi, 2) Mr. Narendrasingh sohansingh Punjabi, according to Registered Sale Deed at Srl.No. 1022/2011, dated 23.5.2011 Registered in the Office of the Office of the Sub-Registrar, Ulhasnagar and 1) Mr. Mohindersingh Sohansingh Punjabi, 2) Mr. Narendrasingh Sonansingh Punjabi, have purchased the same from Smt. Nisha Prakash Chanchlani, according to Registered Sale Deed at Srl. No. 3043, dated 22.10.2010 and said Smt. Nisha Prakash Chanchlani, had purchased the same from Smt. Kanta Lilaram Gianchandani, accorcling to Registered Sale Deed vide Srl. No. 1374, dated 21.4.1998 and said Smt. Kanta Lilaram Gianchandani, had inherited the said property from her husband Shri Lilaram Ranchand Gianchandani, and after his expiry on dt. 17.2.1974 Smt. Kanta Lilaram Gianchandani, got the said property transferred in her favour in the records of the S.D.O. Administrator Office Ulhasnagar vide Change of name letter NO. GBP/C-1/ME. No. 5/98, dated 16.4.1998 and said Shri Lilaram R. Gianchandani, had purchased the property from Shri Baburaj



Gaurishanker Jaiswal, according to Registered and Sale Deed vide Srl. No.2444/79, dt. 06.12.1979 thereafter Shri Lilaram R. Gianchandani, had got the said property transferred in his favour in the records of ADM/SDO office vide Change of name letter no. Adm/Accom/C1/WS/1007 dated 15.3.1980 and whereas Shri Babulal Gaurishankar Jaiswal had purchased the same vide Certificate of sale no. 15418-21 dated 12.11.1966 and further Said Shri Babulal Gaurishankar Jaiswal, had obtained the Conveyance Deed for alongwith additional land to Portion of Room/Wing No. 25 and Portion of Room/Wing NO. 26 Brk. No. 422 (admeasuring 43 Sq. Yards) Ulhasnagar-2, vide C.D. No. Adm/Plot/C- 1/346, dt. 22.11.1979 from the Govt. of India, through M.O. Office of the Asstt. Administrator Office, Ulhasnagar Township.

AND WHEREAS Shri Lal Notandas Tanwani, had acquired the property known as ½ of Wing NO. 27 and ½ of Wing No. 28 of Brk. No. 422 alongwith additional land to ½ Portion of Room/Wing No. 27 and ¼ of Room/Wing NO. 28 Brk. No. 422 Ulhasnagar-2, Dist. Thane totally area adm. 71 Sq Yards by way of purchase from 1) Mr. Mohindersingh Sohansingh Punjabi, 2) Mr. Narencirasingh sohansingh Punjabi, according to Registered Sale Deed at Srl. No. 1023/2011, dated 23.5.2011 Registered in the Office of the Sub Registrar, Ulhasnagar. 1) Mr. Mohindersingh Sohansingh Punjabi, 2) Mr. Narendrasingh sohansingh Punjabi, have purchased the same from Shri Ramchand Santumal Bhatia, being the C.A. of 1) Smt. Lajwanti Naraindas Bhatia, 2) Smt. Bachibai Ramchand Bhatia, and 3) Smt. Asha Jairam according to Registered Sale Deed at Srl. No. 1013, dt. 3.04.1993 and they have acquired the same from their father Shri Topandas Hotchand Bhatia after his expiry on 2.2.1991 and thereafter they



abovesaid property transferred in their name in the records of the SDO/Adm Office vide Change of name letter No. Adm/C-1/GBP/ME-439, on dt. 30.9.1992 and Whereas Shri Topandas Hotchand Bhatia, had purchased the $\frac{1}{2}$ of Wing No. 27 and $\frac{1}{4}$ of Wing No. 28 of Brk. No. 422 Ulhasnagar-2 area adm. 32-2/9 Sq. Yards from Govt. of India, and received Conveyance Deed vide C.D. No. 321-24 dt 6.6.1960 and further Said Shri Topandas Hotchand Bhatia, had obtained the conveyance Deed of property known as additional and to Portion of Room/Wing No. 27 and of Room/Wing NO. 28 Brk. No. 422 Ulhasnagar-2, Dist. Thane totally area adm. 38-2/9 Sq. Yards vide C.D. No. Adm/Plot/C-1/CDR-428 on dt. 30.6.1980.

AND WHEREAS Shri Lal Notandas Tanwani, had acquired the property known as E. NO. 94, Sheet No. 74 Section 7-B area adm. 17-7/9 Sq. Yards and Double Built UP area of $\frac{1}{2}$ of Wing/Room No. 29, of Brk. No. 422 area adm. 55-5/9 Sq Yards Ulhasnagar-1 Dist. Thane totally area adm. 73-3/9 Sq. Yards by way of purchase from Shri Manohar alias Manoharlal Gianchand Ahuja, according to Registered Sale Deed at Srl.No. 2309/2019, dated 31.10.2019 Registered in the Office of the Office of the Sub-Registrar, Ulhasnagar and said Shri Manoharlal Gianchand Ahuja, had purchased Shri Lilaram Gianchand, according to Registered Sale Deed at Srl. No 6467, dated 20.9.1989 and said Shri Lilaram Gianchand purchased the property know as E. No. 94 area adm. 17-7/9 Sq. Yars Ulhasnagar-1 Dist. Thane from Government of India, and received Conveyance Deed vide C.D. No. Adm/C-1/Plot/CDR-628, dated 06.9.1979 and then said Shri Lilaram Gianchand had applied and was allotted the Double Built Up area (DBA) area to Room No. of 29 of Brk. No. 422 Ulhansagar-1 Dist. Thane from Government of India, and received Conveyance Deed vide



Adm/C-1/DBA/CDR-470, dated 30.6.1989 for area adm. 55-5/9 Sq. Yards.

AND WHEREAS Shri Lal Notandas Tanwani, had acquired the property known as ½ of Wing No. 30 of Brk. No. 422 alongwith additional strip of land adjacent to ½ of wing No. 30 of Brik. No. 422 and E. No. 93, Sheet no. 74 Section 7-B, Ulhasnagar-1 Dist. Thane totally area adm. 109-6/9 Sq. Yards by way of purchase from Smt. Satyadevi Wd/o Sohansingh, according to Registered Sale Deed at Srl. No. 1025/2011, dated 23.5.2011 Registered in the Office of the Sub-Registrar, Ulhasnagar and said Smt. Satyadevi Wd/o Sohansingh had inherited the above said property from her husband Shri Sohansingh S/o Amarsingh Punjabi alias Saini who expired on dt. 31.8.2002 and after his expiry his wife Smt. Satyadevi Wd/o of Sohansingh Punjabi alias Saini had got the same transferred in her name in the records of the SDO Office vide letter no. SDO/Plot/C-1/ME. No. 29/2011 dated 03.03.2011. Said Shri Sohansingh Punjabi alias Saini had purchased the same from one Shri Kanyala Jamnadas Sachdev according to registered Sale Deed No. 566, on dt. 18.2.1967 and whereas Shri Kanyalal Jamandas Sachdev had acquired the same from his sister Smt. Issarbai W/o Jhamandas who had unfortunately expiry away on dt. 09.8.1966 and after her expiry shri Kanyalal Jamandas Sachdev, had got the same transferred in his name in the records of the SDO vide Letter NO. B/Accom/c- 1/422/WS/4375, dated 16.1.1967 and whereas Smt. Issarbai Wd/o Jhamandas had purchased the same from the Regional Settlement Commissioner, Bombay through Managing Officer, Ulhasnagar vide Conveyance deed dt. 11.4.1966. Thereafter Shri Sohansingh Amarsingh Punjabi alias Saini had obtained the Conveyance Deed for the property known as E. No. 93, Sheet No. 74 Section 7-B, Ulhasnagar- 1, Dist. Thane (M.S.) No. Ac/Plot/C- vide



adm. 45 sq. Yards then further Shri 1/WS/1983/CDR/834, dt. 07.7.1983 Sohansingh S/o Amarlal Punjabi, alias Saini had obtained the Conveyance Deed for the property known as Additional strip of land adjacent to ½ Wing of 30 of Brk. No. 422, Ulhasnagar-1, area adm. 43-1/9 sq. Yards vide C.D. No. A/Plot/Gen/C-1/SR-11 dated 26.8.1975.

AND WHEREAS Shri Lal Notandas Tanwani, had/acquired the property known as An Additional strip of land to barrack No. 422 ½ Portion of Wing No. 31 & 32 Ulhasnagar- 1, Dist. Thane area adm. 36-6/9 Sq. Yards by way of purchase from Smt Satyadevi Wd/o Sohansingh Punjabi, according to Registered Sale Deed at Sr. No. 1024/2011 dated 23.05.2011 and Smt. Satyadevi Wd/o Sohansing Punjabi had purchased the same from Shri Issardas Devidas Khithani according to Registered Sale Deed at Sr. No. 3096, on dt. 21.9.1982 and said shri Issardas Devidas Khithani, had purchased the same from President of India, through M.O. Ulhasnagar vide C.D. No. Adm/Plot/C- 1/SR-334, dated 20.9.1979.

AND WHEREAS Shri Lal Noteandas Tanwani, had obtained the Conveyance Deed in respect of property known as Double Built Up area to Room No. 25, 26, 27, 28, 30, 31 & 32, Barrack No. 422, area adm. 236-2/9 Sq. Yards from Government of India, on behalf of President of India, and received Conveyance Deed vide C.D. No. SD0/GBP/C-1/CDR-375/2020, dated 17.1.2020 through Managing Officer & Sub-Divisional Officer, Ulhasnagar Sub Division, Ulhasnagar.

Subsequently Shri Lal Noteandas Tanwani entered into Registered Development Agreement dated 29/07/2022 executed between Shri Lal Notandas tanwani AND M/s. Grand Galaxy Super Structures Pvt. Ltd. through its directors Shri Deepak



kataria and Shri Kapil Deepaklal Sahitya registered at Sr. No. 3052/2022 before the Sub-Registrar of Assurances, Ulhasnagar - 1.

Following documents were also scrutinised:-

- i. Conveyance Deed bearing C.D. No. ADM/PLOT/C-1/346 dated 22/11/1979.
- ii. Certificate of sale no. 15418-21 dated 16/11/1966.
- iii. Registered Sale deed at Sr. No. 1022/2011 dated 23/05/2011.
- iv. Conveyance Deed dated 06/06/1963 bearing No. 321-24.
- v. Conveyance Deed dated 30/08/1980 bearing no. ADM/PLOT/C-1/CDR - 428.
- vi. Registered sale deed at Sr. No. 1023/2011 dated 23/05/2011.
- vii. Conveyance Deed dated 30/06/1989 bearing no. ADM/C-1/DBA/CDR - 470.
- viii. Registered sale deed at Sr. No. 2309/2019 dated 31/10/2019.
- ix. Conveyance Deed bearing no. A/PLOT/GEN/C-1/SR-11 dated 26/08/1975.
- x. Conveyance Deed dated 11/04/1966.
- xi. Registered sale deed at Sr. No. 1025/2011 dated 23/05/2011.
- xii. Conveyance Deed bearing No. ADM/PLOT/C-1/SR-334 dated 20/09/1979.



- xiii. Registered sale deed Sr. No. 1024/2011 dated 23/05/2011.
- xiv. Conveyance Deed dated 17/01/2020 bearing no. SDO/GBP/C-1/CDR/375/2020.
- xv. Copy of property Card bearing C.T.S. No. 7976, 7977, 7978, 7980, 7981-B, 7982-B, 8125-K, 8125-B, 7980.
- xvi. Search report dated 22/08/2022 for 30 years from 1993 to 2022 taken from the office of Sub-Registrar of Assurances, Ulhasnagar - 1.
- xvii. Prima facie on perusal of documents by the owner, there seems no litigation pending w.r.t. the said plot.



S. B. AILSINGHANI

(ADVOCATE)





ADVOCATE SANDEEP B. AILSINGHANI

B.L.S. LL.B., LL.M., D.C.L., PGD. - I.P.R.

OFFICE ADD: SHOP NO.1, GROUND FLOOR, LAXMI HEIGHTS BUILDING,
OPP. VITHALWADI POLICE STATION, ULHASNAGAR-421004.

Mob: 9689950351

Date: 22/08/2022

SEARCH REPORT

IN RESPECT OF PROPERTY KNOWN AS ALL THE PIECE AND PARCEL OF PROPERTY KNOWN AS (i) $\frac{1}{2}$ PORTION OF WING NO. 25 & $\frac{1}{2}$ PORTION OF WING NO. 26, BARRACK NO. 422, ALONGWITH ADDITIONAL LAND, AREA ADM. 86 SQ YARDS, (ii) $\frac{1}{2}$ PORTION OF WING NO. 27 AND $\frac{1}{4}$ PORTION OF WING NO. 28, ALONGWITH ADDITIONAL LAND, BARRACK NO. 422, AREA ADM. 71 SQ. YARDS, (iii) DOUBLE BUILT UP AREA TO $\frac{1}{2}$ PORTION OF ROOM NO. 29, BARRACK NO. 422, AREA ADM. 55. 5/9 SQ. YARDS, SHEET NO. 74, SECTION 7-B, (iv) $\frac{1}{2}$ PORTION OF WING NO. 30, BARRACK NO. 422 ALONG WITH ADDITIONAL STRIP OF LAND ADJACENT TO $\frac{1}{2}$ PORTION OF WING NO. 30 AND E. NO. 93, SHEET NO. 74, SECTION 7-B, AREA ADM. 109 6/9 SQ. YARDS, (v) PLOT OF $\frac{1}{2}$ PORTION OF WING NO. 31 & 32, BARRACK NO. 422, ADM. 36 6/9 SQ. YARDS, (vi) DOUBLE BUILT UP AREA TO ROOM NO. 25. 26. 27, 28, 30, 31 & 32, BARRACK NO. 422, AREA ADM. 236. 2/9 SQ. YARDS, SITUATED AT ULHASNAGAR -421001, WARD NO. 12, DIST. THANE, BEARING C.T.S. No. 7976, 7977, 7978, 7980, 7981-B, 7982-B, 8125-K, 8125-B AND 7980, WITHIN THE LIMITS OF ULHASNAGAR MUNICIPAL CORPORATION. (HEREINAFTER BE REFERRED TO AS THE 'SAID PROPERTY').



My client Shri Lal Notandas Tanwani has placed below mentioned documents before me to enquiry title of above said property.

I have carried out the online search vide challan dated 22/08/2022 for the period of 30 years i.e. from 1993 to 2022 with the Sub-Registrar of Assurances, Ulhasnagar – 1.

YEAR	TRANSACTION
1993	Transaction
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Transaction
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Transaction
2011	Transaction
2012	Nil



2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Transaction
2020	Nil
2021	Nil
2022	Nil

TRANSACTION 1993

REGISTERED SALE DEED dated 03/04/1993 executed between Smt. Lajwanti Narayandas Bhatia, Smt. Bacchibai Ramchand Bhatia, Smt. Asha Jairaj Bhatia AND Shri Mohindersingh S. Punjabi & Shri Narendrasingh S. Punjabi for the said property (ii) registered at Sr. No. 1013/1993 before the Sub-Registrar of Assurances, Ulhasnagar - 1.

TRANSACTION 1998

REGISTERED SALE DEED dated 21/04/1998 executed between Smt. Kanta Lilaram Gianchandani AND Smt. Nisha Prakash Chanchlani for the said property (i) registered at Sr. No. 1374/1998 before the Sub-Registrar of Assurances, Ulhasnagar - 1.



TRANSACTION 2010

REGISTERED SALE DEED dated 22/10/2010 executed between Smt. Nisha Prakash Chanchlani AND Shri Mohindersingh S. Punjabi & Shri Narendrasingh S. Punjabi for the said property (i) registered at Sr. No. 3043/2010 before the Sub-Registrar of Assurances, Ulhasnagar - 1.

TRANSACTION 2011

- i. REGISTERED SALE DEED dated 23/05/2011 executed between Shri Mohindersingh S. Punjabi & Shri Narendrasingh S. Punjabi AND Shri Lal Notandas Tanwani for the said property no. (i) registered at Sr. No. 1022/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
- ii. REGISTERED SALE DEED dated 23/05/2011 executed between Shri Mohindersingh S. Punjabi & Shri Narendrasingh S. Punjabi AND Shri Lal Notandas Tanwani for the said property (ii) registered at Sr. No. 1023/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
- iii. REGISTERED SALE DEED dated 23/05/2011 executed between Smt. Satyadevi Sohansingh Saini AND Shri Lal Notandas Tanwani for the said property (iv) registered at Sr. No. 1025/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.
- iv. REGISTERED SALE DEED dated 23/05/2011 executed between Smt. Satyadevi Sohansingh Saini AND Shri Lal Notandas Tanwani for the said property (v) registered at Sr. No. 1024/2011 before the Sub-Registrar of Assurances, Ulhasnagar - 1.



TRANSACTION 2019

REGISTERED SALE DEED dated 31/10/2019 executed between Shri Manoharlal Gianchand Ahuja AND Shri Lal Notandas Tanwani for the said property (iii) registered at Sr. No. 2309/2019 before the Sub-Registrar of Assurances, Ulhasnagar – 1.

TRANSACTION 2022

REGISTERED DEVELOPMENT AGREEMENT dated 29/07/2022 executed between Shri Lal Notandas tanwani AND M/s. Grand Galaxy Super Structures Pvt. Ltd. through its directors Shri Deepak Brijlal kataria and Shri Kapil Deepaklal Sahitya registered at Sr. No. 3052/2022 before the Sub-Registrar of Assurances, Ulhasnagar – 1.



S. B. AILSINGHANI

(ADVOCATE)





ADVOCATE SANDEEP B. AILSINGHANI

B.L.S. LL.B., LL.M., D.C.L., PGD. - I.P.R.

OFFICE ADD: SHOP NO.1, GROUND FLOOR, LAXMI HEIGHTS BUILDING,
OPP. VITHALWADI POLICE STATION, ULHASNAGAR-421004.

Mob: 9689950351

Date: 23/08/2022

ENCUMBRANCE CERTIFICATE

This is to certify that All That piece and parcel of Land i.e. (i) $\frac{1}{2}$ Portion Of Wing No. 25 & $\frac{1}{2}$ Portion Of Wing No. 26, Barrack No. 422, Alongwith Additional Land, Area Adm. 86 Sq Yards, (ii) $\frac{1}{2}$ Portion Of Wing No. 27 And $\frac{1}{4}$ Portion Of Wing No. 28, Alongwith Additional Land, Barrack No. 422, Area Adm. 71 Sq. Yards, (iii) Double Built Up Area To $\frac{1}{2}$ Portion Of Room No. 29, Barrack No. 422, Area Adm. 55. 5/9 Sq. Yards, Sheet No. 74, Section 7-B, (iv) $\frac{1}{2}$ Portion Of Wing No. 30, Barrack No. 422 Along With Additional Strip Of Land Adjacent To $\frac{1}{2}$ Portion Of Wing No. 30 And E. No. 93, Sheet No. 74, Section 7-B, Area Adm. 109 6/9 Sq. Yards, (v) Plot Of $\frac{1}{2}$ Portion Of Wing No. 31 & 32, Barrack No. 422, Adm. 36 6/9 Sq. Yards, (vi) Double Built Up Area To Room No. 25. 26. 27, 28, 30, 31 & 32, Barrack No. 422, Area Adm. 236. 2/9 Sq. Yards, Situated at Ulhasnagar -421001, Ward No. 12, Dist. Thane, bearing C.T.S. No. 7976, 7977, 7978, 7980, 7981-B, 7982-B, 8125-K, 8125-B and 7980 is owned by Shri Lal Notandas Tanwani as owner of the land and M/s. Grand Galaxy Super Structures Pvt. Ltd. for development purposes as promoters. The search taken of the said property does not reveal any adverse entry and from inspection of the documents, it can be certified that there is no encumbrance on the said property.

S. B. AILSINGHANI

(ADVOCATE)

