

FORMAT -A
(Circular No. 28 / 2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to land bearing Survey Nos. 94 and 96, Old C.T.S. No. 1070 (Part), New C.T.S. No. 1070-A (Part), admeasuring 384.87 Square Meters and 789.75 Square Meters , respectively i.e. aggregately admeasuring 1174.62 Square Meters, of Village Mulund (East), Taluka-Kurla, Mumbai Suburban District (hereinafter referred as "the said Plot").

We have investigated the title of the said Plot on the request of Jaydeep Realspace LLP and perused the following documents i.e.:-

1) Description of the Plot:-

Land bearing Survey Nos. 94 and 96, Old C.T.S. No. 1070 (Part), New C.T.S. No. 1070-A (Part), admeasuring 384.87 Square Meters and 789.75 Square Meters i.e. aggregately admeasuring 1174.62 Square Meters or thereabouts, of Village Mulund (East), Taluka-Kurla, Mumbai Suburban District, situated at Mithagar Road, Mulund (East), Mumbai-400 080.

2) The documents of allotment of Plot:

- (i) Copy of an Indenture of Lease dated 28th April, 1997, read with a copy of the Deed of Confirmation dated 28th April, 1997, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/692/1997, made between the Maharashtra Housing and Area Development Authority ("MHADA" for short) (Lessor) and Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. (therein inadvertently mentioned as Mulund Shree Ganesh Co-operative Housing Society Ltd.) (Lessee).
- (ii) Copy of a Deed of Sale dated 28th April, 1997, read with a copy of the Deed of Confirmation dated 28th April, 1997, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/694/1997, made between MHADA (Vendor) and Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. (therein inadvertently mentioned as Mulund Shree Ganesh Co-operative Housing Society Ltd.) (Purchaser).
- (iii) Copy of an Indenture of Lease dated 27th June, 1998, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/1141/1998, made between the Maharashtra Housing and Area Development Authority ("MHADA" for short) (Lessor) and Central Warehousing Corporation (Lessee).



- (iv) Copy of a Deed of Sale dated 27th June, 1998, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/1143/1998, made between MHADA (Vendor) and Central Warehousing Corporation (Purchaser).
 - (v) Copy of a Development Agreement dated 5th December, 2007, read with the Confirmation Deed dated 3rd November, 2008 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. BDR-7/5161/2007, made between Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. (Society), M/s. Aditya Enterprises (Developer) and Namdev V. Devlekar and 19 others (Members).
 - (vi) Copy of a Supplemental Agreement dated 6th September, 2010, read with a copy of the Confirmation Deed dated 17th November, 2011, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. BDR-7/8564/2011, made between Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. (Society) and M/s. Aditya Enterprises (Developer).
 - (vii) Copy of the letter dated 1st April 2021, addressed by the Central Warehousing Corporation to Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd.
 - (viii) Copy of the letter dated 1st April 2021, addressed by the Central Warehousing Corporation to MHADA.
 - (ix) Copy of an Order dated 24th May, 2021, passed by the Dy. Registrar, Co-operative Societies, MHADA.
 - (x) Copy of a Deed of Cancellation dated 29th June, 2022, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. KRL4/13923/2022, made between M/s. Aditya Enterprises (Developer), Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. (Society) and Namdev V. Devlekar and 19 others (Members).
 - (xi) Copy of a Development Agreement dated 29th June, 2022, registered with the Sub-Registrar of Assurances at Kurla, Mumbai under Serial No. KRL-4/13925/2022, made between Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. (Society), Jaydeep Realspace LLP (Developer), Namdev V. Devlekar and 19 others (Existing Members), M/s. Aditya Enterprises (Old Developer) and M. C. Patil and 39 others (Flat Owners).
- 3) Digitally signed Property Card issued by City Survey Officer, Mulund, Mumbai.
- 4) Search Report dated 5th August, 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot and subject to what is stated in the Report

reflecting the flow of the title of the Owners and Promoter on the said Plot annexed herewith, we are of the opinion that the title of the following Owners / Promoter is clear, marketable and without any encumbrances.

Owners of the Plot

- (1) **Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd.**
in respect of Plot admeasuring 384.87 Square Meters.
- (2) **The Central Warehousing Corporation in respect of Plot**
admeasuring 789.75 Square Meters.

Promoter of the Plot

Jaydeep Realspace LLP

Qualifying comments/remarks if any:

- (a) We have caused to issue Public Notices in local News Papers viz. Free Press Journal in English language and Navshakti in Marathi language on 1st June, 2023. We have not received any claim or objection in response to the said Public Notices issued in the said News Papers.
- (b) We have relied on the aforesaid Search Report, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.
- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
 - (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
 - (ii) That the photocopies provided to us are accurate photocopies of the originals;



- (iii) That all documents have been adequately stamped and duly registered, as required in law;
- (iv) The accuracy and completeness of the factual representations made in the documents;
- (v) Each document binds the parties intended to be bound thereby.
- (vi) All information, including the photocopies of documents, supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the Owners and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.

Date: 15.09.2023

For Mehta & Co.
Advocates & Solicitors

Proprietor

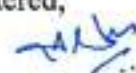
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FLOW OF THE TITLE OF THE SAID PLOT

1. The Maharashtra Housing and Area Development Authority ("**MHADA**" for short), is the owner of a large plot of land bearing Survey Nos. 94 and 96, Old C.T.S. No. 1070 and now bearing New C.T.S. No. 1070A, of Village Mulund (East), situated at Mithaghar Road, Mulund (East), Mumbai-400 081 (hereinafter referred to as "**the Large Land**") and constructed various Building on the said large land.
2. We are informed that on one portion of the said large land bearing Survey Nos. 94 and 96, Old C.T.S. No. 1070 (Part), admeasuring 384.87 Square Meters or thereabouts (hereinafter referred to as "**the Plot No.1**"), MHADA constructed one building known as Building No. 6 (hereinafter referred to as "**the Old Building No.6**") and allotted all flats therein to various persons under the M.I.G. Scheme of MHADA;
3. We are further informed that the allottees of respective flats in the Old Building No.6, with the consent of MHADA, formed a Co-operative Housing Society under the name of "Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd.", and registered the same under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM (W.T.)/ HSG (O-H) 2919/87-88 (hereinafter referred to as "**the said Society**").
4. By an Indenture of Lease dated 28th April, 1997, MHADA has demised the Plot No.1, being the land appurtenant to and underneath the Old Building No.6, unto and in favour of the said Society, for a term of 90 years commencing from 1st March 1982 renewable at the option of MHADA, at or for the annual lease rent, premium and on the terms and conditions more particularly stated therein. The execution of the said Indenture of Lease has been admitted and confirmed by MHADA and the said Society by executing the Deed of Confirmation dated 28th April, 1997 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/692/1997.
5. By a Deed of Sale dated 28th April, 1997, MHADA has conveyed and transferred the Old Building No.6 unto and in favour of the said Society, at or for the consideration and on the terms and conditions more particularly stated therein. The execution of the said Deed of Sale has been admitted and confirmed by MHADA and the said Society by executing the Deed of Confirmation dated 28th April, 1997 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/694/1997.



6. By the Development Agreement dated 5th December, 2007, made between the said Society, M/s. Aditya Enterprises and Namdev V. Devlekar and 19 others (all being the Members of the said Society), the said Society had granted the redevelopment rights of the Plot No.1 to M/s. Aditya Enterprises, at or for the consideration and on the terms and conditions more particularly stated therein. The execution of the said Development Agreement dated 5th December 2007 was admitted and confirmed by the Erstwhile Developer, the said Society and all its 20 Members, by executing the Confirmation Deed dated 3rd November, 2008 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. BDR-7/5161/2007.
7. We are further informed that on another portion of the said large land bearing Survey Nos. 94 and 96, Old C.T.S. No. 1070 (Part), admeasuring 789.75 Square Meters or thereabouts (hereinafter referred to as "**the Plot No.2**"), MHADA constructed Building known as Building Nos. 4 and 5, containing 40 residential flats (hereinafter referred to as "**the Old Building Nos. 4 & 5**").
8. By an Indenture of Lease dated 27th June, 1998, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/1141/1998, MHADA demised the Plot No.2 being the land appurtenant to and underneath the Old Building Nos. 4 & 5, unto and in favour of the Central Warehousing Corporation, for a term of 99 years commencing from 1st March 1982 renewable at the option of MHADA, at or for the annual lease rent, premium and on the terms and conditions more particularly stated therein.
9. By a Deed of Sale dated 27th June, 1998, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/1143/1998, MHADA has conveyed and transferred the Old Building Nos. 4 & 5 unto and in favour of the Central Warehousing Corporation, at or for the consideration and on the terms and conditions more particularly stated therein.
10. We are informed that the Central Warehousing Corporation had by inviting tenders sold all 40 flats in the Old Building Nos. 4 & 5 to its employees/purchaser and the highest bidders on ownership basis and handed over the possession of all the said 40 flats in the said Building Nos. 4 & 5 to the respective purchaser (hereinafter referred to as "**the said Flat Owners**");
11. We are informed that the said Flat Owners had approached the said Society and requested the said Society to admit them as the members of the said Society, and in pursuance thereof M/s. Aditya Enterprises had proposed to redevelop the Plot No.1 jointly with the Plot No.2. Therefore, by the Supplemental Agreement dated 6th September, 2010, made between the said Society and M/s. Aditya Enterprises, certain terms and conditions of the Development Agreement dated 5th December, 2007 were modified and altered,



including for the joint redevelopment of Plot No.1 and Plot No.2, as more particularly stated therein. The execution of the said Supplemental Agreement dated 6th September, 2010 was admitted and confirmed by the said Society and M/s. Aditya Enterprises, by executing the Confirmation Deed dated 17th November, 2011 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. BDR-7/8564/2011.

12. "The Plot No.1" and "the Plot No.2", individually, are hereinafter collectively referred to as **"the said Plots"**
13. The Central Warehousing Corporation by his letter dated 1st April 2021 addressed to the said Society, gave its No Objection to the said Flat Owners becoming the members of the said Society. Similarly, by another letter also dated 1st April, 2021 addressed to the Chief Officer, MHADA, the Central Warehousing Corporation also gave its No Objection to transfer the Plot No.2 and Building Nos. 4 & 5 to the said Society.
14. The said Society made an Application dated 19th April, 2021 to the Dy. Registrar, Co-operative Societies, MHADA, *inter alia*, for permission to admit the said Flat Owners in Building Nos. 4 and 5 as the members of the said Society (through no separate Society of the said Flat Owners was formed and registered) and for extension of jurisdiction of the said Society to the Building Nos. 4, 5 and 6. By an Order dated 24th May, 2021, the Dy. Registrar, Co-operative Societies, MHADA has granted the said Application and thereby allowed the said Society to amalgamate the said Building Nos. 4, 5 and 6 and to grant membership to the said Flat Owners. We are informed that in pursuance of the said Order, the said Society has admitted all the said Flat Owners as the Members of the said Society and have issued them the Share Certificates in respect of the Shares in the said Society.
15. Since M/s. Aditya Enterprises was not in a position to proceed in the matter of project of redevelopment of the said Plots, by a Deed of Cancellation dated 29th June, 2022, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. KRL4/13923/2022, made between M/s. Aditya Enterprises, the said Society and the said Namdev V. Devlekar and 19 others, all the Parties thereto mutually cancelled and revoked the said Development Agreement dated 5th December 2007 and the said Supplemental Agreement dated 6th September 2010, on the terms and conditions more particularly stated therein.
16. By a Development Agreement dated 29th June, 2022, registered with the Sub-Registrar of Assurances at Kurla, Mumbai under Serial No. KRL-4/13925/2022, made between the said Society, Jaydeep realspace LLP, the said Namdev V. Devlekar and 19 others the existing members of the said Society, M. C. Patil and 39 others being the said Flat Owners and M/s. Aditya



Enterprises, the said Society, with the consent of all its existing members, the said Flat Owners and M/s. Aditya Enterprises, granted unto and in favour of Jaydeep realspace LLP the exclusive rights of redevelopment of the said Plots, *inter alia*, by demolishing Building Nos. 4 to 6 and constructing the new building/s on the said Property, at and for the consideration and on the terms and conditions more particularly stated therein.

Sr. No.

- 1) Digitally signed Property Card of C.T.S. No. 1070-A.
- 2) Search Reports dated 5th August, 2023 for 30 years from 1994 to 2023, for the search taken from Sub-Registrar office at Mumbai and Bandra, and also on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Any other relevant title:
 - (a) Upon execution and registration of the necessary documents by MHADA in favour of Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. for transfer of the said Plot No.2 and Building Nos. 4 & 5, in pursuance of the letter 1st April 2021 addressed by the Central Warehousing Corporation to MHADA, Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd. shall be entitled to the said Plot admeasuring 1174.62 Square Meters.
 - (b) In the aforesaid Indenture of Lease dated 28th April, 1997 and Deed of Confirmation dated 28th April, 1997, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/692/1997, made between MHADA and the said Society, through inadvertence the name of the Lessee / Society / Party of the Second Part has been wrongly mentioned as "Mulund Shree Ganesh Co-operative Housing Society Ltd." instead of its correct name "Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Ltd.;" (ii) in the said Deed of Confirmation, "the said Indenture of Lease dated 28th April, 1997" has been wrongly referred to as "an Indenture of Lease dated ----- 1995"; (iii) in the said Deed of Confirmation dated 28th April, 1997, the said Plot No.1 has not been described properly in the Schedule of Property thereunder written, though the same has been correctly described in the Schedule-I in the said Indenture of Lease dated 28th April, 1997.
 - (c) In the aforesaid Deed of Sale dated 28th April, 1997 and Deed of Confirmation dated 28th April, 1997, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/694/1997, made between MHADA and the said Society, through inadvertence the name of the Lessee / Society / Party of the Second Part has been wrongly mentioned as "Mulund Shree Ganesh Co-operative Housing Society Ltd." instead of its correct name "Mulund Shree Ganesh



(M.I.G.) Co-operative Housing Society Ltd.; (ii) in the said Deed of Confirmation, "the said Deed of Sale dated 28th April, 1997" has been wrongly referred to as "an Indenture of Lease dated ----- 1995"; (iii) in the said Deed of Confirmation dated 28th April, 1997, it has been wrongly mentioned that "the Party of the First Part (i.e. MHADA) agreed to Lease the Land admeasuring 384.87 sq. meters bearing Survey No. 94 and 96, City Survey No. 1070," instead of "the Party of the First Part has agreed to sell, convey, grant and assure the Building No.6 on the land bearing Survey No. 94 and 96, City Survey No. 1070".

- (d) In our opinion, the aforesaid errors occurring in the said respective Deed of Confirmation dated 28th April, 1997 are required to be rectified by execution and registration of the Deed of Rectification between MHADA and the said Society.

4) Litigations if any: Nil.

Date: 15.09.2023

For Mehta & Co.
Advocates & Solicitors


Proprietor



महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 74483347406

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



गाव/पेठ : मुलुंड (पुर्व)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१०७०/अ			८१३८.४०	एच-१	—

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६४	[रामचंद्र केशव पाटील.] [नमुबाई केशव पाटील.]
पट्टेदार :	
इतर भार :	—
इतर शेरें :	—

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
28/08/1984	खरेदीने १४१९/७-५-८३ र.रू.५०४०० क्षेत्र १८७२.०० चौ.मी.	एस.आर 1418/7.5.83.. व 139867/- देणार रामचंद्र केशव पाटील व मोरुबाई/रा.पाटील	H [वारसु विकास मंडळ चे भागिदार] [१)श्री आनंद .दत्तात्रय राऊत] [२)श्री.अनिल दत्तात्रय राजे] [३)श्रीमती उषा चंद्रकांत गवंडे]	सही- 17/09/1984 न.भु.अ. मुलुंड
28/08/1984	नमुबाई मयत वारसाने	न.भू.अ. यांचा आदेश वार.प.भू.2 /दि.28/8/84	H १)अनुसुयाबाई हरिचंद्र भोईर २)द्वारका नंदु भोईर	सही- 28/08/1984 न.भु.अ. मुलुंड
02/02/1985	बिनशेती झाल्याकरून झाल्याने ने क्षेत्र १८७२.२ चौ.मि. कमी करून निराळी मिळकत पत्रिका उघडली. व २८-८-८४ च्या नोंदी कमी करून नविन मिळकत पत्रिकेवर घेतल्या.बिनशेती झाल्याने क्षेत्र १८७२.२ चौ.मी.कमी व त्यास सि.स.नं.१०७०/१ दाखल केली.	न.भू.अ. यांचा आदेश क्र.1070/दि.2/2/85		सही- 02/02/1985 न.भु.अ. मुलुंड
31/12/1988	मा. उपविभागीय अधिकारी मुंबई यांचे कडील आदेश क्र. DLN/LND/B-५३८० Dt. १२.८.८८ क्षेत्र १८७२.८० बिनशेती सारा र. रू. ३२.०० प्रतिवर्षी दर १०० चौ.मी. मुदत १.१.८३ ते ३१.७.८८ ची नोंद घेतली.	S.I		सही- 31/01/1989 न.भु.अ. मुलुंड
29/04/2006	अर्ज निवाडा प्रत, ताबे पावती, शासन राजपत्र, ७/१२ उतारा व कार्यालयीन आदेश दि.२९/४/०६ अन्वये मूळ धारकांची नावे कमी करून धारक म्हणून म्हाडा यांचे नांव दाखल केले व सत्ता प्रकार एच-१ दाखल केला.		H मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ (म्हाडा)	फेरफार क्र. ३८१ प्रमाणे सही- 29/04/2006 न.भू.अ.मुलुंड
02/11/2006	अर्ज,जबाब आदेश क्र.न. भू. अ. मु/ मुलुंड (पुर्व) / न. भू. क्र. १०७०अ/ ०६ दि.२/११/०६ अन्वये नांव दाखल.	सहा.दु.नि.कुर्ला मुं.उप.जि.नोदणीकृत दस्त ऐवज क्र.पी बदर 3/299/99 दि.24/4/06 सुची/क्र.2	H भाडेपट्टेदार रोड एकता को ऑ हौ सो लि ९० वर्षा करिता क्षेत्र ७३९.३४ चौ.मी.	फेरफार क्र. ४०१ प्रमाणे सही- 02/11/2006 न.भू.अ.मुलुंड
02/11/2006	अर्ज,जबाब आदेश क्र.न.भू.अ.मु/ मुलुंड (पूर्व) न.भू.क्र. १०७०अ/०६ दि.२/११/०६ अन्वये नांव दाखल.	सहा.दु.नि.कुर्ला- मुं.उप.जि.नोदणीकृत दस्त ऐवज क्र. बदर - 7/5647/1/06 बदर- 7/5648/1/06 दि.19/9/06 सुची/क्र.2	L खरेदी / भाडेपट्टेदार मिठागर रोड स्वप्नपूर्ती को ऑ हौ सो ली ९९ वर्षा करिता क्षेत्र १००१.११ चौ.मी.	फेरफार क्र. ४०२ प्रमाणे सही- 02/11/2006 न.भू.अ.मुलुंड
15/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परीपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५, पुणे दि. १६/२/२०१५ अन्वये मा.उपविभागीय अधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये उपरोक्त दि.३१/१२/१९८८ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी आठ हजार एकशे अडतीस पूर्णांक चार दशांश चौ.मी.दाखल केले.			फेरफार क्र. ९४१ प्रमाणे सही- 15/12/2015 न.भू.अ.मुलुंड

हि मिळकत पत्रिका (दिनांक **02/11/2019 12:11:00 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **27/05/2023 03:05:57 PM**

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर **2209100001692303** हा क्रमांक वापरावा.

हे साक्ष्य सत्य सिद्धितीसाठी सादर केलेले आहे





CHALLAN
MTR Form Number-6



GRN	MH003872512202324P	BARCODE	Date		20/06/2023-10:35:38	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			KRL1_JT SUB REGISTRAR KURLA NO 1			
Location			MUMBAI			
Year			2023-2024 One Time			
Account Head Details			Amount In Rs.			
0030072201 SEARCH FEE			750.00			
Flat/Block No.			gandhi nagar			
Premises/Building			e ward jogeshwari east			
Road/Street			mumbai			
Area/Locality			mumbai			
Town/City/District			PIN			
			4 0 0 0 6 0			
Remarks (If Any)			LAND BEARING S NO 94 AND 96 CTS NO 1070-1070A OF VILLAGE MULUND TAL KURLA FROM 1994 TO2023 FOR 30YRS			
Amount In			Seven Hundred Fifty Rupees Only			
Total			750.00			
Payment Details			SBIEPAY PAYMENT GATEWAY			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN			
Name of Bank			Ref. No.			
Name of Branch			10000502023062001073			
			0185718808115			
			Bank Date			
			RBI Date			
			20/06/2023-10:35:55			
			Not Verified with RBI			
			Bank-Branch			
			SBIEPAY PAYMENT GATEWAY			
			Scroll No. , Date			
			Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9819819220

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता राज्याच्या दर्यासाठी लागू नाही.

SANDEEP ASHOK SHEDGE
SEARCH CLERK

DATE:- 05/08/2023

TO,
M/s. Mehta & Co.
S.P.Center,
Fort,
Mumbai

Re: Investigation of the Title of Property being Land
bearing Survey No. 94 & 96, C.T.S. No. 1070 & 1070A
Village:- Mulund, Taluka:- Kurla.

SIR,

As per your instruction, on taking search in the offices of the Sub
- Registrar of Assurances at Mumbai & Bandra from 1994 to 2023 for Last
30 years & also at Chembur & Nahur from 2002 to 2023 (Computer) for
Last 22 years during course of search I have found following documents
Registered/ Indexed in respect thereof.



(Sandeep A. Shedge)
Search Clerk
Mumbai.

1994 To 2023 For 30 Years at S.R.O. Mumbai

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1994	Book Torn
1995	Nil
1996	Nil
1997	Nil
1998	Some Pages Torn
1999	Nil
2000	Nil
2001	Book Torn
2002	Book Torn
2003	Book Torn
2004	Some Pages Torn
2005	Some Pages Torn
2006	Book Torn
2007	Book Torn
2008	some Pages Torn
2009	Book Torn
2010	Nil
2011	Book Torn
2012	Book Torn
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Index Not Binding
2023	Index II Not Ready

1994 To 2023 For 30 Years at S.R.O. Bandra

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1994	Book Torn
1995	Nil
1996	Nil
1997	Nil
1998	Some Pages Torn
1999	Nil
2000	Nil
2001	Book Torn
2002	Book Torn
2003	Book Torn
2004	Some Pages Torn
2005	Some Pages Torn
2006	Book Torn
2007	Book Torn
2008	some Pages Torn
2009	Book Torn
2010	Nil
2011	Book Torn
2012	Book Torn
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Index Not Binding
2023	Index II Not Ready

BDR3

UNDERTAKING

13/11/1995

2490

1995

DATE OF REGISTRATION:- 30TH NOVEMBER, 1995

M/S. GURUDEV ENTERPRISES

SCHEDULE:- This Document in respect of Land bearing Plot No. 9, Survey No. 94, Hissa No. 1, C.T.S. No. 1071/9 having area 417.70 sq. meter of Village - Mulund.

PBDR3

CONFIRMATION DEED

28/04/1997

0694

1997

DATE OF REGISTRATION:- 21ST JUNE, 2000

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

AND

MULUND SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of building known as Mulund Shree Ganesh Co-operative Society on Land bearing Survey No. 94, C.T.S. No. 1070 having area 413 sq. meters of Village - Mulund.

PBDR3

CONFIRMATION DEED

28/04/1997

0692

1997

DATE OF REGISTRATION:- 21ST JUNE, 2000

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

AND

MULUND SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Building No.6 known as Mulund Shree Ganesh Co-operative Society on Land bearing Survey No. 94-96, C.T.S. No. 1070 having area 384.87 sq. meters of Village - Mulund.

PBDR3

SALE DEED

30/07/1998

P1144

1998

DATE OF REGISTRATION:- 10TH JUNE, 1999

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

TO

CENTRAL WAREHOUSING CORPORATION

SCHEDULE:- This Document in respect of Building No. 4&5 Central Warehousing Corporation having area 826 sq. meters on Land bearing C.T.S. No. 1070 of Village - Mulund.

PBDR3

LEASE DEED

30/07/1998

P1143

1998

DATE OF REGISTRATION:- 10TH JUNE, 1999

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

TO

CENTRAL WAREHOUSING CORPORATION

SCHEDULE:- This Document in respect of Building No. 4&5 Central Warehousing Corporation having area 826 sq. meters on Land bearing C.T.S. No. 1070 of Village - Mulund.

PBDR3

AGREEMENT

19/02/1999

0225

1999

DATE OF REGISTRATION:- 24TH APRIL, 2006

TO

EKTA CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of building known as Ekta Co-operative Housing Society Ltd on Land bearing Survey No. 94 & 96, C.T.S. No. 1070 (P) of Village - Mulund.

2002 To 2023 For 22 Years at S.R.O. CHEMBUR, NAHUR& VIKHROLI(Computer)

2002 - Nil
2003 - Nil
2004 - Nil
2005 - Nil
2006 - Document Entry
2007 - Nil
2008 - Document Entry
2009 - Nil
2010 - Document Entry
2011 - Document Entry
2012 - Document Entry
2013 - Document Entry
2014 - Document Entry
2015 - Nil
2016 - Document Entry
2017 - Document Entry
2018 - Nil
2019 - Nil
2020 - Nil
2021 - Document Entry
2022 - Document Entry
2023 - Document Entry

KRL-02

LEASE DEED

06/02/2006

1270

2006

DATE OF REGISTRATION:- 07TH MARCH, 2006

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

TO

SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LIMITED.

SCHEDULE:- This Document in respect of Building No. 2 & 3 known as Swapnapurti Co-operative Housing Society Limited on Land bearing Survey No. 94 & 96 of Village - Mulund.

KRL-02

COVEYANCE DEED

07/02/2006

1269

2006

DATE OF REGISTRATION:- 07th MARCH, 2006

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

TO

SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LIMITED.

SCHEDULE:- This Document in respect of Building No. 2 & 3 known as Swapnapurti Co-operative Housing Society Limited on Land bearing Survey No. 94 & 96 of Village - Mulund.

KRL-02

RECTIFICATION DEED

19/09/2006

5647

2006

DATE OF REGISTRATION:- 19th SEPTEMBER, 2006

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

TO

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Rectification Deed in respect of Document No. BDR7/1269/2006 dated 07/03/2006 which mention wrong Society name, on Land bearing Survey No. 94 & 96, C.T.S. No. 1070 (P) of Village - Mulund.

KRL-02

RECTIFICATION DEED

19/09/2006

5648

2006

DATE OF REGISTRATION:- 19th SEPTEMBER, 2006

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

TO

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Rectification Deed in respect of Document No. BDR7/1270/2006 dated 07/03/2006 which mention wrong Society name, On Land bearing Survey No. 94 & 96, C.T.S. No. 1070 (P) of Village - Mulund .

KRL-02

CONFIRMATION DEED

03/11/2008

5161

2008

DATE OF REGISTRATION:- 19th SEPTEMBER, 2006

MULUND SHREE GANESH (M.I.G) CO-OPERATIVE HOUSING SOCIETY LTD

TO

ADITYA ENTERPRISES

SCHEDULE:- This Document in respect of Building No.6 known as Mulund Shree Ganesh (M.I.G) Co-operative Housing Society Ltd. on Land bearing Survey No. 94-96, C.T.S. No. 1070 having area 384.87 sq. meters of Village - Mulund.

KRL-02

AGREEMENT

19/04/2010

2954

2010

DATE OF REGISTRATION:- 19th APRIL, 2010

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

TO

M/S. PALAN REALTY PVT. LTD.

SCHEDULE:- This Rectification Deed in respect of Land & Construction of Building No. 2 & 3 on Land bearing Survey No. 94 & 96, C.T.S. No. 1070 (P) of Village - Mulund having land area 1001.11 sq. meter.

KRL-02

CONFIRMATION DEED

17/11/2011

8564

2011

DATE OF REGISTRATION:- 17th NOVEMBER, 2011

MULUND SHREE GANESH (M.I.G) CO-OPERATIVE HOUSING SOCIETY LTD

TO

ADITYA ENTERPRISES

SCHEDULE:- This Document in respect of Building No.6 known as Mulund Shree Ganesh (M.I.G) Co-operative Housing Society Ltd. on Land bearing Survey No. 94-96, C.T.S. No. 1070 having area 384.87 sq. meters of Village - Mulund.

KRL-01 **CONVEYANCE DEED** **16/03/2012**

2499
2012

DATE OF REGISTRATION:- 17th MARCH, 2012

M/S. VASTU VIKAS MANDAL

TO

OM SAI PARAD CO-OPERATIVE HOUSING SOCIETY LIMITED

SCHEDULE:- This Document in respect of Land & Construction of Building known as Om Sai Prasad Co-operative Housing Society Ltd. on Land bearing Survey No. 96, C.T.S. No. 1070 having area 1872.2 sq. meters of Village - Mulund.

KRL-01 **RECTIFICATION DEED** **30/03/2013**

2878
2013

DATE OF REGISTRATION:- 30th MARCH, 2013

M/S. VASTU VIKAS MANDAL

TO

OM SAI PARAD CO-OPERATIVE HOUSING SOCIETY LIMITED

SCHEDULE:- This Rectification Deed in respect of Original Registered Conveyance Deed Document No. 2499/2012 dated 17/03/2012 of Village - Mulund.

KRL-04 **SUPPLEMENTARY AGREEMENT** **25/07/2014**

6711
2014

DATE OF REGISTRATION:- 28th JULY, 2014

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

TO

M/S. PALAN REALTY PVT. LTD

SCHEDULE:- This Supplementary Agreement in respect of Original Registered Agreement Document No. BDR7/2954/2010 dated 19/04/2010 of Village - Mulund.

KRL-04

RECTIFICATION DEED

23/06/2014

8612

2014

DATE OF REGISTRATION:- 10th OCTOBER, 2014

MUMBAI HOUSING & AREA DEVELOPMENT BOARD

TO

DIVINE EXPRESS CO-OPERTIVE HOUSING SOCIETY LTD

SCHEDULE:- This Rectification Deed in respect of Registered Document No. P/4912/1993 dated 06/02/1995 & P/4913/1993 dated 06/03/1995 which mention wrong C.T.S. No. 1070(P) Correct C.T.S. No. 1265 (P).

KRL-04

RECTIFICATION DEED

23/06/2014

8613

2014

DATE OF REGISTRATION:- 10th OCTOBER, 2014

MUMBAI HOUSING & AREA DEVELOPMENT BOARD

TO

DIVINE EXPRESS CO-OPERTIVE HOUSING SOCIETY LTD

SCHEDULE:- This Rectification Deed in respect of Registered Document No. P/4914/1993 dated 21/02/1995 & P/4915/1993 dated 06/03/1995 which mention wrong C.T.S. No. 1070(P) Correct C.T.S. No. 1265 (P).

KRL-04

SALE DEED

18/11/2014

9502

2014

DATE OF REGISTRATION:- 19th NOVEMBER, 2014

M/S. RIPA CONSTRUCTION

TO

SHREE MULUND JALARAM CO-OPERTIVE HOUSING SOCIETY LTD

KRL-04 DEVELOPMENT AGREEMENT 18/11/2014
9503
2014

SHREE MULUND JALARAM CO-OPERTIVE HOUSING SOCIETY LTD

M/S. CHEEDA LIFESTYLE

KRL-02 INDEMNITY BOND 19/03/2016

2747
2016

BRIHANMUMBAI MAHANAGAR PALIKA

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

KRL-02

AFFIDAVIT

30/04/2016

4361
2016

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Building No. 2 & 3 known as Mithagar Road Swapnapurti Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund.

KRL-02

INDEMNITY BOND

30/04/2016

4362
2016

DATE OF REGISTRATION:- 30TH APRIL, 2016

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Building No. 2 & 3 known as Mithagar Road Swapnapurti Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund.

KRL-02

AGREEMENT

03/08/2016

7891
2016

DATE OF REGISTRATION:- 04th AUGUST, 2016

M/S. PALAN REALTY PVT. LTD.
MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

TO

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

SCHEDULE:- This Document in respect of Building No. 2 & 3 known as Mithagar Road Swapnapurti Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund having total area 461.79 sq. meter built up.

KRL-04

RECTIFICATION DEED

27/05/2016

5055
2016

DATE OF REGISTRATION:- 27th MAY, 2016

RIPA CONSTRUCTION

TO

SHREE MULUND JALARAM CO-OPERTIVE HOUSING SOCIETY LTD

SCHEDULE:- This Rectification Deed in respect of Registered Document No. KUR-4/9502/2014 dated 19/11/2014 regarding area mention in it.

KRL-02 DEVELOPMENT AGREEMENT 15/03/2017

6246
2017

DATE OF REGISTRATION:- 20th JUNE, 2017

MITHAGAR ROAD EKTA CO-OPERATIVE HOUSING SOCIETY LTD

TO

M/S. PALAN REALTY PVT. LTD.

SCHEDULE:- This Document in respect of Land & Construction thereon i.e. Building No. 22 Mithagar Road Ekta Co-operative Housing Society Ltd on Land bearing Survey No. 94 & 96, C.T.S. No. 1070 (P) of Village - Mulund having Total area 1196.49 sq. meter.

KRL-04 UNDERTAKING 15/06/2017

6338
2017

DATE OF REGISTRATION:- 15th JUNE, 2017

MITHAGAR ROAD SWAPNAPURTI CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Building known as Mithagar Road Swapnapurti Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund.

KRL-04 INDEMNITY BOND 20/04/2021

7898
2021

DATE OF REGISTRATION:- 20th APRIL, 2021

M/S. PALAN REALTY PVT. LTD.

TO

MUMBAI HOUSING & AREA DEVELOPMENT BOARD

SCHEDULE:- This Document in respect of Building known as Mithagar Road Swapnapurti Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund.

KRL-04

INDEMNITY BOND

27/12/2021

23594

2021

DATE OF REGISTRATION:- 27th DECEMBER, 2021

M/S. PALAN REALTY PVT. LTD.

TO

MUMBAI HOUSING & AREA DEVELOPMENT BOARD

SCHEDULE:- This Document in respect of Building No. 22 Mithagar Road Ekta Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund.

KRL-04

INDEMNITY BOND

27/12/2021

23595

2021

DATE OF REGISTRATION:- 27th DECEMBER, 2021

M/S. PALAN REALTY PVT. LTD.

TO

MUMBAI HOUSING & AREA DEVELOPMENT BOARD

SCHEDULE:- This Document in respect of Building No. 2 & 3 Mithagar Road Swapnapurti Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund.

KRL-04

LEASE DEED

22/08/2022

17413

2022

DATE OF REGISTRATION:- 22ND AUGUST, 2022

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION COMPNAY LIMITED

TO

MITHAGAR ROAD EKTA CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Building No. 22 Mithagar Road Ekta Co-operative Housing Society Ltd on Land bearing C.T.S. No. 1070 (P) of Village - Mulund.

KRL-04

CANCELLATION DEED

12/09/2022

19064
2022

DATE OF REGISTRATION:- 15TH SEPTEMBER, 2022

M/S. CHEEDA LIFESTYLE

TO

SHREE MULUND JALARAM CO-OPERTIVE HOUSING SOCIETY LTD

SCHEDULE:- This Cancellation Deed in respect of Registered Document No. KUR-4/9503/2014 dated 19/11/2014 on Land bearing C.T.S. No. 1070 of Village - Mulund.

KRL-04

DEVELOPMENT AGREEMENT

20/09/2022

19301
2022

DATE OF REGISTRATION:- 21st SEPTEMBER, 2022

**SHREE MULUND JALARAM CO-OPERATIVE HOUSING SOCIETY LTD
& 26 OTHERS**

TO

M/S. ANON INFRA

SCHEDULE:- This Document in respect of Land & Construction thereon i.e. building known as Shree Mulund Jalaram Co-operative Housing Society Ltd on Land bearing Survey No. 1000, C.T.S. No. 1070(P), 1070/4(P) to 13, 1070/15, 1070/18, 1070/22 to 26, 1070/31 to 1070/35 of Village - Mulund having Total area 836 sq. meter.

KRL-04

CANCELLATION DEED

29/06/2022

13923

2022

DATE OF REGISTRATION:- 29TH JUNE, 2022

M/S. ADITYA ENTERPRISES

TO

MULUND SHREE GANESH (M.I.G) CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Cancellation Deed in respect of Registered Document No. BDR7/08564/2011 dated 17/11/2011 on Land bearing C.T.S. No. 1070 of Village - Mulund.

KRL-04

DEVELOPMENT AGREEMENT

29/06/2022

13925

2022

DATE OF REGISTRATION:- 01st JULY, 2022

MULUND SHREE GANESH (M.I.G) CO-OPERATIVE HOUSING SOCIETY LTD

TO

JAYDEEP REALSPACE LLP

SCHEDULE:- This Document in respect of Land & Construction on Land bearing Survey No. 94 & 96, C.T.S. No. 1070 of Village - Mulund having Total area 1174.62 sq. meter.

KRL-04

UNDERTAKING

15/06/2023

12052

2023

DATE OF REGISTRATION:- 15TH JUNE, 2023

MULUND SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Building No. 4, 5 & 6 Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Limited on Land bearing Survey No. 94 & 96, C.T.S. No. 1070-A (part) of Village - Mulund.

KRL-04

UNDERTAKING

15/06/2023

12053
2023

DATE OF REGISTRATION:- 15TH JUNE, 2023

MULUND SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Building No. 4, 5 & 6 Mulund Shree Ganesh (M.I.G.) Co-operative Housing Society Limited on Land bearing Survey No. 94 & 96, C.T.S. No. 1070-A (part) of Village - Mulund.

NOTE:- The Computer Index II for the Year 2023 is Loose, Mix and Not Properly Binding & Maintain yet, So Search taken as per the record available in the offices.

 
(Sandeep A. Shedge)
Search Clerk
Mumbai