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Partners : A. M. Desai • B. D. Damodar • S. S. Vaidya • A. R. Amin • Ms. P. G. Mehta • R. V. Gandhi
C. S. Thakkar • P. S. Damodar • K. S. Vaidya • M. A. Kamdar
Associate Partner : Ms. N. H. Vardhan

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MK/ /2024

To,
MahaRERA,
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400051.

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

LEGAL TITLE REPORT

Sub: Title clearance with respect to all that piece and parcel of leasehold land bearing Plot Nos. 9 to 18 bearing corresponding Survey No. 83A (part) and Survey No. 17 (part), admeasuring in the aggregate 4109.64 sq. mtrs. or thereabouts situated at Sector – 2, Vashi, Navi Mumbai – 400 703 (“**said Property**”).

We have investigated the title of the said Property on the request of our client Promoter Kolte-Patil Nivasti Developers & Builders LLP and the following documents have been furnished to us:-

- 1) Description of the property: All that piece and parcel of leasehold land bearing Plot Nos. 9 to 18 bearing corresponding Survey No. 83A (part) and Survey No. 17 (part), admeasuring in the aggregate 4109.64 sq. mtrs. or thereabouts situated at Sector – 2, Vashi, Navi Mumbai – 400 703 and bounded as follows:

On the North by	:	11 Meters Wide Road
On the East by	:	38 Meters Wide Road
On the South by	:	11 Meters Wide Road
On the West by	:	11 Meters Wide Road
- 2) The documents of the said property:
 - A.
 - (i) Declaration dated 12th December, 1980 filed by City and Industrial Development Corporation of Maharashtra
 - (ii) Deed of Lease of Land dated 18th February 1981 made and entered into between City and Industrial Development Corporation of Maharashtra and (i) Ramchandra V.D. Bakshi and another.
 - (iii) Minutes of the Special General Body meeting dated 15th August, 2015 of the Association.

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- (iv) NOC issued by CIDCO dated 1st October, 2018 for conversion of the B3 Type Apartments Owners Association to a Co-operative Housing Society.
- (v) Deed of Declaration dated 13th February, 2019 given by Shri Sudatt Raut (President) and Mrs Neelam Jaisinghani (Secretary) of B3 Type Apartment Owners Association.
- (vi) Society Registration Certificate dated 28th February, 2019.
- (vii) Supplementary Lease Deed dated 23rd September, 2019 made and entered into between City and Industrial Development Corporation of Maharashtra Limited and Nivasti Tvisa Co-operative Housing Society Ltd.
- (viii) Order dated 23rd September, 2022 passed by Deputy Registrar, Co-operative Housing Societies under Section 79(A) of the Co-Operative Societies Act, 1960;
- (ix) Letter dated 30th January 2023 addressed by Nivasti Tvisa Co-Operative Housing Society to Managing Director, CIDCO.
- (x) Revalidated NOC dated 16th October 2023.
- (xi) Redevelopment Agreement dated 13th June 2023 executed between Nivasti Tvisa Co-operative Housing Society Ltd. and M/s Nivasti Developers & Builders LLP (now known as Kolte-Patil Nivasti Developers & Builders LLP).
- (xii) Specific Power of Attorney dated 13th June 2023 executed by Nivasti Tvisa Co-operative Housing Society Ltd. in favour of M/s Nivasti Developers & Builders LLP (now known as Kolte-Patil Nivasti Developers & Builders LLP).
- (xiii) Agreement of Limited Liability Partnership dated 10th June 2022
- (xiv) Deed of Reconstitution dated 20th August 2022
- (xv) Deed of Admission cum Retirement dated 10th November 2022
- (xvi) Supplemental Deed of Reconstitution of Limited Liability Partnership dated 11th November 2022
- (xvii) Form 4 filed with the ROC for re-constitution of the LLP vide the Deed of Reconstitution dated 20th August 2022 and Form 3 and Form 4 filed with the ROC for re-constitution of the LLP vide the Deed of Reconstitution dated 10th November 2022;
- (xviii) Fresh Certificate of Incorporation dated 31st May 2024 issued by the Registrar of Companies

B. 7/12 Extract dated 1st June 2024 has been examined.

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As per the 7/12 extract name of CIDCO is mutated as the Owner.

- C. We have taken Searches at the Sub-registrar Office through Simply Cersai who have issued their Search Report dated 31st October 2022 and 19th April 2024.
- 3) On perusal of documents and all other relevant documents relating to title of the said property, we are of the opinion that:-
- (i) Owner of the said Property:
By virtue of the Order bearing No. RB/WS/IV/651/72 dated 15th April, 1972 passed by the Collector of Thane, it can be said that the City and Industrial Development Corporation of Maharashtra ('CIDCO') is the owner of the said Property;
- (ii) Lessee of the said Property:
Subsequently, by virtue of the Supplemental Lease Deed dated 23rd September, 2019, executed by CIDCO in favour of Nivasti Tvisa Co-operative Housing Society Limited, Nivasti Tvisa Co-operative Housing Society Limited became the Lessee in respect of the said Property for the residual period of approximately 60 years, that is, till 17th February, 2041;
- (iii) Qualifying Comment:
By a Redevelopment Agreement dated 13th June 2023, the Promoter namely Kolte-Patil Nivasti Developers & Builders LLP (formerly known as M/s Nivasti Developers & Builders LLP) has got absolute right and full power to develop the said Property, construct buildings thereon as per duly sanctioned building plans.
- 4) The report reflecting the flow of title of Nivasti Tvisa Co-operative Housing Society Limited as the lessees to the said Property and the right of Kolte Patil Nivasti Developers & Builders LLP as the Promoter of the said Property, is enclosed herewith as Annexure.

Encl:

Annexure

Search Reports dated 31st October 2022 and 19th April 2024

Date: 21st June 2024

Yours faithfully,
Kanga and Company

Mahamdar
Partner

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FORMAT-A

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

1. 7/12 extract as on 1st July 2024 of application for registration.
2. As per the 7/12 extract name of CIDCO is mutated as the Owner.
3. We have taken Searches at the Sub-registrar Office through Simply Cersai who have issued their Search Report dated 31st October 2022 and 19th April 2024.
4. **Title Flow:**
 - (i) It appears that by an Order dated 15th April 1972 bearing Reference No. RB/WS/IV/651/72, the Collector, Thane vested in favour of City and Industrial Development Corporation of Maharashtra Ltd. ("CIDCO") several lands including the said Property for the purpose of development and disposal. It is to be noted that the copy of the said Order has not provided to us for our inspection and we have procured this information from the Redevelopment Agreement dated 13th June 2023.
 - (ii) Thereafter, it appears that CIDCO constructed 10 (ten) buildings of B3 Type being building nos. 1 to 10 on the said Property. Each of the aforesaid buildings comprise of ground plus three upper floors and have 16 residential apartments in each building aggregating to a total of 160 residential apartments. Upon completion of construction of the said buildings, CIDCO sold the said 160 residential apartments to individual purchasers vide registered agreements for sale and handed over possession of individual residential apartments to such apartment purchasers. The above information has been gathered from the Redevelopment Agreement dated 13th June 2023. The said 160 Apartment Owners of B3 came together and formed amongst themselves an Association of apartment purchasers known as B3 Type Apartments Owners Association ("Association").
 - (iii) It appears that upon the promulgation of the City and Industrial Development Corporation of Maharashtra Limited (Leases of land to Co-operative Housing Society) Regulations, 1995, CIDCO was empowered to lease the lands vested

in them in favour of co-operative society. The said regulations were amended from time to time.

- (iv) By a Deed of Declaration dated 12th December, 1980, CIDCO subjected the said Property including the undivided interest in common areas and amenities to the provisions of the Maharashtra Apartment of Ownership Act, 1970 by filing the said Declaration dated 12th December, 1980 as per Section 11 of the Apartment Ownership Act, 1970 and named the condominium as B3 Apartments, Sector 2, Condominium. The said Declaration was duly registered with the concerned office of the Sub-Registrar of Assurances at Thane under Serial No. P-121 wherein the residential apartments were given exclusive rights to their apartments and the undivided common areas and facilities more specifically stated in the Declaration dated 12th December, 1980.
- (v) By and under a Deed of Lease dated 18th February, 1981 made between CIDCO therein referred as the Corporation of the One Part and Rameshchandra V. D. Bakshi acting on behalf of the Association and another therein referred to as the Lessees of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 59 of 1981 in original and bearing Serial No. 60 of 1982 in duplicate, the CIDCO granted lease of the said Property unto the Lessee for a period of 60 (sixty) years commencing from the date of execution thereof on the terms and conditions more specifically stated therein. The Deed of Lease does not expressly mention that Mr. Rameshchandra V.D. Bakshi was acting on behalf of the Association, however, it appears that Mr. Rameshchandra V.D. Bakshi acted on behalf of the Association from the Supplementary Lease Deed dated 23rd September, 2019.
- (vi) It appears that since the buildings were more than 40 years old, majority members of the Association unanimously decided to carry out redevelopment of the said old buildings by demolishing the existing structures, by adopting the procedure for redevelopment, floating tenders by placing advertisement in newspapers for appointing a suitable developer and majority of the members of the said Association separately gave irrevocable consent to the President/Secretary of the Association. The above information has been gathered from the Redevelopment Agreement dated 13th June 2023.
- (vii) At the Special General Body Meeting dated 15th August, 2015, it was unanimously resolved by the members of the Association that the Association be converted into a Co-Operative Housing Society.
- (viii) By a Special General Body Meeting held on 9th October, 2016, the members of the said Association unanimously resolved to appoint M/s. Nivasti Developers LLP as the Developer. We have not been provided with a copy of the minutes of the Special General Body Meeting held on 9th October, 2016. The above information has been gathered from the Redevelopment Agreement dated 13th June 2023.

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- (ix) Thereafter, the said Association applied to CIDCO vide their letters dated 19th December 2017 and 17th January 2018 whereby they sought for NOC/permission from CIDCO for the purpose of conversion of the said Association to a Co-Operative Housing Society. We have not been provided with a copy of the letter dated 17th January 2018 and the information for the same has been gathered from the Redevelopment Agreement dated 13th June 2023.
- (x) By its letter bearing reference no. CIDCO/EMS/Apt/Vashi/2018/1265 dated 1st October 2018, CIDCO granted its no-objection for conversion of the said Association to a Co-operative Housing Society and granted its permission to the Association to submit their proposal to the Joint Registrar Co-operative Societies, CIDCO for the purposes of registering their Society along with the list of members of the Association.
- (xi) By a Deed of Declaration dated 13th February 2019 registered with the office of Sub-Registrar of Assurances at Thane under Serial No. 1895 of 2019, the said Association was dissolved and the rights, title and interest of the said Association were transferred and assigned in favour of the Society namely Nivasti Tvisa Co-operative Housing Society Limited.
- (xii) By a Certificate of Registration dated 28th February 2019 bearing no. NBOM/CIDCO/HSG(T.C)/7848/JTR/YEAR2018-2019 issued by the Co-Registrar, Co-Operative Society (CIDCO), Navi Mumbai, the Society came to be registered under the Maharashtra Co-operative Societies Act as a "Tenant Co-operative Housing Society" and named as Nivasti Tvisa Co-operative Housing Society Limited ("**Society**") and the first General Body Meeting of the Society was held on 5th May 2019.
- (xiii) The Society thereafter entered into a Supplementary Lease Deed dated 23rd September, 2019 with CIDCO to take on record the changes in the constitution of the original lessee i.e. from the said Association to the Society and to bring on record the new details of the lessee i.e. Nivasti Tvisa Cooperative Housing Society Limited. This Supplementary Lease Deed specifically records that the terms and conditions of the Principal Lease Deed dated 18th February, 1981 executed between CIDCO and the said Association, shall be binding the Society. The aforesaid Supplementary Lease Deed is registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. 13644 of 2019.
- (xiv) The Society in its meeting held on 3rd August 2022 decided to redevelop the said Property by following the provisions of Section 79(A) of the Maharashtra Co-Operative Societies Act, 1960.
- (xv) The Society vide its letter dated 30th January 2023, bearing number NTCHSLTD/CIDCO/42/2023 addressed to the Managing Director, CIDCO Ltd., requested him revalidate the NOC for redevelopment issued on 24th

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November 2021 as the Society was in place for executing the Development Agreement.

- (xvi) The Divisional Officer (Vashi), CIDCO, vide his letter dated 16th October 2023, revalidated the redevelopment NOC as per the terms and conditions more specifically mentioned therein.
- (xvii) The Society conducted its Special General Body Meeting in the presence of Mr. Mahesh Bhoir deputed by the Deputy Registrar and an order dated 23rd September, 2022 was issued by Deputy Registrar, Co-operative Housing Societies, Ward "T" granting its no-objection for the redevelopment of the said Property and the selection of the developer..
- (xviii) In pursuance of the aforesaid order issued by the Deputy Registrar, Co-Operative Housing Societies, Ward "T", the Society unanimously selected M/s. Nivasti Developers & Builders LLP (formerly known as M/s. Nivasti Developers LLP) ("**Developer**") for redevelopment of the Society.
- (xix) By a Redevelopment Agreement dated 13th June 2023 entered into by and between the Society and the Developer and registered with the Sub-Registrar of Assurances, at Thane bearing Sr. No. 11435/2023, the Society granted development rights with respect to the said Property to the Developer on the terms and conditions mentioned therein.
- (xx) The Society simultaneously executed a Specific Power of Attorney in favour of the Developer dated 13th June 2023 which is registered with the Sub-Registrar of Assurances, Thane bearing no. 11436/2023 whereby the Society granted in favour of the Developer certain powers as more specifically mentioned therein to enable the Developer to carry out certain acts, deeds, matters and things for the redevelopment of the said Property.
- (xxi) Limited Liability Partnership Agreements
 - i. By an Agreement of Limited Liability Partnership dated 10th June 2022 made between Ashwin Prabhudas Vora therein referred to as the Party of the First Part, Rajesh Narendra Vora therein referred to as the Party of the Second Part, Nimish Pravinchandra Vora therein referred to as the Party of the Third Part and Shyam Lalit Vora therein referred to as the Party of the Fourth Part, Nivasti Developers & Builders LLP ("**said LLP**") was formed with the object of *inter-alia* carrying out the work of construction development and redevelopment.
 - ii. By a Deed of Reconstitution dated 20th August 2022 made between Ashwin Prabhudas Vora therein referred to as the Continuing Partner No.1 of the First Part, Rajesh Narendra Vora therein referred to as the Continuing Partner No.2 of the Second Part, Nimish Pravinchandra Vora therein referred to as the Continuing Partner No.3 of the Third Part and Shyam Lalit Vora therein referred to as the Continuing Partner No.4 of the Fourth Part and Kolte Patil Developers Limited therein referred to as the Incoming Partner/KPDL of the

Fifth Part and M/s. Nivasti Developers & Builders LLP therein referred to as the LLP of the Sixth Part, Kolte Patil Developers Limited was admitted as a partner of the said LLP as per the terms and conditions mutually agreed between the aforesaid Continuing Partners and Incoming Partner and as more specifically mentioned therein.

- iii. By a Deed of Admission cum Retirement dated 10th November 2022 made between Ashwin Prabhudas Vora therein referred to as the Continuing Partner No. 1 of the First Part, Shyam Lalit Vora therein referred to as the Continuing Partner No.2 of the Second Part, Mr. Rajesh Narendra Vora therein referred to as the Continuing Partner No.3 of the Third Part, Kolte Patil Developers Limited therein referred to as the Continuing Partner No.4/KPDL of the Fourth Part, Nimish Pravinchandra Vora therein referred to as the Retiring Partner of the Fifth Part and Rohan Tejas Vora therein referred to as the Incoming Partner of the Sixth Part and M/s. Nivasti Developers & Builders LLP therein referred to as the LLP of the Seventh Part, said Nimish Pravinchandra Vora retired from the said LLP by assigning and transferring his share in the LLP to the Incoming Partner i.e. Rohan Tejas Vora was admitted as a partner in the said LLP and as per the terms and conditions as more specifically mentioned therein.
- iv. By a Supplemental Deed of Reconstitution of Limited Liability Partnership dated 11th November 2022 made between Ashwin Prabhudas Vora therein referred to Partner No.1 of the First Part, Shyam Lalit Vora therein referred to as Partner No.2 of the Second Part, Rohan Tejas Vora therein referred to as Partner No.3 of the Third Part, Rajesh Narendra Vora therein referred to as Partner No. 4 of the Fourth Part and Kolte Patil Developers Limited therein referred to as Partner No. 5/KPDL of the Fifth Part and M/s. Nivasti Developers & Builders LLP therein referred to as LLP of the Sixth Part, inter-alia the profit sharing ratio of the LLP and other terms of the LLP Agreement as more specifically mentioned therein were modified.
- v. The name of the LLP has changed from M/s. Nivasti Developers & Builders LLP to Kolte-Patil Nivasti Developers & Builders LLP. A fresh certificate of incorporation consequent upon change of name was issued by the Registrar of the Companies on 31st May, 2024 to that effect.

(xxii) Conclusion:

In view of what is stated herein above and on perusal of the abovementioned documents, we are of the opinion that City and Industrial Development Corporation of Maharashtra ('CIDCO') is the owner of the said Property and by virtue of the Supplemental Lease Deed dated 23rd September 2019, executed by CIDCO in favour of Nivasti Tvisa Co-operative Housing Society Limited, Nivasti Tvisa Co-operative Housing Society Limited is the present Lessee in respect of the said Property for the residual period of approximately 18 years that is till 17th February, 2041 and by a Redevelopment Agreement dated 13th June 2023, Kolte Patil Nivasti Developers & Builders LLP (formerly known as M/s. Nivasti Developers & Builders LLP) have been appointed by the Society as the developer for the purposes of the proposed redevelopment

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of the said Property and are entitled to sell the free sale components therein and receive full consideration in regards thereto.

5. Any other relevant title: -

ENCUMBRANCES:

We did not find any encumbrance on the said Property.

SUIT AND LITIGATIONS:

We have been given to understand that as on date of issuance of this Report, the said Property is not the subject matter of any pending litigation or dispute or attachment either before or after judgment nor is there any restraint order or injunction passed by any court or authority pertaining to the said Property or any part thereof.

Date: 21st June 2024

Yours faithfully,
Kanga and Company


Partner

Simply Cersai

SRO Search Report Contact : 9137228391 Mail: simplycersai@gmail.com

Date: 31/10/2022

Sub: Investigation of title piece or parcel of the land and structure bearing Gut & Survey No. 83/A (Pt), Plot No. 1 To 18, Sector 2, Situated in Village Vashi, Taluka & District Thane.

Dear Sir,

As per your instructions, I have taken the search of above mentioned property at Thane S.R.O. 3, 6, 8, Manual Record from the year 1993 to 2001 (09 years) & Thane S.R.O. 3, 6, 8, 11, 13 Computer/physical Record from the year 2002 to 2022 (21 years).

While taking searches, I have found following documents Registered / Indexed therein pertaining to the aforesaid land however some entries were found pertaining to other land but the same is not captured here as they are not related to the said land.

Search taken at Sub-Registrar's Office at Thane S.R.O. 3, 6, 8
Manual Record from the year 1993 to 2001 (09 Years).

1993] NIL-S.P.T.
1994] TORN
1995] ENTRY

TNN-3-445	Deed Of Apartment	24.02.1995
1995	AV. 180000/-	16.03.1995
	MV. /-	

Mr. Nagpal Jayakumar Surup Singh.

To

Mr. Suresh J Donadkar.

Schedule: Property bearing Survey No. 83/A, Plot No. 1 To 18,
Sector 2, Apa. No. B-3/8/0:4, Situated in Village Vashi,
Taluka & District Thane. Area 29.4 Sq Mtr

1996] NIL-S.P.T.
1997] NIL-S.P.T.
1998] NIL-S.P.T.
1999] ENTRY

TNN-3-6554	Conveyance	10.08.1999
1999	AV. 400000/-	12.08.1999
	MV. /-	

Mr. Shaqeel Irshad Ahmad Khan, Mr. Khalil Irshad
Ahmad Khan.

To

Mr. Yakub Zainuddin Qureshi, Mr. Faizuddin Zainuddin
Qureshi & Others.

Schedule: Property bearing Gut & Survey No. 17 (Pt), Plot No.
83A, Apartment No. B-3/10/3, Ground Floor, B-3 Type,
Owners Association, Situated in Village Vashi, Taluka &
District Thane. Area 29.4 Sq Mtr

2000] ENTRY

TNN-3-1271 Conveyance 01.02.2000

2000 AV. 18000/- 01.02.2000

MV. /-

Mr. Asim Yankub Qureshi.

To

Mrs. Sunita Vijay Bansal, Mr. Vijay Kumar Om Parkash
Agarwal.

Schedule: Property bearing Gut No. B-3/10/0:3, Plot No. 83A,
Sector 2, Situated in Village Vashi, Taluka & District
Thane. Area 4764.00 Sq Mtr

2001] NIL-S.P.T.

Search taken at Sub-Registrar's Office at Thane S.R.O. 3, 6, 8,
11, 13 Computer/Physical Records from the year 2002 to 2022
(21 years).

2002] NIL

2003] NIL

2004] NIL

2005] ENTRY

TNN-3-373 Conveyance Deed 14.01.2005

2005 AV. 1/- 14.01.2005

MV. 0/-

Mr. Harmoinder Singh Premsingh Vasan.

To

Mr. Bhaskar P. Bhoir, Mrs. Indira Pandurang Bhoir.

Schedule: Property bearing Doc No. 7779/04, Gut No. 83, Plot No.
9 To 18, Apartment Type B-3(i)/1/3:1, 3rd Floor,
Building No. 3, Sector 2, Situated in Village Vashi,
Taluka & District Thane. Area 29.40 Sq Mtr

TNN-3-1224	Apartment Deed	10.02.2005
2005	AV. 23870/-	15.02.2005
	MV. 0/-	

CIDCO Ltd. Through Mr. D. A. Karandikar.
To
Mrs. Muktabai Raghunath Kamble.

Schedule: Property bearing Plot No. 83(Pt), Plot No. 1 To 8,
Apartment Type C-1/9/2:4, 2nd Floor, Sector 2,
Situated in Village Vashi, Taluka & District Thane. Area
33.30 Sq Mtr

2006	]	NIL
2007	]	ENTRY

TNN-3-3151	Conveyance Deed	03.05.2007
2007	AV. 500000/-	04.05.2007
	MV. 514000/-	

Mr. K Swami Sankar Through Power Mr. Jayeshwant
Singh Khangura.
To
Mr. Jayeshwant Singh Khangura.

Schedule: Property bearing Gut No. 83A, Plot No. 9 To 18,
Apartment Type B-3, Building No. 3, Sector 2, Situated
in Village Vashi, Taluka & District Thane. Area 24.40 Sq
Mtr

TNN-11-4076	Gift Deed	11.07.2007
2007	AV. 1/-	11.07.2007
	MV. 919000/-	

Mrs. Indira Madhav Phanse Through Power Mr. Nilesh
Chhaburao Bhojane.
To
Mr. Nilesh Chhaburao Bhojane.

Schedule: Property bearing Gut No. 17, Plot No. 1 To 8, Flat No.
C-2 B/4/0:1, Sector 2, Situated in Village Vashi, Taluka
& District Thane. Area 37.50 Sq Mtr

2008] ENTRY

<u>TNN-8-414</u>	<u>Conveyance Deed</u>	<u>31.12.2007</u>
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2008	AV. 900000/-	16.01.2008
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MV. 823500/-

Mr. Kenneth E. Jacob Through Power Mr. Ramesh B.
Gupta.

To

Mr. Ramesh Bhagwandas Gupta.

Schedule: Property bearing Gut No. 83A, Flat No. B-3/6/2:2, 2nd
Floor, Sector 2, Situated in Village Vashi, Taluka &
District Thane. Area 29.4 Sq Mtr

<u>TNN-8-4788</u>	<u>Conveyance Deed</u>	<u>05.08.2008</u>
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2008	AV. 1500000/-	05.08.2008
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MV. 1332000/-

Mr. Vijesh Fernandes Through Power Mrs. Lavina Vijesh
Fernandes.

To

Mr. Sholah Abdul Ahmed Khan.

Schedule: Property bearing Gut No. 17, Plot No. 9 To 18,
Apartment No. 2:3, 2nd Floor, Building Type C-1,
Sector 2, Situated in Village Vashi, Taluka & District
Thane. Area 33.30 Sq Mtr

<u>TNN-8-7885</u>	<u>Conveyance Deed</u>	<u>31.12.2008</u>
2008	AV. 225000/-	31.12.2008
	MV. 348000/-	

Mr. Dharendra Kumar Sharma Through Power Mr.
Subramani Shrinivas.

To

Mr. Subramani Shrinivas.

Schedule: Property bearing Gut No. 83A, Plot No. 9 To 18,
Apartment No. 3:1, 3rd Floor, Sector 2, Situated in
Village Vashi, Taluka & District Thane. Area 29.40 Sq
Mtr

2009	]	NIL
2010	]	NIL
2011	]	ENTRY

<u>TNN-6-2239</u>	<u>Apartment Deed</u>	<u>04.05.2011</u>
2011	AV. 18000/-	05.05.2011
	MV. 0/-	

CIDCO.

To

Mr. Harishchandra B Falwadia.

Schedule: Property bearing Gut No. 83A, Plot No. 9 To 18,
Apartment No. B-3/3/2:4, 2nd Floor, Building No. 3/3,
Sector 2, Situated in Village Vashi, Taluka & District
Thane. Area 29.4 Sq Mtr

2012] ENTRY

TNN-3-6946 Conveyance Deed 11.10.2012

2012 AV. 195000/- 11.10.2012

MV. 1482000/-

Mrs. Subaiya Muthukutty Through Power Mr. Narendra
Kumar Gupta.

To

Mr. Narendra Kumar Gupta.

Schedule: Property bearing Gut No. 83A, Plot No. 9 To 18,
Apartment No. B-3/8/3:2, 3rd Floor, Building No. 8,
Sector 2, Situated in Village Vashi, Taluka & District
Thane. Area 29.4 Sq Mtr

2013] ENTRY

TNN-6-3896 Deposit Of Title Deed 23.08.2013

2013 AV. 40000000/- 23.08.2013

MV. 0/-

Mr. Ramesh Bhagwandas Gupta, Mrs. Sarita Ramesh
Gupta.

To

L & T Finance Mumbai Through Branch Manager Mr.
Yashodhan M. Chavan.

Schedule: Property bearing 1) Plot No. 1 To 8, Apartment 1:1, C
2B/4, 1st Floor, Sector 2, Area 42.61 Sq Mtr 2) Gut No.
83A, Plot No. 310 To 315, Apartment No. 255, S S-4
Type, Area 36 Sq Mtr Situated in Village Vashi, Taluka
& District Thane.

2014] NIL

2015] ENTRY

TNN-6-1225 Agreement For Sale 04.03.2015

2015 AV. 4950000/- 04.03.2015

MV. 2924000/-

Mr. Gyandev Laxman Desai, Mrs. Suman Gyandevi
Desai.

To

Mr. Vasant Manji Bandra.

Schedule: Property bearing Gut No. 83A, Plot No. 1 To 8, Flat No.
C- 2A/3/0:2, C1 & C2 Type Apartment Owners
Association, Sector 2, Situated in Village Vashi, Taluka
& District Thane. Area 33.30 Sq Mtr

2016] ENTRY

TNN-6-11377 Reconveyance 07.12.2016

2016 AV. 1/- 08.12.2016

MV. 1/-

L & T Finance Ltd. Mumbai Through Mr. Anirudh Bharat
Manjare.

To

Mr. Ramesh Bhagwandas Gupta, Mrs. Sarita Ramesh
Gupta.

Schedule: Property bearing 1) Survey No. 83 A, Plot No. 310 To
315, Apartment No. 255, Building Type S S-4, Sector
2, 1) Area 36 Sq Mtr, 2) Survey No. 83 A, Plot No. 1 To
8, Apartment No. 1:1, 1st Floor, Building Type C-2B,
Situated in Village Vashi, Taluka & District Thane. Area
42.61 Sq Mtr

2017] ENTRY

TNN-11-3724 Leave & License 13.04.2017

2017 AV. 27300/- 13.04.2017

MV. 100000/-

Dr. Devdutt Sitaram Bhadlikar (HUF).

To

Mr. Sukumar Babasaheb Munje.

Schedule: Property bearing Survey No. 83 A(Pt), Plot No. 1 To 8,
Apartment No. C-1/12/1:2, Sector 2, Situated in
Village Vashi, Taluka & District Thane.

2018] NIL

2019] ENTRY

TNN-3-19499 Affidavit 31.10.2019

2019 AV. 1/- 12.12.2019

MV. 0/-

M/s. C1 & C2 Type Apartment Owners Associates

Through President Mr. A C Doshi & Others.

To

.....

Schedule: Property bearing Survey No. 83 A(Pt), Plot No. 1 To 8,
Sector 2, Situated in Village Vashi, Taluka & District
Thane. Area 5694.90 Sq Mtr

2020] NIL

2021] ENTRY

TNN-3-2046 Gift Deed 29.01.2021

2021 AV. 100/- 29.01.2021

MV. 1878660/-

Mr. Manoharlal Nathulal Jain.

To

Mr. Ankit Manoharlal Jain.

Schedule: Property bearing Gut No. 83 A, Plot No. 9 To 18, 2nd
Floor, Apartment No. B-3/7/2:1, Building No. 3/7,
Sector 2, Situated in Village Vashi, Taluka & District
Thane. Area 29.4 Sq Mtr

TNN-3-17030 Leave & License 13.10.2021

2021 AV. 55000/- 13.10.2021

MV. 150000/-

Mr. Bharat K. Doshi.

To

Mr. Ketul Vinod Shah.

Schedule: Property bearing Gut No. 83 A, Plot No. 1 To 8, Ground
Floor, C 2 Type, Sector 2, Situated in Village Vashi,
Taluka & District Thane. Area 37.50 Sq Mtr

2022] NIL

Disclaimer: The Physical search conducted at the respective Sub
Registrar offices are restricted to documents /books
made available and are in proper maintained condition.
Please note that the records in mutilated/ torn
condition would not be part of this search and would
be mentioned as Torn or S.P.T (Some Pages Torn).

The Online IGR search is restricted to data available
online during the time of the search as per the website
of Maharashtra government. There could be instances
due to technical issues on the website some entries
may not show up during our searches, in such
instances we are totally relying on the information
available on the IGR website and would be only
capturing the entries available at the time of our
searches.

Simply Cersai

SRO Search Report Contact : 9137228391 Mail: simplycersai@gmail.com

Date: 19/04/2024

Sub: Investigation of title piece or parcel of the land and structure bearing Gut & Survey No. 83/A (Pt), Plot No. 1 To 18, Sector 2, Situated in Village Vashi, Taluka & District Thane.

Dear Sir,

As per your instructions, I have taken the search of above mentioned property at Thane S.R.O. Computer/Physical Record from the year 2022 to 2024 (03 years).

While taking searches, I have found following documents Registered / Indexed therein pertaining to the aforesaid land and structure however some entries were found pertaining to other land and structure but the same is not captured here as they are not related to the said land and structure.

Search taken at Sub-Registrar's Office at Thane S.R.O.
Computer/Physical Records from the year 2022 to 2024 (03
years).

2022] ENTRY

TNN-3-7382 Lease Deed 31.03.2022

2022 AV. 0/- 22.04.2022

MV. 1/-

M/s. Riviera CHSL Through Chairman Mr. Nilesh K.
Bhojane & Others.

To

City & Industrial Development Corporation Of
Maharashtra Ltd. Through Estate Officer Mrs. Rachna
Jagajivan Mhatre.

Schedule: Property bearing Plot No. 1 To 8, Sector No. 2,
Situating at Village Vashi, Taluka & District Thane. Area
5694.90 Sq Mtr

2023] ENTRY

TNN-3-11435 Development Agreement 13.06.2023

2023 AV. 523623500/- 13.06.2023

MV. 530641500/-

M/s. Nivasti Twisa CHSL Through President Mrs.
Mangal Inderjit Kaur & Others.

To

M/s. Nivasti Developer & Builders LLP. Through Partner
Mr. Mahendra Kumar Chauhan & Others.

Schedule: Property bearing Survey No. 83A(P), 17(P), Plot No. 1
To 8, Sector No. 2, Situating at Village Vashi, Taluka &
District Thane. Area 4109.64 Sq Mtr

2024] NIL

Disclaimer: The Physical search conducted at the respective Sub Registrar offices are restricted to documents /books made available and are in proper maintained condition. Please note that the records in mutilated/ torn condition would not be part of this search and would be mentioned as Torn or S.P.T (Some Pages Torn).

The Online IGR search is restricted to data available online during the time of the search as per the website of Maharashtra government. There could be instances due to technical issues on the website some entries may not show up during our searches, in such instances we are totally relying on the information available on the IGR website and would be only capturing the entries available at the time of our searches.