

ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

Chamber No.8, 3rd Floor, Bhagyodaya Building, 79, Nagindas Master Road,
Fort, Mumbai-400001.

Email- suryavanshilegal@gmail.com

Tel. No.98920 54995

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FORMAT- A

(Circular No.: -28/2021)

To

Maharashtra Real Estate Regulatory Authority

6th and 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (East), Mumbai 400051

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to all that piece and parcel of land bearing survey number 430(part) and 274 (part), corresponding to CTS No.973/3, admeasuring 2560 square yards equivalent to 2140.16 square meters as per Conveyance Deed dated 15th December 1987 and admeasuring 2204.90 square meters as per Property Registered Card dated 26th March 2019 and now physically admeasuring 1890.10 sq mtrs, lying, being and situate at village Bandra 'B' Ward, Taluka Andheri, within the Registration district and Sub-District of Mumbai, lying being and situate at Saint John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400050 (**hereinafter referred to as the "said Land"**) together with three (3) buildings standing thereon known as "Baug- E-Rehmat" with ground p/us three (3) upper floors, "Gulnar A" with ground p/us two (2) upper floor and "Gulnar B" with ground p/us three (3) upper floors, along with pump rooms, a watchman's cabin, a society office and other structures standing thereon, (**hereinafter referred to as the "said Building"**). The said Land and the said Building along with other ancillary structures standing thereon are hereinafter collective referred as the "**said Property**". The said Property is bounded as follows. On or towards East: By CTS No. 973/2; On or towards West: By St. John Baptist Road and Kadeshwari Mandir Marg; On or towards North: By CTS No. 973/1; On or towards South: By CTS No. 978, 978 (part), 973/1 1, 975 and 976

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A. I have investigated the title of the said property on the request of my client Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) (hereinafter referred to as “DEVELOPER”), a public limited company having CIN No. U70101MH2003PLC141547, duly incorporated under the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, having its registered office at Unit No. 1001, 10th Floor, DLH Park, S.V Road, Opp Goregaon MTNL, Mumbai 400 104, and following documents i.e.: -.

1. DESCRIPTION OF THE SAID PROPERTY.

All that piece and parcel of land bearing survey number 430(part) and 274 (part), corresponding to CTS No.973/3, admeasuring 2560 square yards equivalent to 2140.16 square meters as per Conveyance Deed dated 15th December 1987 and admeasuring 2204.90 square meters as per Property Registered Card dated 26th March 2019 and now physically admeasuring 1890.10 sq mtrs, being and situate at village Bandra 'B' Ward, Taluka Andheri, within the Registration district and Sub-District of Mumbai, lying being and situate at Saint John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400050. The said Property is bounded as follows. On or towards East: By CTS No. 973/2; On or towards West: By St. John Baptist Road and Kadeshwari Mandir Marg; On or towards North: By CTS No. 973/1; On or towards South: By CTS No. 978, 978 (part), 973/1 1, 975 and 976.

2. DOCUMENTS OF ALLOTMENT OF THE SAID PROPERTY

- a. Gift Deed dated 28th January 1959 executed by and between Mr. Mohamed Abubakar Chandiwalwa (Donor) AND Mrs. Khurshid and Mr. Yusuf Ismail alias Mr. Mohamed Yusuf Ismail Merchant duly registered with the Sub-Registrar of Assurances at Mumbai under Register No. 703 of Book No. 7 on 13th February 1959.
- b. An indenture dated 07th April 1962 executed by and between Mr. Yusuf Abubakar Chandiwalwa and Mr. Aziz Abubakar Chandiwalwa (Releasors) AND Mr. Mohamed Abubakar Chandiwalwa (Releasee) duly registered with the sub registrar of assurances at Mumbai under 1056/1962.

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- c. Indenture of Mortgage dated the 1st day of November, 1962, registered with the Office of the Sub-Registrar of Assurances at Bombay under Registration No. BOM-R-3211-1962, Mr. Yusuf Ismail Mahomed alias Saudagar and Mrs. Khurshid Yusuf Ismail, his wife (hereinafter collectively referred to as the 'Mortgagors') of the One Part, and Mrs. Fatmabai Dawoodbhai Fazal, Mr. Esmail Abdul Karim Panju, Mr. Y.C. Chinwala, and Mr. Dawood G. Ismail, all adult inhabitants of Bombay and Trustees of the Peroomahomed and Fazal Peroomahomed Charity Trust (hereinafter referred to as the 'Mortgagees') of the Other Part
- d. An indenture dated 15th December 1987 executed by and between Mrs. Khurshid and Mr. Yusuf Ismail alias Mr. Mohamed Yusuf Ismail Merchant (the Vendors therein) and The Bandra Gul-E-Baug Co-operative Housing Society Limited (the Purchasers therein) duly registered with the sub registrar of assurances at Mumbai bearing registration number 5074/87.
- e. Re-Development Agreement dated 06.06.2024 executed by and between Bandra Gul-E-Baug Co-operative Housing Society Limited (Society) and Pranav Constructions Private Limited now known as Pranav Constructions Limited (Developer) duly registered under serial No. BDR- 18 10177 -2024 with the Sub Registrar of Assurances at Andheri, Mumbai Suburban District executed.
- f. Power of Attorney dated 06.06.2024 executed by Bandra Gul-E-Baug Co-operative Housing Society Limited appointing Pranav Constructions Private Limited now known as Pranav Constructions Limited as its Constituted Attorney duly registered with the Sub Registrar of Assurances at Andheri, Mumbai Suburban District bearing Serial No. BDR18-10179-2024.

3. PROPERTY REGISTER CARD:

I have examined a copy of the Property Register Card bearing C.T.S. No. 973/3 is in respect of an area admeasuring 2204.90 square meters. The Developer i.e Pranav Constructions Limited has made an application dated 21st February, 2025, before the relevant authorities for incorporating name of the Society in the Property Registered Card.

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4. SEARCHES

- I. Search at the Office of the Sub-Registrar of Assurances.
 - (a) Search Reports of Mr. Rajesh Pawale (Search Clerk) dated 23rd June 2023 comprising search record carried out by him in Sub-Registrar's Offices at Mumbai (Old Custom House), Bandra (Andheri I to 8) Sub-Registrar office from the year 1959 to 2023 (65 years).
 - (b) Search Report of Sachin Pawar (Search Clerk) dated 04th June 2024 comprising search carried out by him in Sub-Registrar's Offices at Andheri 1 to 8 from the year 2023 till 04th June 2024.
 - (c) Search Report of Sachin Pawar (Search Clerk) dated 08th August 2024 comprising of search carried out by him in Sub-Registrar's offices at Andheri 1 to 8 from 01st June 2024 till 08th August 2024.
 - (d) Search Report of Sachin Pawar (Search Clerk) dated 12th February, 2025 comprising search carried out by him in Sub-Registrar's Offices at Andheri 1 to 8 from 01st August 2024 till 12th February 2025.

The copy of the said Searches is annexed hereto as Annexure "B colly"

II. Litigation Search

I have caused Litigation searches to be undertaken in respect of proceedings filed by or against The Bandra Gul-E-Baug Co-operative Housing Society Limited in the District Courts, High Courts, Supreme Court, Consumer Courts, Income Tax Appellate Tribunals, Debt Recovery Tribunals, National Company Law Tribunal, Customs Excise and Service Tax Appellate Tribunal, National Green Tribunal, National Company law Appellate Tribunal, Real Estate Regulatory Authority Courts, Appellate Tribunal for forfeited Property, Securities Appellate Tribunal, Debt Recovery Appellate Tribunal, Competition Commission of India, Railway Claims Tribunal, Central Administrative Tribunal, Appellate Tribunal for Electricity and Competition Appellate Tribunal. In this regard, I have relied upon the search report dated 20th June, 2025 issued by

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Perfios Software Solutions Private Limited. A copy of the report has been annexed hereto as "**Annexure "C"**"

III. CERSAI Search

I had undertaken searches at the Website of the Central Registry of Securitisation Asset Reconstruction and Security Interest of India in respect of The Bandra Gul-E- Baug CHSL. On perusal of the search report dated 09th February, 2025 no active charges were reflected therein. The same has been annexed hereto as "**Annexure "D"**".

5. 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 Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) as a developer to develop the said Property is clear, marketable and without any encumbrances.

6. **Owners of the land:**

The Bandra Gul-E-Baug Co-operative Housing Society Limited, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Housing Societies Act, 1960 (Maharashtra Act XXIV of 1961), bearing registration no. BOM/HSR/H-6684 of 1981 and having its registered office at Saint John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400050.

7. Qualifying comments/remarks: None.

- B. I hereby certify that Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) is entitled to develop the said Property in terms of the Re-Development Agreement and subject to obtainment of relevant approvals and sanctions from governmental authorities and necessary compliance of the same from time to time.
- C. The report reflecting the flow of the title of the said land is enclosed herewith as **Annexure "A"**.

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DATED THIS 17th DAY OF July 2025

ASHISH T. SURYAVANSHI

(ADVOCATE)

ASHISH T. SURYAVANSHI

Advocate, High Court, Bombay
Chamber No. 8, Bhagyodaya, 3rd Floor,
79, Nagindas Master Road, Fort
Mumbai - 400 001.

Email: suryavanshilegal@gmail.com
Mobile : 9892054995

Encl:

1. Annexure A (Flow of title to the said Land)
2. Annexure B (SRO Search Report)
3. Annexure C (Litigation Report)
4. Annexure D (Cersai Report)

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Annexure "A"

FLOW OF TITLE OF THE SAID LAND

1) P.R Card as on Date of Application for Registration

Set Out in Paragraph 3 above.

2) Searches

Set out in Paragraph 4 above

3) Any other relevant title

A. Title:

- a. One Mr. Abubakar Jusab Chandiwalla alias Haji Abubakar Jusab was the original owner of a large piece of land including land and/or ground bearing Survey No. 430 (part) and 274 (part) corresponding to CTS No. 973/3 admeasuring 2700 square yards or thereabouts equivalent to 2257.54 square meters or thereabouts which after surrender for setback to the MCGM came to 2560 square yards equivalent to 2140.16 square metres.
- b. The said Mr. Abubakar Jusab Chandiwalla died intestate on 24th March 1945 leaving behind his wife Mrs. Zulekhabai Chandiwalla and 3 sons (i) Mr. Mohamed Abubakar Chandiwalla (ii) Mr. Yusuf Abubakar Chandiwalla and (iii) Mr. Aziz Abubakar Chandiwalla as his only legal heirs. Mrs. Zulekhabai Chandiwalla also died intestate on 11th October 1954 leaving behind 3 sons (i) Mr. Mohamed Abubakar Chandiwalla (ii) Mr. Yusuf Abubakar Chandiwalla and (iii) Mr. Aziz Abubakar Chandiwalla as her only heirs and legal representatives entitled to her estate including the said Land as per the prevailing Mohammedan law.
- c. The larger plot of land was partitioned by mutual consent amongst the 3 brothers as tenants in common in equal shares and on such partition the said Land came to the share of Mr. Mohamed Abubakar Chandiwalla. The said Mr. Mohamed Abubakar Chandiwalla was put into sole and exclusive possession of the said piece and parcel of Land as owner thereof.

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- d. By an Indenture dated 07th April 1962 registered with the sub registrar of assurances at Mumbai under 1056/1962, the said Mr. Yusuf Abubakar Chandiwalla and Mr. Aziz Abubakar Chandiwalla alias Abdul Aziz Abubakar Chandiwalla (the Releasors therein) released all their aggregate right title and interest in the 2/3rd undivided share in the said Land in favour of Mr. Mohamed Abubakar Chandiwalla and as a result thereof Mr. Mohamed Abubakar Chandiwalla became absolutely entitled to the said Land.
- e. By way of a registered Gift Deed dated 28th January 1959 registered with the Sub Registrar of Assurances at Mumbai under register no. 703 of book No. 7 on 13th February 1959, Mr. Mohamed Abubakar Chandiwalla gifted all his right title and interest in the said Land in favour of his daughter being Mrs. Khurshid and his son in law being Mr. Yusuf Ismail alias Mr. Mohamed Yusuf Ismail Merchant as equal owners of the said Land. Although the document is styled as a Gift Deed and recites natural love and affection as the basis for the transfer, it unusually records a consideration of Rs. 100 as having been paid.
- f. By an Indenture of Mortgage dated the 1st day of November, 1962, registered with the Office of the Sub-Registrar of Assurances at Bombay under Registration No. BOM-R-3211-1962, Mr. Yusuf Ismail Mahomed alias Saudagar and Mrs. Khurshid Yusuf Ismail, his wife (hereinafter collectively referred to as the 'Mortgagors') of the One Part, and Mrs. Fatmabai Dawoodbhai Fazal, Mr. Esmail Abdul Karim Panju, Mr. Y.C. Chinwala, and Mr. Dawood G. Ismail, all adult inhabitants of Bombay and Trustees of the Peroomahomed and Fazal Peroomahomed Charity Trust (hereinafter referred to as the 'Mortgagees') of the Other Part, the Mortgagors, in consideration of having borrowed a sum of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) from the Mortgagees, did mortgage by way of simple mortgage the immovable property more particularly described therein, as security for the repayment of the said sum together with the interest and all monies covenanted to be payable thereunder.
- g. The said Mrs. Khurshid and Mr. Yusuf Ismail alias Mr. Mohamed Yusuf Ismail Merchant, then, developed the said Land and constructed 3

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buildings on the said Land, known as "Baug- E-Rehmat" consisting of ground plus 3 upper floors comprising 12 residential flats, "Gulnar A" with ground plus 2 upper floor comprising 12 residential flats and "Gulnar B" with ground plus 3 upper floors comprising 16 residential flats, in aggregate, consisting of 40 residential flats.

- h. The flat purchasers of the various flats formed a cooperative housing society under the name and style of "Bandra Gul-E-Baug Flat Owners Cooperative Housing Society Limited" which was duly registered under the provisions of the Maharashtra Cooperative Housing Societies Act 1960 bearing registration number BOM/HSG/ H-6684 of 1981 on 26th June 1981. By virtue of order dated 11th October 2023 bearing reference no जा. क्र. मुंबई/उनि/एच-प/उदुप्र/२३६८/सन २०२३ passed by the learned Deputy Registrar, Co-operative Society, H West Ward, the said Society has regularized its name to "The Bandra Gul-E-Baug Co-operative Housing Society Limited".
- i. In all the Flat Purchasers' Agreement for Sale, with the Vendors therein i.e. (i) Mohommad Yusuf Ismail Merchant and (ii) Mrs. Khurshid, wife of the said Mohommad Yusuf Ismail Merchant had agreed to execute a separate lease deed for a period of 98 years at the annual ground rent of Rs. 10,789/- which was revised to Rs. 5,394.76/- in favour of the Society. Further in or about the year 1969, pursuant to the Agreement arrived at between the said Khurshid, daughter of Mohammed Abubakar Chandiwalla and wife of Mohammed Yusuf Ismail Merchant and Mohammed Yusuf Ismail Merchant and The Bandra Gul-E-Baug Co-operative Housing Society Limited and the flat purchasers, the said Khurshid, daughter of Mohammed Abubakar Chandiwalla and wife of Mohammed Yusuf Ismail Merchant and Mohammed Yusuf Ismail Merchant agreed to sell, assign convey, grant, transfer and assure unto the Purchasers forever ALL THAT the reversionary and residuary right, title and interest of the Vendors therein and each of them in the said Property admeasuring 2700 square yards which after surrender of setback area to the MCGM comes to 2560 square yards which is equivalent to 2140.16 square meters or thereabouts which has been shown in the City Survey records as 2204.9 square meters.

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- j. By and under an indenture dated 15th December 1987 bearing registration number 5074/ 87, registered with the Sub Registrar of Assurances at Mumbai, the said Mrs. Khurshid and Mr. Yusuf Ismail alias Mr. Mohamed Yusuf Ismail Merchant (the Vendors therein) and the Bandra Gul-E-Baug Cooperative Housing Society Limited (the Purchasers therein) the Vendors sold, transferred, granted, assured and assigned all the right, title and interest together with the reversionary and residuary right, title and interest of the Vendors in the said Land to the Purchasers therein forever and to the intent and effect of that the Purchasers thereupon shall be seized and possessed of the said Land free from any right, title and interest of the Vendors therein.
- k. The said buildings in The Bandra Gul-E-Baug Co-operative Housing Society Limited were old and deteriorated over the years and thus the society was interested in redeveloping its respective said Property. In its Special General Body Meeting dated 18th February 2023, the said The Bandra Gul-E-Baug Co-operative Housing Society Limited unanimously appointed Pranav Constructions Private Limited now known as Pranav Constructions Limited to redevelop The Bandra Gul-E Baug Cooperative Housing Society Limited.
- l. Pursuant to Special General Body Meeting held on 18th February 2023, The Bandra Gul-E-Baug Cooperative Housing Society Limited has issued a Letter of Intent dated 07th May 2023, thereby appointing the Developer, to redevelop their property by utilizing the maximum permissible FSI as emanating from their property (subject to maximum FSI of 4 & additional permissible fungible FSI).
- m. By a Re-Development Agreement dated 06th June 2024, executed between The Bandra Gul-E-Baug Co-operative Housing Society Limited along with the consent and confirmation of its Existing Members granted redevelopment rights with respect to the said Property to Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited) i.e. the Developer herein. The said Re-Development Agreement is duly registered under serial No. BDR-18-10177-2024 with the Joint Sub Registrar of Assurances at Andheri, Mumbai Suburban District.

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- n. By and under a Power of Attorney dated 06th June 2024 duly registered with the Joint Sub Registrar of Assurances at Andheri Mumbai Suburban District bearing Serial No. BDR-18-10179-2024 granted by The Bandra Gul-E-Baug Cooperative Housing Society Limited to Pranav Constructions Private Limited, now known as the Pranav Constructions Limited i.e. the Developer herein, The Bandra Gul-E-Baug Cooperative Housing Society Limited granted power to redevelop the said property in favour of the Developer to enable the Developer to do all such acts matters and things as are necessary for the purpose of redevelopment of the said Property.
- o. By a Deed of Simple Mortgage dated the 15th day of July, 2025, executed by and between Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) (hereinafter referred to as the 'Borrower') of the One Part and Tata Capital Housing Finance Limited (hereinafter referred to as the 'Lender') of the Other Part, and duly registered with the Office of the Joint Sub-Registrar, Mumbai-21, under Registration No. MBE-21-14413-2025, the Borrower, in consideration of having availed a financial facility to the extent of Rs. 42,00,00,000/- (Rupees Forty-Two Crores Only) from the Lender, has created a charge by way of simple mortgage over the immovable property presently under redevelopment, thereby mortgaging the said property in favour of the Lender as security for repayment of the said financial facility and all monies incidental or related thereto.
- p. Under the abovementioned circumstances, Pranav Constructions Private Limited now known as Pranav Constructions Limited i.e. the Developer became entitled to redevelopment rights with respect to the said Property and title of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) as a developer to develop the said Property is clear, marketable, free from all reasonable doubts and without any encumbrances.

B. Approvals for Development of the said Property

- i. Civil Aviation NOC (AAI NOC) dated 23rd August 2023 bearing no. JUHU/WEST/B/072723/772547 issued by Airport Authority of India.

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- ii. Parking Layout Remarks/Approval dated 24th May 2024 submitted by Parking Consultant Mr. Suraj Rakesh Oza Architect to Executive Engineer Building Proposal (W.S.) - I.
- iii. Provisional No Objection Certificate dated 22nd May 2024 bearing file no. P-20207/2024/(CTS No. 973/3)/H/W Ward/BANDRA-B-CFO/1/New issued by Brihanmumbai Municipal Corporation, Mumbai Fire Brigade.
- iv. Intimation of Disapproval dated 20th January, 2025 bearing reference no. P-20207/2024/(CTS No.973/3)/H/W Ward/BANDRA-B/IOD/1/New issued by Brihanmumbai Municipal Corporation.

C. Development Remarks:

The Development Plan 2034 Remarks dated 12th February, 2025 bearing reference no. NO. Ch.E./DP34202502111580949 issued by the Office of Chief Engineer (Development Plan) and shows reservation as follows:

- a. Existing Road

D. Public Notice

I have published two Public Notices on 25th January 2025, in two newspapers i.e., Free Press Journal and Navshakti inviting objections and/or claims from third persons with respect to the title of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) as the Developer of the said Property and I have received no Claims in response to the same.

- E. **Litigations:** As per the Litigation Search Report dated 20th June 2025, two cases are reflected as pending. The details of these cases are as follows:

- a. **Case No. WP/1238/2025 – Bombay High Court – Monarose C. Pereira vs. The Divisional Joint Registrar CHS & Others**

The petitioner had filed the present writ petition challenging the rejection of her application for membership in a Co-operative Housing Society.

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The matter has already been disposed of by the Hon'ble Bombay High Court vide order dated 27th March 2025. In its order, the Court granted the petitioner liberty to pursue appropriate alternate remedies as available in law, including the remedy of appeal under the Maharashtra Co-operative Societies Act (MCS Act), against the rejection of her application. Although the final order has been duly passed and uploaded by the Hon'ble High Court, the case status on the official website of the Bombay High Court continues to reflect as "For Admission," as the online status has not yet been updated.

In view of the above, the said case has no bearing or impact on the project land.

- b. Case No D And I/419/2024- Mumbai, Maharashtra State Co-operative Court- Colin Vaz & David Vaz VS The Bandra Gul-E-Baug CHSL, John Vaz & Louella Maria Angella Pereira.**

The said case is currently pending before the Maharashtra State Co-operative Court, Mumbai and pertains to a dispute regarding the incorporation of a name in the share certificate for Flat No. BR-8. The matter arises out of an internal family dispute. Consequently, the society, *The Bandra Gul-E-Baug Co-operative Housing Society*, has been impleaded as a formal party to the said proceedings.

In light of the above, it is clarified that the said case has no bearing or impact on the project land.

Qualifications:

This Title Certificate is limited exclusively to matters governed by Indian law, as in force on the date of this certificate. I express no opinion on the laws of any other jurisdiction.

This Title Certificate has been prepared at your request and is based solely on the documents, records, and revenue papers furnished to me.

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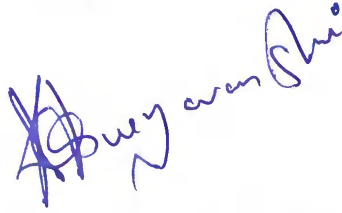
Email- suryavanshilegal@gmail.com

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I have presumed the contents of these materials to be true and correct.
I do not assume any responsibility for matters not disclosed or for the
authenticity or accuracy of the documents, records, or revenue entries
submitted to me.

DATED THIS 17TH DAY OF JULY 2025



ASHISH T. SURYAVANSHI
(ADVOCATE)

ASHISH T. SURYAVANSHI

Advocate, High Court, Bombay
Chamber No. 8, Bhagyodaya, 3rd Floor,
79, Nagindas Master Road, Fort
Mumbai - 400 001.

Email: suryavanshilegal@gmail.com

Mobile : 9892054995

DATED THIS 23rd DAY OF June, 2023

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SEARCH REPORT

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R. PAWALE
SEARCH CLERK
Mumbai.

SEARCH REPORT

Dated this 23rd Day of June, 2023.

To,

Pranav Constructions Pvt. Ltd.,
1001, 10th Floor, DLH Park,
Opp. Goregaon MTNL,
S. V. Goregaon, Sunder Nagar,
Goregaon West,
Mumbai 400 062.

Subject : Search Report in respect of:

Schedule: Land bearing Survey No. 430 (part and 274 (part), corresponding to CTS No. 973/3, measuring 2204.9 sq. mtrs. as per Property Card and physically admeasuring 1890.03 sq. mtrs., of Village Bandra 'B' Ward, Taluka Andheri, Mumbai Suburban District within the Registration District and Sub-District of Mumbai **St. John Baptist Road, Cemetery Road**, Bandra West, Mumbai – 400 050, along with a building standing thereon with 3 wings namely **Baug-E-Rehmat** with ground plus three upper floors, Gulnar A with ground plus two upper floors and Gulnar B with ground plus three upper floors, along with other structures standing thereon.

Dear Sir/Madam,

As per your instructions, we have taken the search of the above-mentioned property at **Bandra (Andheri-1, 2, 3, 4, 5, 6, 7 & 8) & Mumbai (Old Custom House)** Sub-Registrar's offices from years 1959 to 2023 (65 years).

Following are the details of Search taken at Bandra (Andheri-1, 2, 3, 4, 5, 6, 7 & 8) & Mumbai (Old Custom House) Sub-Registrar's offices from years 1959 to 2023 (65 years).

AT Mumbai S.R.O.

Year

Doc. Entries

Other Remark



1959 to 1960	Nil	No Transaction
1961	Pages Torn	
1962	Doc. Entry	
1963 to 1963	Nil, some pages torn	No Transaction
1964	Doc. Entry	
1964 to 1965	Pages Torn	
1966	Doc. Entry	
1967	Nil, some pages torn	No Transaction
1968	Custody	
1969	Doc. Entry	
1970 to 1974	Not available	
1975 to 1976	Nil, some pages torn	No Transaction
1977	Doc. Entry	
1978 to 1990	Nil, some pages torn	No Transaction
1991	Pages Torn	
1972 to 1993	Not available	
1994	Nil, some pages torn	No Transaction
1995	Pages Torn	
1996 to 1997	Nil, some pages torn	No Transaction
1998	Not available	
1999	Pages Torn	
2000	Nil, some pages torn	No Transaction
2001 to 2004	Not available	
2005	Pages Torn	
2006 to 2007	Not available	
2008	Pages Torn	
2009 to 2010	Not available	
2011 to 2012	Pages Torn	
2013 to 2017	Nil	No Transaction
2018	Pages Torn	
2019 to 2023	Nil	No Transaction
(2023 : Available upto 26.05.2023)		

Note:- Some manual records are found in torn conditions and some are missing at Mumbai office, hence this report is based on available index-II records.

-----X-----X-----

In the year 1962 :-



1) Nature of Document : Partition (Portion of land and Supplementary Deed)

Rs. 60,000/-

Schedule : 1) Plot of Land C.T.S. No. 273 Part, 430 Part, 278 Part, 279 Part, 275 Part, 285 Part, adm. 8068 sq. yard.

1) YUSUF ABUBAKAR CHANDIWALA AND OTHERS

To

1) MOHD. ABUBAKAR CHANDIWALA

Execution Date : 07.04.1962
Indexed on : 01.11.1962
Document Sr. No.: 1056/1962
(Mumbai)

2) Nature of Document : Mortgage Deed
Rs. 25000/-

Schedule : Plot of Land, 430 Part, 274 Part, 2700 sq. yard.

1) YUSUF ISMAIL MOHD. SAUDAGAR
2) KHURSHID W/O YUSUF ISMAIL

To

1) FATMABAI DAWOODBHAI FAZAL
2) ISMAIL ABDUL KARIM PANJO
3) Y. C. CHINWALA
4) DAWOOD G. ISMAIL

Execution Date : 01.11.1962
Indexed on : 15.05.1963
Document Sr. No.: 3211/1962
(Mumbai)

In the year 1964 :-

1) Nature of Document : Agreement to Sale
Deposit Rs. 200/-

Schedule : 1) Survey No. 430 Part, Survey No. 274 Part, adm. 2700 sq. yard.

1) KETAYAN DARA PASTAKIA
2) DINSHAW DARA PASTAKIA
3) MOHD. YUSUF ISMAIL MERCHANT
4) SARWAR YUSUF ISMAIL MERCHANT

To

1) No. 1 and 2 as per above column

Execution Date : 25.08.1964
 Indexed on : 27.03.1967
 Document Sr. No.: 2597/1964
 (Mumbai)

In the year 1966 :-

1) Nature of Document : Agreement

Schedule : 1) Land adm. 9786.96 sq. mtrs, New City Survey No. 973, 2) adm. 910.61 sq. mtrs. Survey No. 276 Hissa No. 7.

1) STATE BANK OF INDIA SUPERVISING OFFICERS CO-OP. HSG. SOC. LTD.
 2) RUSTOM JAMSHED IRANIO

To

1) RUSTOM JAMSHED IRANIO

Execution Date : 06.10.1966
 Indexed on : 10.03.1967
 Document Sr. No.: 3835/1966
 (Mumbai)

In the year 1969 :-

1) Nature of Document : Release
Rs. 46000/-

Schedule : Land 273 part, 274 Part, 430 Part adm. 296.83 sq. mtrs.

1) UNIVERSAL CO-OP. HSG. SOC. LTD.

To

1) THE MAHARASHTRA CO-OP. HOUSING FINANCE SOCIETY LTD.

Execution Date : 24.04.1969
 Indexed on : 30.08.1969
 Document Sr. No.: 1710/1969
 (Mumbai)

In the year 1977 :-

1) Nature of Document : Release (Release of Lien of Charge)
Rs. 11,95,350/-



Schedule : Non Agricultural Land – Firstly – adm. 1555 sq. yard (1600.182 sq. mtrs.) S. No. 175 H. No. 10 adm. 1577.1578, S. No. 275 H. No. 6 adm. 1590, 273 C (Part) adm. 1580 – 1579, Secondly - Agricultural Land adm. 3193 sq. yard (2669.783 sq. mtrs.), S. No. 273 Hissa No. C, C.T.S. No. 1580, 1579, S. No. 274 Hissa No. 3, C.T.S. No. 1582, 1589, S. No. 275 H. No. 2 (part), C.T.S. No. 1590, 1592 Hissa No. 6 and 7.

- 1) GUL REVACHAND DHANANI through POA holder K. K. DHANANI
 - 2) BHAGWATIBAI T. CHUGANI
 - 3) JETHANAND VISHINDAS BABSANI
 - 4) JAHAMATAL VISHINDAS BABSANI
 - 5) PURU MURLI LALA
 - 6) NAND BHAGWANDAS MANSHARAMANI
 - 7) RADHIBAI L. BADLANI
 - 8) MOHAN MOTIRAM SIPPI
 - 9) NARI CHANDUMAL HIRANANDANI
 - 10) SUNDARI SHYAM MASAND
- Seller (Builders)
- 11) KEVAL KODUMA DADLANI (Confirming Party)

To

KOHINOOR CO-OP. HSG. SOC. LTD. through

- 1) SUMITA G. NAIK (Chairman)
- 2) KISHIN V. MANSUKHANI (Committee Member)
- 3) JOHN E. LAZARUS

Execution Date : 28.04.1977
 Indexed on : 25.05.2023
 Document Sr. No.: BBJ-887/1977
 (Mumbai)

AT Mumbai S.R.O. (Computerized record)

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
1985 to 2023	Nil, (Online Record)	No Transaction

AT BANDRA S.R.O. (manual record)

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
1959	Pages Torn	
1960	Nil	No Transaction
1961 to 1963	Not available	
1964	Nil	No Transaction
1965	Doc. Entry	
1966	Not available	
1967	Nil	No Transaction
1968	Doc. Entry	

1969	Doc. Entry	
1970	Doc. Entry	
1971 to 1972	Nil	No Transaction
1973	Not available	
1974 to 1975	Nil	No Transaction
1976	Pages Torn	
1977 to 1981	Not available	
1982	Nil	No Transaction
1983 to 1984	Not available	
1985 to 2023	Nil (Online Record)	No Transaction

In the year 1965 :-

1) Nature of Document : Mortgage Deed

Loan Amount Rs. 25000/-

Schedule : Survey No. 430 Part, 274 Part adm. 2700 sq. yard.

- 1) YUSUF ISMAIL MOHD.
2) KHURSHID W/O YUSUF ISMAIL

To

- 1) FATMABAI DAVOSBHAI FAZAL
2) ISMAIL ABDUL KARIM PANJU
3) Y. C. CHEENWALA
4) DAWOOD G. ISMAIL

Execution Date : 01.11.1962
Indexed on : 05.05.1965
Document Sr. No.: 547/1965
1-197-55
(Bandra)

In the year 1968 :-

1) Nature of Document : Agreement

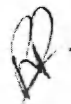
Schedule : S. No. 273, 274, 275, 276, 273 Hissa No. 1, 3, 2, 6, 7, 8, 10 (9 to 11)

FOR CONSOLIDATED BUILDERS

- 1) HARI CHANDULAL HIRANANDANI
2) ABAN PESY BOTE

To

- 1) ABAN PESY BOTE



Execution Date : 19.02.1968
 Indexed on : 08.05.1968
 Document Sr. No.: 385/1968
 (Bandra)

2) Nature of Document : Release Deed

Rs. 5,000/-

Schedule : 1 (2/9 Hissa) (House), C.T.S. No. 166 adm. 72 sq. yard = 60.19 sq. mtrs., 2) House No. 39, C.T.S. No. 973 Sheet 88, 178 sq. yard = 143.69 sq. mtrs.

1) CYRIL ANTHONY MIRANDA

To

1) LOUIS DOMINIC MIRANDA

Execution Date : 19.12.1968
 Indexed on : 19.12.1968
 Document Sr. No.: 2796/1968
 (Bandra)

In the year 1969 :-

1) Nature of Document : Agreement

Schedule : S. No. 273 Hissa No. 1, S. No. 274 Hissa No. 3, S. No. 276 Hissa No. 2 Part, S. No. 275 Hissa No. 6, S. No. 275 Hissa No. 7, S. No. 275 Hissa No. 8, S. No. 276 Hissa No. 10, S. No. 276 Hissa No. 1, N.A. 367., S. No. 275 Hissa No. 9 and 11 adm. 52/2 Guntha.

1) M/S. CONSOLIDATED BUILDERS

To

1) DINA PARIVAS SETH

Execution Date : 24.07.1969
 Indexed on : 20.09.1969
 Document Sr. No. : 1652/1969
 (Bandra)

In the year 1970 :-

1) Nature of Document : Reconveyance
Rs. 5000/-

BP

Schedule : (Alongwith Building) New C.T.S. No. 973, adm. 1171 sq. yard
(981.95 sq. mtrs.)

- 1) JONITA CASTELINOR (Mortgagees)
- 2) BARADO CASTELINOR (Mortgagees)

To

- 1) RUSTOM JAMSHED IRANI (Mortgagor)

Execution Date : 09.04.1970
Indexed on : 09.04.1970
Document Sr. No.: 834/1970
(Bandra)

2) Nature of Document : Mortgage Deed
Rs. 35000/-

Schedule : (Alongwith Building) 1171 sq. yard = 981.95 sq. mtrs., S. No.
275 H. No. 1 Part, C.T.S. No. 973

- 1) RUSTOM ZAMJOD IRANI

To

- 1) DEVCHAND VELJI SHAH
- 2) JAYANTILAL DEVCHAND SHAH
(M/S. SHAH INVESTMENT CORPORATION)

Execution Date : 09.04.1970
Indexed on : 09.04.1970
Document Sr. No.: 835/1970
(Bandra)

AT BDR-1 S.R.O. (manual record)

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
1994 to 2023	Nil, (Online Record)	No Transaction

Note:- Some manual records are found in torn conditions and some are missing at Bandra office, hence this report is based on available index-II records.

-----X-----X-----

COMPUTERISED RECORDS AT Andheri-1 to 8

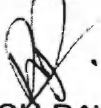
<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
2002	Nil	No Transaction

2003	Nil	No Transaction
2004	Nil	No Transaction
2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2010	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil	No Transaction
2013	Nil	No Transaction
2014	Nil	No Transaction
2015	Nil	No Transaction
2016	Nil	No Transaction
2017	Nil	No Transaction
2018	Nil	No Transaction
2019	Nil	No Transaction
2020	Nil	No Transaction
2021	Nil	No Transaction
2022	Nil	No Transaction
2023	Nil	No Transaction

(Note:- * * * The computerized records of Sub-Registrar of Assurances not maintained properly also some Index-II (Manually and Computerized) are missing from the records and hence this search report is based upon the Index –II available in the SRO's office subject to torn records/missing records.)

Thanking You,

Yours Truly



RAJESH PAWALE
Search Clerk

DATED THIS 23rd June, 2023

Re:- Land bearing Survey No. 430 (part and 274 (part), corresponding to CTS No. 973/3, measuring 2204.9 sq. mtrs. as per Property Card and physically admeasuring 1890.03 sq. mtrs., of Village Bandra 'B' Ward, Taluka Andheri, Mumbai Suburban District within the Registration District and Sub-District of Mumbai **St. John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400 050**, along with a building standing thereon with 3 wings namely **Baug-E-Rehmat** with ground plus three upper floors, **Gulnar A** with ground plus two upper floors and **Gulnar B** with ground plus three upper floors, along with other structures standing thereon.

SEARCH REPORT

SEARCH NOTE:

Taken at Bandra (Andheri-1, 2, 3, 4, 5, 6, 7 & 8) & Mumbai from 1959 to 2023 (65 yrs.).

R. PAWALE
SEARCH CLERK

Mumbai.

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

4th June, 2024

To,

Pranav Constructions Private Limited

Mumbai

Sub:- Investigation of property land bearing Survey No. 430 (part) and 274 (part), corresponding to CTS No. 973/3, admeasuring 2560 square yards i.e., 2140 sq meters as per Conveyance Deed dtd. 15.12.1987 and 2204.9 sq. mtrs. as per Property Card, of Village Bandra 'B' Ward, Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Andheri -1 to 8**, for the year **2023 to 2024** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FROM 2023 TO 2024 (IN THE S. R. O. OF ANDHERI -1 to 8 & [Computer Record From 2023 to 2024].

Search Report as per Available Record

I have found Following Registered Documents during the Following Course of Search.

Search Report from 2023 to 2024 in the s.r.o. of Andheri -1 to 8.

Computer Record From 2023 to 2024, In the S. r. o. of Andheri -1 to 8)

= 2 =

2023 : - Index ii for the year **2023** are not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server issue record not Available/Following Transaction mentioned as per the available record**

2024 – Entry

Entry for the year 2024 as per the mixed pages index

Affidavit

Agreement Value :- Rs. 0/-

I.r.o. being land bearing C.T.S. No.973/3, and other schedule as per the agreement, Situated at **Bandra** Village.

Names of The party :- The Bandra Gul A Baug Co-Op. Hsg. Soc. Ltd.
through Chairman Narendra Shenoy
Secretary Adrian Koriya
Treasurer Pearl Noronha
To

Exe. Date :- 29/02/2024

Serial No. :- Andheri -7/3743/2024

Reg. Date :- 29/02/2024

2024 (from 1st January 2024 upto Till Date) :- Index ii for the year **2024** are not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server issue record not Available**

Note : (Year 2023 to 2024)- Record Not Available/Index ii record from the year 2023 to 2024 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Note :- Index ii record from the year 2023 to 2024 are not properly updated for search, said “subject to” search report as per the available Index ii Record

Note :- In the S.R.O. at Andheri -1 to 8, Online E-search Index ii Record from the year **2023 to 2024** are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is “Subject To” i) Some of the Index ii Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Your's Truly
SACHIN
SHANT
ARAM
PAWAR
S. S. Pawar
Search Clerk

Digitally signed
by SACHIN
SHANTARAM
PAWAR
Date: 2024.06.04
14:30:36 +05'30'

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

8th August, 2024

To,
Pranav Constructions Limited

Mumbai

Sub:- Investigation of property land bearing land bearing Survey No. 430 (part) and 274 (part), corresponding to CTS No. 973/3, admeasuring 2560 square yards i.e., 2140 sq meters as per Conveyance Deed dtd. 15.12.1987 and 2204.9 sq. mtrs. as per Property Card, of Village Bandra 'B' Ward, Taluka Andheri, Mumbai Suburban District within the Registration District and Sub- District of Mumbai St. John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400050, along with a 3 buildings standing thereon namely Baug-E-Rehmat with ground plus three upper floors, Gulnar A with ground plus two upper floors and Gulnar B with ground plus three upper floors, along with 3 pump rooms, a watchman's cabin, a society office and other structures standing thereon and bounded as follows: On North: By CTS No. 973/1; On East: By CTS No. 973/2; On South: By CTS No. 978, 978 (part), 973/11, 975 and 976; On West: By St. John Baptist Road and Kadeshwari Mandir Marg and Within the Registration District and Sub-District of Mumbai Suburban,.

= 2 =

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Andheri -1 to 8**, from **1st June 2024 Upto Till Date** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FOR THE YEAR 2024 (IN THE S. R. O. OF ANDHERI -1 to 8 & (Computer Record - 2024).

Search Report as per Available Record

I have Found follows Document Registered during the Following Course of Search.

Search Report for the year 2024 in the s.r.o. of Andheri -1 to 8.

Computer Record for the year 2024, In the S. r. o. of Andheri - 1 to 8)

2024 (from 1st June 2024 upto Till Date) :- Index ii for the year **2024** are not properly updated for search/Mixed Pages Index/as per E-search Record/Due to server issue record not Available/Following Transaction mentioned as per the available Record

2024 – Entry

Entry for the year 2024 as per the mixed pages index

Affidavit

Agreement Value :- Rs. 0/-

I.r.o. being land bearing C.T.S. No.973/3, and other schedule as per the agreement, Situated at **Bandra** Village.

Names of The party :- The Bandra Gul A Baug Co-Op. Hsg. Soc. Ltd.
through Chairman Narendra Shenoy
Secretary Adrian Koriya
Treasurer Pearl Noronha
To

Exe. Date :- 29/02/2024

Serial No. :- Andheri -7/3743/2024

Reg. Date :- 29/02/2024

2024 – Entry

Entry for the year 2024 as per the mixed pages index

Agreement for Development

Agreement Value :- Rs.24,33,23,000/-

I.r.o. being land with construction bearing Survey No.430/pt & 274/pt, C.T.S. No.973/3, admeasuring about 2140 sq. mtrs. as per conveyance deed & 2204.90 sq. mtrs. as per property card, in the building known as “The Bandra Gul A Baug Co-Op. Hsg. Soc. Ltd.”, and other schedule as per the agreement, Situated at **Bandra** Village.

= 3 =

Names of The party :- The Bandra Gul A Baug Co-Op. Hsg. Soc. Ltd.
through Chairman Narendra Ratnakar Shenoy
Secretary Adrian Koriya
Treasurer Pearl Noronha
& Other Members

To

**Pranav Constructions Pvt. Ltd. through
Director Pranav Kiran Ashar through attorney
holder Siddhesh Subhash Shinde**

Exe. Date :- 06/06/2024

Serial No. :- Andheri -7/10177/2024

Reg. Date :- 06/06/2024

Note : (Year 2024)- Record Not Available/Index ii record for the year 2024 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Note :- Index ii record for the year 2024 are not properly updated for search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Andheri -1 to 8, Online E-search Index ii Record for the year **2024** are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index ii Pages are yet to be stabilized in online process ii) Some of the Index-II were not produced before Us for verification.

Your's Truly

SACHIN
SHANTA
RAM
PAWAR
S. S. Pawar
Search Clerk

Digitally signed
by SACHIN
SHANTARAM
PAWAR
Date: 2024.08.08
21:32:30 +05'30'

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

12th February, 2025

To,

Pranav Constructions Limited

Mumbai

Sub:- Investigation of property land bearing land bearing Survey No. 430 (part) and 274 (part), corresponding to CTS No. 973/3, admeasuring 2560 square yards i.e., 2140 sq meters as per Conveyance Deed dtd. 15.12.1987 and 2204.9 sq. mtrs. as per Property Card, of Village Bandra 'B' Ward, Taluka Andheri, Mumbai Suburban District within the Registration District and Sub- District of Mumbai St. John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400050, along with a 3 buildings standing thereon namely Baug-E-Rehmat with ground plus three upper floors, Gulnar A with ground plus two upper floors and Gulnar B with ground plus three upper floors, along with 3 pump rooms, a watchman's cabin, a society office and other structures standing thereon and bounded as follows: On North: By CTS No. 973/1; On East: By CTS No. 973/2; On South: By CTS No. 978, 978 (part), 973/11, 975 and 976; On West: By St. John Baptist Road and Kadeshwari Mandir Marg and Within the Registration District and Sub-District of Mumbai Suburban,.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Andheri -1 to 8**, from **1st August 2024 Upto Till Date (2025)** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FOR THE YEAR 2024 to 2025 (IN THE S. R. O. OF ANDHERI -1 to 8 & (Computer Record - 2024 to 2025).

Search Report as per Available Record

I have Found follows Document Registered during the Following Course of Search.

Search Report for the year 2024 to 2025 in the s.r.o. of Andheri -1 to 8.

Computer Record for the year 2024 to 2025, In the S. r. o. of Andheri -1 to 8)

2024 (from 1st August 2024) :- Index ii for the year **2024** are not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server** issue record not Available

2025 (from 1st January 2025 upto Till Date) :- Index ii for the year **2025** are not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server** issue record not Available/Following Transaction mentioned as per the available record

2025 – Entry

Entry for the year 2025 as per the mixed pages index

Affidavit

Agreement Value :- Rs.0/-

I.r.o. being land bearing C.T.S. No.973/3, The Bandra Gul A Baug Co-Op. Hsg. Soc. Ltd., and other schedule as per the agreement, Situated at **Bandra** Village.

Names of The party :- The Bandra Gul A Baug Co-Op. Hsg. Soc. Ltd.
through Attorney holder Pranav Constructions
Ltd. through Director Pranav Kiran Ashar
through attorney holder Siddhesh Subhash
Shinde
To

Exe. Date :- 31/01/2025

Serial No. :- **Andheri -7/1756/2025**

Reg. Date :- 31/01/2025

Note : (Year 2024 to 2025)- Record Not Available/Index ii record for the year 2024 to 2025 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

= 3 =

Note :- Index ii record for the year 2024 to 2025 are not properly updated for to search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Andheri -1 to 8, Online E-search Index ii Record for the year **2024 to 2025** are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index ii Pages are yet to be stabilized in online process ii) Some of the Index-II were not produced before Us for verification.

Your's Truly
SACHIN SHANTARAM PAWAR
M PAWAR
S. S. Pawar
Search Clerk

Digitally signed by
SACHIN SHANTARAM
PAWAR
Date: 2025.02.12
17:28:20 +05'30'

Annexure C
ATS

Printed on: 2025-06-20

THE BANDRA GUL-E BAUG CO-OPERATIVE HOUSING SOCIETY LIMITED

Perfios

We have conducted a Litigation Screening of 'The Bandra Gul-e Baug Co-operative Housing Society Limited', on 2025-06-20 at the following offices/website:

1. Cases available for the inspection on Web Portal of District Courts, High Courts, Supreme Court, Consumer Courts, Income Tax Appellate Tribunals, Debt Recovery Tribunals, National Company Law Tribunal, Customs Excise and Service Tax Appellate Tribunal, National Green Tribunal, National Company law Appellate Tribunal, Real Estate Regulatory Authority Courts, Appellate Tribunal for forfeited Property, Securities Appellate Tribunal, Debt Recovery Appellate Tribunal, Competition Commission of India, Railway Claims Tribunal, Central Administrative Tribunal, Appellate Tribunal for Electricity and Competition Appellate Tribunal
2. Physical Inspection of court documents was not conducted at respective courts.

After carrying out a search at the concerned courts, we note that there are cases filed by and against the entity, as detailed under Litigations Screening.

The information is as per the data compiled by Perfios Software Solutions Private Limited from case records released by various forums on their respective Digital Platforms as on the dates mentioned under Data Timestamps

Please note that the bifurcation we provide closely resembles the data available at the source. We have observed instances where the status of pending cases is not updated to 'Disposed' even after they have been disposed, and cases that are incorrectly classified as 'Civil' instead of 'Criminal' and vice versa. Please account for these discrepancies where they arise while generating a report.

Disclaimer:

This report is private and confidential and has been prepared in good faith at the request of the subscriber. The subscriber shall use the contents of the report merely for its internal business purpose and not for the benefit of any third party. Perfios Software Solutions Private Limited ("PSSPL") has collated information/data from publicly available sources in the report which have not been independently verified by PSSPL and thereby, PSSPL does not warrant, either expressly or impliedly, the completeness, reliability, authenticity, accuracy, merchantability or of fitness for a particular purpose whatsoever, of the findings contained in the report. The subscriber is, at all times, expected to make informed decisions whilst using any of the contents of the report, and shall be solely responsible for independently verifying the accuracy, authenticity, legality and correctness of the contents of the report and any action or use of the report or any contents hereof are strictly at the subscriber's own risk. Accordingly, PSSPL shall not be liable for any harm, injuries, losses or damages or any other liability whatsoever caused to the subscriber or any other third party by virtue of any errors or omissions in or any decisions made by the subscriber based on the contents of this report. The subscriber and/or any other person(s) shall not reproduce, publish, offer, sell, rent, lease and/or disclose any of the contents of the report to others without the express written authorization of PSSPL. This report shall create no obligation whatsoever on PSSPL to share any particular kind or quantity of information to the subscriber. The contents of this report are not intended to be a substitute for professional advice in any manner.

Copy For : Anushka Jeetendra Barve from Perfios Software Solutions Pvt. Ltd.

Summary

Summary of Litigation Screening

Total Cases	⌚ Total Pending	✓ Total Disposed	⌚ Case Status Unavailable	III Total Civil	⚡ Total Criminal
3	2	1	0	1	0

Summary of Litigation Risk

⚡ High Risk	⚡ Medium Risk	⚡ High Relevance
0	0	0

Summary of Court Wise Count

District Courts	Tribunals	High Courts	Supreme Court
1	0	2	0
Pending 1 Disposed 0 Not Available 0	Pending 0 Disposed 0 Not Available 0	Pending 1 Disposed 1 Not Available 0	Pending 0 Disposed 0 Not Available 0
	Consumer Court	Real Estate Regulatory Authority Court	
	0	0	
	Pending 0 Disposed 0 Not Available 0	Pending 0 Disposed 0 Not Available 0	

Pending & Disposed Cases

Pending cases

High Courts

Sr.No	CINO	Case Type, Case Number, Case Year	Petitioner	Respondent	Court	Filing Date	Next Date	Stage of Case	Judges	Nature of Disposal	Bench	Act	Section	Order Copies/ Other PDF Documents (case Details)
1	HCBM01 00126820 25	WP/1238/20 25	MONAROSE C PEREIRA	THE BANDRA GUL E BAUG CHS LTD, THE DIVISIONAL JOINT REGISTRAR CO OP, HSG. SOC. AND ORS, THE DEPUTY REGISTRAR CHS H/W WARD, NAFISA SHARMA	Bombay High Court	08/01/2025	27/03/2025	FOR ADMISSION	HON'BLE SHRI JUSTICE AMIT BORKAR	-	Bombay	mah co op soc act		Link , Link , Link , Link , Link , Link

District Courts

Sr.No	CINO	Case Type, Case Number, Case Year	Petitioner	Respondent	Court	Filing Date	Next Date	Stage of Case	Judges	Nature of Disposal	Bench	Act	Section	Order Copies/ Other PDF Documents (Case Details)
1	MHCO010004392024	D and I/419/2024	Colin Vaz and 1 other, David Vaz	The Bandra Gul-E-Baug Co-operative Housing Society Ltd.and 2 others, John Vaz, Louella Maria Angela Pereira	Mumbai, MH State Coop Court	28/11/2024	19/06/2025	Argument on Exh.____Ready (12.00)	-	-	-	co operative societies act maharashtra	91	-

Disposed cases

High Courts

Sr.No	CINO	Case Type, Case Number, Case Year	Petitioner	Respondent	Court	Filing Date	Stage of Case	Judges	Nature of Disposal	Bench	Act	Section	Order Copies/ Other PDF Documents (case Details)
1	HCBM020 05771202 5	ARBP/91/2025	PRANAV CONSTRUCTIONS LIMITED	MONAROSE C. PEREIRA, THE BANDRA GUL E BAUG CO OPERATIVE HOUSING SOCIETY LIMITED, COLIN MANUEL VAZ, NAFISA SHARMA, JOHN LESTER VAZ, ERROL AJ PEREIRA, LOUELLA MARIA ANGELA PEREIRA, DAVID ALLAN VAZ	Bombay High Court	21/02/2025	CASE DISPOSED	HON'BLE SHRI JUSTICE SOMASEKHA R SUNDARESAN	DISPOSED OFF	Bombay	Arbitration and Conciliation Act 1996	9	

Case Status Not Available

No cases found

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Data Timestamps

Data Timestamps

District Courts

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Uttar Pradesh	6 hours ago	2025-06-20	a day ago	2025-06-19
2	Maharashtra	6 hours ago	2025-06-20	a day ago	2025-06-19
3	Karnataka	6 hours ago	2025-06-20	a day ago	2025-06-19
4	Gujarat	6 hours ago	2025-06-20	a day ago	2025-06-19
5	Tamil Nadu	6 hours ago	2025-06-20	a day ago	2025-06-19
6	Madhya Pradesh	6 hours ago	2025-06-20	a day ago	2025-06-19
7	Rajasthan	6 hours ago	2025-06-20	a day ago	2025-06-19
8	Kerala	6 hours ago	2025-06-20	a day ago	2025-06-19
9	Haryana	6 hours ago	2025-06-20	2 days ago	2025-06-18
10	Bihar	6 hours ago	2025-06-20	a day ago	2025-06-19
11	West Bengal	6 hours ago	2025-06-20	2 days ago	2025-06-18
12	Punjab	6 hours ago	2025-06-20	2 days ago	2025-06-18
13	Delhi	6 hours ago	2025-06-20	2 days ago	2025-06-18
14	Telangana	6 hours ago	2025-06-20	a day ago	2025-06-19
15	Andhra Pradesh	6 hours ago	2025-06-20	a day ago	2025-06-19
16	Orissa	6 hours ago	2025-06-20	a day ago	2025-06-19
17	Himachal Pradesh	6 hours ago	2025-06-20	a day ago	2025-06-19
18	Jharkhand	6 hours ago	2025-06-20	a day ago	2025-06-19

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
19	Chhattisgarh	6 hours ago	2025-06-20	a day ago	2025-06-19
20	Assam	6 hours ago	2025-06-20	a day ago	2025-06-19
21	Uttarakhand	6 hours ago	2025-06-20	a day ago	2025-06-19
22	Jammu and Kashmir	6 hours ago	2025-06-20	2 days ago	2025-06-18
23	Goa	6 hours ago	2025-06-20	a day ago	2025-06-19
24	Chandigarh	6 hours ago	2025-06-20	2 days ago	2025-06-18
25	Tripura	6 hours ago	2025-06-20	2 days ago	2025-06-18
26	Puducherry	6 hours ago	2025-06-20	2 days ago	2025-06-18
27	Manipur	6 hours ago	2025-06-20	a day ago	2025-06-19
28	Meghalaya	6 hours ago	2025-06-20	a day ago	2025-06-19
29	Sikkim	6 hours ago	2025-06-20	3 days ago	2025-06-17
30	Mizoram	6 hours ago	2025-06-20	2 days ago	2025-06-18
31	Andaman and Nicobar	6 hours ago	2025-06-20	a day ago	2025-06-19
32	Arunachal Pradesh	6 hours ago	2025-06-20	a day ago	2025-06-19
33	Diu and Daman	2 months ago	2025-04-15	2 months ago	2025-04-11
34	DNH at Silvassa	2 months ago	2025-04-15	3 months ago	2025-04-05
35	Ladakh	6 hours ago	2025-06-20	3 days ago	2025-06-17
36	Nagaland	a day ago	2025-06-19	4 days ago	2025-06-16
37	New State	6 hours ago	2025-06-20	2 days ago	2025-06-18
38	Lakshadweep	6 hours ago	2025-06-20	7 days ago	2025-06-13

RERA Courts

Sr.No.	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Haryana	a day ago	2025-06-19	2 months ago	2025-04-08

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Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
2	Maharashtra	a day ago	2025-06-19	a day ago	2025-06-19
3	Karnataka	6 hours ago	2025-06-20	2 days ago	2025-06-18
4	Uttar Pradesh	a year ago	2024-02-21	2 years ago	2023-02-12
5	Madhya Pradesh	4 months ago	2025-02-27	5 months ago	2025-01-09
6	Gujarat	a day ago	2025-06-19	4 days ago	2025-06-16
7	Orissa	a day ago	2025-06-19	a day ago	2025-06-19
8	Bihar	6 hours ago	2025-06-20	9 months ago	2024-10-01
9	Rajasthan	2 months ago	2025-05-01	2 months ago	2025-04-28
10	Chhattisgarh	a day ago	2025-06-19	11 days ago	2025-06-09
11	Kerala	a day ago	2025-06-19	a day ago	2025-06-19
12	Delhi	a day ago	2025-06-19	18 days ago	2025-06-02
13	Punjab	a day ago	2025-06-19	7 months ago	2024-11-14
14	Tamil Nadu	a day ago	2025-06-19	9 days ago	2025-06-11
15	Goa	a day ago	2025-06-19	4 months ago	2025-02-20
16	Assam	5 months ago	2025-01-16	5 months ago	2025-01-09

Supreme Court

Sr.No	Last Update	Last Update Date	Last Filing	Last Filing Date
1	6 hours ago	2025-06-20	5 days ago	2025-06-15

Consumer Court

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	District Forum	6 hours ago	2025-06-20	4 days ago	2025-06-16
2	State Commission	6 hours ago	2025-06-20	9 days ago	2025-06-11

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
3	NCDRC	6 hours ago	2025-06-20	15 days ago	2025-06-05

High Courts

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Allahabad High Court	6 hours ago	2025-06-20	8 days ago	2025-06-12
2	High Court of Punjab and Haryana	a day ago	2025-06-19	4 days ago	2025-06-16
3	Madras High Court	6 hours ago	2025-06-20	8 days ago	2025-06-12
4	Bombay High Court	6 hours ago	2025-06-20	7 days ago	2025-06-13
5	High Court Of Rajasthan	6 hours ago	2025-06-20	a day ago	2025-06-19
6	High Court of Madhya Pradesh	6 hours ago	2025-06-20	7 days ago	2025-06-13
7	Patna High Court	a day ago	2025-06-19	9 days ago	2025-06-11
8	High Court of Kerala	6 hours ago	2025-06-20	2 months ago	2025-04-11
9	High Court of Karnataka	a day ago	2025-06-19	18 days ago	2025-06-02
10	Calcutta High Court	a day ago	2025-06-19	8 days ago	2025-06-12
11	High Court of Gujarat	6 hours ago	2025-06-20	8 days ago	2025-06-12
12	Orissa High Court	6 hours ago	2025-06-20	8 days ago	2025-06-12
13	High Court for State of Telangana	6 hours ago	2025-06-20	8 days ago	2025-06-12
14	High Court of Andhra Pradesh	a day ago	2025-06-19	8 days ago	2025-06-12
15	Delhi High Court	6 hours ago	2025-06-20	8 days ago	2025-06-12
16	High Court of Jharkhand	6 hours ago	2025-06-20	9 days ago	2025-06-11
17	High Court of Himachal Pradesh	6 hours ago	2025-06-20	a day ago	2025-06-19
18	Gauhati High Court	6 hours ago	2025-06-20	a day ago	2025-06-19
19	High Court Of Chhattisgarh	6 hours ago	2025-06-20	8 days ago	2025-06-12
20	High Court of Jammu and Kashmir	6 hours ago	2025-06-20	a day ago	2025-06-19

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
21	High Court Of Uttarakhand	6 hours ago	2025-06-20	8 days ago	2025-06-12
22	High Court Of Bombay at Goa	a day ago	2025-06-19	9 days ago	2025-06-11
23	High Court of Manipur	6 hours ago	2025-06-20	a day ago	2025-06-19
24	High Court of Tripura	6 hours ago	2025-06-20	2 days ago	2025-06-18
25	High Court of Meghalaya	6 hours ago	2025-06-20	a day ago	2025-06-19
26	High Court of Sikkim	6 hours ago	2025-06-20	a day ago	2025-06-19

Tribunal Courts

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Income Tax Appellate Tribunal	6 hours ago	2025-06-20	2 days ago	2025-06-18
2	Debts Recovery Tribunal	6 hours ago	2025-06-20	2 days ago	2025-06-18
3	Central Administrative Tribunal	6 hours ago	2025-06-20	a day ago	2025-06-19
4	Customs, Excise and Service Tax Appellate Tribunal	a day ago	2025-06-19	3 days ago	2025-06-17
5	National Company Law Tribunal	6 hours ago	2025-06-20	4 days ago	2025-06-16
6	Railway Claims Tribunal	a day ago	2025-06-19	3 days ago	2025-06-17
7	National Company Law Appellate Tribunal	6 hours ago	2025-06-20	4 days ago	2025-06-16
8	Debts Recovery Appellate Tribunal	6 hours ago	2025-06-20	2 days ago	2025-06-18
9	National Green Tribunal	6 hours ago	2025-06-20	4 days ago	2025-06-16
10	CGIT	a day ago	2025-06-19	2 days ago	2025-06-18
11	Securities Appellate Tribunal	2 days ago	2025-06-18	14 days ago	2025-06-06
12	Appellate Tribunal for Forfeited Property	3 days ago	2025-06-17	21 days ago	2025-05-30
13	Appellate Tribunal for Electricity	2 days ago	2025-06-18	7 days ago	2025-06-13
14	RLC	20 days ago	2025-05-31	a month ago	2025-05-08
15	Competition Appellate Tribunal	3 years ago	2022-07-04	8 years ago	2017-05-25

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
16	Competition Commission of India	2 days ago	2025-06-18	7 days ago	2025-06-13
17	IBBI	24 days ago	2025-05-27	a month ago	2025-05-19

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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Annexure - D
ATS

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	17-07-2025 12:03:20.145
Transaction ID / QRF NO	200364064377
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	17-07-2025
Approval/Modification Date	17-07-2025
Search Reference Number	6186493937719

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	Survey No 430 part and 274 part
Plot Number	CTS No 973/3
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	The Bandra Gul-E-Baug CHSL
Street Name / Number	St John Baptista Road
Pocket	
Locality / Sector	Bandra West
City / Town / Village	Village Bandra B Ward
District	Mumbai Suburban
State / UT	Maharashtra
Pin Code / Post Code	400050



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---