



VIS LEGIS LAW PRACTICE
ADVOCATES

MUMBAI | PUNE | NEW DELHI | HYDERABAD

FORMAT- A
(Circular No.28 /2021)

10th October, 2023

To
Maha RERA,
Housefin Bhavan, Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra East, Mumbai – 400 051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to All that piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 11 situated at Survey No. 67-71 bearing City Survey No 826 (part) 111 to 124 and admeasuring approximately 1451.61 sq. mtrs of Subhash Nagar, Chembur, Bombay Suburban District (hereinafter referred to as (“**the Property**”))

Sir,

We have investigated the title of the said Property on request of our client, M/s. V Laxmi Estate Developers Pvt. Ltd (the “**Promoter**”) who is developing the said Property by constructing building/s thereon and following documents;

- a. Sale Deed executed by Maharashtra Housing and Area Development Authority (MHADA) in favour of Subhash Nagar Vrindavan Cooperative Housing Society Ltd which is duly registered in the office of sub registrar Kurla at sr. no. 3477/90/6965/S dated 19th March 1990;
- b. Lease Deed executed by Maharashtra Housing and Area Development Authority (MHADA) in favour of Subhash Nagar Vrindavan Cooperative

- Housing Society Ltd which is duly registered in the office of sub registrar Kurla at sr. no. 3477/90/6963/S dated 19th March 1990;
- c. Development Agreement between Subhash Nagar Vrindavan Cooperative Housing Society Ltd along with its members and M/s. V Laxmi Estate Developers Pvt. Ltd which is duly registered in the office of sub registrar Kurla -5 at sr. no. 7816/2023 dated 13th April 2023;
 - d. Offer Letter bearing no. CO/MB/REE/ NOC/F-1500/1542/2023 from MHADA to Subhash Nagar Vrindavan Cooperative Housing Society Ltd dated 07/06/2023;
 - e. Power of Attorney executed by Subhash Nagar Vrindavan Cooperative Housing Society Ltd which is duly registered in the office of sub registrar Kurla -5 at sr. no. 7817/2023 dated 13th April 2023;
 - f. Society Registration Certificate bearing no. BOM/HSG/7777 dated 21/01/1982;
 - g. IOA for zero FSI bearing no. MH/EE/BP Cell/GM/MHA DA - 29/1311/2023 dated 14/07/2023 from MHADA to V Laxmi Estate Developers Pvt. Ltd

(1) Description of the Property

All that piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 11 situated at Survey No. 67-71 bearing City Survey No 826 (part) 111 to 124 and admeasuring approximately 1451.61 sq. mtrs at Subhash Nagar, Chembur, Bombay Suburban District, Mumbai - 400071 (hereinafter referred to as “the Property”)

(2) The Documents of Allotment of Plot

The mode of acquisition and/or of flow of the Title of above referred Properties are more particularly set-out in the **Annexure “I”**;

(3) Property Card

Property Card/Extract of the said Property more particularly referred above issued by Assistant Superintendent Cum City Survey Office Chembur stands in the name of the MHADA;

(4) Search Report

We have also perused the Search Report issued by Ms. Aarti Mestry, dated 6th October, 2023. Hereto annexed and marked as **Annexure “II”** is the copy of the Search Report of the said Property.

(5) Owner of land

Maharashtra Housing and Area Development Authority (MHADA) is the owner of the land situated at Survey No. 67-71, bearing City Survey No 826 (part) 111 to 124 of Village - Subhash Nagar, Chembur, Bombay Suburban District.

(6) Owner of the building structure

Subhash Nagar Vrindavan Cooperative Housing Society Ltd., vide Deed of Sale dated 19th March 1990; from MHADA, (as per search report dated 6.10.23 by search clerk Ms. Aarti Mestry). Report is annexed as Annexure II.

On perusal of the abovementioned documents and all other relevant documents relating to the said Property, we are of the opinion that the title of M/s. V Laxmi Estate Developers Pvt. Ltd (the Promoter) is clear, marketable and without any encumbrances. Presently, MHADA is the owner of the land and Subhash Nagar Vrindavan Cooperative Housing Society Ltd., is the owner of the structure standing thereon, situated at Survey No. 67-71, bearing City Survey No 826 (part) 111 to 124 of Village - Subhash Nagar, Chembur, Bombay Suburban District.

The report reflecting the flow of the title of M/s. V Laxmi Estate Developers Pvt. Ltd, on the said Property are enclosed herewith as Annexure "I".

Dated this 10th day of October, 2023.

Yours faithfully,
Vis Legis Law Practice.



For Partner
Advocates

Encl.: a/a

ANNEXURE "I"

FLOW OF TITLE OF THE SAID PROPERTY:-

1. Upon perusal of the original title deeds and documents produced by our client, M/s. V Laxmi Estate Developers Pvt. Ltd, we have to state that our client, the Promoter, have acquired the development rights in respect of the said Property as follows:-

- a. Originally, the Maharashtra Housing and Area Development Authority (hereinafter referred to as "**the Authority**") was duly constituted with effect from the 5th day of December 1977, under government notification in the Public Works and Housing Development No. ARD 1077(1) Desk 44 dated 5th December 1977, the Maharashtra Housing Board (hereinafter referred to as "**the Board**") a corporation established under the Mumbai Housing Board Act, 1948 stood dissolved by operation of Section 15 of said Act. Under Clause (a) and (b) of Section 189 of the said Act all the properties, rights, liabilities, and obligations of the dissolved Board including those arising under any agreement or contract have become the properties, rights, liabilities and obligations of the Authority. The Board was possessed or otherwise well and sufficiently entitled to the **Property** which is more particularly defined in the reference part above. Accordingly, the said Property vested in the Authority along with all rights, liabilities and obligations in respect thereof.
- b. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to Lower Income Group (LIG) known as "the Subsidized LIG Housing Scheme"
- c. The MHADA Board had, in pursuance of the aforesaid scheme, built building no. 11 on all that piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 11 situated at Survey No. 67-71 bearing City Survey No 826(part) 111 to 124 and admeasuring approximately 1451.61 sq. mtrs of Subhash Nagar, Chembur, Bombay Suburban District, Mumbai - 400071 ("**said building**") consisting of 36 tenements admeasuring 20.44 square meter each.

- d. The tenements in the said building were collectively allotted to 36 allottees for residential accommodation on rental basis.
- e. The allottees and/or occupants of the said buildings formed themselves into registered Co-operative Housing Society namely "Subhash Nagar Vrindavan Cooperative Housing Society Ltd." bearing Registration Certificate no. *BOM/HSR/7777* dated 21/01/1982; (hereinafter referred to as "**the said society**").
- f. MHADA at the request of the said society decided to convey the said buildings by way of sale and to grant the land underneath and appurtenant thereto by way of lease subject to the terms, conditions and covenants therein contained.
- g. By a Lease Deed executed by Maharashtra Housing and Area Development Authority (MHADA) in favour of Subhash Nagar Vrindavan Cooperative Housing Society Ltd which is duly registered in the office of sub registrar Kurla at sr. no. 3477/90/6963/S dated 19th March 1990, MHADA demised the land underneath the said building unto the society for a period of 99 years commencing from 1st April 1980.
- h. By a Sale Deed executed by Maharashtra Housing and Area Development Authority (MHADA) in favour of Subhash Nagar Vrindavan Cooperative Housing Society Ltd which is duly registered in the office of sub registrar Kurla at sr. no. 3477/90/6965/S dated 19th March 1990, MHADA transferred and conveyed unto the society all the property consisting of structure standing thereon being building no. 11 i.e said Building for the terms and conditions mentioned therein. Accordingly, MHADA is the owner of the land and Subhash Nagar Vrindavan Cooperative Housing Society Ltd., is the owner of the structure standing thereon situated at Survey No. 67-71, bearing City Survey No 826 (part) 111 to 124 of Village - Subhash Nagar, Chembur, Bombay Suburban District.
- i. The condition of the structure of the said building accommodating the 36 members of the Society had deteriorated and was not in proper habitable condition and did not contain the conveniences and maintenances required for proper habitation.
- j. The Society, therefore desirous of demolishing the existing building and constructing in place and instead thereof altogether a new building,

approved the proposal and appointed M/s. V Laxmi Estate Developers Pvt. Ltd. to redevelop the said building by passing a resolution in the Special General Body Meeting dated 05th March 2023.

- k. MHADA Board vide its Offer Letter bearing no. CO/MB/REE/ NOC/F-1500/1542/2023 dated 07/06/2023 granted approval for utilization of additional BUA and balance BUA of layout under DCPR – 2034, clause 33(5). Allotment of additional buildable area of 5447.75 m² (i.e. 5269.75 m² for residential use + 178 m² for commercial use). Such approval was subject to payment of premium and fulfillment of the conditions as mentioned therein.
- l. By a Development Agreement between Subhash Nagar Vrindavan Cooperative Housing Society Ltd along with its members (“**Society**”) and M/s. V Laxmi Estate Developers Pvt. Ltd. (“**Developer**”) which is duly registered in the office of sub registrar Kurla - 5 at sr. no. 7816/2023 dated 13th April 2023, the said society granted the development rights to the Developer at or for the terms, conditions and considerations contained therein.
- m. In pursuance of the aforesaid Development Agreement, the said society executed a Power of Attorney which is duly registered in the office of sub registrar Kurla -5 at sr. no. 7817/2023 dated 13th April 2023, thereby appointed the Developer as their true and lawful attorneys and granted various powers and authorities to do various acts, deeds and things in respect of the redevelopment.
- n. Thereafter, MHADA, Building Permission Cell, Greater Mumbai vide its letter bearing no. MH/EE/BP Cell/GM/MHADA – 29/1311/2023 dated 14/07/2023 granted Intimation of Approval (IOA) for zero FSI in favour of Developer being the constituted attorney of the said society.

Aarti Mestry

Search Clerk

MUMBAI

ADD:- Flat No. 404, ROYAL RESIDENCY, TAWARIPADA, LALBAUG, MUMBAI – 400 012.

MOB:- 8080040808/8082810996. PAN NO. CVQPM1096M.

Date: 06.10.2023

Sub: Investigation of title piece or parcel of the land and structure bearing C.T.S. No. 826(p), Survey No. 67 To 71, Flat's No. 361, 366, 370, 373, 374, 376, 377, 378, 379, 380, 381, 384, 385, 386, 387, 390, Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla, District M.S.D.

Dear Sir,

As per your instructions, I have taken the search of above mentioned property at Kurla S.R.O. (Village Chembur) Manual and Computer Records from the year 1993 to 2023 (30 Years).

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



Aarti Mestry
Search Clerk

Search taken at Sub-Registrar's Office at Kurla,1,2,3,4,5, S.R.O.
(Village Kurla) Manual & Computer Records from the year 1993 to
2023 (30 years).

1993	]	NIL-S.P.T.
1994	]	NIL-S.P.T.
1995	]	NIL-S.P.T.
1996	]	NIL-S.P.T.
1997	]	NIL
1998	]	NIL
1999	]	NIL
2000	]	NIL
2001	]	NIL
2002	]	ENTRY

KRL-1-7534	Agreement For Sale	24.12.2002
2002	AV. 400000/- MV. 394901/-	24.12.2002
Mrs. Mainavati Dhondiram Vetham.		
To		
Mrs. Subhangi Swapnil Chitre.		

Schedule: Property bearing C.T.S. No. 826, Tenement No. 385, 1st
Floor, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situated at Chembur Village, Taluka Kurla, District M.S.D.
Area 20.44 Sq. Mtr. B. Up

2003]	ENTRY
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KRL-1-939	Conveyance Deed	06.03.2003
2003	AV. 400000/- MV. 463617/-	06.02.2003
Mr. Parag Madhusudan Mungekar.		
To		
Mrs. Laxmi Shridhar Naikal, Mr. Shridhar Shankar Naikal.		

Schedule: Property bearing C.T.S. No. 826, Flat No. 384, Ground Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.44 Sq. Mtr. B. Up

2004] NIL
2005] ENTRY

<u>KRL-1-8012</u>	<u>Declaration Deed</u>	<u>10.11.2005</u>
2005	AV. 0/- MV. 22774500/-	24.11.2005

M/s. G. A. Builders Pvt. Ltd. Through Director Mr.
Anilkumar Agrawal Through Power Mr. Phulchand Maurya.
To
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Schedule: Property bearing C.T.S. No. 826/111 To 124, TPS-6, Survey
No. 67 To 71, Building/Plot No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 1267.83 Sq. Mtr.

2006] NIL
2007] ENTRY

<u>KRL-1-2275</u>	<u>Indemnity Deed</u>	<u>26.03.2007</u>
2007	AV. 0/- MV. 0/-	28.03.2007

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Anil
Agrawal Through Power Mr. Kailashprati Mishra.
To
The Municipal Corporation B.M.C.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Subhash Nagar, Situated at Chembur Village, Taluka Kurla,
District M.S.D.

<u>KRL-1-2290</u>	<u>Indemnity Deed</u>	<u>26.03.2007</u>
2007	AV. 0/- MV. 0/-	28.03.2007

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Anil
Agrawal Through Power Mr. Kailashprati Mishra.
To
The Municipal Corporation B.M.C.

Schedule: Property bearing C.T.S. No. 826/29 To 42, Survey No. 70,
Subhash Nagar, Situated at Chembur Village, Taluka Kurla,
District M.S.D.

<u>KRL-1-2291</u>	<u>Undertaking</u>	<u>26.03.2007</u>
2007	AV. 0/- MV. 0/-	28.03.2007

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Anil
Agrawal Through Power Mr. Kailashprati Mishra.
To
The Municipal Corporation B.M.C.

Schedule: Property bearing C.T.S. No. 826/29 To 42, Survey No. 70,
Subhash Nagar, Situated at Chembur Village, Taluka Kurla,
District M.S.D.

<u>KRL-1-2292</u>	<u>Undertaking</u>	<u>26.03.2007</u>
2007	AV. 0/- MV. 0/-	28.03.2007

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Anil
Agrawal Through Power Mr. Kailashprati Mishra.
To
The Municipal Corporation B.M.C.

Schedule: Property bearing C.T.S. No. 826/111 To 124, Survey No. 67
To 71, Subhash Nagar, Situated at Chembur Village, Taluka
Kurla, District M.S.D.

<u>KRL-1-2293</u>	<u>Indemnity Bond</u>	<u>26.03.2007</u>
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2007 AV. 0/- 28.03.2007

 MV. 0/-

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Anil
Agrawal Through Power Mr. Kailashprati Mishra.

To

The Municipal Corporation B.M.C.

Schedule: Property bearing C.T.S. No. 826/111 To 124, Survey No. 67
To 71, Subhash Nagar, Situated at Chembur Village, Taluka
Kurla, District M.S.D.

2008] ENTRY

<u>KRL-1-7815</u>	<u>Confirmation Deed</u>	<u>22.09.2008</u>
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2008 AV. 275000/- 22.09.2008

 MV. 417000/-

Mr. Tatoba Maruti Pawar.

To

Mr. Sudhir Tatoba Pawar.

Schedule: Property bearing C.T.S. No. 826, Flat No. 390, 1st Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.

Area 216 Sq. Ft. B. Up

2009] ENTRY

<u>KRL-3-3234</u>	<u>Declaration Deed</u>	<u>04.05.2009</u>
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2009 AV. 205000/- 05.05.2009

 MV. 242000/-

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To

Mr. Hasmukh R. Variya, Mrs. Vasanti H. Variya.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 361, Ground Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 216 Sq. Ft. B. Up

2010] ENTRY

<u>KRL-1-4639</u>	<u>Agreement For Sale</u>	<u>21.04.2010</u>
2010	AV. 3000000/- MV. 1270706/-	29.04.2010

Mrs. Sarojini Honappa.
To
Mr. Sanjay D. Gupta.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 379, Ground Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 180 Sq. Ft. Carpet

<u>KRL-1-4761</u>	<u>Agreement For Sale</u>	<u>22.04.2010</u>
2010	AV. 3000000/- MV. 1271000/-	29.04.2010

Mr. Dharmendra N. Patel.
To
Mr. Sahej S. Gupta.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 370, 1st Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 180 Sq. Ft. Carpet

<u>KRL-1-5904</u>	<u>Agreement For Sale</u>	<u>20.05.2010</u>
2010	AV. 3700000/-	01.06.2010
	MV. 1271000/-	

Mrs. Radha M. Zende.

To

Mr. Sanjay D. Gupta.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 366, Ground Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

<u>KRL-1-5903</u>	<u>Agreement For Sale</u>	<u>20.05.2010</u>
2010	AV. 3700000/-	09.07.2010
	MV. 1271000/-	

Mr. Baburao M. Kanthe.

To

Mr. Sumit V. Gupta.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 381, Ground Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

<u>KRL-1-6764</u>	<u>Agreement For Sale</u>	<u>14.06.2010</u>
2010	AV. 3700000/-	15.06.2010
	MV. 1271000/-	

Mr. Hasmukh R. Variya, Mrs. Vasanti Hasmukh Variya.

To

Mr. Pranay R. Goyal, Mrs. Neeti Pranay Goyal.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 361, Ground Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

<u>KRL-1-8173</u>	<u>Agreement For Sale</u>	<u>17.07.2010</u>
2010	AV. 5000000/-	17.07.2010
	MV. 1270500/-	

Mr. A. Ishwaran.

To

Mr. Nishant M. Garodia Through Power Mr. Sanjay Dave.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 380, Ground Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

<u>KRL-1-8435</u>	<u>Agreement For Sale</u>	<u>23.07.2010</u>
2010	AV. 4300000/-	27.07.2010
	MV. 1270500/-	

Mr. N. Chandrashekhar.

To

Mr. Mehul N. Parekh.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 378, 2nd Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

<u>KRL-1-8434</u>	<u>Agreement For Sale</u>	<u>23.07.2010</u>
2010	AV. 4300000/-	25.08.2010
	MV. 1270500/-	

Mrs. Mohini Chandrashekhar.

To

Mrs. Geeta M. Parekh.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 376, 2nd Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

2011] NIL
2012] ENTRY

KRL-1-6528 Agreement For Sale 06.07.2012

2012 AV. 2900000/- 25.07.2012
MV. 1993000/-

Mrs. Shubhangi S. Chitre.

To

Mrs. Anita K. Parekh.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 385, 1st Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.44 Sq. Mtr. B. Up

KRL-1-6534 Agreement For Sale 06.07.2012

2012 AV. 4000000/- 23.07.2012
MV. 1957000/-

Mr. R. P. Taru.

To

Mrs. Komal P. Parekh.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 386, 1st Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

KRL-1-6535 Agreement For Sale 06.07.2012

2012 AV. 4000000/- 23.07.2012
MV. 1957000/-

Mr. Ratnashleela Taru.

To

Mrs. Komal P. Parekh.

Schedule: Property bearing C.T.S. No. 826(p), Survey No. 67 To 71,
Flat No. 387, 1st Floor, Building No. 11, Subhash Nagar
Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla,
District M.S.D. Area 20.07 Sq. Mtr. B. Up

2013] ENTRY

<u>KRL-3-3734</u>	<u>Agreement For Sale</u>	<u>30.04.2013</u>
2013	AV. 4800000/- MV. 2545000/-	30.04.2013
Mr. Mehul N. Parekh.		
To		
Mr. Pratik Surekh Gupta.		

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 378, 2nd Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.07 Sq. Mtr.

<u>KRL-3-4250</u>	<u>Agreement For Sale</u>	<u>30.04.2013</u>
2013	AV. 4800000/- MV. 2545000/-	17.05.2013
Mrs. Geeta M. Parekh.		
To		
Mrs. Sanjana Surekh Parekh.		

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 376, 2nd Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.07 Sq. Mtr.

<u>KRL-1-8830</u>	<u>Agreement For Sale</u>	<u>15.10.2013</u>
2013	AV. 8500000/- MV. 2545000/-	15.10.2013

Mr. Sudhir Tatoba Pawar.
To
Mrs. Anita K. Parekh.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 390, 1st Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.07 Sq. Mtr.

2014	]	NIL
2015	]	NIL
2016	]	NIL
2017	]	NIL
2018	]	NIL
2019	]	NIL
2020	]	NIL
2021	]	NIL
2022	]	ENTRY

<u>KRL-5-11510</u>	<u>Sale Deed</u>	<u>08.06.2022</u>
2022	AV. 4500000/- MV. 4075815.6/-	08.06.2022

Mr. Shilp M. Parekh.
To
Mr. Prakash Veerchand Patel.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 396, 2nd Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 180 Sq. Ft.

<u>KRL-4-23936</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Ashabai Ganpat Trambake.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 373, 2nd Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23946</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mr. Ashish Laxminiwas Singi.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 387, 1st Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23947</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mr. Ashish Laxminiwas Singi.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 386, 1st Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23948</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Harshada Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 380, Ground
Floor, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situated at Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23949</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Harshada Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 366, Ground
Floor, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situated at Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23950</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Mayuri Aditya Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 376, 2nd Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23952</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Mayuri Aditya Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 366, Ground
Floor, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situated at Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23954</u>	<u>Agreement For Sale</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mr. Ramdas Maruti Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 381, Ground Floor, Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla, District M.S.D. Area 20.08 Sq. Mtr.

<u>KRL-4-23956</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Anita Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 385, 1st Floor, Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla, District M.S.D. Area 20.08 Sq. Mtr.

<u>KRL-4-23955</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mr. Ramdas Maruti Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 379, Ground Floor, Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla, District M.S.D. Area 20.08 Sq. Mtr.

<u>KRL-4-23957</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Anita Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 374, 2nd Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23958</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mrs. Anita Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 370, Ground
Floor, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situated at Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23959</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mr. Aditya Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 378, 2nd Floor,
Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at
Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23960</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	02.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mr. Aditya Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 361, Ground
Floor, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situated at Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

<u>KRL-4-23961</u>	<u>Sale Deed</u>	<u>02.12.2022</u>
2022	AV. 4300000/- MV. 4077846.4/-	06.12.2022

M/s. G. A. Builders Pvt. Ltd. Through Director Mr. Gokul
Agarwal Through Power Mr. Dinbandhu Mishra.
To
Mr. Ramdas Maruti Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 377, Ground
Floor, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situated at Chembur Village, Taluka Kurla, District M.S.D.
Area 20.08 Sq. Mtr.

2023] ENTRY

KRL-4-1310 Sale Deed 20.01.2023

2023 AV. 4300000/- 20.01.2023

MV. 4077846.4/-

Mr. Shridhar S. Shastri, Mrs. Laxmi S. Shastri & Others.

To

Mrs. Harshada Ramdas Sangle.

Schedule: Property bearing C.T.S. No. 826(p), Flat No. 384, Ground Floor, Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla, District M.S.D. Area 20.08 Sq. Mtr.

KRL-1-2444 Gift Deed 03.02.2023

2023 AV. 0/- 03.02.2023

MV. 3267697.05/-

Mr. Shekhar D. Karkera.

To

Mr. Suresh Shekhar Sapaliga.

Schedule: Property bearing C.T.S. No. 826, Flat No. 382, Ground Floor, Building No. 11, Subhash Nagar Vrindavan CHSL, Situated at Chembur Village, Taluka Kurla, District M.S.D. Area 180 Sq. Ft.

KRL-5-7816 Development Agreement 13.04.2023

2023 AV. 206946500/- 13.04.2023

MV. 291421500/-

M/s. Subhash Nagar Vrindavan CHSL Through Chairman
Mr. Anil Kumar Bhaskaran & Others.

To

M/s. V. Laxmi Estate Developers Pvt. Ltd. Through
Director Mr. Ramdas Maruti Sangle.

Schedule: Property bearing C.T.S. No. 826/111 To 124, Survey No. 67
To 71, Building No. 11, Subhash Nagar Vrindavan CHSL,
Situater at Chembur Village, Taluka Kurla, District M.S.D.
Area 1475.77 Sq. Mtr.

KRL-1-12607	Undertaking	24.06.2023
2023	AV. 0/- MV. 1/-	24.06.2023

M/s. V. Laxmi Estate Developers Pvt. Ltd. Through
Director Mr. Ramdas Maruti Sangle Through Power Mr.
Narayan Pal & Others.
To
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Schedule: Property bearing C.T.S. No. 826(p), Building No. 11,
Subhash Nagar Vrindavan CHSL, Situater at Chembur
Village, Taluka Kurla, District M.S.D.

KRL-1-12609	Undertaking	24.06.2023
2023	AV. 0/- MV. 1/-	24.06.2023

M/s. V. Laxmi Estate Developers Pvt. Ltd. Through
Director Mr. Ramdas Maruti Sangle Through Power Mr.
Narayan Pal & Others.
To
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Schedule: Property bearing C.T.S. No. 826(p), Building No. 11,
Subhash Nagar Vrindavan CHSL, Situater at Chembur
Village, Taluka Kurla, District M.S.D.

KRL-1-12611	Undertaking	24.06.2023
2023	AV. 0/- MV. 1/-	24.06.2023

M/s. V. Laxmi Estate Developers Pvt. Ltd. Through
Director Mr. Ramdas Maruti Sangle Through Power Mr.
Narayan Pal & Others.

To

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Schedule: Property bearing C.T.S. No. 826(p), Building No. 11,
Subhash Nagar Vrindavan CHSL, Situated at Chembur
Village, Taluka Kurla, District M.S.D.

Note: Manual & Computer Index II 1993 TO 2023 not maintain
properly, Search is subject to available records.



Aarti Mestry
Search Clerk