

K. NARAYANAN

N. JANARDHANAN

E-mail : njanardhanan@narayanans.in

Ms. ANNAPOORNA SESHADRI

E-mail : annapoorna@narayanans.in

RAMACHANDRAN N.

E-mail : ramachandran@narayanans.in



NARAYANAN & NARAYANAN (Regd.)

ADVOCATES & SOLICITORS

Windsor Chambers, 1st Floor,

Cawasji Patel Street, Fort, Mumbai - 400 001.

Phone : 4038 1234 / 2285 1456

: 2284 6194 / 2287 1235

E-mail : mails@narayanans.in

FORM – A

(Circular No.28 / 2021)

LEGAL TITLE REPORT

The MahaRERA,
Mumbai.

Dear Sirs,

Sub: Title Clearance Certificate in respect of land bearing Plot No.379 of Dadar-Matunga Estate of the Brihanmumbai Municipal Corporation, Cadastral Survey No. 368 / 10 of Matunga Division, admeasuring 897 sq.yds. i.e. 750 sq.mtrs. or thereabouts, situate at Shankar Mattham Road, Matunga, Mumbai 400 019 (hereinafter referred to as "**the Property**")

1. Under instructions of Messrs. Gala Habitats LLP ("**Promoters**"), we have investigated the title to the Property, and at their request, and inter alia on perusal of the documents mentioned below, have to state as under:

A. Description of the Property:

Plot No.379 of Dadar-Matunga Estate of the Brihanmumbai Municipal Corporation, Cadastral Survey No. 368 / 10 of Matunga Division, admeasuring 897 sq.yds. i.e. 750 sq.mtrs.

B. The documents of title examined by me:

1. Copy of Indenture of Lease dated 9th April 1941 executed by Municipal Corporation of the City of Bombay in favour of Bai lakhbai, wife of Cooverji Jetha Nagda and registered at Bombay Sub-Registry under Serial No. BOM/2240 of 1941 at pages 161 to 169 in Volume 239 of Additional Book No.1 on 24th June 1941.

2. Copy of Death Certificate of Bai Lakhbai
3. Copy of Registered Will and Testament of the said Bai Lakhbai dated 13th September 1966 registered at the Bombay Sub-Registry under Serial No. 3058 of 1966
4. Copy of Society Registration Certificate of Matunga Vasudha Co-operative Housing Society Ltd.
5. Copy of Deed of Assignment dated 11th June 1999 executed by Hirachand Lamichand Nagda and Anilkumar Laxmichand Nagda, acting in their capacity as the Executors under the Last Will and Testament dated 13th September 1966 of the said Bai Lakhbai in favour of the Matunga Vasudha Co-operative Housing Society Ltd and registered at the Bombay Sub- Registry under Serial No.BBE/2813 of 1999
6. Undertaking dated 23rd November 2021 registered by Mr. K. Narayanan as Chairman of the Society at the Mumbai Sub-Registry under Serial No.BBE-1/9364 of 2021,
7. Copy of NOC dated 2nd August 2022 received from Assistant Commissioner (Estates) of the Municipal Corporation of Greater Mumbai
8. Original Development Agreement dated 13th December 2023 registered at the Mumbai Sub-Registry under Serial No.BBE-3/24438 of 2023,
9. Original Power of Attorney dated 13th December 2023 registered at the Mumbai Sub-Registry under Serial No.BBE-3/24439 of 2023,
10. Deed of Mortgage dated 23rd January 2025 executed by Gala Habitats LLP in favour of Aditya Birla Housing Finance Ltd. and registered under Serial No.BBE-3/1901 of 2025
11. Copy of LLP Agreement dated 25th October 2017 of Gala Habitats LLP,

12. Property Card in respect of the Property
13. Provisional NOC dated 23rd February 2024 issued by the Estate Department of the Brihanmumbai Municipal Corporation

C. 7/12 Extract/ Property Card:

The Property Card pertaining to the Property, bearing Cadastral Survey No. 368 / 10 of Matunga Division reflects the name of the Municipal Corporation of the City of Bombay as the Owner / Lessor and Bai Lakhbai, wife of Cooverji Jetha Nagda as Lessee. The Matunga Vasudha Co-operative Housing Society has applied to the Office of the Superintendent of Land Records, Mumbai City for transfer and mutation of the said Property in its name in the Property Registered Card; the said application is still pending.

D. Search Report:

Copy of Search Report for the last 30 years. (Separately enclosed herewith and marked as **Annexure-B**)

2. On perusal of the abovementioned documents and other relevant documents relating to the captioned Property, we note that the Estate Department of the Brihanmumbai Municipal Corporation has permitted transfer of the lease in favour of the Society on the terms recorded in the letter dated 2nd August 2022. In view thereof, subject to what is stated in the said letter, and what is stated in **Annexure "A"** hereto, and relying on the same, we are of the opinion that the title of the Brihanmumbai Municipal Corporation as the Lessor and the Matunga Vasudha Co-operative Society Ltd ("**Land**

Owners") as the Lessee of the captioned Property is clear and marketable and free from encumbrances. Further, in view of and for the reasons and subject to what is set out in **Annexure "A"**, we are of the opinion that Gala Habitats LLP is subject to the terms and conditions mentioned in the Provisional NOC dated 23rd February 2024 by the Estate Department of the Brihanmumbai Municipal Corporation, entitled in its own right as Promoters of the captioned Property to redevelop the Property, grant to the Members of Land Owners Permanent Alternate Accommodation Premises in the New Building in terms of the Development Agreements and Permanent Accommodation Agreement with them, and subject to the mortgage in favour of Aditya Birla Housing Finance Ltd. on the flats forming part of the surplus premises of the Promoters, and to sell the surplus Premises therein to persons of their choice on own account and for themselves.

3. The Report reflecting the flow of the title of the Promoters to the Property and the right of the Promoters thereto is separately enclosed and marked **Annexure "A"**.

Encl: as above

Date : 5th February 2025

Place: Mumbai

For **NARAYANAN & NARAYANAN,**



Partner

ANNEXURE "A"

FLOW OF THE TITLE OF THE PROJECT LAND

1. **Property Card as on date of application for registration.**

The Property Card pertaining to the Property bearing Cadastral Survey No. 368 / 10 of Matunga Division reflects the name of the Municipal Corporation of the City of Bombay as the Lessor and Bai Lakhbai, wife of Cooverji Jetha Nagda as the Lessee thereof. The Matunga Vasudha Co-operative Housing Society ("**Owners**") has applied to the Office of the Superintendent of Land Records, Mumbai City for transfer and mutation of the said Property in its name in the Property Register Card: the said application is still pending.

2. **Mutation Entry**

N.A.

3. **Searches and Revenue Records**

We had caused searches to be carried out and a copy of the Search Report obtained by us is annexed hereto as **Annexure "B"**.

4. **Any other Relevant Title**

4.1 **Title Flow**

- 4.1.1 By an Indenture of Lease dated 9th April 1941 made between the Municipal Corporation of the City of Bombay (as it was then known), therein referred to as "the Corporation" of the First Part, Madhusudan Damodar Bhat, the then acting Municipal



Commissioner for the City of Bombay, therein referred to as “the Commissioner” of the Second Part, one Motilal Tejsey, therein referred to as “the Building Tenant” of the Third Part and one Bai Lakhbai, wife of Cooverji Jetha Nagda, referred to as “the Lessee” of the Fourth Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM / 2240 of 1941 at Pages 161 to 169 in Volume 239 of Additional Book No. 1 on 24th June 1941, the Corporation, for the consideration therein mentioned and the covenant on the part of the said Bai Lakhbai to pay the rents and to observe perform and comply with the several terms conditions and covenants therein contained and covenanted to be observed performed and complied with by her, did thereby demise, and the Commissioner and the Building Tenant did confirm unto the Lessee all that the land admeasuring 897 sq.yds. i.e. 750 sq.mtrs. or thereabouts, being Plot No. 379 of Dadar-Matunga Estate of the Municipal Corporation, together with the building then consisting of ground and two upper floors with two staircase rooms and an outbuilding of ground floor and the appurtenances therein described and collectively subsequently known as **NAGDA MANSION** unto the Lessee retrospectively from 11th May 1936 for the term in perpetuity at the rent and subject to the covenants and conditions contained in the said Indenture of Lease dated 9th April 1941 and on the part of the Lessee to be observed and performed.

- 4.1.2 The said Bai Lakhbai died at Bombay on 4th October 1968 after making and publishing her Last Will and Testament dated 13th September 1966 which was duly registered at the Bombay Sub-Registry under Serial No.3058 of 1966.

4.1.3 A Petition, being Petition No.190 of 1969, was filed in the Hon'ble High Court of Judicature at Bombay by one Hirachand Laxmichand Nagda and Anilkumar Laxmichand Nagda, for grant of Probate of the Last Will and Testament of the said deceased Bai Lakhbai; one Laxmichand Cooverji Nagda filed a Caveat in the said Petition resulting in the said Petition being converted into Testamentary Suit No.22 of 1969 on the record of the Hon'ble High Court of Judicature at Bombay.

4.1.4. On or about 24th April 1974, a compromise came to be arrived at between the said Hirachand Laxmichand Nagda and Anilkumar Laxmichand Nagda and the said Laxmichand Cooverji Nagda and pursuant to the Consent Terms signed and filed in the said Suit, the said Laxmichand Cooverji Nagda withdrew the Caveat filed by him and the Hon'ble High Court was pleased to grant Letters of Administration of the Last Will and Testament of the said deceased Bai Lakhbai with copy of the Last Will and Testament dated 13th September 1966 of the said deceased Bai Lakhbai annexed thereto.

4.1.5 By an Agreement for Sale dated 18th October 1974 executed by the said Hirachand Laxmichand Nagda and Anilkumar Laxmichand Nagda, acting in their capacity as the Executors under the Last Will and Testament dated 13th September 1966 of the said Bai Lakhbai, in favour of one Parshottam Jesingdas Patel, the said Hirachand Laxmichand Nagda and Anilkumar Laxmichand Nagda agreed to sell and transfer the leasehold rights in respect of the said Property together with the building then comprising of ground and two upper floors known as **NAGDA MANSION** standing thereon to the said Parshottam Jesingdas Patel for the consideration and on the terms and conditions as therein set out.



- 4.1.6 Pursuant to the aforesaid Agreement, the said Parshottam Jesingdas Patel constructed two additional flats on the Third Floor of the said building and one closed motor garage in the compound of the said building after obtaining requisite sanctions for the same, and on completion of construction of such additional Third Floor and the closed motor garage, sold the same to interested third parties on "ownership" basis.
- 4.1.7. The said Parshottam Jesingdas Patel also vide separate Agreements executed by him in favour of the tenants / occupants of premises occupying flats on the Ground, First and Second Floors of the said building (save and except the tenant of Flats Nos.5 & 6 on the Second Floor) agreed to sell (and sold) to each of such tenants / occupants the "ownership" rights in respect of the tenements occupied by them to the respective tenants / occupants thereof for the consideration and on terms and conditions stipulated in such Agreements.
- 4.1.8 The acquirers of ownership rights of premises in the said building **NAGDA MANSION** thereupon got registered a Co-operative Housing Society called **Matunga Vasudha Co-operative Housing Society Ltd.**, ("**the Society**") under the provisions of the Maharashtra Co-operative Societies Act, 1960 and thereupon the owners of the various flats in the building were enrolled as members thereof, save and except the occupants of Flats Nos.5 and 6, who occupy the same as monthly tenants thereof.
- 4.1.9 By a Deed of Assignment dated 11th June 1999 executed by the said Hirachand Laxmichand Nagda and Anilkumar Laxmichand Nagda, both being the Executors appointed under the Last Will

and Testament of the said Bai Lakhbai dated 13th September 1966, therein collectively referred to as the Assignors of the First Part, the said Parshottam Jesingdas Patel, therein referred to as the Confirming Party of the Second Part and the Society herein, therein referred to as the Assignee of the Third Part and registered with the Sub-Registrar of Assurances under Serial No. BBE/2813 of 1999 on 24th June 1999, the said Hirachand Laxmichand Nagda and Anilkumar Laxmichand Nagda in their capacity as the Executors appointed under the Last Will and Testament of the said Bai Lakhbai dated 13th September 1966 sold assigned conveyed and transferred and the said Parshottam Jesingdas Patel did thereby confirm unto the Society herein all and whatsoever their share right title and interest to and in the said Property together with the benefit of the Indenture of Lease dated 9th April 1941 executed by the Corporation in favour of the said Bai Lakhbai for the consideration and on the terms and conditions more particularly therein set out. The Society thereupon came to be entitled to the leasehold rights in respect of the said Property together with the ownership rights in respect of the Existing Building standing thereon.

4.1.10 By an application dated 4th September 2021 addressed by the Society to the Office of the Assistant Commissioner (Estates) of the Municipal Corporation of Greater Mumbai (now Brihanmumbai Municipal Corporation) for transferring the leasehold rights in respect of the said Property to its name.

4.1.11 The Asst. Commissioner (Estates) by his letter No.AC/Estates/19143/LB IV dated 02.08.2022 conveyed that the leasehold rights of Bai Lakhbai was transferred to (1) Hirachand Laxmichand Nagda and (2) Anilkumar Laxmichand Nagda, and



thereafter to the name of the Society on the basis of and relying on the several documents therein cited.

4.1.12 The Society has thereafter applied to the Office of the Superintendent of Land Records, Mumbai City for transfer and mutation of the said Property in its name as a Lessee in the Property Register Card maintained by it: the said application is still pending.

4.1.13 The Society has thereafter by a Development Agreement dated 13th December 2023 registered at the Mumbai Sub-Registry under Serial No. BBE-3/24438 of 2023 granted to the said Gala Habitats LLP, having its address as aforesaid ("**Promoters**"), development rights of the said Property with right and authority to the Developers to redevelop the said Property in the manner therein recorded. The Society has also thereupon made and executed in favour of (1) Rajendra J. Gala Shah, (2) Mrs. Jayawantiben Jayantilal Shah and (3) Mrs. Shivanshi Rajendra Gala Shah nominated by the Developers a Power of Attorney granting to them various powers and authorities as therein conferred.

4.1.14 The Promoters have by a Deed of Mortgage dated 23rd January 2025 executed in favour of Aditya Birla Housing Finance Ltd. and registered at the Mumbai Sub-Registry under Serial No. BBE-3/1901 of 2025 mortgaged their right in respect of the Flats mentioned therein out of their entitlement in the New Building in consideration of the monies to be advanced by it.

4.15 We had caused Public Notice to be published on 18th December 2024 in the issue of Free Press Journal and Janmabhoomi.

Pursuant thereto, we have not received any claims from any person claiming any rights in the said Property.

5. **LITIGATIONS:**

There are no pending Litigations related to the said Property.

6. **OPINION:**

In the circumstances the title of the Brihanmumbai Municipal Corporation as the owner/Lessor and the Society as a Lessee in respect of the Property is subject to the stipulations in the said letter dated 2nd August 2022 clear and marketable and free from encumbrances. Further, by virtue of the Development Agreement and the Power of Attorney executed by the Developer with the Landowner, subject to compliances stipulated in the Provisional NOC issued by the Estate Department of the Brihanmumbai Municipal Corporation, and in terms thereof, the rights of the Developers to develop and construct the New Building on the Project Land in terms of the sanctioned plans and to sell the premises other than the premises liable to be granted to the Land Owners is, in our opinion, clear, marketable and free from encumbrances and claims.

Date: 5th February 2025

Place: Mumbai

For **NARAYANAN & NARAYANAN,**


Partner

ANNEXURE "B"

EKNATH S. GAOKAR (SEARCH CLERK)

18/B/2, Raja Bahadur Mansion, 2nd Floor, 2 Homi Modi Cross Street, Off. Fort Chamber, Roshni Xerox, Mumbai-400023

Mob. Nos. 9820083087
9969259726

Email – gaokar786.1830@rediffmail.com
Pan No. AIPPG8914Q

Date : 13-12-2024

To,

Narayanan & Narayanan
Advocates & Solicitors,
Mumbai.

Re: Investigation of title of property being Plot No. 379 of Dadar Matunga Estate of the Brihanmumbai Municipal Corporation, Cadastral Survey No. 368/10 of Matunga Division, admg. 897 Sq. Yds, i.e. 750 Sq. Mtrs. or thereabout, situated at Shankar Mattham Road, Matunga Mumbai – 400 019.

Sir / Madam,

Under your instructions, I have caused search to be taken in respect of abovementioned property from 1995 to 2024 (Last 30 Years) and from online E-search from the year 1995 to 2024 (Last 30 Years) respectively.

During the course of search I have found the following documents registered /indexed therein.

From the year 1995 To, 2024 (Last 30 Years) at S.R.O. Mumbai

1995}
To, } – Torn



2009}
 2010 – Nil
 2011 – Torn
 2012 – Torn
 2013}
 To, } – Partly Torn
 2019}
 2020 – Nil
 2021 – Nil
 2022 – Nil
 2023 – Nil
 2024 –

(Search taken up to dated 07-02-2023)

From the year 1995 To, 2024 (Last 30 Years) as per Online Search (E-search)

1985}
 To, } – Nil
 1998}
1999

<u>BBE</u>	<u>Conveyance Deed</u>	<u>11-06-1999</u>
<u>2813</u>	Rs. 3,28,746/-	24-06-1999
1999		

- 1) Hirachand Laxmichand Nagda.
- 2) Anil chand Laxmichand Nagda.
- 3) Purushottam Jaisingdas Patel.

To,

Matunga Vasudha Co-operative Hsg. Soc. Ltd.

[Secretary – Jaylakshmi Raman.]

[Chairman – K. Narayannan.]

[Treasurer – Kushal K. Gada.]

Schedule :- Property land admg. 750 Sq. Mtrs building known as “Nagda Mension” of Matunga Division.

2000 – Nil

2001 – Nil

2002 – Nil

2003

Mumbai-2

Agreement

20-05-2003

2869

Rs. 25,00,000/-

20-05-2003

2003

M.V Rs. 19,46,364/-

N. Venkatramani.

To,

1) Ketan Pramodrai Shah.

2) Bhavana Ketan Shah.

Schedule : - Property being Flat No. 1, admg. 55.93 Sq. Mtrs (Built-up) on ground floor building known as ‘Vasudha Co-op Hsg. Soc. Ltd.’, situate at Shankar Mattham Road, Matunga Mumbai – 19 bearing Plot No. 379, Cadastral Survey No. 368/10 of Matunga Division.

2004 – Nil

2005 – Nil

2006 – Nil



2007

<u>Mumbai-1</u>	<u>Declaration Deed</u>	<u>11-06-2007</u>
<u>6415</u>	Rs. 4,80,000/-	11-06-2007
2007	<u>M.V Rs. 5,00,000/-</u>	

Nil

To,

Champaben Shantilal Gada.

Schedule : - Property being Flat No. 4, admg. 612 Sq. Feet Carpet on 1st floor building known as "Nagda Mension", Matunga Vasudha Co-op Hsg. Soc. Ltd. situate at Telang Cross Road No. 3, Matunga Mumbai – 19 bearing Plot No. 379 of Matunga Division.

2007

<u>Mumbai-1</u>	<u>Declaration Deed</u>	<u>11-06-2007</u>
<u>6416</u>	Rs. 1,25,000/-	11-06-2007
2007	<u>M.V Rs. 2,50,000/-</u>	

Nil

To,

Champaben Shantilal Gada.

Schedule : - Property being Flat No. 9A, admg. 282 Sq. Feet Carpet on 1st floor building known as "Nagda Mension", Matunga Vasudha Co-op Hsg. Soc. Ltd. situate at Telang Cross Road No. 3, Matunga Mumbai – 19 bearing Plot No. 379 of Matunga Division.

2008 – Nil

2009 – Nil

2010 – Nil

2011 – Nil

2012

Mumbai-1

Indemnity Bond

20-04-2012

3398

20-04-2012

2012

Shri. K. Narayanan.

To,

Nil

Schedule : - Property being (Land) The Vasudha Co-op Hsg. Soc. Ltd.” situate at Shankar Mattham Road, Matunga Mumbai – 19 bearing Plot No. 379 of Matunga Division.

2013 – Nil

2014 – Nil

2015 – Nil

2016 – Nil

2017 – Nil

2018 – Nil

2019 – Nil

2020 – Nil

2021

Mumbai-1

Gift Deed

28-09-2021

7759

Rs. 91,07,586/-

28-09-2021

2021



Jayantilal Kalyanji Gada.

To,

Khushal Kalyanji Gada.

Schedule :- Property being Flat No. 13 on 3rd floor admg. 118.20 Sq. Mtrs (Built-up) along with Terrace admeasuring 42.74 sq. mtrs.50% undivided Hissa i.e. 59.1 sq. mtrs built up along with Tarrace area 21.37 sq mtrs in the said property building known as "Nagda Mension", Matunga Vasudha Co-op Hsg. Soc. Ltd. situate at Telang Cross Road No. 3, Matunga Mumbai – 19 bearing Plot No. 379 C.S. No.368/10 of Matunga Division.

* Ralation

2021

Mumbai-1

Gift Deed

28-09-2021

7760

Rs. 1,82,15,171.072

28-09-2021

2021

Khushal Kalyanji Gada.

To,

1) Dhanvanti Khushal Gada.

2) Prashant Khushal Gada.

Schedule :- Property being Flat No.13 on 3rd floor admeasuring 118.20 sq. mtrs. along with tarrace area 42.74 sq.mtrs.and in Nagda Mansion The Matunga Vasudha Sahakari Gruhnirman Sanstha Ltd. and bearing Plot No.379 C.S.No.368/10 of Matunga Division.

* Relation Father-Mother and Son

2021

Mumbai-1

Bond

23-11-2021

9364

23-11-2021

2021

Krishnan Narayanan.

To,

Nil

Schedule :- Property land bearing Cadastral Survey No. 368/10 of Matunga Division.

2022

Mumbai-5

Gift Deed

28-03-2022

4210

Rs. 2,39,30,370.405

28-03-2022

2022

Ratilal Velji Hariya.

To,

Hasmukh Ratilal Hariya.

Schedule :- Property situate at Matunga in Mumbai City being Flat No.14 on 3rd floor admeasuring 670 sq. feet carpet along with terrace area 501.46 sq. feet carpet total area 1171.46sq.fts.carpet wih one car parking area 229.81 sq. Feet carpet and being Plot No.379 of Dadar Matunga estate C.S.No.368/10 of Matunga Division.

* Father gifted is gifted entire share to share to his son without consideration

2023

Mumbai-3

Development Agreement

13-12-2023

24438

Rs. 14,60,57,500/-

13-12-2023

2023

M.V Rs. 10,89,06,500/-

Matunga Vasudha Co-operative Hsg. Soc. Ltd.

[Chairman – 1) Lata Raman.

]

[Secretary – 2) Hasmukh R. Hariya.

]

[Treasurer – 3) Prashant K. Gada.]
[Members – 4) Ketan Pramodrai Shah.]
[5) Bhavana Ketan Shah.]
[6) Ketan Dharshi Savala.]
[7) Nayan Shantilal Gada.]
[8) Lata Raman.]
[9) Damini Sharma.]
[10) Kiritkumar R. Chaniyara, by his]
[C/A – Mr. Sureshkumar Gajjar.]
[11) Harivadan R. Chaniyara, by his]
[C/A – Mr. Sureshkumar Gajjar.]
[12) Chandrakant R. Chaniyara, by his]
[C/A Sureshkumar Gajjar.]
[13) Taranath Narayan Pai.]
[14) Anant Narayan Pai.]
[15) Krishnan Narayan]
[16) Prashant Khushal Gada.]
[17) Dhanvanti Khushal Gada.]
[18) Hasmukh Ratilal Hariya.]
[19) Mohan Vardharaja mudaliar.]

To,

M/S. Gala Habitats LLP,

through Partner – Rajendra J. Gala Shah.

Schedule : - Property being land admg. 750 Sq. Mtrs with construction The Vasudha Co-op Hsg. Soc. Ltd, 'Nagda Mansion' Situate at Shankar Mattham

Road, Matunga Mumbai – 19 bearing Plot No. 379, Cadastral Survey No. 368/10 of Matunga Division.

2023

Mumbai-3

Indemnity Bond

13-12-2023

24440

13-12-2023

2023

1) M/S. Gala Habitats LLP,

[through Partner – Mr. Rajendra J. Gala Shah.]

2) Rajendra J. Gala Shah.

3) Jayvantiben Jayantilal Shah.

4) Shivanshi Rajendra Gala Shah.

To,

Nil

Schedule :- Property being land bearing Plot No. 379, Cadastral Survey No. 368/10 of Matunga Division.

2024

Mumbai-3

Affidavit

06-08-2024

16878

06-08-2024

2024

M/S. Gala Habitats LLP,

[through Partner – Mr. Rajendra J. Gala, by his

C/A – Mr. Nilesh Dilip Parab.]

To,

Nil



Schedule :- Property being land bearing Plot No. 379, Cadastral Survey No. 368/10 situate at Shankar Mattham Road, Matunga Mumbai – 19 of Matunga Division.

2024

Mumbai-3

Affidavit

14-10-2024

21161

14-10-2024

2024

M/S. Gala Habitats LLP,

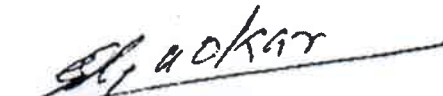
[through Partner – Mr. Rajendra J. Gala Shah, by his

C/A – Mr. Nilesh Dilip Parab.]

To,

Nil

Schedule :- Property being land bearing Plot No. 379, Cadastral Survey No. 368/10 situate at Shankar Mattham Road, Matunga Mumbai – 19 of Matunga Division.


E. S. GAOKAR
Search clerk,

Narayanan & Narayanan

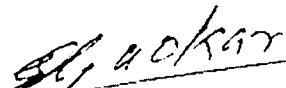
Re: Investigation of title of property being Plot No. 379 of Dadar Matunga Estate of the Brihanmumbai Municipal Corporation, Cadastral Survey No. 368/10 of Matunga Division, admg. 897 Sq. Yds, i.e. 750 Sq. Mtrs. or thereabout, situated at Shankar Mattham Road, Matunga Mumbai – 400 019.

—

—

Search Notes:-

Taken in respect of abovementioned property from 1995 to 2024 (Last 30 Years) and from online E-search from the year 1995 to 2024 (Last 30 Years) respectively.


E. S. GAOKAR
Search clerk,