

ANNEXURE-D

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**TITLE CERTIFICATE**

To,

M/S.Veena Developers through its Partner

Mr. Haresh N. Sanghavi & Nikunj H. Sanghavi "The Developers

Ref: Title search report in respect of the property being land and Construction bearing

(a) Plot No A1 bearing CTS No 424A admeasuring 3147.73 sq mts &

(b) Plot A2 bearing CTS No 424A admeasuring 465.27 sq mts situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban district

Sir,

As instructed, I have investigated the title in respect of the aforesaid property and caused search in the office of the sub registrar of assurance, Andheri and my report is as under

**CHAIN OF TITLE**

It is seen from the documents that by a deed of conveyance dated 10th December 1938 and registered in the office of the Sub Registrar of Assurance, Bombay Under Sr no 1255 of 1938 Gajanan Sadashiv Patil and Ors as the vendors of One part and Mr Prasiddhnarayan Mathurprasad Upadhyay, Siddhnarayan Mathiraprasad Upadhya and Mr Khudiram Mathuraprasad Upadhyay and Mr Ramadhin Son of Adanka Upadhyay and 3 Ors as the Original Owners have purchased the property being all that piece and parcel of land admeasuring 10,458 sq mtrs bearing Survey no 35 Hissa No 2, Survey no 37 Hissa no 1 and 2 and Survey no 43 Hissa no 6(pt) and now bearing CTS No 424,424/1 to 33 known as Upadhyay Estate situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban district within the limits of K ward of Municipal Corporation of Greater Mumbai in the name of Mr Prasiddhnarayan Mathuraprasad Upadhyay , Siddhnarayan Mathuraprasad Upadhya and Mr Khudiram Mathuraprasad Upadhyay , jagnarayan Mathuraprasad Upadhyay and Mr Ramadhin Son of Adanka Upadhyay ( as purchasers)



It is seen that Mr Prasiddhinarayan Mathurprasad Upadhyay died on 24/5/1940 leaving behind his wife Smt Jamwanti along with two daughters Hirawati Devi and Amravati Devi as the legal heirs of the deceased. It is seen that certain disputes arose between the original Owner and their successor and the disputes were referred to arbitration wherein Bansnarayan Upadhyay and Mr Ramakant Mishra were appointed as arbitrators for the purpose of division and partition of the properties belonging to the original owners and their respective successors and by an arbitration award dated 11/2/1956 and registered with the sub registrar under Sr No BOM-3872-1956 the arbitrators divided and distributed between the original Owners and the successors.

It is seen that as per the award 1/5th i.e 20 % undivided share in the entire property came to the share of Ramadhin son of Adanka Upadhyay and the remaining shares were divided between Mr Ramjit, Son of Mr Prasiddhinarayan Mathurprasad Upadhyay, Siddhinarayan Mathurprasad Upadhyay and Mr Khudiram Mathurprasad Upadhyay and Mr Khudiram Mathurprasad Upadhyay having 1/5th share each i.e 26.66 % of 4/5th Share of the entire property. It is seen that Mrs Jamwanti Wife of Shri Jagnarayan Mathurprasad Upadhyay died in 9th march 1992 and she has not claimed any right, title and interest in the said entire property . However her daughters Hirawati Devi and Amravati Devi filed a suit being suit no 4369 of 1999 before the High court of Judicature, Bombay and taken out a Notice of Motion no 2663 of 1999 for interim and ad interim reliefs claiming Co Ownership rights in the said property.

It is further seen that the said Hirawatidevi and Amravatidevi with the confirmation of their respective family members being the sons and daughters entered into an agreement for sale in respect of their undivided right, title and Interest in the said property in favour of Premnath Asawa and Nirmaladevi Dwivedi. The Sanghavis had undertaken the responsibility to ensure that the objections and/or the claims made by the said Hirawatidevi and Amravatidevi are withdrawn and the suit is settled . It is further seen that with a view to bring about the settlement and withdrawal of the suit, the said Haresh Sanghavi by a Development agreement dated 21/4/2007 acquired the rights , benefits and advantages under the aforesaid agreement dated 15/5/1998 from Premnath Asawa and Nirmaladevi Dwivedi and further executed a power of attorney dated 23/4/2007 in favour of the said Haresh Sanghavi. Thereafter the said suit was withdrawn Unconditionally on 17/6/2010.

It is further seen that pursuant to the passing of the award the following persons derived the right, title and interest upon the entire property as the owners being the heirs and legal representatives or assignees/ transferees since the Original Owners have all expired.



Mr Ramadhin Adanka Upadhyay

Mr Ramjit Prasiddnarayan Upadhyay

Me Siddhnarayan Mathuraprasad Upadhyay and

Mr Khudiram Mathuraprasad Upadhyay

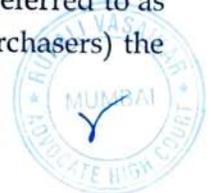
It is further seen that there was another piece of land admeasuring 4 ½ Gunthas which was in possession of one Ramjeet Prasiddhnarayan Upadhyay. As per the award the said Ramjeet Prasiddnarayan Upadhyay would retain the Nagardas property and would give up his proportionate share in the said entire property in favour of the original Owners and consequently Mr Ramadhin Adanka Upadhyay's share in the entire property stood increased to 20.87 %. After the demise of Ramadhin Adanka Upadhyay on 173/1964 his legal heirs viz Kamalanand Ramadhin Upadhyay and Mr Ramvilas Ramadhin Upadhyay and Tribhuvan Ramadhin Upadhyay being the sons of the deceased Mr Ramadhin Adanka Upadhyay became entitled to the said properties each of them holding 6.957 % Undivided right, title and Interest upon the entire property.

It is further seen that the said Kamalanand Ramadhin Upadhyay a widower died intestate leaving behind his only son Gyanparakash K Upadhyay( second set of Co-Owner) as his only heir and legal representative of the deceased and he is entitled to 1/3<sup>rd</sup> Ramadhins area and to 6.957 % undivided right, title and interest in the said entire property.

The reminder of the 2/3<sup>rd</sup> Ramadhins area and Ramadhin Adanka Upadhyay's 13.913 % undivided entitlements upon the said entire property devolved upon other two sons of Ramadhin Adanka Upadhyay i.e Ramvilas Ramadhin Upadhyay and Mr Tribhuvan Ramadhin Upadhyay.

It is seen that Mr Tribhuvan Ramadhin Upadhyay Died on 22/9/2011 leaving behind his legal heirs Mrs Vindhyavasini Tribhuvan Upadhyay( widow) and three Sons viz Mr Ramesh Tribhuvan Upadhyay and Mr Pramod Tribhuvan Upadhyay and Mr Sharad Tribhuvan Upadhyay as the legal heirs and representatives of the deceased.

Thereafter by an articles of agreement dated 12/12/2011 and registered in the office of the sub registrar of assurance Andheri 1 under Sr NO BDR-1-12853-2011 followed by a deed of conveyance dated 4/10/2012 which is registered under Sr no BDR-4-8588-2012 dated 5/10/2012 executed between the said Vindhyavasini Tribhuvan Upadhyay( widow) and three Sons viz Mr Ramesh Tribhuvan Upadhyay and Mr Pramod Tribhuvan Upadhyay and Mr Sharad Tribhuvan Upadhyay( referred to as the Owners and Arjun Land Developers (Arjun)( referred to as the Purchasers) the



said Vindhya Vasini Tribhuvan Upadhyay (widow) and three Sons viz Mr Ramesh Tribhuvan Upadhyay and Mr Pramod Tribhuvan Upadhyay and Mr Sharad Tribhuvan Upadhyay sold, transferred and conveyed the entire property in favour of Arjun Land Developers.

Thereafter by and under an articles of agreement dated 2<sup>nd</sup> February 2008 which is registered under Sr. No. BDR-1-1265-2008 followed by a deed of conveyance dated 4<sup>th</sup> October 2012 under Sr No BDR-4-857-2012 dated 05/10/2012 executed between Ramvilas Ramadhin Upadhyay and the members of his HUF Of one part and Arjun Land Developers of the other part, the Purchaser, said Ramvilas Ramadhin Upadhyay and the members of his HUF sold, transferred and conveyed the entire respective undivided right, title and interest in the said entire property in favour of the Said Arjun. Thus the said Arjun is absolutely seized and possessed and sufficiently entitled to 13.913 % undivided right, title and interest of late Tribhuvan Ramadhin Upadhyay and his present heirs and legal representatives and the said Ramvilas Ramadhin Upadhyay.

It is seen that by virtue of an award the said Mr. Khudiram Mathuraprasad Upadhyay became entitled to 26.666% undivided right, title, interest and share in the said property.

Further pursuant to the said award, certain dispute arose between the legal heir and legal representative of Prasiddhnarayan Upadhyay viz. Ramjit P Upadhyay and Khudiram M Upadhyay which led to filing of Arbitration petition No 76 of 1965 before the Honorable Bombay City Civil Court and in which consent terms dated 15/07/1965 were filed between the parties and a consent order dated 20/06/1966 was passed.

Thereafter as per the consent order dated 20/06/1966 Mr. Khudiram M Upadhyay became entitled to the area admeasuring 4190.8 sq yards out of the entire property and accordingly Khudiram's undivided right, title and interest in the said property stood increased to 33.506%. Further no consequent mutations were carried out in the revenue records.

Further the said Khudiram M Upadhyay died a widower and intestate at Varanasi on 01/12/1979 leaving behind his legal heirs and legal representatives Mr. Vidyabhushan K Upadhyay, Mr. Banibhushan K Upadhyay, Mr. Bhartibhushan K



Upadhyay and Mr. Shantibhushan K Upadhyay (sons), each holding 8.3765% undivided right, title and interest in the said property.

Further it is seen that Shantibhushan K Upadhyay died intestate at Varanasi on 02/04/1986 leaving behind Mrs urmiladevi S Upadhyay (widow), Mr. parmanand S Upadhyay(son), Mr. Vighneshwaranand S Upadhyay (son), Mrs. Sadhana S Mishra nee Sadhna S Upadhyay (daughter), Mrs. Aaradhna Rajesh Dubey nee Aaradhana S Upadhyay (daughter) and Mrs. Archana P Pandey nee Archana S Upadhyay (daughter).

Further by an agreement dated 01/02/2008 bearing registration no BDR-1-1204-2008 followed by deed of Conveyance dated 04/10/2012 bearing registration No BDR-4-8586-2012 dated 05/12/2012 executed between legal heirs and representatives of late Shantibhushan Upadhyay (owners) and Arjun (purchaser), the said owners sold, transferred and conveyed their undivided right, title and interest in the said property to Arjun (Land Developers).

Further the said Arjun is absolutely seized, possessed and entitled to 8.3765% undivided right, title and interest of the late Shantibhushan K upadhyay.

It is seen from the records that as per the consent order dated 20/06/1966 the said Mr. Khudiram M Upadhyay became entitled to area admeasuring 4190.85 sq yards

Further the said Ramjit Upadhyay died a widower and intestate at Varanasi around 1982 leaving behind Shrikrishna Ramjit Upadhyay, Radhekrishna Ramjit Upadhyay, karunkumar Ramjit Upadhyay and Arunkumar Ramjit Upadhyay (sons) as is heirs and legal representatives. Thereafter the property of the late Ramjt Upadhyay was divided among his four sons in equal shares of 4.45% each.

A. Further by a Deed of Conveyance dated 30/07/2010 bearing registration no BDR-9-8891-2010 dated 25/08/2010 executed between Arunkumar R Upadhyay and Rajendra Chandrama Singh, the said Arunkumar R Upadhyay sold, transferred and conveyed his 4.45% undivided right, title, interest and share in the said property i.e 1/4<sup>th</sup> Share out of the total area adm 3261.80 sq mtrs bearing Survey no 35, Hissa no 2 and Survey no 37 Hissa no 1 to 2 and surveyno 43 Hissa no 6 (pt) and CTS No



424, 424/1 to 33 of Village Mogra in favor of Rajendra Chandrama Singh. It was later seen that though the said Arunkumar R Upadhyay conveyed his 4.45% undivided right, title, interest and share in the said property in favor of Rajendra Singh, he once again executed deed of Conveyance dated 25/11/2011 bearing registration No BDR-4-10484-2011 dated 28/11/2011 and conveyed his 4.45% undivided right, title, interest and share in the said property in favor of Singhavis. Certain differences arose between the Singhavis and Rajendra Singh in relation to the undivided share of Arunkumar R Upadhyay.

Further by a Deed of Conveyance dated 17/10/2011 bearing registration No BDR-9-9416-2011 executed between Mr Shrikrishna R Upadhyay (and his family members) and Mr Hraesh Sanghavi and Mr Hitesh Sanghavi (since deceased), the said Mr Shrikrishna R Upadhyay (and his family members) sold, transferred and conveyed 4.45% undivided right, title and interest in the said property in favor of Haresh Sanghavi and late Hitesh Sanghavi jointly.

Further by a Deed of Conveyance dated 27/02/2012 bearing registration No BDR-9-01554-2012 executed between Mr. Radhekrishna R Upadyay (and family members) and Mr. Haresh Singhavi and Hitesh Singhavi, the said Mr. Radhekrishna R Upadyay (and family members) sold, transferred and conveyed 4.45% right, title, interest and share in the said property to Mr. Haresh Singhavi and Hitesh Singhavi jointly.

Further by a Deed of Conveyance dated 14/12/2011 bearing registration No BDR-4-11054-2011 dated 16/12/2011 executed between Mr. Karunkumar R Upadhyay (and family) and Mr. Haresh Singhavi and Hitesh Singhavi. The said Mr. Karunkumar R Upadhyay (and family) sold, transferred and conveyed 4.45% undivided right, title, interest and share in the said property in favor of Mr. Haresh Singhavi and Hitesh Singhavi.

Futher it is seen that the said Hitesh Sinhavi died intestate in Mumbai on 13/06/2012 leaving behind Mrs. Vibha Hitesh Singhavi(widow, Ms. Hasti Hitesh Singhavi (daughter) and Mst. Dhaval Hitesh Singhavi (son) as his legal heirs and representatives all of whom executed the Indenture along with Haresh Singhavi (together known as Singhavis).



Further the said Singhavis became seized, possessed and entitled to undivided right, title and interest to the share of Shrikrishna R Upadhyay, Radhekrishna R Upadhyay and Karunkumar R Upadhyay aggregating to 13.35% of the entire property.

Further on account of separate Conveyance dated 30/07/2010 and 25/08/2010 in favor of each of them, the Singhavis and Rajendra Singh jointly claimed to be entitled to 4.45% undivided right, title, interest and share in the property of Arunkumar R Upadhyay.

Further it was seen in the records that an award Mr. Siddhnarayan M Upadhyay became entitled to 27.83% undivided right, title and interest in the said property and came to be in physical use of area admeasuring 3480.6 sq yards (Siddhnarayan's property).

Further the said Siddhnarayan M Upadhyay died intestate at Varanasi at 25/07/1972 leaving behind Tapesara Devi (widow), Mr. Chintanand upadhyay and Mr. Ramdular upadhyay (sons) as his legal heirs and representatives. Thereafter the said Tapesara Devi died intestate at Varanasi on 02/04/1988 leaving behind Mr. Chintanand upadhyay and Mr. Ramdular Upadhyay as her legal heirs and representatives.

Further it was seen that Siddhnarayan M Upadhyay's share of 27.83% was inherited equally between his two sons i.e 13.915% each. Thereafter pursuant to an oral agreement between the two, Mr Chintanand Upadhyay became entitled to 2080.10 sq mts out of the said entire property and Mr Ramdular Upadhyay became entitled to 992.79 sq yards out of the said property. As per the oral agreement further the Partition Deed has been signed on 25/03/2013, and executed on dated 26/03/2013 bearing registration no. Andheri-1-3220-2013.

Further the said Mr Chintanand Upadhyay died intestate in Mumbai on 02/12/2004 leaving behind his widow Smt Champa devi Upadhyay (since deceased), his sons Mr Satyanand C Upadhyay, Mr Bhavanand C Upadhyay, Mr Sachidanand C Upadhyay, Mr Vivekanand C Upadhyay and Mr Sampooranand C Upadhyay as his legal heirs and representatives. Thereafter the said Mr Sampooranand C Upadhyay died intestate in Mumbai on 24/09/2010 leaving behind Dr Savita S Upadhyay (widow), Mr Vishal S Upadhyay (son) and Ms Shruti S Upadhyay as his legal heir and representatives .

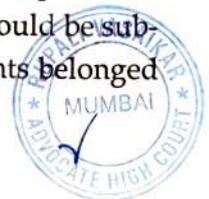


Further it is seen that vide a Development agreement dated 07/12/2010 bearing registration No BDR-9-12575-2010 executed between Vidyabhushan HUF, Banibhushan HUF and Bhartibhushan HUF and Royal Fantasy Constructions Pvt Ltd (second confirming party)(First RFCPL DA), the said Vidyabhushan HUF, Banibhushan HUF and Bhartibhushan HUF have granted development rights with respect the entire property in favor of the second confirming party. Further along with the development agreement the first RFCPL DA, the said Vidyabhushan HUF, Banibhushan HUF and Bhartibhushan HUF executed an irrevocable power of attorney in favor of the directors of the second confirming party for doing various act, deeds, matters and things in respect of their shares in the entire property and bearing registration No BDR-9-12576-2010.

Further by a Development agreement dated 25/02/2011 bearing registration No BDR-9-2361-2011 executed between Satyanand HUF, Bhavanand HUF, Sachidanand HUF and Vivekanand HUF and Vishal Sampooranand HUF (owners) and Dr Savita Sampooranand Upadhyay and Ms Shruti Sampooranand Upadhyay (first confirming party) and Royal Fantasy Constructions Pvt Ltd (second confirming party)(Second RFCPL DA). The said Satyanand HUF, Bhavanand HUF, Sachidanand HUF and Vivekanand HUF and Vishal Sampooranand HUF with the consent and confirmation of the confirming parties granted full development rights in respect of their undivided share in the said property in favor of the second confirming party. Further along with the Second RFCPL DA, Satyanand HUF, Bhavanand HUF, Sachidanand HUF and Vivekanand HUF, Vishal Sampooranand HUF and the first confirming party executed an irrevocable power of attorney in favor of the directors of the second confirming party for doing various act, deeds, matters and things in respect of their shares in the entire property and bearing registration No BDR-1-2362-2011.

Further by a Development agreement dated 06/05/2011 bearing registration No BDR-1-5297-2011 executed between Ramdular HUF (owner) and Royal Fantasy Constructions Pvt Ltd (second confirming party)(developer)(Third RFCPL DA) the said Ramdular HUF granted development rights in respect of his undivided share in the said property in favor of the second confirming party. Along with the third RFCPL DA, the said Ramdular HUF executed power of attorney in favor of the second confirming party for doing various act, deeds, matters and things in respect of their shares in the entire property and bearing registration No BDR-1-5298-2011 and BDR-1-5299-2011.

Further as per the latest development plan the said entire property was sub divided into 3 plots viz Plot A admeasuring 3613 sq mts, Plot B admeasuring 1990 sq mts and plot C admeasuring 4855 sq mts. Thereafter it was decided that Plot C would be sub-divided into Plot C1 and C2. The said Plot C1 admeasuring 4127.45 sq mts belonged



solely to Mr Vidyabhushan K Upadhyay and 8 Ors (first set of Co-owners) and Plot C2 admeasuring 727.55 sq mts belonged solely to Gyanprakash HUF (second set of Co-owners).

Further the said Plot A was divided into 2 portions A1 and A2. Thereafter the said Plot A1 admeasuring 3147.73 sq mts belonged to M/s Arjun Land Developers, Haresh N Sanghavi, Vibha H Sanghavi, Ms Hasti Hitesh Sanghavi and Mst Dhaval Hitesh Sanghavi (third set of co-owners) and Plot A2 admeasuring 465.27 sq mts belonged to Mr Rajendra Chandrama Singh (fourth set of co-owners).

Further it was seen that there were certain tenants of Second set of Co-owners with respect to Plot C2 and First set of Co-owners with respect to Plot C1.

Further the said First, Second, third and fourth set of Co-owners decided to partition the said property and they shall be entitled to exclusively own, hold, enjoy and possess portion of the entire property and structures thereon. The parties shall allotted tenancies with respect the tenants of the existing structures of Plot C2 in favor of Gyanprakash HUF or his nominees and the Plot C2 tenants shall be the tenants of Gyanprakash HUF. The said Gyanprakash HUF shall be entitled to recover rent/compensation from such tenants. Further the said Gyanprakash HUF have not entered into any writing or understanding of an nature with Plot C2 and C1 tenants.

Further Plot A1 admeasuring 3147.73 sq mts would be partitioned and shall belong to the third set of co-owners and held by them inter-se jointly as tenants-in-common and each having undivided right, title and interest in the said Plot A1.

Further Plot A2 admeasuring 465.27 sq mts would be partitioned and shall be held by the Fourth set of Co-owners jointly as tenants-in-common and each having undivided right, title and interest in the said Plot A2.

Further the second set of Co-owners had received certain approvals for construction on Plot C1 and C2. Thereafter the existing approvals were treated as null and void with respect to Plot C2 and no construction or development on Plot C2 or C1 shall be carried out by the second set of Co-owners pursuant to the existing approvals. However five shops facing the main road on Plot C2 were shifted to Plot C1.

Further the said Second confirming party applied to the concerning authorities for amendment of the existing approvals. Post amendment the second confirming party is to carry out development only in respect of Plot C1 and no benefits of Plot C2, Plot C2 structures, Plot A1 or A2 shall be utilized. Further it was confirmed that the construction on Plot C2 shall be according to the development control regulations and rules and will not affect the construction Plot C1.

Further it was seen that the parties shall jointly make all the necessary applications for the sub-division of plan for the entire property and proposed sub-division of Plot A.



On approval at the earliest the parties made an application jointly for the issue of separate property cards for Plot A1, A2, B, C1 and C2.

Further the first confirming party being legal heirs of Sampooranand C Upadhyay confirmed having released, surrendered and/or relinquished all right, title and interest in the said property in favor of Mr Vishal, son of Sampooranand C Upadhyay.

Further by a Deed of Conveyance dated 26/03/2013 bearing registration No BDR4-2268-2013 registered in the Sub Registrar Assurance office at ANDHERI-2 executed between "THE SELLER":-MR.RAJENDRA CHANDRAMA SINGH. & "THE PURCHASER":- MR.HARESH N. SANGHAVI.the said MR.RAJENDRA CHANDRAMA SINGH, sold, transferred and conveyed their undivided right, title and interest admeasuring 465.27 sq. mts in the said property in favor of Haresh Sanghavi.

Further it is also seen that by a Deed of Confirmation of Conveyance dated 29/12/2013 bearing registration No. BDR-9/799/2014 registered in the Sub Registrar Assurance office at ANDHERI-3 executed between "THE PURCHASERS":-1).MR.HARESH N. SANGHAVI. & MRS.VIBHA HITESH SANGHAVI. & OTHERS. & "THE SELLERS":-MR.KARUNKUMAR RAMJEET UPADHYAY. & OTHERS.

It is also seen from the documents that by a Deed of Rectification dated 13/02/2014, bearing registration No. BDR-9/1189/2014 registered in the Sub Registrar Assurance office at ANDHERI-3 in the name of "THE PURCHASERS":-MR.HARESH N. SANGHAVI & POA Holder MR.AJAY RAWAL. & "THE SELLER":-MR.RAJENDRA CHANDRAMA SINGH.

The above said Entire property is accordingly subdivided into three distinct plots as per the following details:

Plot	RESERVATION	AREA
A1 & A2 ( Mr. Haresh N Sanghavi & Anr and M/s. Arjun Land Developers)	No Reservation	3,613 sq. mtrs.
B	DP Road	1,990 sq. mtrs.
C	Public Housing	4,855 sq. mtrs.
	TOTAL	10,458 sq. mtrs.



Further by a letter dated 18/01/2019 Slum Rehabilitation Authority granted permission for redevelopment of slum bearing CTS No 424A and 424/1 to 33 of Village Mogra, Taluka Andheri under SRA scheme.

By virtue of the aforesaid deed of partition the Owners have been classified as under

a)Mr Vidyabhushan Khudiram Upadhyay and b) Mr Banibhushan Khudiram Upadhyay and c)Mr Bharat Bhushan Khudiram Upadhyay and d)Mr Satyanand Chintanand Upadhyay and e) Mr Bhavanand Chintanand Upadhyay and f) Mr Sachidanand Chintanand Upadhyay and g)Mr Vivekanand Chintanand Upadhyay and h) Mr Vishal Sapoorntand Upadhyay and i) Mr Ramdular Siddinarayan Upadhyay being the First set of Co Owners and a) Mr Gyanprakash Kamalalnad Upadhyay being the Second set of Co Owners and 1. M/s Arjun land Developers and 2(a) Haresh N Sanghavi and (b)Mrs Vibha Hitesh Sanghavi and (c) Ms Hasti Hitesh Sanghavi and (d) master Dhaval Hitesh Sanghavi being the Third set of Co Owners and Mr Rajendra Chandrama Singh, the Fourth Set of Co Owners and Dr Savita Sampoonand Upadhyay and Ms Shruti Sampoonand Upadhyay as first confirming party being the Fifth Set of Co Owners and M/s Royal Fantasy Construction Pvt Ltd as second confirming party being the sixth set of Co Owners.

It is further seen that by virtue of the indenture and mutual obligations the first set of Co Owners, the second set of Co Owners and the fourth set of Co Owners granted, conveyed and assured unto the third set of Co Owners viz . M/s Arjun land Developers and 2(a) Haresh N Sanghavi and (b)Mrs Vibha Hitesh Sanghavi and (c) Ms Hasti Hitesh Sanghavi and (d) master Dhaval Hitesh Sanghavi all the respective right, title and interest in the plot No A 1 admeasuring 3147.73 sq mtrs out of the entire property to and in favour of the third set of Co Owners.

It is further seen that by virtue of the indenture and mutual obligations the first set of Co Owners, the second set of Co Owners and the Third set of Co Owners granted, conveyed and assured unto the fourth of Co Owners viz Rajendra Chandrama Singh all the respective right, title and interest in the plot No A 1 admeasuring 465.27 sq mtrs out of the entire property to and in favour of the fourth set of Co Owners .

Further out of the said properties Slum Rehabilitation Authority vide letter dated 05/07/2019 granted permission to amalgamate the Plot A1 and A2 admeasuring 3613 sq mts (i.e Plot A1 admeasuring 3147.73 sq mts and Plot A2 admeasuring 465.27).

It is also seen from the documents that by a Development Agreement dated 09/03/2023, REGISTRATION DATE-15/03/2023 registered in the Sub Registrar Assurance office at ANDHERI-7, under Sr.No-ANDHERI-7/4383/2023 in the name -Mr. Haresh Sanghavi, Mrs. Vibha Hitesh Sanghavi, Mrs. Hasti Sanghavi and Mrs. Dhaval Hitesh Sanghavi "The First Co-Owner": & M/S.ARJUN LAND DEVELOPERS "The Second Co-Owner" and M/S.Veena Developers through its Partner Mr. Haresh N. Sanghavi & Nikunj H. Sanghavi "The Developers"



Co-Owner": & M/S.ARJUN LAND DEVELOPERS "The Second Co-Owner"  
and M/S.Veena Developers through its Partner Mr. Haresh N. Sanghavi &  
Nikunj H. Sanghavi "The Developers"

I have perused the documents and taken search in the office of Sub-registrar of  
Assurance, Andheri and I am of the opinion that vide Development Agreement  
dated -09/03/2023, REGISTRATION DATE-15/03/2023 in respect of Plot No  
A1 bearing CTS No 424A admeasuring 3147.73 sq mts and Plot A2 bearing CTS No  
424A admeasuring 465.27 sq mts and total admeasuring 3613 sq mts is clear,  
marketable and clear of encumbrances .

Mumbai

  
Rupali Vasaikar  
Advocate High Court

Dated: 13<sup>th</sup> June,2025

Housiey.com





CHALLAN  
MTR Form Number-6



GRN	MH003661953202526P	BARCODE			Date	13/06/2025-02:00:58	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		Adv Rupali Vasaikar			
MBI-8_JT SUB REGISTRAR MUMBAI 8									
Location				Flat/Block No.					
MUMBAI									
Year				Premises/Building					
2025-2026 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			125.00						
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
Total			125.00		Amount In		One Hundred Twenty Five Rupees Only		
					Words				
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY									
Cheque-DD Details				Bank CIN		Ref. No.		10000502025061300080 0983546481029	
Cheque/DD No.				Bank Date		RBI Date		13/06/2025-02:01:14 Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. : 9702675715

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



4383514

13-06-2025

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 14

दस्त क्रमांक : 4383/2023

नोदंगी :

Regn:63m

गाव: मोगरा

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	223918000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	283520000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: जमीन,सर्वे नं. 35 हिस्सा नं. 2,सर्वे नं. 37 हिस्सा नं. 1 आणि 2,सर्वे नं. 43 हिस्सा नं. 6(पार्ट),सिटीएस नं. 424,424/1 ते 33,व्हीलेज - मोगरा,जिजामाता रोड,अंधेरी पूर्व,मुंबई - 400047. मिळकतीचे क्षेत्र 3613 चौ. मीटर. सदर दस्त अभिनिर्णीत केला असून अभिनिर्णय प्रकरण क्र. एडिजे/1100900/44/2023,दिनांक - 03/03/2023. सदर दस्ता मध्ये बाजारमुल्य रु. 28,35,20,000/- व मोबदला रु. 22,39,18,000/- असून त्यावर भरलेले मुद्रांक शुल्क रु. 1,41,76,000/-. इतर माहिती दस्तात नमूद केल्याप्रमाणे...( ( C.T.S. Number : 424, 424/1 TO 33 ; ) )
(5) क्षेत्रफळ	3613 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हरेश संघवी वय:-60 पत्ता:-प्लॉट नं: ऑफिस नं. ए 901, माळा नं: -, इमारतीचे नाव: कलेडोनिया, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: सहार रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AFCPS7828F 2): नाव:-विभा हितेश संघवी वय:-52 पत्ता:-प्लॉट नं: ऑफिस नं. ए 901, माळा नं: -, इमारतीचे नाव: कलेडोनिया, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: सहार रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAJV1117B 3): नाव:-हस्ती संघवी वय:-29 पत्ता:-प्लॉट नं: ऑफिस नं. ए 901, माळा नं: -, इमारतीचे नाव: कलेडोनिया, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: सहार रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-DHWPS0640L 4): नाव:-धवल हितेश संघवी वय:-25 पत्ता:-प्लॉट नं: ऑफिस नं. ए 901, माळा नं: -, इमारतीचे नाव: कलेडोनिया, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: सहार रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-GNAPS8972L 5): नाव:-मेसर्स अर्जुन लॅण्ड डेव्हलपर्स चे भागीदार संजय पटेल तर्फे मुखत्यार बबन डि. मोहिते वय:-60 पत्ता:-प्लॉट नं: ऑफिस नं. 501, माळा नं: -, इमारतीचे नाव: गोल्डन बंगलो , ब्लॉक नं: सांताक्रुझ पश्चिम, मुंबई , रोड नं: 26, जुहू रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AANFA8793M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स विना डेव्हलपर्स चे भागीदार हरेश एन. संघवी वय:-60; पत्ता:-प्लॉट नं: ऑफिस नं. ए 901, माळा नं: -, इमारतीचे नाव: कलेडोनिया, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: सहार रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAEFV3871C 2): नाव:-मेसर्स विना डेव्हलपर्स चे भागीदार निकुंज एच. संघवी वय:-33; पत्ता:-प्लॉट नं: ऑफिस नं. ए 901, माळा नं: -, इमारतीचे नाव: कलेडोनिया, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: सहार रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAEFV3871C



(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	4383/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	14176000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

