

Padiyar & Co.

Advocates & Legal Consultants

Unit No.111, The Summit Business Bay, Opp. Cinemax Cinema, A. K. Road, Andheri (E), Mumbai-93.

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Ref: PC/Gen/LSR-122/23

November 04, 2023

TITLE REPORT

SHREE NAMAN DEVELOPERS PVT. LTD.

SUB: - Scrutiny of Title Deeds and legal opinion in respect of an all that piece or parcel of land or ground together with buildings standing thereon, admeasuring about as per extracts 12670.42 sq. yards. equivalent to 10594.00 sq. mtrs., bearing CTS No. 647, 647/1 to 6, 648, 648/1, 650, 651, 651/1, 652, 653, 654, 654 /1 to 6, 660, 660/1 to 5, 661 and 662 and registered in the books of Mumbai Municipal Corporation under Nos. 95, 96, 97, 98 and 99 in the books of the Collector of the Mumbai Suburban District, lying being and situated at Ambivali, Andheri Taluka, South Salsette District Mumbai Suburban registration, Sub District Bandra. (Hereinafter referred as "Captioned Property)

I. DOCUMENTS SCRUTINISED:

1. Xerox copy of Registered Deed of Transfer to Beneficiary dated 31.03.2022, executed between Mr. Girish M. Limbachiya the estate of merino Homeland Private Limited as the "Assignor" of the One Part and Shree Naman Developers Private Limited (formerly known as Shree Naman Developers Limited) as the "Assignee" of the Other Part, the document duly stamped for Rs.500/- and registered under serial no.BDR-1-8522-2022, dated 30.05.2022, by Sub-Registrar Office of Andheri-1.
2. Xerox copy of Stamp Duty Receipt dated 30.03.2022 for Rs.500/- in the name of **Shree Naman Developers Private Limited (formerly known as Shree Naman Developers Limited)**.
3. Xerox copy of Registration Receipt No.9482 Document Registered under Serial No.BDR-1-01087-2007, dated 30/05/2022 for Rs.2,860/- in the name of **Shree Naman Developers Private Limited (formerly known as Shree Naman Developers Limited)**.by Sub registrar Andheri-1.



4. Xerox copy of Registered Debenture Trust Deed dated 28.11.2019, executed between Shree Naman Developers Private Limited as the "Mortgagor" of the One Part and Catalyst Trusteeship Limited as the "Trustee" of the Other Part, the document duly stamped for Rs.10,01,100/- and registered under serial no.BDR-9-13680-2019, dated 28.11.2019, by Sub-Registrar Office of Andheri-3.

5. Xerox copy of Registered Deed for Release / Conveyance of Mortgage dated 24.04.2018, executed between Indiabulls Commercial Credit Limited as the "Releaser" of the One Part and Shree Naman Developers Private Limited as the "Releasee" of the Other Part, the document duly stamped for Rs.500/- and registered under serial no.BDR-4-4142-2018, dated 24.04.2018, by Sub-Registrar Office of Andheri-2.

6. Xerox copy of Registered Indenture of Mortgage dated 28.03.2018, executed between Shree Naman Housing Private Limited as the "Mortgagor-1" of the First Part and Shree Naman Developers Private Limited Catalyst Trusteeship Limited as the "Mortgagor-2" of the Second Part and ECL Finance Limited as the "Mortgagee" of the Third Part document duly registered under serial no.BBE-5-2853-2018, dated 28.03.2018, by Sub-Registrar Office of Mumbai City-5.

7. Xerox copy of Commencement Certificate ref. No.CE/6567/WS/AK/FCC/Amend dated 16/03/2022, issued by Municipal Corporation of Greater Mumbai.

8. Xerox copy of Proposed Building ref. No.CE/6567/WS/AK/337/5/AMEND dated 18/01/2022, issued by Municipal Corporation of Greater Mumbai.

9. Xerox copy of Property Card.

10. Xerox copy of Order dated 25/01/2012 issued by Hon'ble High Court of Judicature at Bombay under OLR No.70 of 2012.

11. Xerox copy of Letter dated 25/03/2011 issued by Merino Homeland Pvt. Ltd.

12. Xerox copy of Title Report dated 31/03/2010 issued by an advocate Law Point.



II. FLOW OF TITLE TO THE SAID PROPERTY:-

- 2.1 It is observed from the documents submitted before us that, at the outset, we may state that Law point, Advocates and Solicitors had investigated title to the Larger Property of Merino Homeland Pvt. Ltd. ("Merino"), a company incorporated under the Companies Act, 1956, having its registered office at Ruby House, 4th Floor, J.K. Sawant Road, Dadar (West), Mumbai- 400 028 and had issued their Report on Title dated 31st March, 2010. This Certificate may be read alongwith the said Report on Title dated 31st March, 2010.
- 2.2 Further it is observed that the said Merino, by Members Resolution passed on 5th February, 2011 in its Extra Ordinary General Meeting, resolved to wind up its affairs and for the said purpose appointed liquidator. At the commencement of the Voluntary winding up, Shree Naman Developers Ltd.(hereinafter known as "SNDL") had held 99.8% of paid-up share capital and Mr. Jayesh A. Shah had held 0.2% (i.e.1 Share) of the paid Share capital in total share capital of Merino. The Liquidator of Merino collected the assets of and paid up the liability owing to, the company and decided to distribute in kind the surplus assets to its members in lieu of the shares held by them.
- 2.3 Further it is observed that by his letter dated 25th March, 2011, addressed to SNDL, the Liquidator distributed/allocated 16.55% undivided share, right, title and interest in the larger property, and handed over quiet and peaceful possession thereof, to SNDL in lieu of the shares of the said Merino held by SNDL. Similarly by his letter dated 25th March, 2011, addressed to SNDL distributed/ allocated 83.45% undivided share, right, title and interest in the Larger property and handed over quiet, vacant and peaceful possession thereof, to SNDL in lieu of the shares of Merino held by SNDL.
- 2.4 Further it is observed that by the Mortgage Deed dated 22/01/2015, executed between Shree Naman Developers Ltd. as the "Mortgagor" of the one part and Indiabulls Housing Finance Ltd. as the "Mortgagee" of the other part, duly registered under Sr. No. 718/2015 by the Sub Registrar of Andheri, to secure the loan amount stated therein granted to Shree Naman Developers Ltd. and another, the said property is mortgage to Indiabulls Housing Finance Ltd.
- 2.5 Further it is observed that by the Registered Mortgage Deed dated 22/01/2015, executed between Shree Naman Developers Ltd. as the "Mortgagor" of the one part and Indiabulls Infrastructure Credit Ltd. as the "Mortgagee" of the other part, duly registered under Sr. No. 719/2015 by the Sub Registrar of Andheri, to secure the loan amount stated therein granted to Shree Naman Developers Ltd. and another, the said property is mortgage to Indiabulls Housing Finance Ltd.
- 2.6 Further it is observed that the said SNDL, has been incorporated into Shree Naman Developers Pvt. Ltd. on 05/11/2015.

- 2.7 Further it is observed that, by a Registered Deed for Release /Conveyance of Mortgage dated 24.04.2018, executed between



Indiabulls Commercial Credit Limited as the “Releaser” of the One Part and Shree Naman Developers Private Limited as the “Releasee” of the Other Part, the document duly stamped for Rs.500/- and registered under serial no.BDR-4-4142-2018, dated 24.04.2018, by Sub-Registrar Office of Andheri-2, the said property is released from the charge of Indiabulls Commercial Credit Limited.

2.8 Further it is observed that, by a Registered Indenture of Mortgage dated 28.03.2018, executed between Shree Naman Housing Private Limited as the “Mortgagor-1” of the First Part and Shree Naman Developers Private Limited Catalyst Trusteeship Limited as the “Mortgagor-2” of the Second Part and ECL Finance Limited as the “Mortgagee” of the Third Part document duly registered under serial no.BBE-5-2853-2018, dated 28.03.2018, by Sub-Registrar Office of Mumbai City-5, the said property mortgage to ECL Finance Limited.

2.9 Further it is observed that, by a Registered Debenture Trust Deed dated 28.11.2019, executed between Shree Naman Developers Private Limited as the “Mortgagor” of the One Part and Catalyst Trusteeship Limited as the “Trustee” of the Other Part, the document duly stamped for Rs.10,01,100/- and registered under serial no.BDR-9-13680-2019, dated 28.11.2019, by Sub-Registrar Office of Andheri-3, the said property is mortgage of security in favour of Debenture holders with Catalyst Trusteeship Limited as trustee to debenture holders.

2.10 Further it is observed that, Proposed Building ref. No. CE/6567/WS/AK/337/5/AMEND dated 18/01/2022 vide and issued Commencement Certificate ref. No. CE/6567/WS/AK/FCC/Amend dated 16/03/2022, issued by Municipal Corporation of Greater Mumbai.

2.11 Further it is observed that, by a Registered Deed of Transfer to Beneficiary dated 31.03.2022, executed between Mr. Girish M. Limbachiya the estate of merino Homeland Private Limited as the “Assignor” of the One Part and Shree Naman Developers Private Limited (formerly known as Shree Naman Developers Limited) as the “Assignee” of the Other Part, the document duly stamped for Rs.500/- and registered under serial no.BDR-1-8522-2022, dated 30.05.2022, by Sub-Registrar Office of Andheri-1, acquired Naman Developers entire share capital of Merino Home Land Private Limited their by company is now the wholly subsidiary Shree Naman Developers Private Limited,

2.12 We are of the opinion that, **Shree Naman Developers Pvt. Ltd.** has obtained quiet, vacant and peaceful possession of the captioned property and have clear, valid, marketable title free from all encumbrances to the captioned property, **subject to charge of ECL Finance Limited & Catalyst Trusteeship Limited.**



CERTIFICATE

We have gone through the copies of the title deeds of the subject property.

1. There are mortgage of **ECL Finance Limited & Catalyst Trusteeship Limited.**
2. There are no claims from minor/s and his/their interest in the property/ies.
3. There are no undivided shares of the minor/s.
4. Holding/acquisition is in accordance with the provisions of the Land Reforms Act.

We are of the opinion that, **Shree Naman Developers Pvt. Ltd.** has obtained quiet, vacant and peaceful possession of the captioned property and have clear, valid, marketable title free from all encumbrances to the captioned property, **subject to charge of ECL Finance Limited & Catalyst Trusteeship Limited**

Yours faithfully,

For Padhyar & Co.



SEARCH REPORT

Date: November 04, 2023

SUB: Investigation of the Title in respect of an all that piece or parcel of land or ground together with buildings standing thereon, admeasuring about as per extracts 12670.42 sq. yds. equivalent to 10594.00 sq. mtrs., bearing CTS No. 647, 647/1 to 6, 648, 648/1, 650, 651, 651/1, 652, 653, 654, 654 /1 to 6, 660, 660/1 to 5, 661 and 662 and registered in the books of Mumbai Municipal Corporation under Nos. 95, 96, 97, 98 and 99 in the books of the Collector of the Mumbai Suburban District, lying being and situated at Ambivali, Andheri Taluka, South Salsette District Mumbai Suburban registration, Sub District Bandra.

A/C - SHREE NAMAN DEVELOPERS PVT. LTD.

Gen/LSR-122/23

Dear Sir,

As per your instruction, I have taken search of the above-mentioned property in the Sub - Registrar office at Andheri-1 from the year of 1994 to 2023.

SUB - REGISTRAR OFFICE AT ANDHERI-1 FOR 30 YEARS.

YEAR	LIEN / CHARGE
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Registered Agreement for Sale dated 30/12/2004 duly registered under Sr. No. BDR-07757-2004 by the Sub Registrar Bandra, the said Gunvanitben Vora and Meghal Nimish Shah sold, transferred and conveyed in favour of the said Merino.

2005 Registered Gunvanitben Vora and Meghal Nimish Shah have executed an Irrevocable Power of Attorney





CHALLAN
MTR Form Number-6



GRN	MH010586081202324P	BARCODE			Date	04/11/2023-12:45:42	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee		TAX ID / TAN (If Any)				
	Other Items		PAN No.(If Applicable)				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name		SR PADIYAR		
Location	MUMBAI		Flat/Block No.				
Year	2023-2024 One Time		Premises/Building				
Account Head Details	Amount In Rs.		Road/Street		CTS No. 647 647-1 to 6 648 650 651 652 653 654		
	750.00		Area/Locality		Village-Ambivali		
0030072201 SEARCH FEE			Town/City/District				
			PIN				
			Remarks (If Any)				
			From 1994 to 2023				
			Amount In		Seven Hundred Fifty Rupees Only		
			Words				
Total	750.00						
Payment Details	SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK				
	Cheque-DD Details		Bank CIN	Ref. No.	10000502023110401675 8262975309540		
Cheque/DD No.			Bank Date	RBI Date	04/11/2023-12:48:47 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
खदर चलन 'चलान ऑफ पैमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तावेजां लागू नाही.

Mobile No. : 9323802133

2853509

06-12-2023

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 2853/2018

नोदणी :

Regn:63m

गावाचे नाव : 1) मलबार

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	20600000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पटदेदार ते नमुद करावे)	1
(4) भू-मापन,पोटाहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: नमिन हॉबिटेट प्रोजेक्ट: गाव आंबिवली,तालुका अंधेरी येथील सी टी एस नं 647,647-1 ते 6,648,648/1,650,651/1,652,653,654,654(1-6),660,660(1 ते 5),661 आणि 662 आणि त्याचप्रमाणे मलबार हिल आणि कंबाला डिव्हिजन येथील सी एस नं - 234,236,341,343,342 ह्या ठिकाणी असणाऱ्या किल्लाचंद हाऊस मधील 95% च्या 1/4 चा हिस्सा या मिळकतीवर घेतलेल्या कर्जाची रक्कम 206 करोड इतकी आहे व इतर दस्तात नमूद केल्याप्रमाणे . ह्या दस्तावर मुद्रांक जिल्हाधिकारी मुंबई ह्या ठिकाणी एडिजे क्र. 246/2018 अभिनिर्णयाद्वारे रुपये 10,01,000/- इतके मुद्रांक शुल्क भरण्यात आलेले आहे((Survey Number : ; C.T.S. Number : 234, 236, 341, 343, 342 ;))
(5) क्षेत्रफळ	1) 0 NA
(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:-. श्री नमन हाउसिंग प्राईवेट लिमिटेड तर्फे संचालक अल्पेश गांधी वय:-46; पत्ता:-प्लॉट नं: 315, माळा नं:-, इमारतीचे नाव: परेख मार्केट, ब्लॉक नं:-, रोड नं: 39 जे एस एस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400004 पॅन नं:-AAJCS2590K 2): नाव:-. श्री नमन डेव्हलपर्स प्रा लि तर्फे जयेश शाह तर्फे कुलमुखतियार नरोत्तम जोबनपुत्रा वय:-62; पत्ता:-प्लॉट नं: 315, माळा नं:-, इमारतीचे नाव: परेख मार्केट, ब्लॉक नं:-, रोड नं: 39 जे एस एस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAACN2568H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-. इसीएल फायनान्स लिमिटेड तर्फे वार्ड्स प्रेसिडेंट सुमन पाल वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सीएसटी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AABCE4916D
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2018
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2018
(11)अनुक्रमांक,खंड व पृष्ठ	2853/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1001000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्ताप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	b) When possession is not given

13680378	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 3
06-12-2023		दस्त क्रमांक : 13680/2019
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1)विलेखाचा प्रकार	गहाणखत	
(2)मोबदला	31000000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0	
(4) भूमापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: दस्तात नमूद केल्याप्रमाणे, गहाणखत जमीन व त्यावरील इमारत सोबत सी. टी. एस. नंबर. 647,647/1 ते 6,648,648/1,650,651,651/1,652,653,654,654/1 ते 6,660,660/1 ते 5,661 आणि 662 मधील योग्य,शीर्षक व लाभा सहित असलेला हक्क जमीन व त्यावरील इमारत,जमिनीचा क्षेत्रफळ 6354.63 चौ.मीटर व नमन हॅबिटॅट या प्रॉजेक्ट मधील एफ.एस. आय क्षेत्रफळ 179755 चौ.फूट आणि रेशा कार्पेट योग्य क्षेत्र 167602 चौ.फूट या मधील सदनिका,युनिट्स,बेसमेंट,पार्किंग स्लॉट्स,गोडाऊन व बांधकामाचे सर्व साहित्य सहित आताचे व भविष्याचे एफ.एस. आय व टि.डी.आर. सदर मिळकती मध्ये असणारा व येणार सहित आणि परिशिस्त मध्ये पार्ट ए,बि आणि सी मध्ये नमूद केल्याप्रमाणे भरलेले मुद्रांक शुल्क रु.1001100/-,दस्त अभिनिर्णय क्र. ए.डि.जे. /1100900/963/2019,दि. 27/11/2019 सर्टिफिकेशन नंबर 515/2019 गहाणखत दस्ताची कर्जाची रक्कम रु.3100000000/- बाकी दस्तात नमूद केल्याप्रमाणे,(C.T.S. Number : 647, 647-1 to 6, 648, 648/1, 650, 651, 651/1, 652, 653, 654, 654 (1-6), 660, 660(1 to 5), 661 and 662 ;)	
(5) क्षेत्रफळ	6354.63 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री नमन डेक्कलपर्स प्रायव्हेट लिमिटेड चे संचालक जयेश शाह तर्फे कुलमुखत्यार नरोत्तम जोबनपुत्रा वय:-61 पत्ता:-प्लॉट नं: 315, माळा नं:.. इमारतीचे नाव: परेख मार्केट, ब्लॉक नं: अपिरा हाऊस, मुंबई, रोड नं: 39 जेएसएस रोड, , महाराष्ट्र, MUMBAI. पिन कोड:-400004 पॅन नं:-AAACN2568H	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कॅटलिस ट्रस्टशिप लिमिटेड तर्फे अधिकृत सिग्रेटरी सुजाता शिंदे वय:-29; पत्ता:-604, 6, विंइसर, कलीना, सांताक्रुझ पूर्व मुंबई, सी.एस.टी.रोड, विद्यानगरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400098 पॅन नं:-AACCG4147R	
(9) दस्ताऐवज करून दिल्याचा दिनांक	28/11/2019	
(10)दस्त नोंदणी केल्याचा दिनांक	29/11/2019	
(11)अनुक्रमांक,खंड व पृष्ठ	13680/2019	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1001100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	b) When possession is not given	

31/12/2004, duly registered under Sr. No. BBE1-00309-2005 by the Sub Registrar of Mumbai, in favour of Mr. Anilkumar Nandlal Mehta and others.

2006 Nil
2007 Nil
2008 Nil
2009 Nil
2010 Nil
2011 Nil
2012 Nil
2013 Nil
2014 Nil
2015

Registered Mortgage Deed dated 22/01/2015, executed between Shree Naman Developers Ltd. as the "Mortgagor" of the one part and Indiabulls Housing Finance Ltd. as the "Mortgagee" of the other part, duly registered under Sr. No. 718/2015 by the Sub Registrar of Andheri.

Registered Mortgage Deed dated 22/01/2015, executed between Shree Naman Developers Ltd. as the "Mortgagor" of the one part and Indiabulls Infrastructure Credit Ltd. as the "Mortgagee" of the other part, duly registered under Sr. No. 719/2015 by the Sub Registrar of Andheri

2016 Nil
2017 Nil
2018

Registered Indenture of Mortgage dated 28.03.2018, executed between Shree Naman Housing Private Limited as the "Mortgagor-1" of the First Part and Shree Naman Developers Private Limited Catalyst Trusteeship Limited as the "Mortgagor-2" of the Second Part and ECL Finance Limited as the "Mortgagee" of the Third Part document duly registered under serial no.BBE-5-2853-2018, dated 28.03.2018, by Sub-Registrar Office of Mumbai City-5.

2019 Registered Debenture Trust Deed dated 28.11.2019, executed between Shree Naman Developers Private Limited as the "Mortgagor" of the One Part and Catalyst Trusteeship Limited as the "Trustee" of the Other Part, the document duly stamped for Rs.10,01,100/- and registered under serial no.BDR-9-13680-2019, dated 28.11.2019, by Sub-Registrar Office of Andheri-3.

2020 Nil
2021 Nil



2022	Registered Deed of Transfer to Beneficiary dated 31.03.2022, executed between Mr. Girish M. Limbachhiya the estate of merino Homeland Private Limited as the "Assignor" of the One Part and Shree Naman Developers Private Limited (formerly known as Shree Naman Developers Limited) as the "Assignee" of the Other Part, the document duly stamped for Rs.500/- and registered under serial no.BDR-1-8522-2022, dated 30.05.2022, by Sub-Registrar Office of Andheri-1.
2023	Nil

The Government Fee is paid vide receipt No.MH010586081202324P Dated 04.11.2023.



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