

**LEGAL TITLE REPORT**

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M/S. NEGANDHI, SHAH & HIMAYATULLAH  
ADVOCATES & SOLICITORS  
107-113, KSHAMALAYA, 37,  
SIR VITHALDAS THACKERSEY MARG,  
NEW MARINE LINES,  
MUMBAI - 400 020

Ref.: MH/RP

July 19, 2023

To,  
MahaRERA  
Mumbai.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to plot of lands bearing: -

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtrs. or thereabout ("**LARGER PROPERTY**")
- (ii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwas Co-operative Housing Society Limited was standing thereon (Balwa Co-operative Housing Society Ltd.) ("**PROPERTY NO. 1**")
- (iii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon. (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.) ("**PROPERTY NO. 2**")
- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be retained) which are required to re-developed by constructing on which rehab component and free sale component building/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19<sup>th</sup> April, 2023 which shall be amended from time to time ("**SAID PROPERTY**").

1. We have investigated the title of the said Lands on the request of Avalon Residency LLP having their registered office at Techniplex-I, 4<sup>th</sup> Floor, Techniplex

gaurav shah    mohammed himayatullah    pinky shah    lubna himayat

Complex, Off Veer Savarkar Flyover Goregaon West, Mumbai - 400 104, and the following documents i.e.:-

1) **DESCRIPTION OF THE PROPERTY.**

All that piece and parcel of land bearing: -

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C- 2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtr or thereabout ("**LARGER PROPERTY**")
- (ii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwas Co-operative Housing Society Limited was standing thereon (Balwa Co-operative Housing Society Ltd.) ("**PROPERTY NO. 1**")
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- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be retained) which are required to re-developed by constructing on which rehab component and free sale component building/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19<sup>th</sup> April, 2023 which shall be amended from time to time ("**SAID PROPERTY**").

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT.**

- a) Deed of Conveyance registered under Serial No. BOM-3021/1951 with the Sub-Registrar of Assurance dated 11<sup>th</sup> May 1951.
- b) Unregistered Indenture of Conveyance dated 16<sup>th</sup> July 1974.

- c) Agreement for Sale dated the 17<sup>th</sup> April, 1980
- d) Registered Deed of Family Arrangement dated 11<sup>th</sup> July, 1986.
- e) Consent Terms filed in the Hon'ble High Court at Bombay in Suit No1490 of 1988.
- f) Registered Deeds of Conveyance registered under Sr. Nos. 1) PBDR-2-1751/1995 dated 26<sup>th</sup> April, 1995, 2) PBDR-2-1752/1995 dated 26<sup>th</sup> April, 1995, 3) PBDR-2-1753/1995 dated 26<sup>th</sup> April, 1995, 4) BDR-2-4689/1999 dated 5<sup>th</sup> November, 1999, 5) BDR-2-3142/2000 dated 17<sup>th</sup> July, 2000, 6) BDR-2-3141/2000 dated 17<sup>th</sup> July, 2000, 7) BDR-10-2461/2005 dated 2<sup>nd</sup> May, 2005, and 8) BDR-10-4248/2005 dated 20<sup>th</sup> July, 2005
- g) Deed of Release dated 4<sup>th</sup> March 2022 duly registered under Sr. No. BRL-6-4643-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 4<sup>th</sup> March, 2022.
- h) Deed of Release dated 9<sup>th</sup> March, 2022 duly registered under Sr. No. BRL-6-4999-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 9<sup>th</sup> March, 2022.
- i) Deed of Release dated 31<sup>st</sup> March, 2022 duly registered under Sr. No. BRL-7770-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6<sup>th</sup> April, 2022.
- j) By a Deed of Release dated 31<sup>st</sup> March, 2022 duly registered under Sr. No. BRL-7769-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6<sup>th</sup> April, 2022
- k) Layout approval No. CHE/1211/LOP dated 12<sup>th</sup> August, 2008 subdivided the said Larger Property, into various Sub-Plots being Sub-Plot A, Sub-Plot B, Sub-Plot C, Sub-Plot D and Sub-Plot E.
- l) Layout approval No. CHE/1211/LOP dated 21<sup>st</sup> October, 2022 further sub-divided the said Sub-Plot C into four Sub-Plots being Sub-Plot C - 1, Sub-Plot C - 2, Sub-Plot C - 3 and Sub-Plot C - 4.
- m) Collector, Mumbai Suburban, vide Order dated 8<sup>th</sup> February, 2023 allotted the new C.T.S. Nos. to the newly Sub-divided Sub-Plots.
- n) LLP Agreement dated 2<sup>nd</sup> May, 2023 executed between Owners and the A2O Group comprising of Arif Fazlani and Mr. Aatif Mojawala are the partners
- o) Development agreement dated 14<sup>th</sup> July 2023 executed Between the Owners, the Societies and its Members and Avalon Residency LLP.
- p) Power of Attorney dated 14<sup>th</sup> July executed by the Owners, the Societies in favour of Avalon Residency LLP.
- q) Index II.

3) **7/12 EXTRACT/PROPERTY CARD**

Mr Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa being the Owners of the said Property their names are reflected in all the revenue records including in the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1951 have continued to make payment of Land Revenue Taxes and

costs relating to the said Property No 1 and the said Property No. 2 as its absolute owners.

4) **SEARCH REPORT**

As per the Search Report dated 30<sup>th</sup> June 2023 read with Supplemental Report dated 17.07.2023 submitted to us by the search clerk in the office of the Sub-Registrar of Assurances, no encumbrance was registered on the said Property. Hereto annexed and marked as Exhibit "A" & "B" are the Search Report issued by the Search Clerk.

- 2) On perusal of the above mentioned documents and all other relevant documents relating to the tile of the said Lands, we are of the opinion that the title of Avalon Residency LLP is clear, marketable and without any encumbrances.

Owner of the land - Mr. Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa

All that piece and parcel of land bearing: -

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtr or thereabout ("**LARGER PROPERTY**")
- (ii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwas Co-operative Housing Society Limited was standing thereon (Balwa Co-operative Housing Society Ltd.) ("**PROPERTY NO. 1**")
- (iii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon. (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.) ("**PROPERTY NO. 2**")
- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be

retained) which are required to re-developed by constructing on which rehab component and free sale component building/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19<sup>th</sup> April, 2023 which shall be amended from time to time ("SAID PROPERTY").

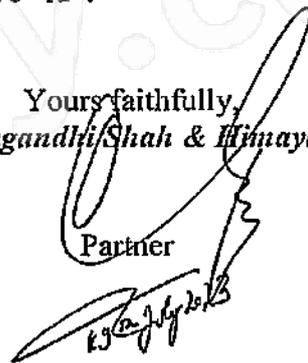
**QUALIFYING COMMENTS/REMARK.**

In our view Mr. Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa are the owners of the said property as per Property Card and by virtue of the Development Agreement granted by the owners in favour of the Avalon Residency LLP, the said Avalon Residency LLP's right title and interest in respect of the said property is clear and marketable and the said Avlon Residency LLP is entitled to develop the same on the terms and conditions as recorded in the Development Agreement dated 14<sup>th</sup> July 2023 and in accordance with the provisions of Development Control Promotion Regulation 2034 for Greater Mumbai and/or Development Control Promotion Regulation 2034 after obtaining appropriate permission from the competent authority.

- 3) The report reflecting the flow of the title of the Avlon Residency LLP on the said property is enclosed herewith as Annexure "A".

Yours faithfully,  
For Negandhi Shah & Himayatullah

Partner



**ANNEXURE "A"****Description of property:**

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtr or thereabout ("**LARGER PROPERTY**")
- (ii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwas Co-operative Housing Society Limited was standing thereon (Balwa Co-operative Housing Society Ltd.) ("**PROPERTY NO. 1**")
- (iii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon. (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.) ("**PROPERTY NO. 2**")
- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be retained) which are required to re-developed by constructing on which rehab component and free sale component building/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19<sup>th</sup> April, 2023 which shall be amended from time to time ("**SAID PROPERTY**").

**EXAMINATION**

We have examined the right of Mr. Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa and Avlon Residency LLP having their office Techniplex-I, 4<sup>th</sup> Floor, Techniplex Complex, Off Veer Savarkar Flyover Goregaon (W) Mumbai 400 104, in respect of the said Property more particularly described hereinabove by examining the original documents made available to us:-

## OBSERVATION & FINDINGS

From the perusal of the aforesaid search reports and the record made available to us, it appears that:

- A. By a Deed of Conveyance registered under Serial No. BOM-3021/1951 with the Sub-Registrar of Assurance dated 11<sup>th</sup> May 1951, one Mr. Jivatlal Pratapshi therein called the Vendor of the One Part and Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Ibrahim Salemohamed Kojar and Mr. Suleman Rajmohamed Kojar therein called the Purchasers of the Other Part, the said Purchasers purchased all those pieces or parcels of land or ground bearing new C.T.S. Nos. 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South), 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon, collectively admeasuring 33120.96 sq. metres or written (hereinafter referred to as "the said Larger Property" for the consideration and on the terms and conditions as set out therein.
- B. Each of the said Purchasers under the aforesaid Deed of Conveyance viz;
- (i) Mr. Ismail Janmohamed Balwa was having  $3/8^{\text{th}}$  i.e 37.50 %, share in the said Larger Property
  - (ii) Mr. Abdul Karim Ebrahim Balwa was having  $3/8^{\text{th}}$  i.e 37.50 % share in the said Larger Property
  - (iii) Mr. Ibrahim Salemohamed Kojar was having  $3/16^{\text{th}}$  i.e 18.75 % share in the said Larger Property and
  - (iv) Mr. Suleman Rajmohamed Kojar was having  $1/16^{\text{th}}$  i.e 6.25 % share in the said Larger Property.
- C. The Purchasers in the said Deed of Conveyance, in the year 1951, constructed a residential building popularly known as Madina Manzil Building, having a total built up area of 18232.50 sq. feet on a portion of the said Larger Property bearing C.T.S. No. 1390(Part), C.T.S. No. 1390(A), C.T.S. Nos. 1390(1) to C.T.S. Nos. 1390(11) of Village Malad (South) consisting of ground plus 2 upper storeys and was tenanted to the various tenants. The said Madina Manzil building is presently standing and the Owners are entitled to the land together with the building standing thereon.
- D. One of the co-owners viz., Ibrahim Salemohammed Kojar died in the year 1964 leaving behind him the following legal heirs viz;

Mr. Vali Mohamed Haji Ibrahim  
Mr. Gulam Rasul Haji Ibrahim

Mr. Habib Haji Ibrahim  
Mr. Abdul Rahim Haji Ibrahim  
Mr. Umer Haji Ibrahim and  
Ms. Mariam Ibrahim Skari.

- E. One of the legal heirs viz: Ms. Mariam Ibrahim Skari waived her right title and interest in respect of the share inherited by her from the share of her deceased father and under a Deed of Confirmation dated 24<sup>th</sup> October, 1989 duly registered with the Sub-Registrar of Assurance under Serial No. 82 of 1990 the legal of heirs of Ms. Mariam Ibrahim Skari duly confirmed that the share of Ms. Mariam Ibrahim Skari shall devolve upon the said five brothers viz; Mr. Vali Mohamed Haji Ibrahim, Mr. Gulam Rasul Haji Ibrahim, Mr. Habib Haji Ibrahim, Mr. Abdul Rahim Haji Ibrahim and Mr. Umer Haji Ibrahim in equal share.
- F. By an unregistered Indenture of Conveyance dated 16<sup>th</sup> July 1974 entered by and between Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Suleman RajMohamed Kojar and some of the heirs of the late Mr. Ibrahim Salehmohamed Kojar (collectively referred as the Vendors therein) of the first part (being the predecessors-in-title of the Owners herein) and M/s. Banaskantha Construction Company, through its partners, being Confirming Party No.1, Mr. Yusuf TajMohamed, Chief Promoter of Balwa Co-operative Housing Society Ltd. being the Confirming Party No.2 and Balwa Co-operative Housing Society Ltd, the Purchasers therein, the Vendors therein agreed to sell, transfer and convey about 1717 sq. metres of land bearing New C.T.S. No. 928/A/01(Part) of Village Pahadi Goregaon, being part of the said Larger Property, more particularly shown in the plan annexed to the unregistered Indenture of Conveyance dated 16<sup>th</sup> July, 1974 (hereinafter referred to as "the said Property No.1"). On the said Property No.1, a building known as Balwa Co-operative Housing Society Ltd. consisting of ground plus 4 upper storeys and having Wings A, B, C and D, was constructed in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. GBP/421 in accordance with the then prevailing laws having a built up area of about 28342.00 sq. feet, on a no-profit no-loss basis for creating housing facilities for families of Banaskhata District in North Gujarat, from where the ancestral family of the Owners hail. The details of the flats that were allotted to the allottees are more particularly described in the unregistered Indenture of Conveyance. Since the time of allotment, some of the erstwhile allottees/owners have transferred their rights in the respective flats to the respective transferees for consideration and such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building, i.e., Balwa Co-operative Housing Society Ltd. situated on the said Property No.1. The unregistered Indenture of Conveyance dated 16<sup>th</sup> July, 1974, at the

relevant time, could not be registered due to a defect in the Indenture as all the legal heirs of Late Mr. Ibrahim Salemohamed Kojar had not executed the indenture and therefore, it remained to be registered. Accordingly, the unregistered Indenture of Conveyance dated 16<sup>th</sup> July, 1974, could not take legal effect and the said Property No.1 continued to vest in the names of the predecessors-in-title of the Owners.

- G. By an Agreement for Sale dated the 17<sup>th</sup> April, 1980 made between the said Mr. Ismail Janmohmed Balwa and Mr. Abdul Karim Ebrahim Balwa therein called the Vendors of the One Part and Mr. Hussein Abdul Karim Balwa as Partner of Associated Builders a Partnership Firm, therein called the Associated Builders, of the Other Part, the Vendors agreed to allow the Builders therein to consume 26,000 sq. ft. FSI on a piece and parcel of land admeasuring approximately 1338 sq. metres or thereabout of land bearing New C.T.S. No. 928/A/01 (Part) of Village Pahadi Goregaon, being part of the said Larger Property and referred to as "the said Property No. 2".
- H. A building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. consisting of ground plus 4 upper storeys and having Wings E and F was constructed by M/s. Associated Builders on the said Property No. 2, in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. CE/2473/BS-II/A/P in accordance with the then prevailing laws having a built up area of about 22707.00 sq. feet.
- I. M/s Associated Builders sold and transferred the flats constructed in the Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. to various persons and upon completion, handed over possession of the flats to their respective owners. Since then, some of the erstwhile owners have transferred their respective rights in the respective flats to their respective transferees for consideration and the such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. standing on the said Property No. 2.
- J. The aforesaid Agreement for Sale dated 17<sup>th</sup> April, 1980, specifically recorded that upon completion of the transaction as contemplated, the Vendors shall execute a Deed of Lease in favour of the Co-operative Society to be formed. Consequently, the Agreements for Sale which were executed by and between M/s. Associated Builders with the various purchasers of flats also recorded the fact of having to execute a Deed of Lease for the property on which the building Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. was constructed.
- K. After the handover of the flats to the purchasers, the partnership firm M/s. Associated Builders was dissolved vide Deed of Dissolution dated

14<sup>th</sup> July 1986 with effect from 1<sup>st</sup> July 1986. Therefore, the Deed of Lease which was to be executed in respect of the said Property No. 2 could not be executed and the said Property No. 2 continued to vest in the names of the predecessors-in-title of the Owners and thereafter as on date it is still in the names of Mr Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa as Owners.

- L. Mr Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa being the Owners of the said Property their names are reflected in all the revenue records including in the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1951 have continued to make payment of Land Revenue Taxes and costs relating to the said Property No 1 and the said Property No. 2 as its absolute owners.

The property No. 1 and the said Property No. 2 shall collectively be referred to as "the said Property", which shall be ultimately conveyed to the Societies/new Society (if any) on completion of the redevelopment of the Larger Property.

- M. Under a Registered Deed of Family Arrangement dated 11<sup>th</sup> July, 1986, the 37.5% share in the right, title and interest of one of the Original Purchasers namely Mr. Ismail Janmohmed Balwa in the said Larger Property came to the share of the Hussein Abdul Karim Balwa one of the present co-owners. The aforesaid Deed of Family Arrangement dated 11<sup>th</sup> July, 1986 has been registered under Sr. No. BBE - 1748/1986 with the jurisdictional Sub- Registrar of Assurances, Mumbai and accordingly the necessary revenue records (Property Registered Cards) shows that the 37.5 % share in the right, title and interest of late Original Purchaser Mr. Ismail Janmohmed Balwa in the said Larger Property has been transferred in the name of Hussein Abdul Karim Balwa.

- N. The predecessors-in-title of the Owners had also constructed a building namely A. K. Tower consisting of stilt plus 13 upper floors under the MCGM approvals vide Intimation of Disapproval bearing No. CE/4178/BP/(WS)/AP dated 17<sup>th</sup> September, 1987 and Commencement Certificate bearing No. CE/4178/BP/WS/ dated 15<sup>th</sup> February, 1988 on a piece and parcel of land admeasuring about 1925 sq. mts. on the plot of land bearing Old C.T.S. No. 928(Part), 928/18 and 928/19 of Village Pahadi Goregaon (West), Taluka Borivali Mumbai Suburban District in the Registration Sub-District, District of Mumbai City and Mumbai Suburban.

- O. One Mr. Mohamed Hussain Habib being the grandson of Late Ibrahim Sale mohamed Kojar (one of the co-owners of the said Larger Property)

filed a suit in respect of the said Larger Property in the Hon'ble High Court at Bombay being Suit No 1490 of 1988 against Mr. Ismail Janmohamed & Ors.

- P. In the said Suit, Consent Terms came to be executed between the parties thereto wherein it was declared and confirmed that the Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Suleman Raj Mohamed Kojar and Mr. Ibrahim Salemmohammed Kojar (since deceased) were the owners of the said Larger Property. It was further confirmed that by virtue of Family Agreement arrived on 11<sup>th</sup> July, 1986 between the family members of the Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa and Mr. Hussein Abdul Karim Balwa wherein it was declared and confirmed that all the rights of Mr. Ismail Janmohammed Balwa have been taken over by Mr. Hussein Abdul Karim Balwa and the said Mr. Hussein Abdul Karim Balwa become the co-owner of the said Property having individual rights, title and interest to the extent of 37.5 % share in the said Larger Property.
- Q. Under the said Consent Terms, it was agreed declared and confirmed that the Defendant No. 2, Defendant No. 3, Plaintiff therein alongwith Defendant Nos. 4 to 41 therein being the heirs and legal representatives of the deceased Mr. Ibrahim Salemmohammed Kojar (having 18.75 % share) along with Defendant No 43 viz., Mr. Hussein Abdul Karim Balwa, Owner No. 1, herein, have undivided right, title and interest in the said Larger Property.
- R. By various diverse Registered Deeds of Conveyance registered under Sr. Nos. 1) PBDR-2-1751/1995 dated 26<sup>th</sup> April, 1995, 2) PBDR-2-1752/1995 dated 26<sup>th</sup> April, 1995, 3) PBDR-2-1753/1995 dated 26<sup>th</sup> April, 1995, 4) BDR-2-4689/1999 dated 5<sup>th</sup> November, 1999, 5) BDR-2-3142/2000 dated 17<sup>th</sup> July, 2000, 6) BDR-2-3141/2000 dated 17<sup>th</sup> July, 2000, 7) BDR-10-2461/2005 dated 2<sup>nd</sup> May, 2005, and 8) BDR-10-4248/2005 dated 20<sup>th</sup> July, 2005 the collective 25% share in the right, title and interest of two of the original purchasers namely Late Mr. Ibrahim Saleh Mohamed Kojar and Late Mr. Suleman Rajmohamed Kojar in the said Larger Property was transferred, sold, conveyed in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa respectively and accordingly the revenue records (Property Registered Cards) reflect 14.766% share in the right, title and interest in the said Larger Property against the name of Mr. Ismail Abdul Karim Balwa, Owner No. 2 and 10.234% share in the right, title and interest in the said Larger Property against the name of Mr. Umar Abdul Karim Balwa, Owner No. 3.
- S. Thus the predecessors-in-title of the Owners had constructed the following buildings

Madina Manzil,  
Balwa Nagar Building No.1  
Balwa Nagar Building No.2  
A K Tower

on portions of the said Larger Property at the relevant time.

- T. The Owners along with their family members being the heirs of one of the Original Owner viz. Abdul Karim Ebrahim Balwa had constructed the following buildings on the said Property.

Grand Blossom  
Information Technology Park- Techniplex-1  
Resiplex

- U. The other buildings viz., Madina Manzil and A.K. Tower even though are standing on the portions of the said Larger Property as on date, the said other buildings on the Larger Property are not the subject matter of redevelopment of the said Societies.
- V. By a Deed of Release dated 4<sup>th</sup> March 2022 duly registered under Sr. No. BRL-6-4643-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 4<sup>th</sup> March, 2022 executed by Mrs. Sakina Abdul Karim Balwa and Mrs. Shamim Suleman Hafizi, the Releasers therein and Mr. Ismail Abdul Karim Balwa, Releasee No.1 therein and Mr. Umar Abdul Karim Balwa, Releasee No. 2 therein, the Releasers therein have jointly released and relinquished their collective 6.260% share (3.130% + 3.130%) in the right, title and interest in the said Larger Property in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa, the Releasees therein, and the Owner No. 2 and Owner No. 3 respectively herein in equal proportion.
- W. By a Deed of Release dated 9<sup>th</sup> March, 2022 duly registered under Sr. No. BRL-6-4999-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 9<sup>th</sup> March, 2022 executed by Mr. Hussein Abdul Karim Balwa and legal heirs of Late Mr. Suleman Abdul Karim Balwa namely, Mrs. Sufiya Suleman Balwa, Mrs. Samira Rizwan Sura, Mr. Samad Suleman Balwa and Mr. Noormohammed Suleman Balwa, the Releasers therein, the Releasers have jointly released and relinquished their collective 12.480% share (6.240% share + 6.240% share) in the right, title and interest in the said Larger Property in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa, the Releasees, therein, and the Owner No. 2 and Owner No. 3 respectively herein in equal proportion.

X. By a Deed of Release dated 31<sup>st</sup> March, 2022 duly registered under Sr. No. BRL-7769-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6<sup>th</sup> April, 2022 executed by Mrs. Safika Sayeed Patel, the Releasor therein, has released and relinquished her 3.130% share interest in the right, title in the said Larger Property in favour of Mr. Umar Abdul Karim Balwa, the Releasee, therein and the Owner No. 3 herein.

Y. By a Deed of Release dated 31<sup>st</sup> March, 2022 duly registered under Sr. No. BRL-7770-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6<sup>th</sup> April, 2022 executed by Mrs. Mariam Ashfak Selia, the Releasor therein, has released and relinquished her 0.864% share in the right, title and interest in the said Larger Property in favour of Mr. Ismail Abdul Karim Balwa, the Releasee No. 1 therein and the Owner No. 2 herein and 2.266% share in the right, title and interest in the said Larger Property in favour of Mr. Umar Abdul Karim Balwa, the Releasee No. 2 therein and the Owner No. 3 herein.

Z. By virtue of the aforesaid documents more particularly set out herein, the Owners herein are the present sole and absolute owners and are well sufficiently entitled to the said Larger Property and as such they are entitled to deal with the same as they may think fit and proper in accordance with law. The Owners amongst themselves have agreed and confirmed that their present respective shares, rights, title and interests in the said Larger Property are as under:

1. Shri Hussein Abdul Karim Balwa -	37.50%
2. Shri Ismail Abdul Karim Balwa -	31.25%
3. Shri Umar Abdul Karim Balwa -	31.25%
	-----
<b>TOTAL:</b>	<b>100.00%</b>
	=====

AA. From the documents produced before us it appears:-

- (i) that the Society No.1 has 64 (Sixty-Four) members and 64 (Sixty-Four) flats/units admeasuring in the aggregate carpet area of approximately 27,164.12 square feet.
- (ii) that the said Society No. 2 has 41 (Forty-One) members and 41 (Forty-One) flats/units admeasuring in the aggregate carpet area of approximately 20,935.62 square feet.
- (iii) therefore, the said Societies have a consolidated total of 105 Members and (One Hundred and Five) flats/units hereafter called the "Existing Premises" admeasuring in the aggregate carpet area of approximately 48,099.74 square feet in the

buildings, hereinafter called the "Existing Buildings". The Existing Buildings were constructed on the said Property.

- (iv) it appears that pursuant to the resolutions passed in the respective General Meetings, said Societies through their respective Managing Committees approached the Owners and expressed their desire to entrust the redevelopment of the said property to the Owners to undertake the redevelopment by demolishing the Existing Buildings presently standing thereon and by constructing one or more new multi-storey building/s on the said property, by using and utilizing the entire available Floor Space Index (hereinafter referred to as "FSI") emanating there from. The Owners, at the request of the Managing Committees proposed to redevelop the said Property on the terms and conditions as circulated to the said Societies.
- (v) it further appears that both the Societies i.e. Balwa Co-operative Housing Society Ltd. and Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. accepted the aforesaid offer of the Owners which came to be duly approved by the members of the Society No. 1 and Society No. 2 in their respective Special General Body Meetings and further ratified the appointment of the Owners for the redevelopment of the said Property.
- (vi) Pursuant to the appointment of the Owners as the Developer for redeveloping the said Societies, the Societies had executed a writing confirming entrustment of the re-development of the Societies to the Owners as the Developer.
- (vii) The members of both the Societies have executed separate irrevocably consent in favour of the Owners and granted their consent for the redevelopment of the Property in the manner as set out therein.
- (viii) Initially in order to carry out uninterrupted and exclusive redevelopment of the said Property and to sell the Free Sale Premises, the Owners have formed a Body of Individuals, viz., M/s. Hussein Abdul Karim Balwa and Others.
- (ix) Brihanmumbai Mahanagarpalika under Layout approval No. CHE/1211/LOP dated 12<sup>th</sup> August, 2008 duly subdivided the said Larger Property, into various Sub-Plots being Sub-Plot A, Sub-Plot B, Sub-Plot C, Sub-Plot D and Sub-Plot E.

(x) On the said Sub-Plots the following buildings are construed:

**Sub-Plot A** building known as A. K. Plaza – Radisson Hotel Building

**Sub-Plot B** building known as A. K. Industrial Estate and Automann India Private Limited building (where at present Workenstein Collaborative Spaces Pvt. Ltd and DHL Express India Pvt. Ltd. are the Licensees).

**Sub-Plot C** building known as Madina Manzil, Balwa Nagar Co-operative Housing Society Ltd., Balwa Nagar No. 2 Co-operative Housing Society Ltd., A K Tower, Grand Blossom, Techniplex – I.

**Sub-Plot D** Municipal R. G. reservation as per DP 2034

**Sub-Plot E** building known as Resiplex, Residency Sarovar Portico Hotel Building.

(xi) Brihanmumbai Mahanagarpalika under Layout approval No. CHE/1211/LOP dated 21<sup>st</sup> October, 2022 further sub-divided the said Sub-Plot C into four Sub-Plots being Sub-Plot C - 1, Sub-Plot C - 2, Sub-Plot C - 3 and Sub-Plot C - 4 and accordingly the Collector, Mumbai Suburban, vide Order dated 8<sup>th</sup> February, 2023 allotted the new C.T.S. Nos. to the newly Sub-divided Sub-Plots as mentioned in the Table hereunder written:

Sr. No.	Sub-Plot No.	New C.T.S. No. of Sub-Plots	Area (Sq. Mts.)
1	Sub-Plot C- 1	C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South)	4850.00
2	Sub-Plot C - 2	C.T.S. No. 928/A/02 of Village Pahadi Goregaon	2701.00
3	Sub-Plot C - 3	C.T.S. No. 928/A/03 of Village Pahadi Goregaon	2362.20
4	Sub-Plot C - 4	C.T.S. No. 928/A/04 of Village Pahadi Goregaon and C.T.S. No. 73A/D of Village Chinchavali	7877.20

- (xii) it is material to note that the re-development of both the Societies shall be carried out on Sub-Plot C-1 which is owned by the Owners herein and by retaining Madina Manzil Building.
- (xiii) as the process for re-development of the Societies commenced, it was further realised that for timely completion of the re-development of the said Societies on Sub-Plot C- 1 bearing C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South), collectively admeasuring 4,850.00 sq. meters, substantial amount of investment would be required on a regular basis and in order to mitigate these difficulties and to raise the required finance for completing the re-development of the said Societies on a timely basis, the Owners decided to incorporate a "Limited Liability Partnership" in the name and style of Avalon Residency LLP (hereinafter referred as "the LLP") by joining hands with A2O Group comprising of Arif Fazlani and Mr. Aatif Mojawala to jointly redevelop the said Societies by combining the expertise and resources of the Owners and A2O Group by setting up the LLP inter-alia to undertake the re-development of the said Societies and to act with an intention to obviate the practical difficulties which may arise while implementing the re-development of said Societies.
- (xiv) On 2<sup>nd</sup> May, 2023 Avalon Residency LLP came to be incorporated wherein the Owners and the A2O Group comprising of Arif Fazlani and Mr. Aatif Mojawala are the partners. Under the terms of the LLP Agreement, it is agreed that the LLP will be responsible to manage and implement the re-development of the said Societies on the Sub-Plot C-1 C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No. 1390, 1390/1 to 11, 1390A of Village Malad (South) collectively admeasuring about 4850.00 sq. meters including the rehabilitation of the members of the said Societies in the new building to be constructed on the said Sub-Plot C- 1 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South) collectively admeasuring about 4850.00 sq. meters in an effective manner with absolute power to manage the re-development and for that purpose it will have the authority to appoint Architects, Engineers, Structural Engineers, Chartered Accountants, Contractors, Other Consultants, Advocates, Solicitors, Employees, Agents, etc., to allot alternative flats to the Existing Members of the said Societies in the manner as set out therein and to sell flats/apartments and to take all the necessary steps to complete the re-development of the said Societies.

- (xv) On 14<sup>th</sup> July 2023, the Owners, the said Societies and its Members granted irrevocable Development rights to the said Avalon Residency LLP in respect of the Plot C-1 for re-development in accordance with the prevailing provisions of the Development Control Promotion Regulations, 2034 including inter alia in accordance with the applicable provisions of Regulation 33 (7) (B) or Regulation 33(9) or Regulation 33 (11) or Regulation 33 (12) of the DCPR) or Regulation 33(20)B, or as may be otherwise permissible under any regulations of DCPR 2034 thereto. The said Development Agreement came to be registered with the Sub Registrar of Assurance at Borivali No. 6 under Serial No. BRL-6.14794/2023.
- (xvi) The owners have also executed Power of Attorney in favour of the designated partners of the Avlon Residency LLP. The said Power of Attorney came to be registered with the Sub Registrar of Assurance at Borivali No. 6 under Serial No. BRL-6/14794/2023.

**A. SEARCH CONDUCTED IN THE OFFICE OF THE SUB-REGISTRAR AND COLLECTOR:**

As per the Search Report dated 30<sup>th</sup> June 2023 read with Supplemental Report dated 17.7.2023 submitted to us by the search clerk in the office of the Sub-Registrar of Assurances, no encumbrance was registered on the said Property. Hereto annexed and marked as EXHIBIT "A" & B are the Search Report issued by the Search Clerk.

**B. DEVELOPMENT PLAN REMARK:**

The Sanctioned Development Plan indicates that the said property falls under Residential Zone (R). There are no reservations affecting the said Property.

**C. PUBLIC NOTICE**

We have issued public notice in Times of India –Mumbai Edition and Maharashtra Times which appeared on 31<sup>st</sup> May 2023 inviting claims from public at large. So far we have not received any response thereto nor had any person lodged claim/s with us. Hereto annexed and marked as EXHIBIT "C" is a copy of the Public Notice.

**D. CONCLUSION:**

In our view, Avlon Residency LLP's right title and interest in respect of Sub-Plot C-1 C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South) collectively admeasuring about 4,850.00 sq. meters is clear and marketable and they are entitled to develop the said Sub Plot C-1 on the terms and condition as recorded in the Development

Agreement dated 14<sup>th</sup> July 2023 and in accordance with the provisions of Development Control Promotion Regulation 2034 as may be amended from time to time after obtaining appropriate permission from the competent authority. In issuing this certificate, we have assumed the followings:-

- (i) that there are no agreements or other arrangements having contractual effect or otherwise modifying, altering and/or negating any of the terms or affecting the documents perused by us;
- (ii) that the information provided by the Owners is accurate, not misleading and does not contain any misstatement;
- (iii) that said Property is not subject matter of any proceedings initiated by Government or Local Body or authority or under the Epidemic Diseases Act or Defence of India Act or the Maharashtra Land Revenue Code, the Bombay Tenancy and Agricultural Lands (Ceiling on Holdings) Act, 1965 including under the Urban Land Ceiling and Regulation Act, 1976 and/or under provisions of any other legislative enactments, Government Ordinance or Order or Notification.

DATED THIS 19<sup>th</sup> DAY OF JULY 2023.

Yours faithfully,  
For *Negandhi Shah & Hidayatullah*

Partner  
19<sup>th</sup> July 2023

EXHIBIT- 'A'

SEARCH REPORT

**Vijay V. Takke.**

(Search Clerk)

Mumbai.

Flat No.B-204 on, 2<sup>nd</sup> Floor,  
Kings Corner C.H.S Ltd, Plot No.314,  
TPS No.III, Lady Jamshedji Road,  
Malim West, Mumbai - 400 016.  
Mob: 98209 43655

Date: 30.06.2023

To

M/s. Negandhi Shah & Himayatullah

Advocates & Solicitors

107-113, Kshamalaya,

37, New Marine Lines,

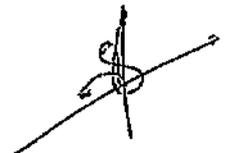
Mumbai- 20.

Respect Sir,

Re: Report of the searches of the records of the Sub Registrar Office in respect of all that pieces or parcels of land or ground situated lying and being at Village Pahadi Goregaon (West), Taluka Borivali, District Mumbai Suburban, bearing Sub-Plot No. C-1; Old CTS No.928 (Part), New CTS No. 928-A/1, & Village Malad (South), CTS No. 1390, 1390A, 1390/1 To 1390/11, Admg. Area 4850 Sq. Mtrs. Together With Three Buildings, Viz, Madina Manzil, Balwa CHS Ltd, and Balwa Nagar Unit No. 2, CHS Ltd. Situated at Junction of Veer Savarkar Flyover & S. V. Road, Goregaon (West) Mumbai-400062.

Notes of searches regarding the above mentioned property taken in the Sub Registrar Assurances at Mumbai Bandra Goregaon Kandivali, & Borivali for the Period from 1994 to 2023 (i.e. 30 Years) respectively.

I have traced following documents duly registered



SUB-REGISTRAR'S OFFICE AT MUMBAI BANDRA  
GOREGAON KANDIVALI, & BORIVALI FROM 1994 to 2023  
(i.e.30 Years).

2000  
BDR-2  
3141  
2000

Deed of Conveyance  
Rs. 40,00,000/-

Dt. 17.07.2000  
Reg. 10.08.2000

1. Usman Gulam.
2. Ayesha Abdullah.
3. Hurry Ismail.
4. Saira Usman.
5. Zubeda Abbas.
6. Azirur Rehman Dawood Kojar.
7. Mehabuba Dawood Kojar.
8. Mohammed Dawood Kojar.
9. Abdullah Dawood Kojar.
10. Imtiyaz Dawood Kojar.
11. Siddique Bilal Palsani.
12. Rashida Mustafa Kadiwala.
13. Hanifa Adam Kojar.
14. Faruq Adam Kojar.
15. Salim Adam Kojar.
16. Khadija Zuber Kojar.
17. Akaiyya Issa Mohammed Sales.
18. Jawayria Irfan Sunesara.

To

Ismail Abdul Balwa.

Schedule : All that piece or parcel Land & Structure bearing CTS No. CTS No. 928-A, 928-A1 to 24, 928-B, 928-K, 928-K/1 to 5, Village Chinchavali - CTS No. 73-A, 73-A/1 to 5, 73-B, 73-B/4B, 73-B/5B, 73-K, 73-K/B, 73-K/8, 73-K/7, 73-K/8A, 73-K/9A, 73-K/11A, 73-D, 73-D/8B, 73-D/9B, 73-D/10, 73-D/11B, 73-D/12 to 17, Village Malad- CTS No. 1390-A, 1390/1 to 11, 1390-A, Village Pahadi Goregaon. Area 22130.70 Sq. Mtrs, Village Chinchavali Area 9462.62 Sq. Mtrs, Village Malad Area 1643 Sq. Mtrs, Village Goregaon - 3.75% Undivided Share of Village Chinchavali, Pahadi Goregaon, Malad, Taluka Borivali, MSD.

2000  
BDR-2  
3142  
2000

Deed of Conveyance  
Rs. 4,00,000/-

Dt.17.07.2000  
Reg. 10.08.2000

1. Mohammed Hussein Habib Kojar.
2. Abbas Habib Kojar.
3. Hasan Habib Kojar.
4. Kulsum Haq.

To

Ismail Abdul Balwa.

Schedule : All that piece or parcel Land & Structure bearing (1) CTS No. 73-A, 73-A/1 to 5, 73-B, 73-B/4B, 73-B/5B, 73-K, 73-K/B, 73-K/8, 73-K/7, 73-K/8A, 73-K/9A, 73-K/11A, 73-D, 73-D/8B, 73-D/9B, 73-D/10, 73-D/11B, 73-D/12 to 17, out of 3.75% Undivided Share, Of Village Pahadi Goregaon, Chinchavli, Malad, (2) CTS No. 928-A, 928-A1 to 24, 928-B, 928-K, 928-K/1 to 5, out of 3.75% Undivided Share, Of Village Pahadi Goregaon, Chinchavli, Malad, (3) CTS No. 1390-A, 1390/1 to 11, 1390-A, Of Village Pahadi Goregaon, Chinchavli, Malad, out of 3.75% Undivided Share, (1) Admg. Area 9482.62 Sq. Mtrs., (2) Admg. Area 22130.70 Sq. Mtrs., (3) Admg. Area 1643 Sq. Mtrs., of Village Chinchavli, Pahadi Goregaon, Malad, Taluka Borivali, MSD.

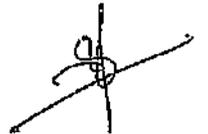
2004  
Borivali-1  
8404  
2004

Deed of Lease  
Deposit Rs. 35,000/-  
Monthly Rent Rs. 271,50

Dt. 18.08.2004  
Reg. 15.09.2004

Abdul Karim Ibrahim Balwa through  
C A Umar Abdul Karim Balwa.

To



Asjjad Umar Molpiya.

**Schedule :** Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing C.T.S. No. 928-A/13, Stable No. 9, on Ground Floor, Admg. Area. 186 Sq. Mtrs, Situated at S. V. Road, Goregaon (West), Mumbai-400062.

<u>2005</u>	<u>Deed of Conveyance</u>	<u>Dt. 02.05.2005</u>
<u>Borivali-4</u>	Rs. 1/-	Reg. 02.05.2005
<u>2461</u>	M.V.Rs. 8,00,000/-	
<u>2005</u>		

1. Fatama Umar Kojar. Through C A Mujahid Umar Kojar.
2. Khalid Umar Kojar.
3. Zuber Umar Kojar.
4. Idris Umar Kojar.
5. Eliyas Umar Kojar.
6. Mujahid Umar Kojar.
7. Amin Umar Kojar.
8. Hanif Ismail Lal.
9. Hafija Jabir Sunsara.

To

Umar Abdul Karim Balwa.

**Schedule :** All that piece or parcel Land & Structure bearing CTS No. 928-A, 928-A/1 to 928-A/24, 928-B, 928-K, 928-K/1 to 928-K/5, Admg. Area 22130.70 Sq. Mtrs, out of 3.75% Undivided Share. Village Chinchavali - CTS No. 73-A, 73-A/1 to 5, 73-B, 73-B/4B, 73-B/5B, 73-K, 73-K/B, 73-K/8, 73-K/7, 73-K/8A, 73-K/9A, 73-K/11A, 73-D, 73-D/8B, 73-D/9B, 73-D/10, 73-D/11B, 73-D/12 to 17, Admg. Area 9482.62 Sq. Mtrs, out of 3.75% Undivided Share. Village Malad - CTS No. 1390, 1390/1 to 11, 1390-A, Admg. Area 1343 Sq. Mtrs, out of 3.75% Undivided Share. Total Admg. Area 33256.32 Sq. Mtrs out of



- Kojar, Issak Walimohammed Kojar, Ahmedulla Walimohammed Kojar, Through C A & Self Bashir Valimohammed Kojar.
2. Ayub Walimohammed Kojar, Hawa Mohammed Sunasara, Jainab Eliyas Mehasanya, Fatima A. Kadiwala, through C A & Self Bashir Walimohammed Kojar.
  3. Kuvair Yusuf Kojar, Abubakar Y. Kojar, Kayum Yusuf Kojar, Ismail Y. Kojar, through C A & Self Bashir Walimohammed Kojar.
  4. Rafiq Y. Kojar, Muslim Y. Kojar, Hamida Harun Sosla, through C A & Self Bashir Walimohammed Kojar.
  5. Bikiss Idris Balsaniya, Harish Yusuf Kojar, through C A & Self Bashir Walimohammed Kojar.

To

Umar Abdul Karim Balwa.

Schedule : All that piece or parcel Land & Structure bearing CTS No. 928-C, 928-C1, 928-C/2, 928-C/3, 928-C/4, 928-C/5, Admg. Area 5365.50 Sq. Mtrs, out of 3.75% Undivided Share. = 201.21 Sq. Mtrs, Tenant Occupied Built up Area. of Village Pahadi Goregaon, Taluka Borivali, MSD.

2005  
Borivali-1  
7025  
2005

Deed of Mortgage  
Rs. 5,40,00,000/-

Dt. 28.11.2005  
Reg. 29.11.2005

1. Abdulkarim Ibrahim Balwa. Through C A & Self Ismail A. K. Balwa.
2. Hussein Abdulkarim Balwa.
3. Umar Abdulkarim Balwa.

To

Syndicate Bank, Malad (W) Branch.

Schedule : All that piece or parcel Land bearing CTS No. 928/C/A, Admg. Area 1620.50 Sq. Mtrs, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2007  
Borivali-6  
1235  
2007

Deed of Mortgage  
Rs. 23,00,00,000/-

Dt. 17.02.2007  
Reg. 17.02.2007

Associate Hostility & Developers Pvt. Ltd.  
Hussein Abdulkarim Balwa.

To

Syndicate Bank, Malad (W) Branch.

Schedule : All that piece or parcel Land & Structure bearing Propose 3  
Star Hotel & Commercial Complex Total Admg Area 8483.09  
Sq. Mtrs Built up, of Village Pahadi Goregaon, Taluka Borivali,  
MSD.

2007  
Borivali-1  
1204  
2007

Deed of Undertaking

Dt. 23.02.2007  
Reg. 23.02.2007

Ismail Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

Schedule : All that piece or parcel Land bearing As per Document Refer  
of Village Pahadi Goregaon, Taluka Borivali, MSD.

2007  
Borivali-4  
5799  
2007

Deed of Conveyance  
Rs. 3,20,00,000/-  
M.V.Rs. 3,20,00,000/-

Dt. 09.08.2007  
Reg. 09.08.2007

Bergman India Pvt. Ltd. through  
Authorizes Signatory Umar Abdul Karim Balwa.

To



1. Hussein Abdul Karim Balwa.
2. Ismail Abdul Karim Balwa.
3. Umar Abdul Karim Balwa.

Schedule : All that piece or parcel Land & Structure bearing. Old CTS No. 928-C/5, New CTS No. 928-C1, 928-C/B (Part), Land Admg. Area 473.97 Sq. Mtrs, out of Structure Area 947.95 Sq. Mtrs, A. K. Industrial Estate Building No. 4, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2009  
Borivali-4  
8881  
2009

Deed of Reconveyance

Dt. 30.09.2009  
Reg. 05.10.2009

Syndicate Bank, through Chief Manager Tuhi Ram.

To

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

Schedule : All that piece or parcel Land & Structure bearing CTS No. 928-C/A, Admg. Area 1620.50 Sq. Mtrs, CTS No. 929/A, & CTS No. 1391, 1391/14 to 19, Admg. Area 775.98 Sq. Mtrs, Known as Kadarbhai Chawl & Hotel Admg. Area 8483.09 Sq. Mtrs Built up, (Deed of Mortgage Document No. BDR/12/1235/2007), dt. 17/02/2007) of Village Pahadi Goregaon, Taluka Borivali, MSD.

2009  
Borivali-4  
8882  
2009

Deed of Reconveyance

Dt. 30.09.2009  
Reg. 05.10.2009

Syndicate Bank, through Chief Manager Tuhi Ram.

To



1. Abdul Karim Ibrahim Balwa.
2. Hussein A. K. Balwa.
3. Ismail A. K. Balwa.
4. Umar A. K. Balwa.

Schedule : All that piece or parcel Land & Structure bearing CTS No. 928-C/A, Admg. Area 1620 Sq. Mtrs, of Village Pahadi Goregaon, Village Chinchavali - CTS No. 73-A, 73-A/1 to 5, 73-B, 73-B/4B, 73-B/5B, 73-K, 73-K/B, 73-K/8, 73-K/7, 73-K/8A, 73-K/9A, 73-K/11A, 73-D, 73-D/8B, 73-D/9B, 73-D/10, 73-D/11B, 73-D/12 to 17, Admg. Area 9482.62 Sq. Mtrs, Village Malad - CTS No. 1390, 1390/1 to 11, 1390-A, Admg. Area 1643 Sq. Mtrs, (Deed of Mortgage Document No. BDR/2/7025/2005, dt. 29.11.2005), of Village Pahadi Goregaon, Taluka Borivali, MSD.

2010  
Borivali-6  
11326  
2010

Deed of Undertaking

Dt. 11.12.2010  
Reg. 13.12.2010

Umar Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, of Village Pahadi Goregaon, Village Chinchavali - CTS No. 73-D, 73-D/10, 73-D-11-B, 73-D/12 to 17, (73-A/D), Village Malad - CTS No. 1390, 1390-A, 1390/1 to 11, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2010  
Borivali-6  
11327  
2010

Indemnity Bond

Dt. 11.12.2010  
Reg. 13.12.2010



Umar Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, of Village Pahadi Goregaon, Village Chinchavali - CTS No. 73-D, 73-D/10, 73-D-11-B, 73-D/12 to 17, (73-A/D), Village Malad- CTS No. 1390, 1390-A, 1390/1 to 11, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2010  
Borivali-6  
11376  
2010

Deed of Undertaking

Dt. 13.12.2010  
Reg. 14.12.2010

Umar Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, of Village Pahadi Goregaon, Village Chinchavali - CTS No. 73-D, 73-D/10, 73-D-11-B, 73-D/12 to 17, (73-A/D), Village Malad- CTS No. 1390, 1390-A, 1390/1 to 11, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2010  
Borivali-6  
11400  
2010

Deed of Undertaking

Dt. 14.12.2010  
Reg. 14.12.2010

Hussein Abdul Karim Balwa.

To



Mumbai Mahanagar Palika.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, of Village Pahadi Goregaon, Village Chinchavali - CTS No. 73-D, 73-D/10, 73-D-11-B, 73-D/12 to 17, (73-A/D), Village Malad- CTS No. 1390, 1390-A, 1390/1 to 11, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2010  
Borivali-6  
11401  
2010

Indemnity Bond

Dt. 14.12.2010  
Reg. 14.12.2010

Hussein Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

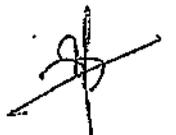
Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, of Village Pahadi Goregaon, Village Chinchavali - CTS No. 73-D, 73-D/10, 73-D-11-B, 73-D/12 to 17, (73-A/D), Village Malad- CTS No. 1390, 1390-A, 1390/1 to 11, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2011  
Borivali-6  
3379  
2011

Deed of Conveyance  
Rs. 1/-  
M.V.Rs. 2,24,23,500/-

Dt. 30.12.2010  
Reg. 28.04.2011

1. Mustafa Siddique Kojar.
2. Huzefa Siddique Kojar.
3. Ashfaq Siddique Kojar.
4. Nazifa M. Saleh.
5. Asifa Shahid Kadiwala.
6. Latifah Juned Palsani.
7. Bashir Walimohammed Kojar, Attorney for Himself  
And Abdullah Walimohammed Kojar, Issak V Kojar  
Ahmadullah V. Kojar, Ayub V. Kojar.



8. Hawa Mohd Soonsara, Zainab I. Mehsania, Fatima A. Kadiwala, Quwer Yusuf Kojar, Abubakar Yusuf Kojar Advocate Bashir Walimohammed Kojar.  
 9. Qayyum Yusuf Kojar, Ismail Yusuf Kojar, Rafiq Yusuf Kojar, Muslim Yusuf Kojar, Advocate Bashir Walimohammed Kojar.  
 10. Hamida Harun Sosla, Bilkees Idris Balsania, Haris Yusuf Kojar, Advocate Bashir Walimohammed Kojar.

To

Ismail Abdul Karim Balwa, Attorney for Himself and Hussein Abdul Karim Balwa, Umar Abdul Karim Balwa.

Schedule : All that piece or parcel Land & Structure bearing (1) Village Pahadi Goregaon (W) - CTS No. 928-A, 928-A/1 to 24, Admg. Area 12758.40 Sq. Mtrs, (2) Village Chinchavali - CTS No. 73-A/A, 73-A/C, and Old CTS No. 73-A, 73-A/1 to 5, 73-B, 73-B/4B, 73-B/5B, 73-C, 73-C/6, 73-7, 73-C/8A, 73-C/9A, 73-C/11A, 73-D, 73-D/8B, 73-D/9B, 73-D/10, 73-D/11B, and 73-D/12 to 17, Area 7790 Sq. Mtrs, (3) Village Malad (South) - CTS No. 1390, 1390/1 to 11, Area 1625.60 Sq. Mtrs, out of 3.75% Undivided Share of above Properties, and Office No. 4, on 4<sup>th</sup> Floor, Techniplex - 1, Area of 3060 Sq. Feet. Carpet, and Four Car Parking Slot No. 81 & 82, Podium Level -1, and 85 & 86 Podium Level- 2, CTS No. 73-A/D, of Village Chincholi, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2012  
Borivali-1  
5314  
2012

Deed of Mortgage  
 Rs. 1,79,00,000/-

Dt. 21.06.2012  
Reg. 21.06.2012

Associate Hostility & Developers Pvt. Ltd.  
 Ismail Abdul Karim Balwa.

To

Yes Bank Ltd, through Assisrant Vice President  
 Amit Rujava.

**Schedule :** All that piece or parcel Land & Structure bearing Unit No. E & F, on Ground Floor & 1<sup>st</sup> Floor, Known as A. K. Plaza, Situated at S. V. Road, Goregaon (V) Mumbai- 62, of Village Pahadi Goregaon, Taluka Borivali, M:SD.

<u>2012</u>	<u>Deed of Lease</u>	<u>Dt. 22.10.2012</u>
<u>Borivali-1</u>	Period 15 Years	Reg. 23.10.2012
<u>9119</u>	Deposit Rs. 30,00,000/-	
<u>2012</u>	1 <sup>st</sup> 3 Years Monthly Rent Rs. 5,00,000/-	
	2 <sup>nd</sup> 3 Years Monthly Rent Rs. 5,75,000/-	
	3 <sup>rd</sup> 3 Years Monthly Rent Rs. 6,61,250/-	
	4 <sup>th</sup> 3 Years Monthly Rent Rs. 7,60,438/-	
	5 <sup>th</sup> 3 Years Monthly Rent Rs. 8,74,504/-	

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

To

State Bank of Patiala through Deputy  
Manager Rajiv Tiwari.

**Schedule :** Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing Shop No. C & D, on Ground Floor, and 1<sup>st</sup> Floor, Known as A. K. Plaza, With Two Basement Car Parking Space, Admg. Area 268.05 Sq. Mtrs, Situated at S. V. Road, Goregaon (West), Mumbai-400062.

<u>2013</u>	<u>Deed of Mortgage</u>	<u>Dt. 23.01.2013</u>
<u>Borivali-1</u>	Rs. 13,00,00,000/-	Reg. 29.01.2013
<u>858</u>		
<u>2013</u>		

Hussein A. K. Balwa, Umar A. K. Balwa. Through C A  
& Self of Ismail Abdul Karim Balwa.

To

State Bank of India Ltd, through Assistant Manager

Suhas Shriram Juvekar.

**Schedule :** All that piece or parcel Land & Structure bearing CTS No. 928-A/1 to 928/14, New CTS No. 73-A/D, Plot No. C, Multipurpose Club House Building, Grand Blossom, Techniplax's I, Admg. Area 11911 Sq. Feet, Situated at S. V. Road, Goregaon (W) Mumbai- 62, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2014  
Borivali-6  
2564  
2014

Deed of Mortgage  
Rs. 4,70,00,000/-

Dt. 02.04.2014  
Reg. 02.04.2014

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

To

State Bank of Patiala through Branch  
Manager Jagdish.

**Schedule :** Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing CTS No. 928-C/A, Shop No. C & D, on Ground Floor, and 1<sup>st</sup> Floor, Known as A. K. Plaza, Admg. Area 233.38 Sq. Mtrs, Situated at S. V. Road, Goregaon (West), Mumbai- 400062.

2017  
Borivali-6  
1244  
2017

Deed of Reconveyance

Dt. 06.02.2017  
Reg. 06.02.2017

R B L Bank Ltd, through Senior Relationship  
Manager - SME Shri Balasaheb Bhoje.

To

Techniplax's A. O. P. through Authorizes Signatory  
Ismail Abdul Karim Balwa.



**Schedule :** All that piece or parcel Land & Structure bearing CTS No. 928-A, 928-A/1 to 24, of Village Pahadi Goregaon, CTS No. 1390, 1390-A & 1390/1 to 11, of Village Malad, CTS No. 73-D, 73-D/10, 73-D/11-B & 73-D/12 to 17, of Village Chinchavali, Office No. 901-A, & 902, on 9<sup>th</sup> Floor, Building Known as Techniplax's I, Techniplax's, Complex's , Situated at S. V. Road, Goregaon (W) Mumbai- 62, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2017  
Borivali-6  
4298  
2017

Deed of Mortgage  
Rs. 10,00,00,000/-

Dt. 24.04.2017  
Reg. 25.04.2017

Techniplax's A. O. P. through Ismail Abdul Karim Baiwa.

To

R B L Bank Ltd, through Assets Sales  
Officer Manoj Yadav.

**Schedule :** All that piece or parcel Land & Structure bearing CTS No. 928-A, of Village Pahadi Goregaon, CTS No. 1390, of Village Malad, CTS No. 73-A/D, of Village Chinchavali, Office No. 901-A, & 902, on 9<sup>th</sup> Floor, Building Known as Techniplax's I, Techniplax's, Complex's , Admg. Area 1693.60 Sq. Mtrs, Situated at S. V. Road, Goregaon (W) Mumbai- 62, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2017  
Borivali-6  
4346  
2017

Deed of Correction

Dt. 26.04.2017  
Reg. 26.04.2017

Techniplax's A. O. P. through Ismail Abdul Karim Baiwa.

To

R B L Bank Ltd, through Assets Sales  
Officer Manoj Yadav.



**Schedule :** All that piece or parcel Land & Structure bearing CTS No. 928-A, of Village Pahadi Goregaon, CTS No. 1390, of Village Malad, CTS No. 73-A/D, of Village Chinchavali, Office No. 901-A, & 902, on 9<sup>th</sup> Floor, Building Known as Tecniplax's I, Tecniplax's, Complex's , Admg. Area 1693.60 Sq. Mtrs, Situated at S. V. Road, Goregaon (W) Mumbai- 62, (Original Document No. Borivali-6/4298/2017, dt. 25.04.2017, of Rectification of document dt. 24.05.2017, instant by dt. 24.04.2017), of Village Pahadi Goregaon, Taluka Borivali, MSD.

2017                      Deed of Mortgage                      Dt. 05.07.2017  
Borivali-6              Rs. 14,60,00,000/-                      Reg. 05.07.2017  
7595  
2017

Hussein A. K. Balwa, Umar A. K. Balwa. Through C A  
 & Self of Ismail Abdul Karim Balwa.

To

State Bank of India Ltd, through Credit Support  
 Officer Dhritiman Mandal.

**Schedule :** All that piece or parcel Land & Structure bearing CTS No. 928-A (Part), 928-A/15, 928-A/16, and 928-A/17, Basement , Ground & 1<sup>st</sup> Floor, Building Known as Grand Blossom, Tecniplax's I, Complex's , Club House & Banquet Hall, Admg. Area 2816.14 Sq. Mtrs, Situated at S. V. Road, Goregaon (W) Mumbai- 62, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2018                      Deed of Mortgage                      Dt. 24.05.2018  
Borivali-6              Rs. 30,00,00,000/-                      Reg. 24.05.2018  
6350  
2018

1. Associate Hostility & Developers Pvt. Ltd.  
 Through Partner Ismail Abdul Karim Balwa.



2. Sakina Abdul Karim Balwa through C A Ismail Abdul Karim Balwa. (Confirming Party)
3. Shamin Suleman Hafiji through C A Ismail Abdul Karim Balwa. (Confirming Party)
4. Mariyam Ashafaq Selia through C A Ismail Abdul Karim Balwa. (Confirming Party)
5. Safika Syed Patel through C A Ismail Abdul Karim Balwa. (Confirming Party)

To

Yes Bank Ltd. through Assistant Vice President  
Amol Rane.

Schedule : Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing CTS No. 928-C/B, Building No. 3, & 4, Admg. Area 3745 Sq. Mtrs, Situated at S. V. Road, Goregaon (West), Mumbai-400062.

2019  
Borivali-6  
106  
2019

Deed of Cancellation

Dt. 22.10.2012  
Reg. 23.10.2012

State Bank of India through Branch  
Manager Sanjay Murlidhar Chatri.

To

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

Schedule : Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing Shop No. C & D, on Ground Floor, and 1<sup>st</sup> Floor, Known as A. K. Plaza, Admg. Area 2403.60 Sq. Mtrs, (Original Document No. BDR-2/9119/2012, dt. 23.10.2012. of Termination Letter) Situated at S. V. Road, Goregaon (West), Mumbai-400062.



<u>2019</u>	<u>Deed of Lease</u>	<u>Dt. 25.01.2019</u>
<u>Borivali-6</u>	Period 9 Years	Reg. 25.01.2019
<u>926</u>	Deposit Rs. 7,72,82,500/-	
<u>2019</u>	Monthly Rent Rs. 12,75,000/-	

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

To

H D F C Bank Ltd through Assistant Vice President  
Ketan Dabholkar.

Schedule : Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing CTS No. 928, Unit No. C & D, on Ground Floor, and 1<sup>st</sup> Floor, Known as A. K. Plaza, With Two Basement Car Parking Space, Admg. Area 278.52 Sq. Mtrs, Situated at S. V. Road, Goregaon (West), Mumbai-400062.

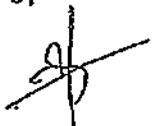
<u>2019</u>	<u>Deed of Reconveyance</u>	<u>Dt. 02.03.2019</u>
<u>Borivali-4</u>		Reg. 02.03.2019
<u>3465</u>		
<u>2019</u>		

State Bank of India Ltd, through Assistant Manager  
Bhushan B. Jangade.

To

Hussein A. K. Balwa, Umar A. K. Balwa. Through C A  
& Self of Ismail Abdul Karim Balwa.

Schedule : All that piece or parcel Land & Structure bearing CTS No. 928-A (Part), 928-A/15, 928-A/16, and 928-A/17, Basement, Ground & 1<sup>st</sup> Floor, Building Known as Grand Blossom, Tecniplax's I, Complex's, Ading. Area 2816.14 Sq. Mtrs, (Deed of Mortgage Document No. Borivali-6/7595/2017 of



Reconveyance), Situated at S. V. Road, Goregaon (W) Mumbai-62, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2019  
Borivali-4  
3466  
2019

Deed of Mortgage  
Rs. 35,00,00,000/-

Dt. 21.01.2019  
Reg. 02.03.2019

Hussein A. K. Balwa, Umar A. K. Baiwa, Through C A  
& Self of Ismail Abdul Karim Balwa.

To

State Bank of India Ltd, through Assistant Manager  
Bhushan B. Jangade.

Schedule : All that piece or parcel Land & Structure bearing CTS No. 928-A (Part), 928-A/15, 928-A/16, and 928-A/17, Basement , Ground & 1<sup>st</sup> Floor, Building Known as Grand Blossom, Techniplax's I, Complex's, Admg. Area 2816.14 Sq. Mtrs, Situated at S. V. Road, Goregaon (W) Mumbai- 62, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2020  
Borivali-4  
6334  
2020

Deed of Mortgage  
Rs. 9,10,00,000/-

Dt. 14.09.2020  
Reg. 14.09.2020

Hussein A. K. Balwa, Umar A. K. Baiwa, Through C A  
& Self of Ismail Abdul Karim Balwa.

To

State Bank of India Ltd, through Deputy Manager  
Bhushan B. Jangade.

Schedule : All that piece or parcel Land & Structure bearing CTS No. 928-A (Part), 928-A/15, 928-A/16, and 928-A/17, Basement , Ground & 1<sup>st</sup> Floor, Building Known as Grand Blossom, Techniplax's I, Complex's, Admg. Area 2816.14 Sq. Mtrs,

Situated at S. V. Road, Goregaon (W) Mumbai- 62, of Village  
Pahadi Goregaon, Taluka Borivali, MSD.

2021  
Borivali-4  
5766  
2021

Deed of Mortgage  
Rs. 99,00,000/-

Dt. 15.03.2021  
Reg. 19.04.2021

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

To

State Bank of India through Depute  
Manager Bhushan B. Jangade.

Schedule : Property Situate at Village Pahadi Goregaon, Taluka Borivali,  
MSD bearing CTS No. 928-C/A, Shop No. C & D, on Ground  
Floor, and 1<sup>st</sup> Floor, Known as A. K. Plaza, Situated at S. V.  
Road, Goregaon (West), Mumbai-400062.

2021  
Borivali-4  
7235  
2021

Deed of Mortgage  
Rs. 4,00,00,000/-

Dt. 14.06.2021  
Reg. 14.06.2021

1. Associate Hostility & Developers Pvt. Ltd.  
Through Partner Rafiq Hussein Balwa.
2. Sakina Abdul Karim Balwa through C A Rafiq Hussein Balwa.  
(Confirming Party)
3. Shamin Suleman Hafiji through C A Rafiq Hussein Balwa.  
(Confirming Party)
4. Mariyam Ashafaq Selia through C A Rafiq Hussein Balwa.  
(Confirming Party)
5. Safika Syed Patel through C A Rafiq Hussein Balwa.  
(Confirming Party)

To

Yes Bank Ltd. through Authorizes Signatory  
Hitesh Mistry.



**Schedule :** Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing CTS No. 92B-C/B, Building No. 3, & 4, Admg. Area 3745 Sq. Mtrs, Situated at S. V. Road, Goregaon (West), Mumbai-400062.

2021  
Borivali-6  
13983  
2021

Deed of Reconveyance

Dt. 27.09.2021  
Reg. 27.09.2021

State Bank of India through Depute  
Manager Rahul Sadhashiv Lohakare.

To

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

**Schedule :** Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing CTS No. 928-C/A, Shop No. C & D, on Ground Floor, and 1<sup>st</sup> Floor, Known as A. K. Plaza, Admg. Area 2403.60 Sq. Feet, (Deed of Mortgage Document No. Borivali-6/2564/2014. & Borivali-4/5766/2021 of Reconveyance) Situated at S. V. Road, Goregaon (West), Mumbai-400062.

2021  
Borivali-6  
14591  
2021

Deed of Mortgage  
Rs. 9,10,00,000/-

Dt. 19.06.2021  
Reg. 06.10.2021

Hussein A. K. Balwa, Its Self & through C A of  
Ismail Abdul Karim Balwa, Umar A. K. Balwa.

To

State Bank of India Ltd, through Deputy Manager  
Rahul Sadhashiv Lohakare.

**Schedule :** All that piece or parcel Land & Structure bearing CTS No. 928-A (Part), 928-A/15, 928-A/16, and 928-A/17, Basement ,

Ground & 1<sup>st</sup> Floor, Building Known as Grand Blossom, Techniplax's I, Complex's, Admg. Area 2816.14 Sq. Mtrs, Situated at S. V. Road, Goregaon (W) Mumbai- 62, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2021  
Borivali-6  
14592  
2021

Deed of Mortgage  
Rs. 4,05,00,000/-

Dt. 06.10.2021  
Reg. 06.10.2021

Associate Hostility & Developers Pvt. Ltd.  
Through Director Ismail Abdul Karim Balwa.

To

H D F C Bank Ltd through Authorizes Signatory  
Sanjay Ganpat Bhosale.

Schedule : Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing CTS No. 928-C/A, Shop No. C & D, on Ground Floor, and 1<sup>st</sup> Floor, Known as A. K. Plaza, Admg. Area 2403.60 Sq. Feet, Situated at S. V. Road, Goregaon (West), Mumbai- 400062.

2021  
Borivali-6  
19183  
2021

Deed of Undertaking

Dt. 13.12.2021  
Reg. 13.12.2021

Ismail Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2022  
Borivali-6  
1  
2022

Deed of Undertaking

Dt. 03.01.2022  
Reg. 03.01.2022

Ismail Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2022  
Borivali-6  
3718  
2022

Deed of Mortgage  
Rs. 8,00,00,000/-

Dt. 21.02.2022  
Reg. 21.02.2022

M/s. Tecniplax's Through Authorizes Signatory  
Ismail Abdul Karim Balwa.

To

Yes Bank Ltd. through Authorizes Signatory  
Hitesh Devilal Mistry.

Schedule : Property Situate at Village Pahadi Goregaon, Taluka Borivali, MSD bearing CTS No. 928-A, Unit No. 1, on 7<sup>th</sup> Floor, Known as Tecniplax's -1, Admg. Area 10390 Sq. Feet, Situated at S. V. Road, Goregaon (West), Mumbai-400062.

2022  
Borivali-6  
4643  
2022

Deed of Release

Dt. 04.03.2022  
Reg. 04.03.2022

Sakina Abdul Karim Balwa. & Shamim Suleman Hafizi.

To

Ismail Abdul Karim Balwa. & Umar Abdul Karim Balwa.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, 928-B, 928C/A, 928C/B, 929A, 929B, of Village Pahadi Goregaon, CTS No. 1390, 1390A, 1390/1 to 11, 1391A & 1391B, of Village Malad (South), CTS No. 73A/A, 73A/B, 73A/C, & 73A/D, of Village Chinchavali, Total Area 34961.90 Sq. Mtrs, as per the rights Release, of 6.26% Undivided Share ,Area 2188.61 Sq. Mtrs, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2022  
Borivali-6  
4999  
2022

Deed of Release

Dt. 09.03.2022  
Reg. 14.03.2022

1. Hussein Abdul Karim Balwa.
2. Sifiya Suleman Balwa.
3. Sameera Rizwan Sura.
4. Samad Suleman Balwa.
5. Noormohammed Suleman Balwa.

To

Ismail Abdul Karim Balwa. & Umar Abdul Karim Balwa.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, 928-B, 928C/A, 928C/B, 929A, 929B, of Village Pahadi Goregaon, CTS No. 1390, 1390A, 1390/1 to 11, 1391A & 1391B, of Village Malad (South), CTS No. 73A/A, 73A/B, 73A/C, & 73A/D, of Village Chinchavali, Total Area 34961.90 Sq. Mtrs, as per the rights Release, of 12.480% Undivided Share ,Area 4363.25 Sq. Mtrs, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2022  
Borivali-6  
7769  
2022

Deed of Release

Dt. 31.03.2022  
Reg. 06.04.2022



Safika Syed Patel through C A Ismail Abdul Karim Balwa.

To

Umar Abdul Karim Balwa.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, 928-B, 928C/A, 928C/B, 929A, 929B, of Village Pahadi Goregaon, CTS No. 1390, 1390A, 1390/1 to 11, 1391A & 1391B, of Village Malad (South), CTS No. 73A/A, 73A/B, 73A/C, & 73A/D, of Village Chinchavali, Total Area 34961.90 Sq. Mtrs, as per the rights Release, of 3.130% Undivided Share, Area 1094.30 Sq. Mtrs, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2022  
Borivali-6  
7770  
2022

Deed of Release

Dt. 31.03.2022  
Reg. 06.04.2022

Maryam Ashfaq Selia. through C A Ismail Abdul Karim Balwa.

To

1. Ismail Abdul Karim Balwa.
2. Umar Abdul Karim Balwa.

Schedule : All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, 928-B, 928C/A, 928C/B, 929A, 929B, of Village Pahadi Goregaon, CTS No. 1390, 1390A, 1390/1 to 11, 1391A & 1391B, of Village Malad (South), CTS No. 73A/A, 73A/B, 73A/C, & 73A/D, of Village Chinchavali, Total Area 34961.90 Sq. Mtrs, as per the rights Release, of 3.130% Undivided Share of Maryam Ashfaq Selia to Ismail Abdul Karim Balwa 0.864%, & Umar Abdul Karim Balwa 2.266%, Area 1094.30 Sq. Mtrs, of Village Pahadi Goregaon, Taluka Borivali, MSD.

2022  
Borivali-6  
21752  
2022

Deed of Undertaking

Dt. 20.10.2022  
Reg. 20.10.2022

Ismail Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

**Schedule :** All that piece or parcel Land bearing CTS No. 928-A, 928-A1, to 24, 928-B, 928C/B, 929A, 929B, 928C/A, of Village Pahadi Goregaon, CTS No. 1390, 1390A, 1390/1 to 11, 1391A & 1391B, of Village Malad (South), CTS No. 73A/A, 73A/B, 73A/C, & 73A/D, of Village Chinchavali, Taluka Borivali, MSD.

2023  
Borivali-6  
9532  
2023

Deed of Undertaking

Dt. 11.05.2023  
Reg. 11.05.2023

Hussein Abdul Karim Balwa & Others through  
Owner Ismail Abdul Karim Balwa.

To

Mumbai Mahanagar Palika.

**Schedule :** All that piece or parcel Land bearing Residential Building on Sub-Plot No. C-1, CTS No. 928-A, 928-A1, to 24, 928-B, 928C/B, 929A, 929B, 928C/A, of Village Pahadi Goregaon, CTS No. 1390, 1390A, 1390/1 to 11, 1391A & 1391B, of Village Malad (South), CTS No. 73A/A, 73A/B, 73A/C, & 73A/D, of Village Chinchavali, Taluka Borivali, MSD.

NOTE - 1: Manually Index - II record of the said Pahadi Goregaon & Malad Village is either partly or completely in torn conditions as shown below:

At Mumbai S.R.O. : 1994 to 2012

At Bandra S.R.O. : 1994 to 2009.

NOTE - 2 : Index II - entries for the year 2002 to 2023 are not properly maintained however I have observed the notes as per the INDEX II record available up to date :-

Office No.1 - 28.06.2023

Office No.2 - 28.06.2023

Office No.3 - 28.06.2023

Office No.4 - 28.06.2023

Office No.5 - 28.06.2023

Office No.6 - 28.06.2023

Office No.7 - 28.06.2023

Office No.8 - 28.06.2023

Office No.9 - 28.06.2023

  
VIJAY V. TAKKE.  
(Search Clerk)

Re: Report of the searches of the records of the Sub Registrar Office in respect of all that pieces or parcels of land or ground situated lying and being at Village Pahadi Goregaon (West), Taluka Borivali, District Mumbai Suburban, bearing Sub-Plot No. C-1, Old CTS No.928 (Part), New CTS No. 928-A/1, & Village Malad (South), CTS No. 1390, 1390A, 1390/1 To 1390/11, Admg. Area 4850 Sq. Mtrs. Together With Three Buildings, Viz, Madina Manzil, Balwa CHS Ltd, and Balwa Nagar Unit No. 2, CHS Ltd. Situated at Junction of Veer Savarkar Flyover & S. V. Road, Goregaon (West) Mumbai-400062.

Search taken at  
Mumbai, Bandra Goregaon,  
Kandivali, & Borivali  
Sub Registrar's Office from  
1994 to 2023 (i.e.30 years)

  
VIJAY V. TAKKE.  
(Search Clerk)  
Mumbai.

EXHIBIT-B'

SUPPLYMENTRY SEARCH REPORT

**Vijay V. Takke.**

(Search Clerk)

Mumbai.

Flat No.B-204 on, 2<sup>nd</sup> Floor,  
Kings Corner C.H.S Ltd, Plot No.314,  
TPS No.III, Lady Jamshedji Road,  
Mahim West, Mumbai - 400 016.  
Mob: 98209 43655

Date: 17.07.2023.

To

M/s. Negandhi Shah & Himayatullah

Advocates & Solicitors

107-113, Kshamalaya,

37, New Marine Lines,

Mumbai- 20.

Respect Sir,

Re: Report of the searches of the records of the  
Sub Registrar Office in respect of all that pieces  
or parcels of land or ground situated lying and  
being at Village Pahadi Goregaon (West), Taluka  
Borivali, District Mumbai Suburban, bearing Sub-  
Plot No. C-1, Old CTS No.928 (Part), New CTS  
No. 928-A/1, & Village Malad (South), CTS No.  
1390, 1390A, 1390/1 To 1390/11, Admg. Area  
4850 Sq. Mtrs. Together With Three Buildings,  
Viz, Madina Manzil, Balwa CHS Ltd, and Balwa  
Nagar Unit No. 2, CHS Ltd. Situated at Junction  
of Veer Savarkar Flyover & S. V. Road,  
Goregaon (West) Mumbai-400062.

Notes of searches regarding the above mentioned property taken in the Sub Registrar Assurances at Goregaon Kandivali, & Borivali for the Period from 2023 (i.e. 01 Years) respectively.

I have traced following documents duly registered

**SUB-REGISTRAR'S OFFICE AT GOREGAON KANDIVALI, & BORIVALI FROM 2023 (i.e.01 Years).**

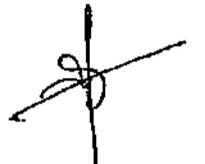
<u>2023</u>	<u>Deed of Undertaking</u>	<u>Dt. 11.05.2023</u>
<u>Borivali-6</u>		<u>Reg. 11.05.2023</u>
<u>9532</u>		
<u>2023</u>		

Hussein Abdul Karim Balwa & Others through  
Owner Ismail Abdul Karim Balwa.  
To  
Mumbai Mahanagar Palika.

**Schedule :** All that piece or parcel Land bearing Residential Building on Sub-Plot No. C-1, CTS No. 928-A, 928-A1, to 24, 928-B, 928C/B, 929A, 929B, 928C/A, of Village Pahadi Goregaon, CTS No. 1390, 1390A, 1390/1 to 11, 1391A & 1391B, of Village Malad (South), CTS No. 73A/A, 73A/B, 73A/C, & 73A/D, of Village Chinchavali, Taluka Borivali, MSD.

<u>2023</u>	<u>Development Agreement</u>	<u>Dt. 14.07.2023</u>
<u>Borivali-6</u>	Rs. 51,54,84,000/-	<u>Reg. 14.07.2023</u>
<u>14794</u>	Rs. 46,52,23,000/-	
<u>2023</u>		

1. Hussain Abdul Karim Balwa.
2. Ismail Abdul Karim Balwa. Through C A Hussain Abdul Karim Balwa.
3. Umar Abdul Karim Balwa.
4. Balwa CHS Ltd. through Chairman- Yunus Alimohammed Palsani, Secretary- Imtiaz



- Abdul Hameed Balsania,
5. Ibrahim Sajid Saleh, Ibrahim Sajid Saleh, Ilyas Gulam Rasool Mehsania, Mehmuda Ismail Patel, Sufia Usman Patel, Imtiaz Abdul Hameed Balsania, Shafiq Ibrahim Balsania, Salam Sajid Saleh, Ashfaq Abbas Kozar, Samira Nuruddin Patel through C A Amin Ismail Bhola.
  6. Fatima Ashraf Saleh, Bikis Masood Sunsara, Khadija Mohammed Yasin Bhola, through C A Amin Ismail Bhola.
  7. Amin Ismail Bhola.
  8. Mohammed Salim Ismail Charoliya, Mustafa Mohammed Patel, Abubakar Abdulrahim Charoliya, Majeed AbdulKadaya Farhan Mohammed Hanif Balsania, Fahad Mohammed Hanif Balsania, Sadiq Abbas Kozar, through C A Amin Ismail Bhola.
  9. Madrasa Talimul Islam, Madrasa Talimul Islam, Madrasa Talimul Islam, Fame Constructions through C A Amin Ismail Bhola.
  10. Sufia Ibrahim Daduji, Maryam Abbas Shelia, Mehmuda Iqbal Badu, Khatija Abdul Rashid Patel, Saira Yusuf Mukhi, Zubeida Abid Saleh, Mohammed Abdul Hameed Balsania, Nooruddin Abdul Hameed Balsania, Rizwan Abbas Kadiwala, through C A Amin Ismail Bhola.
  11. Mohammed Nazim Mohammed Hanif Palsani, Nadeem Mohammed Hanif Palsani, Kifayatullah Gulamrasool Mehsania, Mohammed Yasin Mohammed Hussain Balsania, Ataiya khalilul Rehman Karadia, Bilal Mohammed Hussain Balsania, Femida Hifzur Rehman Sunsara, through C A Amin Ismail Bhola.  
(Confirming Parties)
  12. Mohammed Salim Jamal Patel, Ibrahim Alimohammed Sunsara, Hussain Alimohammed Sunsara, Abdulla Suleman Kozar, Talha Ilyas Mehsania, Noormohammed Yusuf Patel, Ishaq Yusuf Sunsara, Amrin Abdulsamad Badu, Biklis Ismail Mehsania, through C A Amin Ismail



Bhola. (Confirming Parties)

13. Zahid Suleman Saleh, Zafar Suleman Saleh, Mustafa Mohammed Patel, Naim Moormohammed Mukhi, Yunus Yusuf Patel, Farid Noormohammed Mukhi, Abbas Dawood Patel, Abbas Dawood Patel, Nafisa Yusuf Daduji, Farukh Abdul Rahim Charolia. Through C A Amin Ismail Bhola. (Confirming Parties)
14. Yunus Alimohammed Palsani, Mohammed Elias Kozar, Salman Elias Kozar, Madarsa Talimul Islam, Ismail Yusuf Palsani, Abdullah Gulam Rasool Mehsania, Abdul Wahid Noor Mohammed Charolia. Through C A Amin Ismail Bhola. (Confirming Parties)
15. Usman Yusuf Saleh, Ashad Noormohammed Charolia, Irshad Yar Mohammed Patel, Fatima Ayub Sunara, & Sumaiya Ismail Palsani. Through C A Amin Ismail Bhola. (Confirming Parties)
16. Balwa Nagar Unit No. 2 CHS Ltd. through Chairman Yakub Ibrahim Balsania. (Confirming Parties) Secretary- Harun Habib Kapadia. (Confirming Parties)
17. Sufiya Yasin Palsani, Abu Hussain Kasamali Momin, Sameer Kasamali Momin, Saeed Kasamali Momin, Reshma Ishan Hussain, Abu Hussain Kasamali Momin, Sameer Kasamali Momin, Saeed Kasamali Momin, Reshma Ishan Hussain. Through C A Usman Abdul Gani Palsani. (Confirming Parties)
18. HuzaiFa Mehbub Balsania, Umar Mehbub Balsania, Sahara Yakum Saleh, Arif Abdul Dharwada, Javed Mohammed Hanif Kapadia, Bilal Akbar Moknojiya, Yasin Ibrahim Balsania, through C A Usman Abdul Gani Palsani. (Confirming Parties)
19. Mudrashir Abdul Hamid Sidhapura, Khatija Abdul Hamid Sidhapura, A. P. K. of therefore Mother Maisara Abdul Hamid Sidhapura, Zuned Mohammed Hanif Kapadia, Sohail Noor Mohammed Mukhi, Jabir Mohammed Hanif Kapadia, Umar Ayub Balsania, Ayesha Gulam Rasool.



- through C A Usman Abdul Gani Palsani. (Confirming Parties)
20. Sajid Mehbub Balsania, Majid Mehbub Balsania, Rafia Abubakar Balsania, Alisha Abubakar Balsania, A. P. K. of therefore Mother Rafia Abubakar Balsania, Ayesha Abubakar Balsania. A. P. K. of therefore Mother Rafia Abubakar Balsania. Through C A Usman Abdul Gani Palsani. (Confirming Parties)
21. Yakub Gulam Mohammed Saleh, Yunus Ibrahim Balsania, Sadiq Harun Mehsania, Fuzal Harun Mehsania, Rubina Asif Lal, Azizurrehman Abdullah Saieh, Mohammed Faruq Jatu, through C A Usman Abdul Gani Palsani. (Confirming Parties)
22. Abdullah Mohammed Hanif Balsania, Faisal Hanif Mohammed Balsania, Maz Zuber Charolia, Nafisa Zuber Charolia, Amina Yunus Palsania, Hamida Akbar Moknojiya, Arif Abdul Razzak Ranasaria. Through C A Usman Abdul Gani Palsani. (Confirming Parties)
23. Mohammed Salim Jamal Patel, Yakub Ayub Kapadia, Mobin Noormohammed Mehsania, Harun Habib Kapadia, Asjjad Umar Molapia, Ishaq Haji Suleman Sunsara, Fuzal Mohammed Hanif Balsania. Through C A Usman Abdul Gani Palsani. (Confirming Parties)
24. Yusuf Rajmohammed Mukhi, Zuned Abdurrehman Daduji, Salma Mohammedrafiq Palsani, Yasin Alimohammed Palsani, Yakub Ibrahim Balsania, & Mashkura Faizal Balsania. Through C A Usman Abdul Gani Palsani. (Confirming Parties)
25. Usman Abdul Gani Palsani. (Confirming Parties)

To

M/s. Avalon Residency LLP through Partner Hussain Abdul Karim Balwa.

Schedule : All that piece or parcel Land & Construction bearing CTS No. 928-A/01, Admg. Area 4850 Sq. Mtrs, Approved Layout

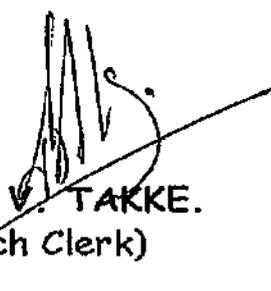


Sub-Plot No. C-1, New CTS No. 928/A/01, (Old CTS No. 928 Part) of Village Pahadi Goregaon, (West), and CTS No. 1390, 1390A, 1390/1 to 11, of Village Malad (South), and on which a building called Madina Manzil is standing and Balwa Nagar CHS Ltd. and Balwa Nagar Unit No. 2 CHS Ltd. These two building were standing and redevelopment IOD/Sanctioned Plan No. P-12566/2022/P/S Ward Pahadi Goregaon-W/IOD/1/New Dated 19/04/2023 to be amended from time to time as per requirement- ADJ/IGR242/615/2023 dated 13/07/2023. Of Village Pahadi Goregaon, Taluka Borivali, MSD.

**NOTE - 1 :**

Index II - entries for the year 2023 are not properly maintained however I have observed the notes as per the INDEX II record available up to date :-

Office No.1 - 14.07.2023  
Office No.2 - 14.07.2023  
Office No.3 - 14.07.2023  
Office No.4 - 14.07.2023  
Office No.5 - 14.07.2023  
Office No.6 - 14.07.2023  
Office No.7 - 14.07.2023  
Office No.8 - 14.07.2023  
Office No.9 - 14.07.2023

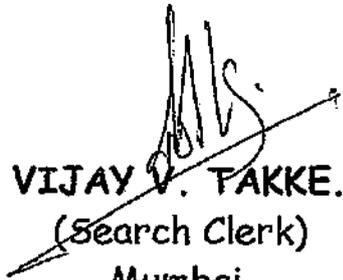
  
VIJAY V. TAKKE.  
(Search Clerk)

**Re: Report of the searches of the records of the Sub Registrar Office in respect of all that pieces or parcels of land or ground situated lying and being at Village Pahadi Goregaon (West), Taluka Borivali, District Mumbai Suburban, bearing Sub-Plot No. C-1, Old CTS No. 928 (Part), New CTS No. 928-A/1, & Village Malad (South), CTS No. 1390, 1390A, 1390/1 To 1390/11, Admg. Area 4850 Sq. Mtrs. Together With Three Buildings, Viz, Madina Manzil, Balwa CHS Ltd, and Balwa Nagar Unit No. 2, CHS Ltd. Situated at Junction of Veer Savarkar Flyover & S. V. Road, Goregaon (West) Mumbai-400062.**

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**Search taken at  
Goregaon, Kandivali, &  
Borivali  
Sub Registrar's Office from  
2023 (i.e.01 years)**

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**VIJAY V. TAKKE.**  
(Search Clerk)  
Mumbai.

**LEGAL TITLE REPORT**

Housiey.com

**M/s. Negandhi, Shah & Himayatullah**  
Advocates & Solicitors  
107-113, Kshamalaya,  
Sir Vithaldas Thackersey Marg,  
37, New Marine Lines,  
Mumbai – 400 020.