

VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

(Circular No.: 28/2021)

To
MAHARERA AUTHORITY
MUMBAI

Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing **C.T.S. No. 620(part); Survey No. 261(part) area admeasuring 36253.80 sq. mtrs. of Village Malad, Tal. Borivali, M.S.D.** (Hereinafter referred to as '**the said property**').

I have investigated the title of the said land on the request of **M/S. MPIRE REALITY LIMITED**, formally known as (**M/s. Ravi Ashish Land Developers Ltd**) A Limited Company, having its registered office at 76, Laxmi Palace, Mathuradas Road, Kandivali (W), Mumbai - 400 067.

1) **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land bearing **C.T.S. No. 620(part); Survey No. 261(part) area admeasuring 36253.80 sq. mtrs. of Village Malad, Tal. Borivali, M.S.D.** The above said property is bounded as follows:

On the North Side	: - G-Tower
On the South Side	: - Building No. I-8
On the West Side	: - 9.15 mt. wide DP Road
On the East Side	: - 13.40 mt. wide road, Building No.I-5

VIDHI J. DOSHI
B.L.S, LL.D
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

2) **DOCUMENTS OF ALLOTMENT OF PROPERTY:**

- i) Upon perusal of the papers, I understand that the said property belonged to F.E. Dinshaw Trust. Part of the said property admeasuring 14,397.20 square meters (approx.) was occupied by various Slum Dwellers ("Slum Land") and the balance area admeasuring 21,856.60 square meters (approx.) was vacant land ("Non - Slum Land") aggregates to total land area admeasuring as 36253.80 square meters.
- ii) Upon perusal of the papers, I understand that the said property originally belonged to Shri F.E. Dinshaw who died on January 3, 1936 leaving behind his last Will and Testament dated July 23, 1934.
- iii) I further understand that, Executors and Trustees named in the Last Will and Testament of the said deceased F.E. Dinshaw applied for a probate of the said Will which was granted by the Hon`ble High Court of Bombay.
- iv) As per the Will of F.E. Dinshaw, a trust was created whose trustees were National Bank of India Limited, Sir Cavasji Jehangir and others.

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- v) Upon perusal of the papers, I understand that by an Order dated February 14, 1955 in Petition No. 24/X of 1954, Trust Act, Sir Cavasji Jehangir and others, the then trustees of the estate of late Shri F.E. Dinshaw were discharged as the trustees of the said trust and the National Bank of India Limited, Mumbai was appointed as the sole trustee of the said trust.
- vi) I understand that by an Order dated April 18, 1958 made in Petition No. 15 of 1958, Trust Act, the name of the trustee was changed to National Overseas and Grindlays Bank.
- vii) By and under Order dated October 27, 1959 in Miscellaneous Application No. 32 of 1959, the name of the trustee National Overseas and Grindlays Bank was changed to National Grindlays Bank Limited.
- viii) I further understand that, by and under Deed of Transfer dated September 18, 1969 and registered under Serial No. BOM/R/4836/I/14/1969, National Grindlays Bank Limited who were the trustees of the trust created under the last Will and Testament of Mr. F.E. Dinshaw, transferred and conveyed all properties of the Trust including the said Property in favour of Bachoobhai Woronzow Daschkow ("Bachoobhai") and

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

Edulji Framroze Dinshaw ("Edulji") as tenants in common in equal shares.

- ix) I note that, on March 14, 1970 Edulji died in New York leaving his Last Will and Testament dated February 4, 1970 under which he appointed Bachoobhai as his sole executrix.
- x) Upon perusal of the papers, I understand that, on April 2, 1970, Bachoobhai was granted a Probate of the Will of the deceased Edulji.
- xi) I understand that, on or after obtaining the Probate, Mr. Jehangir Behram Dubash, the constituted attorney of the sole executor Edulji filed a Petition in the Hon'ble High Court of Bombay for obtaining Letters of Administration in respect of the said Will.
- xii) I understand that the High Court of Judicature at Bombay granted Letters of Administration in favour of Jehangir Behram Dubash.
- xiii) I further understand that, by Order dated December 1972, in Miscellaneous Petition of 1972 T. & I. J., the Bombay High Court, appointed Mr. Nusli Neville Wadia in place of Mr. Jehangir Behram Dubash as the Administrator of the Will of Edulji.

VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- xiv) I note that, by a Deed of Trust dated December 28, 1973 Bachoobhai settled her half undivided share in the said Property upon a Public Charitable Trust called F.E. Dinshaw Trust registered under Serial No.1/E-6123 under the Bombay Public Trust Act, 1950 and appointed (i) Mr. Nusli Neville Wadia, (ii) Mrs. Maureen Nusli Wadia and (iii) Mr. Ram Kumar Batra as the Trustees of the Will of Edulji.
- xv) Upon perusal of the papers, I understand that Mr. Ram Kumar Batra expired on August 20, 1981.
- xvi) I understand that, Mr. Rajesh Batra and Mr. Subodh Nantri were appointed as Trustees of the F.E. Dinshaw Trust in place of Ram Kumar Batra, with effect from October 15, 1981.
- xvii) I further understand that Mr. Hudrali Subbana Srinivas was appointed as the Trustee of the F.E. Dinshaw Trust with effect from November 5, 1984.
- xviii) It appears that the occupants of the Slum Land came together and formed a proposed SRA Society namely Kanyachapada Co-operative Housing Society under the provisions of Maharashtra Co-operative Societies Act, 1960 ("Kanyachapada Society").

VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- xix) By and under an Agreement for Sale dated June 8, 1988, executed between (i) Trustees of F.E. Dinshaw Trust (ii) Administrator of the Estate of F.E. Dinshaw and (iii) Ashish Land Developers Limited ("ALDL"), the F.E. Dinshaw Trust through its trustees and Administrator of the Estate of F.E. Dinshaw agreed to sell the said Property to ALDL.
- xx) By and under an Order dated March 21, 1989 bearing reference No. J/4/33-88/6280/89, the Charity Commissioner accorded sanction to F.E. Dinshaw Trust for sale of the said Property in favor of ALDL ("Order").
- xxi) By and under a Letter dated January 21, 1991 bearing reference No. J/4/33-88/1647/91 the Charity Commissioner extended the period of the validity of the Order upto April 30, 1991.
- xxii) By and under an Indenture dated March 11, 1991 and registered with the Sub-Registrar of Assurances at Bombay under Serial No. P.-1582/91 executed between (1) Mr. Nusli Neville Wadia, (2) Mrs. Maurine Nusli Wadia, (3) Mr. Rajesh Kumar Batra, (4) Mr. Hudrali Subbana Srinivas as the Trustees of the F.E. Dinshaw Trust sold, transferred, conveyed and assigned the said

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

Property to ALDL on the terms and conditions contained therein.

xxiii) By and under Fresh Certificate of Incorporation consequent on change of name dated April 25, 1994 the name of ALDL was changed from Ashish Land Developers Limited to Ravi Ashish Land Developers Limited ("RALDL").

xxiv) Upon execution of above-mentioned diverse agreements, there still exists sufficient land to construct a Sale Building and accordingly M/s. Ravi Ashish Land Developers Ltd. applied before the Slum Rehabilitation Authority for the due permission and sanction for construction of a new Sale Building named as 'H-Tower' building for the identification purpose. It is evident from the material available on record that, the planning authority i.e. Slum Rehabilitation Authority after scrutiny and due diligence of the proposal submitted by M/s. Ravi Ashish Land Developers Ltd. has been pleased to issue Approved Plan dated 12.07.2023, IOD dated 12.07.2023 and Commencement Certificate dated 13.07.2023 all bearing ref. No. PS/PVT/0016/19930125/S-H in respect of the proposed sale building 'H-Tower'.

VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- xxv) By and under Fresh Certificate of Incorporation consequent on change of name dated October, 28th 2023 the name of Ravi Ashish Land Developers Ltd. was changed to Mpire Reality Limited.
- 3) The 7/12 extracts and Property Card of the said land stands in the name of **M/S. ASHISH LAND DEVELOPERS LIMITED**.
- 4) Search Report dated 10.10.2023, issued by Mr. Mahesh Choudhary, Search Clerk, taken for the year 1993 to 2023, **(for 30 years)**.

On perusal of the abovementioned document and all other relevant document relating to the title of the said property, I am of the opinion that the title of **M/S. MPIRE REALITY LIMITED**, of the said land are clear, marketable and without any encumbrances. This Certificate is based upon the applicable law and limited to the information provided by my clients.

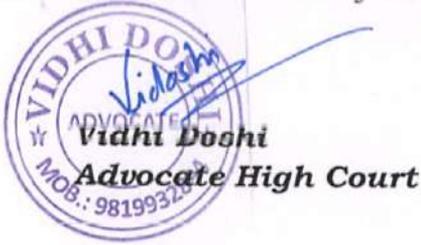
- 5) **OWNER OF THE LAND:** Name of **M/S. ASHISH LAND DEVELOPERS LTD.** is appearing in the 7/12 extract and Property card of the said land.
- 6) **QUALIFYING COMMENTS:** Title of **M/S. MPIRE REALITY LIMITED**, in respect of the said land are clear, marketable and without any encumbrances.

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- 7) The report reflecting the flow of the title of **M/S. MPIRE REALITY LIMITED**, of the said land is enclosed herewith as an annexure.

Dated this 26th day of April, 2024



Housiey.com

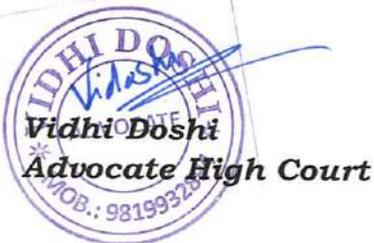
VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

FLOW OF THE TITLE OF THE SAID PROPERTY

1. **Property Card** bearing **C.T.S. No. 620 (part)** and **7/12 extract Survey No. 261(part)** area admeasuring **36253.80 sq. mtrs. of Village Malad, Tal. Borivali, M.S.D.**
2. Mutation Entry: 1728 reflects the name of **M/S. ASHISH DEVELOPERS LIMITED** which is now known as **M/S. MPIRE REALITY LIMITED**
3. Search Report dated 10.10.2023, issued by Mr. Mahesh Choudhary, Search Clerk, taken for the year 1993 to 2023 (**for 30 years**).
4. Any other relevant title: No
5. Litigation if any: No.

Dated this 26th day of April, 2024





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- भालाड (१४३५५८)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर



PU-ID : भूमापन क्रमांक व उपविभाग

जिल्हा

23342053301

२६/१/२

23342053301

गुंथारणा पद्धती		योगवटादार वर्ग - १		जेताचे स्थानिक नाव :			
क्षेत्र, एकक व आकारणी	खाली क्र.	योगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
त्रासे एकक हे.आर.बी.सी	२१७३	आशीष डेव्हलपर्स लि.	२.७४.९८	८.००		(१७२८)	कुळाने नाव व खंड
आ लागवड योग्य क्षेत्र							इतर अधिकार
जेरायत							अंलंबित फेरफार : नाही.
गायत							जेवटचा फेरफार क्रमांक : --- व दिनांक : ---
तर	२.७४.९८						
कुण							
श.सो. क्षेत्र	२.७४.९८						
पोटखराव क्षेत्र							
(लागवड अयोग्य)							
मी (अ)							
मी (ब)							
कुण							
ख.क्षेत्र	०.००.००						
कुण क्षेत्र	२.७४.९८						
कारणी	८.००						
डी फिया	विशेष						
कारणी							
फेरफार क्र :							सीमा आणि भूमापन दिन्ने :



हा गाव नमुना क्रमांक ७ दिनांक १५/०७/२०१९-२०२०:३८:३६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०५/०३/२०२४ : ११:१९:५७ AM, येवता पड:गळणीसाठी <https://digitalstamps.maharashtra.gov.in/ohr/> या संकेतस्थळाने जाऊन 2202100001003152 या क्रमांक वापरता.



VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

(Circular No.: 28/2021)

To
MAHARERA AUTHORITY
MUMBAI

Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing **C.T.S. No. 620(part); Survey No. 261(part) area admeasuring 36253.80 sq. mtrs. of Village Malad, Tal. Borivali, M.S.D.** (Hereinafter referred to as '**the said property**').

I have investigated the title of the said land on the request of **M/S. MPIRE REALITY LIMITED**, formally known as (**M/s. Ravi Ashish Land Developers Ltd**) A Limited Company, having its registered office at 76, Laxmi Palace, Mathuradas Road, Kandivali (W), Mumbai - 400 067.

1) **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land bearing **C.T.S. No. 620(part); Survey No. 261(part) area admeasuring 36253.80 sq. mtrs. of Village Malad, Tal. Borivali, M.S.D.** The above said property is bounded as follows:

On the North Side	: - G-Tower
On the South Side	: - Building No. I-8
On the West Side	: - 9.15 mt. wide DP Road
On the East Side	: - 13.40 mt. wide road, Building No.I-5

VIDHI J. DOSHI
B.L.S, LL.D
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

2) **DOCUMENTS OF ALLOTMENT OF PROPERTY:**

- i) Upon perusal of the papers, I understand that the said property belonged to F.E. Dinshaw Trust. Part of the said property admeasuring 14,397.20 square meters (approx.) was occupied by various Slum Dwellers ("Slum Land") and the balance area admeasuring 21,856.60 square meters (approx.) was vacant land ("Non - Slum Land") aggregates to total land area admeasuring as 36253.80 square meters.
- ii) Upon perusal of the papers, I understand that the said property originally belonged to Shri F.E. Dinshaw who died on January 3, 1936 leaving behind his last Will and Testament dated July 23, 1934.
- iii) I further understand that, Executors and Trustees named in the Last Will and Testament of the said deceased F.E. Dinshaw applied for a probate of the said Will which was granted by the Hon`ble High Court of Bombay.
- iv) As per the Will of F.E. Dinshaw, a trust was created whose trustees were National Bank of India Limited, Sir Cavaşji Jehangir and others.

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- v) Upon perusal of the papers, I understand that by an Order dated February 14, 1955 in Petition No. 24/X of 1954, Trust Act, Sir Cavasji Jehangir and others, the then trustees of the estate of late Shri F.E. Dinshaw were discharged as the trustees of the said trust and the National Bank of India Limited, Mumbai was appointed as the sole trustee of the said trust.
- vi) I understand that by an Order dated April 18, 1958 made in Petition No. 15 of 1958, Trust Act, the name of the trustee was changed to National Overseas and Grindlays Bank.
- vii) By and under Order dated October 27, 1959 in Miscellaneous Application No. 32 of 1959, the name of the trustee National Overseas and Grindlays Bank was changed to National Grindlays Bank Limited.
- viii) I further understand that, by and under Deed of Transfer dated September 18, 1969 and registered under Serial No. BOM/R/4836/I/14/1969, National Grindlays Bank Limited who were the trustees of the trust created under the last Will and Testament of Mr. F.E. Dinshaw, transferred and conveyed all properties of the Trust including the said Property in favour of Bachoobhai Woronzow Daschkow ("Bachoobhai") and

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

Edulji Framroze Dinshaw ("Edulji") as tenants in common in equal shares.

- ix) I note that, on March 14, 1970 Edulji died in New York leaving his Last Will and Testament dated February 4, 1970 under which he appointed Bachoobhai as his sole executrix.
- x) Upon perusal of the papers, I understand that, on April 2, 1970, Bachoobhai was granted a Probate of the Will of the deceased Edulji.
- xi) I understand that, on or after obtaining the Probate, Mr. Jehangir Behram Dubash, the constituted attorney of the sole executor Edulji filed a Petition in the Hon'ble High Court of Bombay for obtaining Letters of Administration in respect of the said Will.
- xii) I understand that the High Court of Judicature at Bombay granted Letters of Administration in favour of Jehangir Behram Dubash.
- xiii) I further understand that, by Order dated December 1972, in Miscellaneous Petition of 1972 T. & I. J., the Bombay High Court, appointed Mr. Nusli Neville Wadia in place of Mr. Jehangir Behram Dubash as the Administrator of the Will of Edulji.

VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- xiv) I note that, by a Deed of Trust dated December 28, 1973 Bachoobhai settled her half undivided share in the said Property upon a Public Charitable Trust called F.E. Dinshaw Trust registered under Serial No.1/E-6123 under the Bombay Public Trust Act, 1950 and appointed (i) Mr. Nusli Neville Wadia, (ii) Mrs. Maureen Nusli Wadia and (iii) Mr. Ram Kumar Batra as the Trustees of the Will of Edulji.
- xv) Upon perusal of the papers, I understand that Mr. Ram Kumar Batra expired on August 20, 1981.
- xvi) I understand that, Mr. Rajesh Batra and Mr. Subodh Nantri were appointed as Trustees of the F.E. Dinshaw Trust in place of Ram Kumar Batra, with effect from October 15, 1981.
- xvii) I further understand that Mr. Hudrali Subbana Srinivas was appointed as the Trustee of the F.E. Dinshaw Trust with effect from November 5, 1984.
- xviii) It appears that the occupants of the Slum Land came together and formed a proposed SRA Society namely Kanyachapada Co-operative Housing Society under the provisions of Maharashtra Co-operative Societies Act, 1960 ("Kanyachapada Society").

VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- xix) By and under an Agreement for Sale dated June 8, 1988, executed between (i) Trustees of F.E. Dinshaw Trust (ii) Administrator of the Estate of F.E. Dinshaw and (iii) Ashish Land Developers Limited ("ALDL"), the F.E. Dinshaw Trust through its trustees and Administrator of the Estate of F.E. Dinshaw agreed to sell the said Property to ALDL.
- xx) By and under an Order dated March 21, 1989 bearing reference No. J/4/33-88/6280/89, the Charity Commissioner accorded sanction to F.E. Dinshaw Trust for sale of the said Property in favor of ALDL ("Order").
- xxi) By and under a Letter dated January 21, 1991 bearing reference No. J/4/33-88/1647/91 the Charity Commissioner extended the period of the validity of the Order upto April 30, 1991.
- xxii) By and under an Indenture dated March 11, 1991 and registered with the Sub-Registrar of Assurances at Bombay under Serial No. P.-1582/91 executed between (1) Mr. Nusli Neville Wadia, (2) Mrs. Maurine Nusli Wadia, (3) Mr. Rajesh Kumar Batra, (4) Mr. Hudrali Subbana Srinivas as the Trustees of the F.E. Dinshaw Trust sold, transferred, conveyed and assigned the said

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

Property to ALDL on the terms and conditions contained therein.

xxiii) By and under Fresh Certificate of Incorporation consequent on change of name dated April 25, 1994 the name of ALDL was changed from Ashish Land Developers Limited to Ravi Ashish Land Developers Limited ("RALDL").

xxiv) Upon execution of above-mentioned diverse agreements, there still exists sufficient land to construct a Sale Building and accordingly M/s. Ravi Ashish Land Developers Ltd. applied before the Slum Rehabilitation Authority for the due permission and sanction for construction of a new Sale Building named as 'H-Tower' building for the identification purpose. It is evident from the material available on record that, the planning authority i.e. Slum Rehabilitation Authority after scrutiny and due diligence of the proposal submitted by M/s. Ravi Ashish Land Developers Ltd. has been pleased to issue Approved Plan dated 12.07.2023, IOD dated 12.07.2023 and Commencement Certificate dated 13.07.2023 all bearing ref. No. PS/PVT/0016/19930125/S-H in respect of the proposed sale building 'H-Tower'.

VIDHI J. DOSHI
B.LS, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- xxv) By and under Fresh Certificate of Incorporation consequent on change of name dated October, 28th 2023 the name of Ravi Ashish Land Developers Ltd. was changed to Mpire Reality Limited.
- 3) The 7/12 extracts and Property Card of the said land stands in the name of **M/S. ASHISH LAND DEVELOPERS LIMITED.**
- 4) Search Report dated 10.10.2023, issued by Mr. Mahesh Choudhary, Search Clerk, taken for the year 1993 to 2023. **(for 30 years).**

On perusal of the abovementioned document and all other relevant document relating to the title of the said property, I am of the opinion that the title of **M/S. MPIRE REALITY LIMITED**, of the said land are clear, marketable and without any encumbrances. This Certificate is based upon the applicable law and limited to the information provided by my clients.

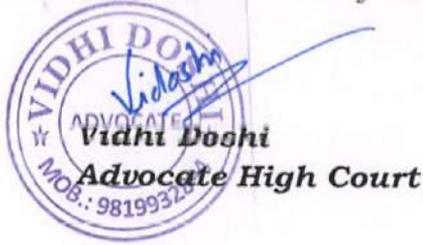
- 5) **OWNER OF THE LAND:** Name of **M/S. ASHISH LAND DEVELOPERS LTD.** is appearing in the 7/12 extract and Property card of the said land.
- 6) **QUALIFYING COMMENTS:** Title of **M/S. MPIRE REALITY LIMITED**, in respect of the said land are clear, marketable and without any encumbrances.

VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

- 7) The report reflecting the flow of the title of **M/S. MPIRE REALITY LIMITED**, of the said land is enclosed herewith as an annexure.

Dated this 26th day of April, 2024



Housiey.com

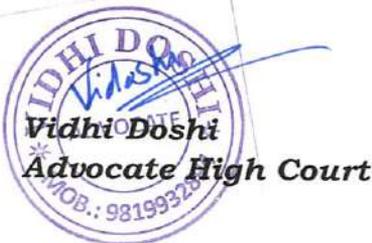
VIDHI J. DOSHI
B.L.S, LLB
Advocate, High Court

A/1702, Ekta Bhoomi Garden-III, Dattapada Road, Borivali (East), Mumbai - 400 066.
Email: advdoshividhi@gmail.com, Mobile No. 9819932894.

FLOW OF THE TITLE OF THE SAID PROPERTY

1. **Property Card** bearing **C.T.S. No. 620 (part)** and **7/12 extract Survey No. 261(part)** area admeasuring **36253.80 sq. mtrs. of Village Malad, Tal. Borivali, M.S.D.**
2. Mutation Entry: 1728 reflects the name of **M/S. ASHISH DEVELOPERS LIMITED** which is now known as **M/S. MPIRE REALITY LIMITED**
3. Search Report dated 10.10.2023, issued by Mr. Mahesh Choudhary, Search Clerk, taken for the year 1993 to 2023 (**for 30 years**).
4. Any other relevant title: No
5. Litigation if any: No.

Dated this 26th day of April, 2024



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- गालाड (१४३५५८)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर
जिल्हा

भूमिपत्र क्रमांक व उपविभाग २६१/५/२

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		उंरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

Housiey.com



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अगिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अगिलेख आणि नोंदवह्या (नयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- गालाड (१४३५५८)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर
जिल्हा



PJ-ID :

भूभाषण क्रमांक व उपविभाग

11330075796

२६१/१/३

11330075796

भूधारणा पद्धती भोगवटादार वर्ग - १ .

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी.	१२१७३	आशीष डेव्हलपर्स लि.	३.६३.१३	१२.००		(१७२८)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिराया	-						प्रलंबित फेरफार नाही.
वगायदा	-						शेवटचा फेरफार क्रमांक : --- व दिनांक : ---
इतर	३.६३.१३						
एकूण							
ला.पो.क्षेत्र	३.६३.१३						
ब) मोल्खरात क्षेत्र (लागवड अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण							
पो.ख.क्षेत्र	०.००.००						
एकूण क्षेत्र (अ+ब)	३.६३.१३						
आकारणी	१२.००						
जुडी किंवा आकारणी	विशेष						
चुन फेरफार क्र :							सीमा आणि भूभाषण जिऱ्हे :

हा गाव नमुना क्रमांक ७ दिनांक १५/०७/२०१९ ०७:२९:५० PM रोजी डिजिटल स्वाक्षरीत गोला आर व गाव नमुना क्रमांक १२ चा अंदा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/३

७/१२ डाउनलोड दि. : ०५/०९/२०२४ : १५:२०:१८ AM वैधता पडराळणीसाठी <https://digitalsatara.manushya.gov.in/CSJ/> या संकेतस्थळावर जाऊन 2202100001003146 हा क्रमांक वापरावा.



सादर सर्तही हा नगर भूमापन हद्दीत आहे.

Housiey.com



हा गाव नमुना कर्मांक 16 दिनांक 04/08/2019, 09:22:40 PM रोजी डिजिटल स्वाक्षरीत केला आहे. या गाव नमुना कर्मांक 12 या डेटा स्वयंप्रमाणित असल्यामुळे 07/12 अभिलेखावर वर
कोणत्याही सर्ती अिकण्याची आयउपकला नाही
07/12 डाउनलोड दि. : 04/03/2028 - 11:32:52 AM. देशाचा पडताळणीसाठी <https://digitalaasbaria.maharashtra.gov.in/dsh/> या शकेना स्थलावर जाऊन 2202108001003146 हा कर्मांक
सागरास.

पृष्ठ क्र. 2/3



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- मालाड (१४३५५८)

तालुका :- बोरीवली

जिल्हा :- मुंबई उपनगर
जिल्हा

भूगापन क्रमांक व उपविभाग २६१/६/३

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		अंश
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.बी.मी.	हे.आर.बी.मी.			हे.आर.बी.मी.	

टीप :- सरकारी नोंद मॉबाइल ॲप द्वारे घेण्यात आलेली आहे

Housiey.com



महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 62854188494

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



62854188494

गाव/पेठ : मालाड (पु)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६२०/अ/२/१			१९२०१.५०	सी	दि. १-८-९९ पासून वाणीज्य र.रु. ८५५ प्रमाणे, राहणेसाठी र.रु. ३६७९.० प्रमाणे.

सुविधाधिकार :
हक्क किंवा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर श्रे :

Housiey.com

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा मार (इ)	साक्षात्करण
30/04/1994	भा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेशक्र.सी/कार्या- ७/पो.वि./एस.आर./१५२१दि.६/१२/९३ व न.गु.अ.५यांचे दि.३०/४/९४ चेआदेशान्वये न.गु.क्र.६२०अ/२ ची नविन गिळकतपत्रिका उघडून स्थावर क्षेत्र ३३४९५.५ची.मी.दाखल केले.	SI		सही- 30/04/1994 जि. नि. भू. अ. तथा न. भू. अ. क्र. ५ मु. उ. जि. मुंबई
30/04/1994	भा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील विनशेतीसारा आदेश क्र.सी./ND/VIA/NAP/एस.आर./३५५५ दि.६/१२/९३ अन्वये न.गु.क्र.६२०अ/२ क्षेत्र३३४९५.५ चो.मी.विनशेतीकडे वर्ग झालेनेबाधीक विनशेती सारा बाणीज्य र रु. ८५५.००ब राहणेसाठी र.रूपये ३६७९.०० प्रमाणे एकूण सातार.रु.४५३४.० विनशेती सारत आकाराची नोंददि.१/८/९९ पासून लागू केली.	SI		सही- 30/04/1994 जि. नि. भू. अ. तथा न. भू. अ. क्र. ५ मु. उ. जि. मुंबई
30/04/1994	भा.न.भू.अ.क्र.५ यांचे दि.३०/४/९४ चाआदेशान्वये खरेदीखताप्रमाणे व विनशेतीआदेशाप्रमाणे धारकाचे नांव दाखल केले.	SI	H मे.आशिस डेव्हलपर्स लिमिटेड.	सही- 30/04/1994 जि. नि. भू. अ. तथा न. भू. अ. क्र. ५ मु. उ. जि. मुंबई
06/10/2004	भा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या- ७/पो.वि.एस.आर.३४९४दि.२८/१०/२००२ अन्वये व इकडील मो.र.नं.च-६६/२००४ व भा.न.भू.अ.मालाड यांचेकडील आदेशादि /१०/२००४ अन्वये मुळ न.गु.क्र.६२०अ/२ वे३३४९५.५ची.मी.क्षेत्र मधून मे.आशिस डेव्हलपर्स लि.मि.सू.वसतीकडे वर्ग होणारे क्षेत्र १४२९०.०चो.मी.वजाकरून शिल्लक क्षेत्र १९२०१.५ चो.मी.कायम करून गिळकतपत्रिकेस न.गु.क्र.६२०अ/२/१ असा शेज दाखल केला.			फेरफार क्रं. ५१ प्रमाणे सही- ६/10/04 न.गु.अ.मालाड
17/10/2011	भा.अपर जिल्हाधिकारी व रक्षण प्राधिकारी (ना.क्षे.क.म.) इ.ह. - महाराष्ट्र शासन बृहन्मुंबई यांचेकडील पत्र क्र.सी/युएलसी/डे-३/सी-२०/दुर्बल घटक घरबांधणी योजना दि.११/४/२०११ अन्वये नागरी जमिन कमाल धारणा अधिनियम १९७६ अन्वये कलम २० अंतर्गत दुर्बल घटक घरबांधणी योजनेतील सूट दिलेल्या जमिनीचे गिळकत पत्रिकांवर महाराष्ट्र शासनाचे परवानगी क्रिधाय जमिनीची विक्री करणेश प्रतिबंध बांधाची नोंद दाखल केली.		H इ ह महाराष्ट्र शासन	फेरफार क्रं. २२७ प्रमाणे सही- 17/10/2011 न.गु.अ.मालाड
25/08/2015	भा.जमाबंदी आयुक्त आणि संचालक गुमि अगिलेख (म.रत्न्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/वि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (गु/के.क्र.५०९ दिनांक २५/०८/२०१५अन्वये एकत्री / पो.वि.मोजणी नुसार क्षेत्र कायम केले असलेले व बदरचे क्षेत्र व गिळकत पत्रिकेवरील क्षेत्र गेळात असलेले गिळकत पत्रिकेवर नगुद एकोणीस हजार दोनशे एक पूर्णका पाच दशांश अंकी क्षेत्र अक्षरी चो.मी.दाखल केले.			फेरफार क्रं. ५०९ प्रमाणे सही- 25/08/2015 न. भू. अ. मालाड.
29/12/2022	आदेशाने नोंद - जिल्हाधिकारी, व रक्षण प्राधिकारी (ना.क्षे.क.सा) बृहन्मुंबई यांचे कडील आदेश क्रं. : क्र.सी/युएलसी/डे- ॥/से-२०/बी-३७१/डब्ल्युएस-७४/२०२२ दि. : ०२/११/२०२२ अन्वये चे पत्रान्वये नगर भूमापन मालाड (पूर्व) येथील न.गु.क्र.६२०अ/२/१ व ६२०अ/२/२ या गिळकतीवरील फेरफार क्रमांक २२७ दिनांक १७/१०/२०११ रोजीचे गिळकत पत्रिकेवर इतर हक्क सदरी घेण्यात आलेली महाराष्ट्र शासन हि नोंद कर्णी करून नाजकथा कलम २० अन्वये सूचीखालील क्षेत्र अशी सुधारित नोंद दाखल करणेबाबत आदेशीत केलेले नोंद दाखल केली.			फेरफार क्रं. १८९ प्रमाणे सही- 29/12/2022 न.गु.अ. मालाड

हि गिळकत पत्रिका (दिनांक 29/12/2022 05:12:49 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे स्थावर कोणत्याही सही शिक्काची आवश्यकता नाही.

गिळकत पत्रिका डाउनलोड दिनांक 05/03/2024 11:03:40 AM

वेधशा पडताळणी साठी <https://digital@bara.mahabhumii.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2202100062440634 हा क्रमांक वापरावा.

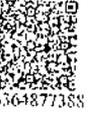
Digitally signed by the user and cannot be altered





महाराष्ट्र शासन

मालमत्ता पत्रक



96364877388

ULPIN: 96364877388

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) विधय, १९६९ यातील विधय ७ नमुना "ड"]

गाव/पेठ : मालाड (पु)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची वा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६२०/अ/३			६७६.००	शेती	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर गार :
इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा गार(इ)	साक्षातक
30/04/1994	पोटविभाजनामुळे व न.भू.अ.५ यांचे दि.३०/४/९४ चे आदेशान्वये उडायागुळे नविन मिळकत पत्रिका उघडून न.भू.क्र.६२०अ/३ करून क्षेत्र ६७६.०० चौ.मी.दाखल केले.	SI	शेती	सही- 30/04/1994 वि.मि.मु.अ तथा न.भू. अ.क्र.५ मु.उ वि.मुंबई
26/08/2013	आदेशान्वये मा. जिल्हा अधीक्षक भूमि अगिलेख, मुंबई उपनगर जिल्हा यांचे कडील क्र./न.भू./नकल अर्ज/सत्ता प्रकार/२०१३ दिनांक १९/७/२०१३ व क्र.न.भू./अंकी व अक्षरी नकल अर्ज/सत्ता प्रकार/२०१३ दिनांक २६/०७/२०१३ चे पत्रान्वये न.भू.क्र. ६२०अ/३ या मिळकत पत्रिकेवर सत्ता प्रकार शेती दाखल करणेबाबतची नोंद केली.			फेरफार क्र. ३२९ प्रमाणे सही- 26/08/2013 न.भू.अ.मालाड
25/08/2015	भा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.४/वि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (पु)/फे.क्र५०९ दिनांक २५/०८/२०१५अन्वये एकत्री/पो.वि.घोजणी नुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमुद सहाजे महाराष्ट्र पूर्णांक शून्य दशांश अंकी क्षेत्र अक्षरी चौ.मी.दाखल केले.			फेरफार क्र. ५०९ प्रमाणे सही- 25/08/2015 न.भू.अ.मालाड

हि मिळकत पत्रिका (दिनांक 05/03/2021 01:03:34 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिककाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 05/03/2024 11:03:37 AM

वेधता घडताळणीसाठी <https://digitalsathara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2202100002188320 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 68392180421

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



68392180421

गाव/पेठ : मालाड (पु)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा मांड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६२०/अ/२/२			१४२९०.००	सी	

सुविधाधिकार :
हक्काचा भूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर क्षेत्रे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
06/10/2004	गा.जिल्हाधिकारी मुंबई उप.जि.आदेसक्र.सी.कार्या-७/पो.वि./एस.आर.३४९४दि.२८/१०/२००२ अन्वये मोरनं.च - ६६/२००४ वमा.न.भू.अ.मालाड यांचे आदेश दि.६/१०/०४अन्वये पो.वि.प्रमाणे नमू.क्र.६२०अ/२/२ चे १४२९०.००चौ.मी.क्षेत्राची नविन मिल्कत पत्रिका उधडूनधारक सदरी मे.आशिष डेव्हलोपर्स लि.गलिच्छ वस्ती यांचे नाव दाखल केले. व न.भू.क्र.६२०अ/२/२ असा ग्रेज दिला.		मे.आशिष डेव्हलोपर्स लि.पीटेड, गलिच्छ वस्ती	फेरफार क्र. ५१ प्रमाणे सही- 06/10/2004 न.भू.अ.मालाड
17/10/2011	गा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुह.मुंबई यांचेकडील पत्र क्र.सी/युएफसी/डे-३/से २०/दुर्बल घटक घरबांधणी योजना दि.११/४/२०११ अन्वये नागरी कमाल धारणा अधिनियम १९७६ अन्वये कलम २० अंतर्गत दुर्बल घटक घरबांधणी योजनेतील सूट दिलेल्या जमिनीचे मिल्कत पत्रिकांवर महाराष्ट्र शासनाचे परवानगी शिवाय जमिनीची विक्री करणेस प्रतिबंध बाबतची नोंद दाखल केली.		इतर हक्क महाराष्ट्र शासन	फेरफार क्र. २२७ प्रमाणे सही- 17/10/2011 न.भू.अ.मालाड
25/08/2015	गा.जमाबंदी आयुक्त आणि सवालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (पु)/फे.क्र.५०९ दिनांक २५/०८/२०१५अन्वये एकत्री/पो.वि.मोजणी नुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र भेळात असलेने मिल्कत पत्रिकेवर नगूद चौदा हजार दोनशे नव्वद पूर्णांक गुंथ दशांश अंकी क्षेत्र अक्षरी चौ.मी.दाखल केले.			फेरफार क्र. ५०९ प्रमाणे सही- 25/08/2015 न.भू.अ.मालाड
29/12/2022	आदेशाने नोंद - जिल्हाधिकारी, व सक्षम प्राधिकारी (ना.क्षे.क.धा.)मुह.मुंबई यांचे कडील आदेश क्र. : क्र.सी/युएलसी/डे- ॥/से-२०/बी-३७१/डब्ल्युएस-७४/२०२२ दि. : ०२/११/२०२२ अन्वये चे पत्रान्वये नगर भूमापन मालाड (पूर्व) येथील न.भू.क्र.६२०अ/२/१ व ६२०अ/२/२ या मिल्कतीवरील फेरफार क्रमांक २२७ दिनांक १७/१०/२०११ रोजीचे मिल्कत पत्रिकेवर इतर हक्क सदरी घेण्यात आलेली महाराष्ट्र शासन हि नोंद कमी करून नाजकघा कलम २० अन्वये सूटीखालील क्षेत्र अक्षी सुधारित नोंद दाखल करणेबाबत आदेशीत केलेने नोंद दाखल केली.			फेरफार क्र. ९८९ प्रमाणे सही- 29/12/2022 न.भू.अ. मालाड

हि मिल्कत पत्रिका (दिनांक 29/12/2022 05:12:49 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिल्कत पत्रिका डाउनलोड दिनांक 05/03/2024 11:03:25 AM

वेद्यता पडताळणी साठी <https://digifalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 220210002440635 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 68392180421

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : मालाड (पु)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६२०/अ/२/२			१४२९०.००	सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शिरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
06/10/2004	मा.जिल्हाधिकारी मुंबई उप.जि.आदेशक्र.सी.कार्या-७/पो.वि/एस.आर.३४९४दि.२८/१०/२००२ अन्वये मोरनं.च - ६६/२००४ व.गा.न.भू.अ.मालाड यांचे आदेश दि.६/१०/०४अन्वये पो.वि.प्रमाणे नमू.क्र.६२०अ/२/२ चे १४२९०.०० चौ.मी.क्षेत्राची नविन मिल्कत पत्रिका उघडूनधारक सदरी भे.आशिष डेव्हलोपर्स लि.गलिच्छ वस्ती यांचे नाव दाखल केले.व न.भू.क्र.६२०अ/२/२ असा शेज दिला.		भे.आशिष डेव्हलोपर्स लिगीटेड, गलिच्छ वस्ती	फेरफार क्र. ५१ प्रमाणे सही 06/10/2004 न.भू.अ.मालाड
17/10/2011	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुहम्मद मुंबई यांचेकडील पत्र क्र.सी/युएफसी/डे -३/सो २०/ दुर्बल घटक घरबांधणी योजना दि.११/४/२०११ अन्वये गावरी कमाल धारणा अन्वये १९७६ अन्वये कलम २० अंतर्गत दुर्बल घटक घरबांधणी योजनेतील सूट दिलेल्या जमिनीचे मिल्कत पत्रिकावर महाराष्ट्र शासनाचे परवानगी शिवाय जमिनीची विक्री करपेक्षा प्रतियेध बाधतची नोंद दाखल केली.		इतर हक्क महाराष्ट्र शासन	फेरफार क्र. २२७ प्रमाणे सही 17/10/2011 न.भू.अ.मालाड
25/08/2015	मा.जगावर्दी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (पु/फे.क्र.५०९ दिनांक २५/०८/२०१५अन्वये एकत्री/पो.वि.मोजणी नुसार क्षेत्र कायम केले अरालेने व सदरचे क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळात असलेने मिल्कत पत्रिकेवर नगूद चौदा हजार दोनशे नव्वद पूर्णक मूल्य दर्शास अंकी क्षेत्र अक्षरी चौ.मी.दाखल केले.			फेरफार क्र. ५०९ प्रमाणे सही 25/08/2015 न.भू.अ.मालाड
29/12/2022	आदेशाने नोंद - जिल्हाधिकारी, व सक्षम प्राधिकारी (ना.क्षे.क.घा.)मुहम्मद मुंबई यांचे कडील आदेश क्र. : क्र.सी/युएलसी/डे- 111/सं-२०/बी-३७५/डब्ल्युएस-७४/२०२२ दि. : ०२/११/२०२२ अन्वये चे पत्रान्वये नगर भूमापन मालाड (पूर्व) येथील न.भू.क्र.६२०अ/२/१ व ६२०अ/२/२ या मिल्कतीवरील फेरफार क्रमांक २२७ दिनांक १४/१०/२०११ रोजीचे मिल्कत पत्रिकेवर इतर हक्क सदरी घेण्यात आलेली महाराष्ट्र शासन हि नोंद कमी करून नाजकचा कलम २० अन्वये सूचीखालील क्षेत्र अशी सुधारित नोंद दाखल करण्याबाबत आदेशीत केलेने नोंद दाखल केली.			फेरफार क्र. ९८९ प्रमाणे सही 29/12/2022 न.भू.अ. मालाड

हि मिल्कत पत्रिका (दिनांक 29/12/2022 05:12:49 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

Digitally signed by the Registrar, Maharashtra Government

मिल्कत पत्रिका डाउनलोड दिनांक 05/03/2024 11:03:13 AM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2202100002440635 हा क्रमांक वापरावा.



MAHESH CHAUDHARI

(SEARCH CLERK)

H.No 103 1st floors on sail apt.sainath nagar
chandansar road virar(E)

MO.8767141168

Date : 10.10.2023

To
M/S. RAVI ASHISH LAND DEVELOPERS(LTD)
Laxmi Palace,76 Mathuradas road,
Kandivall (W)
MUMBAI: -400 067.

Ref: Investigation title of the property bearing land C.T.S No 620/Part.
Survey no 261/part area 36253.80 sq.mtrs. Village- Malad Tal.
Borivali.

Dear Sir,

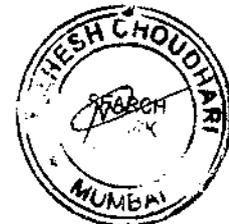
As per your instructions I have taken search of above mentioned property in Sub-Registrars Offices at Mumbai Bandra and Borivali Goregaon from 1993 to 2023 (30 Years).

I have found the following documents registered therein during the course of search

AT SUB MUMBAI REGISTRAR OFFICE FROM 1993 TO 2023 (30 YEARS)

MANUAL :-

1993	:	SPT
1994	:	SPT
1995	:	Nil- not stanzashan
1996	:	Nil- not stanzashan
1997	:	Nil- not stanzashan
1998	:	Torn
1999	:	Nil- not stanzashan
2000	:	Nil- not stanzashan
2001	:	Torn
2002	:	Torn
2003	:	Torn
2004	:	Torn
2005	:	Torn
2006	:	Torn
2007	:	Torn
2008	:	Torn
2009	:	SPT
2010	:	SPT
2011	:	SPT
2012	:	SPT
2013	:	Nil- not stanzashan
2014	:	Nil- not stanzashan
2015	:	Nil- not stanzashan
2016	:	Nil- not stanzashan
2017	:	SPT
2018	:	SPT
2019	:	SPT
2020	:	Nil- not stanzashan
2021	:	Nil- not stanzashan
2022	:	Nil- not stanzashan



2023 : Nil- not stanzashan

AT SUB BANDRA AND GOREGAON REGISTRAR OFFICE FROM 1993 TO 2023 (30 YEARS) MANUAL :-

1993 Entry

(BND)BDR- 2376/1993	AGREEMENT A.V. Rs. 0/- M.V. Rs. 0/- DINESH Z SHAH TO MCGM	04.06.1993 30.11.2007
------------------------	--	--------------------------

Schedule:-Plot ref:-EEBP(W.S) Fail no che/875/LOP C.T.S No 620(P) area village malad.

(BND)BDR- 2377/1993	UNDARTEKING A.V. Rs. 0/- M.V. Rs. 0/- M/S. AASHISH DEVELOPERS LTD. THROUGH DIRECTOR DINESH Z SHAH TO MCGM	04.04.1993 06.04.2004
------------------------	---	--------------------------

Schedule:-Flat malad C.T.S No 620 area village malad.

(BND)BDR- 4169/1993	UNDARTEKING A.V. Rs. 0/- M.V. Rs. 0/- M/S. AASHISH DEVELOPERS LTD. THROUGH DIRECTOR DINESH ZAVERCHAND SHAH TO MCGM	21.09.1993 06.12.1993
------------------------	--	--------------------------

Schedule:-Flat malad C.T.S No 620(PT) area village malad.

PBDR-2 2377/1993	INDIMITI BOND A.V. Rs. 0/- M.V. Rs. 0/- DINESH Z. SHAH TO MCGM	04.06.1993 22.06.1993
---------------------	---	--------------------------

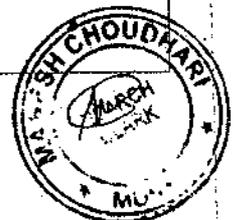
Schedule:-Flat C.T.S No 620(P+) C.T.S no 246 surveye no 35 area 3818 sq.mtrs (0 NA 2) village malad.

1994 Entry

(BND)BDR- 2376/1994	AGREEMENT A.V. Rs. 0/- M.V. Rs. 0/- DINESH Z SHAH TO MCGM	04.06.1994 30.11.2007
------------------------	--	--------------------------

Schedule:- Plot ref:-EEBP(W.S) Fail no che/875/LOP C.T.S No 620(P) area village malad.

BDR-2 1406/1994	UNDARTEKING A.V. Rs. 0/- M.V. Rs. 0/- M/S. AASHISH DEVELOPERS LTD. THROUGH DIRECTOR DINESH Z. SHAH THROUGH POWER R. M. PARIKH TO	18.10.1994 28.10.1994
--------------------	--	--------------------------



	MCGM	
--	------	--

Schedule:-Flat land C.T.S no 620 part area 0 sq.mtrs. Village malad.

BDR-2 1407/1994	UNDARTEKING A.V. Rs. 0/- M.V. Rs. 0/- M/S. AASHISH DEVELOPERS LTD. THROUGH DIRECTOR DINESH Z. SHAH THROUGH POWER R. M. PARIKH TO MCGM	18.10.1994 28.10.1994
--------------------	--	--------------------------

Schedule:- C.T.S no 620 part area 36255.50 sq.mtrs. Village malad.
1995 Entry

BDR-2 4620/1995	DECLARATION DEED A.V. Rs. 0/- M.V. Rs. 0/- 1)M/S. AASHISH DEVELOPERS LTD. THROUGH DIRECTOR DINESH Z. SHAH THROUGH POWER R. M. PARIKH 2)B..M.C. TO	30.10.1995 27.11.1995
--------------------	--	--------------------------

Schedule:-Survey no 261part C.T.S.no 620 part Village Malad. Entry

BDR-2 4605/1995	DECLARATION DEED A.V. Rs. 0/- M.V. Rs. 0/- 1)M/S. AASHISH DEVELOPERS LTD. THROUGH DIRECTOR DINESH Z. SHAH TO	27.10.1995 27.12.1995
--------------------	---	--------------------------

Schedule:-Land Survey no 261part C.T.S.no 620 part area 2211.50 sq.mtrs. Village Malad.

BDR-2 401/1995	UNDARTEKING A.V. Rs. 0/- M.V. Rs. 0/- M/S. RAVI AASHISH LAND DEVELOPERS LTD. THROUGH DIRECTOR JAYESH SHAH THROUGH POWER NIMESH V. TRIVEDI TO MCGM	13.01.1995 22.02.1995
-------------------	--	--------------------------

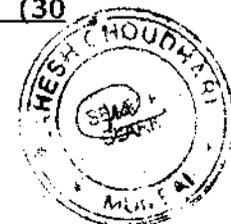
Schedule:-C.T.S no 620 part area 620 sq. ft.village malad.

1996 : Nil- not stanzashan
1997 : Nil- not stanzashan
1998 : Nil- not stanzashan
1999 : Nil- not stanzashan
2000

TO : Manual record not's avalebal only computers(manual record patly
2023 Torn)

**AT SUB GOREGAON REGISTRAR OFFICE FROM 1993 TO 2023 (30
YEARS)COMPUTERS :-BRL-1,2,3,4,5,6,7,8 AND 9,**

2002 : Nil- not stanzashan



2003 : Nil- not stanzashan
2004 : Entry

BRL-1 846/2004	DEVELOPMENT AGREEMENT A.V. Rs. 1/- M.V. Rs. 0/- M/S. RAVI AASHISH LAND DEVELOPERS LTD. THROUGH DIRECTOR JAYESH SHAH AND KETAN SHAH TO SHREE LAXMI HOUSING PVT. LTD. THROUGH DIRECTOR ASHOK CHAWLA	26.04.2006 26.04.2006
-------------------	---	--------------------------

Schedule:-Land area 14396.22 sq.mtrs. survey no 261(part) c.t.s no 620(part)
2,00,000.sq.feet chatai area Right to develop village malad.

2005 : Entry

BRL-5 4164/2005	DEVELOPMENT AGREEMENT A.V. Rs. 1/- M.V. Rs. 40375000/- M/S. RAVI AASHISH LAND DEVELOPERS LTD. THROUGH DIRECTOR JAYESH T. SHAH TO M/S. HEENA ASSO.THROUGH PARTNER PRADEEP DAMAJI SHAH	23.07.2006 08.08.2006
--------------------	---	--------------------------

Schedule:- Land and Construction Area 5500 sq. mtrs. Village malad.

2006 : Entry

BRL-5 3050/2006	UNDARTEKING A.V. Rs. 0/- M.V. Rs. 1/- M/S. RAVI AASHISH LAND DEVELOPERS LTD. THROUGH DIRECTOR JAYESH SHAH THROUGH POWER MACHHINDRA BAPU SAMRUT TO SRA	26.04.2006 26.04.2006
--------------------	--	--------------------------

Schedule:- Other Description: As mentioned in the document village malad.

2007 : Nil- not stanzashan
2008 : Nil- not stanzashan
2009 : Nil- not stanzashan
2010 : Nil- not stanzashan
2011 : Nil- not stanzashan
2012 : Online Record available
2013 : Online Record available
2014 : Online Record available
2015 : Online Record available
2016 : Online Record available
2017 : Online Record available
2018 : Online Record available
2019 : Online Record available
2020 : Online Record available
2021 : Online Record available
2022 : Online Record available
2023 : Online Record available



NOTE OF SEARCH:-

Please note that the intimation records are not available for search in the above mentioned Offices and Online Record of Intimation Records are also not properly available. Register of Computerized Print Copies of Index II are prepared for Search from Feb. 2002 onward, which have not been maintained properly and manual books are in partly torn, untidy and loose condition. Bandra record not available, 1985 to 2023 record Online search Report.



MAHESH CHOUDHARI
Search Clerk
Mumbai

Housiey.com

MAHESH CHAUDHARI

(SEARCH CLERK)

H.No 103 1st floors on sai apt.sainath nagar
chandansar road virar(E)

Date : 10.10.2023

To
M/S. RAVI ASHISH LAND DEVELOPERS(LTD)
Laxmi Palace,76 Mathuradas road,
Kandivali (W)
MUMBAI: -400 067.

BILL

Ref: Bill for search conducted in respect of the property situated at
Village Malad.Tal. Borivali.

BILL:-

1	<u>Investigation title of the property bearing land C.T.S No 620/Part, 620/A/3, Survey no 261/part area 676.00 sq.mtrs. Village- Malad Tal. Borivali.</u> SEARCH 1993 TO 2023(30 YEARS)	8,000/-
		8,000/-

RUPEES EIGHT THAUZAN ONLY


MAHESH CHAUDHARI
Search Clerk
Mumbai

Sunil B. Garodia

B. Com. L. L. B.
ADVOCATE, HIGH COURT

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401101. ☎ : 819 1929 • 819 1651

Ref. No. : _____

Date : 4/04/03

TO WHOMSOEVER IT MAY CONCERN

Ref : Lands admeasuring 36,255.5 sq. mtrs. or thereabout bearing Survey No.261 Part, C.T.S. No.620 Part of Village Malad, Taluka Borivali, Mumbai Suburban District.

By the Conveyance dated 11th March, 1991, M/s. Ashish Developers Limited, have purchased the above referred property and they requested me to investigate into their title to the said property and issue a certificate as to whether their title to the said property is marketable.

At the instance of M/s. Ashish Developers Limited, I have investigated the title to the above referred property and for the said purpose I have caused searches to be taken in the office of the Sub-Registrar of Assurances, Mumbai for period from 1957 to 1993 and Sub-Registrar of Assurances at Bandra and Bassein for the period from 1952 to 1993. The search clerk has submitted his report dated 2nd August, 1993, I have perused the report of the search clerk as also the copy of the Conveyance dated 11th March, 1991, executed by Shri Nusli N. Wadia, Mrs. Maureen Nusli Wadia, Shri Rajesh Batra and Shri Rudrali Subanna Srinivas in favour of M/s. Ashish Developers Limited from the report of the search clerk, the copy of the said Conveyance dated 11th March, 1991 and the certified copy of the Index II of the said conveyance, the following emerged :

1. By the Indenture of Transfer dated 18th September, 1969 National and Grindlays Bank Limited, the Trustees of Trust created by the last Will and testament dated 23rd July, 1934 made by F. E. Dinshaw transferred and conveyed the various properties including the captioned land to the beneficiaries under the said Will viz Mrs. Bachoobai Waronzon Daschkow and Edulji F. Dinshaw in equal shares as tenants in common.

2. From the said Deed of Transfer dated 18th September, 1969 and/or from the copy of the conveyance dated 11th March, 1991 the following facts are revealed:

...2...

Ref. No. : _____

Date : _____

--: 2 :-

- i. The above described property originally belonged to one Shri F. S. Dinshaw, who was the khot of Malad and died on 3rd January, 1936, leaving behind his last will and testament dated 23rd July, 1934 whereby he appointed Sir Cavasji Jehangir and others as Executors and Trustees of the said Will.
- ii. Executors and Trustees named in the last will and testament of the said deceased F. E. Dinshaw, applied for the probate of the said Will which was granted by the Honourable High Court of Judicature at Mumbai.
- iii. By the order dated 14th February, 1955 in Trust Act Petition No.24/X of 1954 Sir Cavasji Jehangir and others, the then Trustees of the estate of late Shri F. E. Dinshaw, at their request as the petitioners in the said Petition were discharged from the trust estate of the said trust and National Bank of India Ltd. Mumbai, were appointed as the sole Trustees of the said Trust.
- iv. As the name of the said Bank changes from time to time therefore by the order dated 18th April, 1958 made in the Trust Act, Petition No. 15 of 1958, the name of the Trustees was changed to National Overseas and Grindlays Bank Limited.
- v. By the Judge's order dated 27th October, 1959 in Misc. Application No.32 of 1959 in Trust Act Petition No. 24/X, the name of the Trustees was changed to National Grindlays Bank Limited.
- vi. Under the said Will, Smt. Bachoobai Waronzon Daschkow, the daughter of the said F. E. Dinshaw and Shri Edulji Framroz Dinshaw, the son of the F. E. Dinshaw, were the only beneficiaries under the said Will.
- vii. The said property was ultimately transferred by the Executors of the Will of the said Will of the said F. E. Dinshaw, in equal shares to the said Smt. Bachoobai W. Daschkow and the said Edulji Framroz Dinshaw, as the tenants in common by the Deed of Transfer dated 18th September, 1969 under No.BOM/R/4836/I/14/1969.

Ref. No. : _____

Date : _____

--: 3 :-

3. From the copy of the Conveyance dated 11th March, 1991 it appears that :

i. The said Shri Edulji Framroj Dinshaw died in New York on or about 14th March, 1970 leaving his last Will and Testament dated 4th February, 1970 under which he appointed Mrs. Bachoobai W. Daschkow as the sole Executrix of his Will. By virtue of the various orders passed by the Competent Court, Shri Nulsi N. Wadia, is the present Administrator of the estate of the said E. F. Dinshaw.

ii. Probate of the said Will of E. F. Dinshaw was granted on 2nd April, 1970 under the seal of surrogate/s Court of Country of New York, U.S.A. to Mrs. Bachoobai W. Daschkow as the sole executrix of the said Will.

iii. By the Deed of settlement of Trust dated 28th December, 1973, duly registered, the said Smt. Bachoobai W. Daschkow settled her half undivided share in the said lands for the public charitable purpose and appointed (1) Shri Nulsi Neveli Wadia (2) Mrs. Maureen Nulsi Wadia and (3) Ramkumar Batra, as the Trustees of the said Trust.

iv. In view of the said Trust created by Mrs. Bachoobai W. Daschkow, by the Trust Deed dated 28th December, 1973 and the order of the Honourable Court dated 21st December, 1972 in Misc. Petition No.29 of 1972 T & I J. HC. Bombay (referred from the Conveyance dated 11th March, 1991) appointing Shri Nulsi N. Wadia, as the Administrator of the estate of late Shri E. F. Dinshaw, the said property vest in equal share in the said Trust and the said Administrator of the estate of late Shri E. F. Dinshaw, as the tenants in common.

v. The present Trustees of the said Trust are:

- a) Nulsi N. Wadia
- b) Mrs. Maureen N. Wadia

Ref. No. : _____

Date : _____

-: 4 :-

- c) Rajesh Batra
- d) Rudrali Subanna Srinivas

vi. By the Agreement dated 29th December, 1987 the trustees of the said Trust and the Administrator of estate of late Shri E. F. Dinshaw, agreed to sell the captioned land to M/s Ashish Developers Limited, at the price of Rs.20,11,000/-.

vii. The Trustees of the said Trust applied to the Charity Commissioner for permission under section 36 of the Bombay Public Trust Act for sale of the said land to M/s Ashish Developers Limited, at the price of Rs.20,11,000/-.

viii. The Charity Commissioner, Maharashtra, by his order dated 12th April, 1988, directed the said Trust to invite offers for sale of the said lands by issuing the advertisements in the news papers. Accordingly the said Trust invites offers from the intending purchasers by inserting the advertisements in Free Press Journal dated 19th April, 1988 and Janmabhoomi dated 24th April, 1988.

ix. In response to the said advertisements two offers were received by the Trust for purchase of the said land one from the said M/s Ashish Developers Limited, and other by another intending Purchaser. As per the terms of the Tender the said M/s Ashish Developers Limited, increased their bid amount to Rs.27,11,000/- which was provisionally accepted by the Trust.

x. After provisionally accepting the bid of the said M/s Ashish Developers Limited, the said Trust, the said Administrators and the said M/s Ashish Developer Limited, applied to the appropriate authority under the Income Tax Act for no objection certificate for sale of the said land by filing the statement in the Form 37(I). The appropriate authority Income Tax Department by the certificate issued under Section 269 UL(3) under No. APP.A.3283(CRT)/87-88 dated 12th August, 1988 issued its no objection to the transfer of the said property for Rs.27,11,000/-.

...5...

Ref. No. : _____

Date : _____

-: 5 :-

xi. After the bid offered by the said M/s Ashish Developers Limited, were provisionally accepted the Trustees of the said Trust again applied to the Charity Commissioner, Maharashtra, for permission to sale of the said land under section 36 of Bombay Public Trust Act. The said M/s Ashish Developers Limited, ultimately raised their offer from Rs.27,11,000/- to Rs.30,00,000/- before the Charity Commissioner Maharashtra. The Charity Commissioner, Maharashtra, by the order No.3/4/33/88/6280/90 dated 21st March, 1989, accorded his sanction for sale of the said land to M/s Ashish Developers Limited, under section 36(I)(A) of the Bombay Public Trust Act.

xii. The Additional Collector and the Competant Authority (ULC) Greater Bombay, vide No. C/ULC/D/III/22/4198 Dated 10th July, 1990 passed an order that the said land is non-vacant land under the Urban Land (Ceiling and Regulation) Act, and therefore there is no objection to execute the conveyance of the said land in favour of the said M/s Ashish Developers Limited.

xiii. By the Conveyance dated 11th March, 1991, executed by (1) Nulsi N. Wadia (2) Mrs. Maureen N. Wadia (3) Rajesh Batra and (4) Rudrali Subanna Srinivas, the Trustees of the said Trust therein referred to as the First Vendors in their capacity as the Trustees of the said Trust and Shri Nulsi N. Wadia, therein referred to as the Second Vendor in his capacity as the Administrator of the estate of late Shri E. F. Dinshaw, and the said M/s Ashish Developers Limited, therein referred to as the purchasers, the said First and the Second Vendors sold, transferred and conveyed the said lands and all the rights, title and interest of the Vendors therein to the said Purchasers.

5. The said conveyance is lodged for registration with the Sub-Registrar of Assurances, Bombay, under No.P-1582/91 and Index II in respect of the said documents has been issued by the Sub-Registrar of Assurances, Bombay.

...6...

3

Sunil B. Garodia

B. Com. L. L. B.
ADVOCATE, HIGH COURT

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401101. ☎ : 819 1929 • 819 1651

Ref. No. : _____

Date : _____

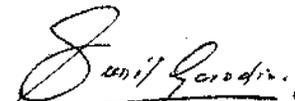
-: 6 :-

6. There are certain hutment dwellers who have encroached upon the part of the said lands and constructed unauthorised structures thereon.

7. Taking into consideration the report of the Search Clerk, copy of the Conveyance dated 11th March, 1991 and the copy of Index II issued by the office of the Sub-Registrar of Assurances, Bombay, and taking into consideration the said various other documents mentioned in the search note which are briefly referred to hereinabove, in my opinion, the title to the above described property is marketable, free from encumbrances, and reasonable doubts, however, the development of the said property will be possible only after recommodating the encroachers who are on the said land or arriving at appropriate settlement with them or evicting them by following due process of law.

8. In an Appeal bearing No. 36 of 1999, before the Maharashtra Slum Areas (I.G & R.) Tribunal, Mumbai, by the Appellants, Messrs Ravi Ashish Land Developers Limited, as Appellants and The Dy. Collector (Enc.) as Respondent No.1 and Association of the Residents of Kanyachapada, village Malad, as Co-Respondents, in respect of the said slum area notified by the Respondent No. 1, on 17/11/1987 and the same was published in the Maharashtra Government Gazette, vide No. SAA/Malad/80/80-A Dated 26/11/1987, in respect of the property bearing CTS No. 620 (P), adm. 33497 sq. mtrs., at village Kanyachapada, Part II Malad (E), the Tribunal, by its order Dated 14th October, 1999, against the said Appeal, amended the Notification Dated 18/1/1992 and 31/12/1992 respectively, by adding 2758.5 sq. mtrs., i.e. totalling 36,255.5 sq. mtrs, for the redevelopment purpose, in the interest of slum dwellers scheme. Necessary Certification from the Add. Collector (Enc.) & BSD was issued to that effect on 16/1/1993.

Dated this 28th day of March, 2003.



SUNIL B. GARDIA,
(Advocate, High Court, Mumbai)

③