



REVILED

D. R. PRAJAPATI**B.Sc.LL.B.****ADVOCATE HIGH COURT****Add.: 3RD Floor, Andheri Court Bar Association, M.M. Court, Andheri (E),
Mumbai-400 069 Mob. No.:8879868192**FORMAT - A
(Circular No. 28/2021)

To
MahaRERA,
3rd Floor, SRA Administrative Building,
Anant Kanekar Marg, Bandra (E),
Mumbai - 400051.

LEGAL TITLE REPORT

Sub.: - Title clearance certificate with respect to Plot no FP/215 & FP/216 admeasuring about 1836.00+503.30 sq. mtrs., which aggregate to 2339.30 square meters of TPS-III, corresponding to C.T.S. No. 285, Survey No. 235, Hissa No. 7 (Part), 217 Hissa No. 7 (Part), and 212 (Part) of Village Eksar, Taluka Borivali, in the Registration District and Sub-District of Mumbai Suburban & Mumbai City (hereinafter referred as the said plot "Ganpatibaug")

I have investigated the title of the said plot on the request of M/s. Nitai Gaur Enterprises and following documents i.e.: -

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) Property card issued by City survey officer, Borivali (W) dated 03/08/2021 mutation entry no 1264 dated 15.05.2019.
- 4) Search report for 30 years from 1993 till 2023.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Ganpatibaug CHSL is clear, marketable and without any encumbrances.



D. R. PRAJAPATI

B.Sc.LL.B.

ADVOCATE HIGH COURT

Add.: 3RD Floor, Andheri Court Bar Association, M.M. Court, Andheri (E),
Mumbai-400 069 Mob. No.:8879868192

Owners of the land

1. Ganpatibaug CHSL, land bearing FP/215 & FP/216, of TPS-III, corresponding to C.T.S. No. 285, Survey No. 235, Hissa No. 7 (Part), 217 Hissa No. 7 (Part), and 212 (Part) of Village Eksar, Taluka Borivali, The report reflecting the flow of the title of the M/s. Nitai Gaur Enterprises on the said land is enclosed herewith as an annexure.

Encl: As above

FLOW OF THE TITLE OF THE SAID LAND

SR. No.

- 1) Property Card dated 08.04.2021.
- 2) Mutation Entry No 1264 dated 15.05.2019.
- 3) Search report for 30 Years from 1993 taken from Sub Registrar office at Borivali.

Date: 18.01.2024

D. R. PRAJAPATI

Advocate High Court, Mumbai

P.N. 11 & 12, Prajakta C.H.S. Ltd

(A) C.T.S. NO 501, S. N. 48

Off. Compound,

Mumbai - 400 059.

Advocate

मालमत्ता पत्रक

विभाग/मॉजे -- थोरीवली

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

कार धारक क्रमांक/ मा.पौ.नं.	ग्राह नंबर	फ्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनल जिल्हा/ धारकरांना किंवा कायदेपुढील नदरील आणि त्याच्या फूट तपारणीची निवले वेळ
FP/२१५			५.०३.३०	क	



सुविधाधिकार

हक्काचा मूळ धारक
वर्ष १९९५ [श्री. ज्यारकादास टिकमदास.]

पट्टेदार

इतर भार

इतर शी

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (ध)	साक्षात्कृत
०३/०७/२०१५	मा. जलमावदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य.) पुणे पांचकेडील परिपत्रक क्र.ना.भू.४/मि.प./ अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकाडील आदेश क्र.न.भू.बोरीवली/फे.क्र.११७दिनांक३/७/२०१५ अन्वये केवळ धाकशी नोंदपत्रीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळात असलेले मिळकत पत्रिकेवर नमूद अक्षी क्षेत्र अक्षरी पाचशे तीन पुर्णक तीस दशांश मात्र चौ.मी. दाखल केले.			के.रमल क्र.११० प्रमाणे सही - ३/७/२०१५ न.भू.अ.बोरीवली
१६/०५/२०१९	मा.सह दुज्जम नि.बो.७मु.उ.जि.पांचकेडील नोंदणीकृत अभिलेखांतरण दस्त क्र.बदर-१६/७७७२/२०१२ दि.२९/०८/२०१२ व सुची क्र.बोन व मा.सह दु.नि.बो.३ मु.उ.जि.पांचकेडील नोंदणीकृत धुकधुकस्ती पत्र दस्त क्र.बदर-३/११०७/२०१५ दि.२३/२०१५ अन्वये मिळकतीचे धारकपत्रे जायस व जलमावदी वेगवेगळी वही एन आर विकाम डिस्ट्रिक्ट सेप्टेन्ट रजिस्टार क्र.अ.ही.सो.मु.सिटी (४) बोनी अ.भू.कत २१५ चे संपूर्ण क्षेत्र गणपती बाग को.ऑ.पी.ही.सो.लि चे नव्ये खरेदीने दिल्याने सदर मिळकतीस धारक सदरी दाखल असलेले हारकादास टिकमदास यांचे नांव कमी करून संपूर्ण क्षेत्रास धारक सदरी गणपती बाग को.ऑ.पी.ही.सो.लि असे नांव दाखल केले.		धारक गणपती बाग को.ऑ.पी.ही.सो.लि	के.रमल क्र.२२६४ प्रमाणे सही - १६/०५/२०१९ न.भू.अ.बोरीवली

मालमत्ता करमास

प्रजि क्र. [२६६६]
 नकल अर्ज दाखल तारीख ८/७/२०१९
 नकल तयार तारीख १२/७/२०१९
 नकल दिल्याची तारीख
 नकल तयार करणार
 नकल तपासणार
 न.भू.क
 एकूण शुल्क ६५/-

न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा

10 3 AUG 2021

सत्य प्रतिनिधी
गणपती बाग अधिकाारी
बोरीवली

धनुष तलपोक
ज्यार भूमापन अधिकारी
बोरीवली

मालमत्ता पत्रक

विभाग/मौजे -- **बोरीवली**

तालुका/न.भू.मा.का. -- **न.भू.अ.बोरीवली**

जिल्हा --



एअर बुकल	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	जिल्हा --
इमका/ का.पं.नं.			चौ.मी.		शासनाला दिलेल्या अधिकाऱ्यांचा विचार घेऊन तयारीत अर्जात त्यांच्या फेर तपसनात (अर्जात घेतले)
FP/२२६					
		१८३६.००		रु	

सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९९५ (श्री. लदारकादास टिकमदास)

पट्टेदार

इतर भार

इतर शर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (बा)	साक्षात्कन
०३/०७/२०१५	मा. जमाबंदी असलेल्या आणि संचालक भूमि अभिलेख (म.राजव.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मि.प./ अहरी नोंद/२०१५, पूर्ण दिनांक १६/०२/२०१५ व इकाईल आदेश क्र.न.भू. बोरीवली/का.क्र. ११७ दिनांक ०३/०७/२०१५ अन्वये क्षेत्रात चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेल्लेल असलेले मिळकत परिपत्रक नमूद अंकी क्षेत्र अहरी एक हजार आठशे सत्तीस पुण्यांक शुन्य दशांश भाग चौ.मी. दाखल केले.			के.रमेश क्र.२२७ उमगा २०१५ १६/०५/२०१५ न.भू.अ. बोरीवली
१५/०५/२०१६	मा.रवळ बुध्दाम नि.बो.७ मु.उ.नि.यांचेकडील नोंदणीकृत अभिलेखान्वये वसत क्र.वदर-२६/७७७९/२०१२ दि.१९/०८/२०१२ व सुधी का.बोन व मा.रवळ बु.नि.बो.७ मु.उ.नि.यांचेकडील नोंदणीकृत पुस्तकसंती पत्र इल्ल क्र.वसत-३/१९०७/२०१५ दि.२/३/२०१५ अन्वये मिळकतीचे धारकाचे वारस व मान्यता देणार तपट्टे श्री एन आर निक्कम डिस्ट्रिक्ट डेव्हलपमेंट रजिस्टार को.ऑ.हो.सो.मु.सिटी (४) घांती अं.भू.वत २१६ चे संपूर्ण क्षेत्र गणपती बाग को.ऑ.प.हो.सो.लि चे नांव खरेदीने दिल्याने स्वतः मिळकतीस धारक सदरी दाखल असलेले इतरकादास टिकमदास यांचे नांव कमी करून संपूर्ण क्षेत्रास धारक सदरी गणपती बाग को.ऑ.हो.सो.लि असे नांव दाखल केले.		धारक गणपती बाग को.ऑ.हो.सो.लि.	के.रमेश क्र.२२६ उमगा २०१५ १५/०५/२०१५ न.भू.अ. बोरीवली

सहाय्यी करणारा -

न.भू.अ. [२६८८]

१. अर्ज दाखल तारीख ८/७/२०१५ एकूण नोंदी ३ निकाल

२. कल तयार तारीख १५/७/२०१५ एकलेखी गुल्ल ६५१ -

३. कल दिल्याची तारीख ३ AUG 2021

४. कल तयार करणार

५. कल तपसना करणार

१ मु क

एकूण गुल्ल ६२१ -

न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा
सहाय्य प्रतिनिधी
गणपती बाग को.ऑ.प.हो.सो.लि
बोरीवली

मुख्य लिपीक
न्याय भूमापन अधिकारी
बोरीवली



CHALLAN
MTR Form Number-6



GRN	MH013568969202324P	BARCODE			Date	06/01/2024-16:21:41	Form ID	
Department	Inspector General Of Registration			Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment	Other Items			PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	SHIVSHANKAR B. SOLANKE			
Location	MUMBAI			Flat/Block No.				
Year	2023-2024 From 07/01/1994 To 06/01/2024			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street					
0030072201 SEARCH FEE	750.00		Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Plot No. F.P. 215 SEARCH FROM 1994 TO 2024					
			Amount In					
			Seven Hundred Fifty Rupees Only					
Total	750.00		Words					
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.		10000502024010603684		7021505824023	
Cheque/DD No.	Bank Date		RBI Date		06/01/2024-16:21:54		Not Verified with RBI	
Name of Bank	Bank-Branch		SBIEPAY PAYMENT GATEWAY					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 9503914219

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

सदर चालन "टाइप ऑफ पेमेंट" मध्ये जगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यांसाठी लागू नाही.



Shivshankar B. Solanke
Advocate

ADDRESS: Shop No.4, Balaram Niwas, 167 Mahatma Phule Marg, Bhoiwada, Dadar(E)
Mumbai-40014

TEL : Mob.: 9503914219 E-mail - shivshankarsolanke9@gmail.com

SEARCH REPORT

Date-06thJanuary, 2024

To,
Nitai Gaur Enterprises
Mumbai

Sub:- Investigation of property being land bearing Plot No. F.P. 215 of corresponding C.T.S No. 285 Admeasuring about 503.30 sq. mtrs area, along with Standing Structure thereon, of Eksar Village, Taluka Borivali & Within the Registration District & Sub District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at Mumbai & Borivali -1 to 11, for the year 1994 to 2024 & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:

Following Search Report as per the Online E-search Record

SEARCH REPORT FROM 1994 TO 2024 (IN THE S. R. O. OF BORIVALI-1 to 9 & (Computer Record From 2002 to 2024).

Search Report as per Available Record /as per the online E-search

I have not found any Registered Documents during the

Following Course of Search

Search Report from 1994 to 2024 in the s.r.o. of Borivali -1 to 9.

Search Report From 1994 to 2004(in the S.R.O. of Mumbai)

1994

To }- **Note :- In the s.r.o. of Mumbai Index ii Books from the**



year 1994 to 2002 are not properly maintained/Mixed

Pages

2002

Search Report From 1994 to 2002(in the S.R.O. of Borivali -1, only BDR -2books)

1994

To)- **Note :- In the s.r.o. of Borivali -1 Index ii Books(BDR - 2) from the**

year 1994 to 2002 are not properly maintained/Mixed

Pages

1994

Online E-search Computer Record From 1994 to 2024, In the S. r. o. of Borivali -1 to 9)

1994 -No Transaction found as per the Online E-search
1995 -No Transaction found as per the Online E-search
1996 -No Transaction found as per the Online E-search
1997 -No Transaction found as per the Online E-search
1998 -No Transaction found as per the Online E-search
1999 -No Transaction found as per the Online E-search
2000 -No Transaction found as per the Online E-search
2001 -No Transaction found as per the Online E-search
2002 -No Transaction found as per the Online E-search
2003 -No Transaction found as per the Online E-search
2004 -No Transaction found as per the Online E-search
2005 -No Transaction found as per the Online E-search
2006 -No Transaction found as per the Online E-search
2007 -No Transaction found as per the Online E-search
2008 -No Transaction found as per the Online E-search
2009 -No Transaction found as per the Online E-search
2010 -No Transaction found as per the Online E-search
2011 -No Transaction found as per the Online E-search
2012 -Entry.

Entry for the year of 2012 as per Available Record.

DEED FO TRANFER

Consideration amount :- 0/-

Market Value :- 0/-

 2

I.r.o.being C.T.S No. 285, Plot No. 1, Final Survey No.235 Hissa No.7 (Part), 218 Hissa No 7 (Part), 212 Part, Final Plot No 172 and 177 (Final Plot No. 215 and 216 as per new Property Card)Admeasuring about 2325.19 sq. mtrs area,along with Standing Structure thereon, of Eksar Village, Taluka Borivali& Sub District of Mumbai Suburban and more particularly described in the Document.

Name of The Party :-1. Heir of LateDwarkadas
TrikamdasnamelyMr. Bhagawandas
Dwarkadas Udeshi

Mrs. DrTara Ranjit Marchant, Mr. Khemraj
Dwarkadas Udesi Through Shree. S.P.
Ghorpade District Deputy Registrar CHS
Mumbai City (3) Competent Authority U/S
5A of the Mofa 1963, Section 88 of
Registration Act 1908 exempts them from
attending Registration.

:- 2. Heir of Late Dwarkadas Trikamdas
namely Mrs. JasumatiVirshiToprani,
Mrudula Dwarkadas Udeshi, Devki
Dwarkadas Udeshi Through Shree. S.P.
Ghorpade District Deputy Registrar CHS
Mumbai City (3) Competent Authority U/S
5A of the Mofa 1963, Section 88 of
Registration Act 1908 exempts them from
attending Registration.

:- 3. Heir of Late Dwarkadas Trikamdas
namely Mrs. Chandra Patap Ved,
Krushnadas Dwarkadas Udeshi, Pradip
Dwarkadas Udeshi and Naresh Dwarkadas
Udeshi Through Shree. S.P. Ghorpade
District Deputy Registrar CHS Mumbai City
(3) Competent Authority U/S 5A of the Mofa
1963, Section 88 of Registration Act 1908
exempts them from attending Registration.

:- 4. Me/MeghjiKhimji Patel and Company
Through Shree. S.P. Ghorpade District



Deputy Registrar CHS Mumbai City (3)
Competent Authority U/S 5A of the Mofa
1963, Section 88 of Registration Act 1908
exempts them from attending Registration.

To

: -1. Ganpati Bag CHS Ltd of Secretary
Yogesh Udeshi

: - 2. Ganpati Bag CHS Ltd of Chairman Mr.
Mangilal Jain

: - 3. Ganpati Bag CHS Ltd of Treasurer
Surendra A. Shah

Exe. Date :-27/08/2012
Serial No :-Borivali-7/7779/2012
Registration Date :- 29/08/2012.

2013 -No Transaction found as per the Online E-search
2014 -No Transaction found as per the Online E-search
2015 -No Transaction found as per the Online E-search
2016 -No Transaction found as per the Online E-search
2017 -No Transaction found as per the Online E-search
2018 -No Transaction found as per the Online E-search
2019 -No Transaction found as per the Online E-search

**2020 : - Index-II for the year 2020 are not properly updated for
search/Record Not Available/as per Online E-search Record/Due
to server issue record not available/Mixed Pages Index**

**2021 : - Index-II for the year 2021 are not properly updated for
search/Record Not Available/as per Online E-search Record/Due
to server issue record not available/Mixed Pages Index**

**2022 : - Index-II for the year 2022 are not properly updated for
search/Record Not Available/as per Online E-search Record/Due
to server issue record not available/Mixed Pages Index**

2023 : - Entry.

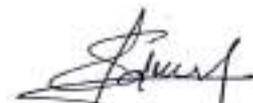
Entry for the year of 2023 as per Available Record.

DEVELOPMENT AGREEMENT

Consideration amount :- 233393000/-

Market Value :- 227057000/-

**I.r.o.being C.T.S No. 285, Final Plot No. 215 Admeasuring about
503.30 sq. mtrs area, and 216 Admeasuring about 1836.00 sq.**



**mtrs area, (Total area 2339.30 sq mtrs) (ADJ/IGR242/470/2023
Dated 20/05/2023) along with Standing Structure thereon, of
Eksar Village, Taluka Borivali & Sub District of Mumbai
Suburban and more particularly described in the Document.**

Name of The Party :-1. Ganpati Bag CHS Ltd of Chairman
Mangilal D. Shah
:-2. Ganpati Bag CHS Ltd of Secretary
Yogesh V. Udeshi
:-3. Ganpati Bag CHS Ltd of Treasurer Ratna
S. Kini
:-4. Ganpati Bag CHS Ltd of Member
Nilamsingh Amarsingh Parmarshingh
:-5. Ganpati Bag CHS Ltd of Member Rashmi
Nirmalsingh Patmar
:-6. Ganpati Bag CHS Ltd of Member
Mangilal Ghasilal Jain
:-7. Ganpati Bag CHS Ltd of Member Liladevi
M. Shah
:-8. Ganpati Bag CHS Ltd of Member
Mangilal D. Shah
:-9. Ganpati Bag CHS Ltd of Member Akhtar
T. H. Khan
:-10. Ganpati Bag CHS Ltd of Member
Majafar Husen Khan T. H. Khan
:-11. Ganpati Bag CHS Ltd of Member
Madasir T. H. Khan
:-12. Ganpati Bag CHS Ltd of Member Ashok
Champalal Jain
:-13. Ganpati Bag CHS Ltd of Member
Shakuntal Ashok Jain
:-14. Ganpati Bag CHS Ltd of Member
Mangilal D. Shah
:-15. Ganpati Bag CHS Ltd of Member
Manibe Manji Patil Through P.O.A. holder
Jayanti Manji Patel
:-16. Ganpati Bag CHS Ltd of Member
Nanuben Keshavlal Patel



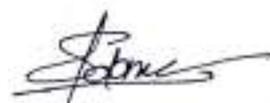
- 17. Ganpati Bag CHS Ltd of Member Bhavana Ramesh Patel
- 18. Ganpati Bag CHS Ltd of Member Umang Purushottam Patel
- 19. Ganpati Bag CHS Ltd of Member Pravin Premji Patel
- 20. Ganpati Bag CHS Ltd of Member Pravinbhay H. Shah
- 21. Ganpati Bag CHS Ltd of Member Sumersingh R. Dahiya through P.O.A. holder Mangalsingh Sumersingh Dahiya
- 22. Ganpati Bag CHS Ltd of Member Praful Savla
- 23. Ganpati Bag CHS Ltd of Member Dasha Sorathiya Vanik Samaj through Trusty Jitendra Kantilal madhani
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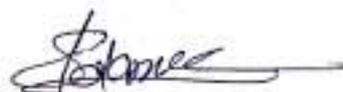
- :-34. Ganpati Bag CHS Ltd of Member Amit Chhotelal Shah
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- :-43. Ganpati Bag CHS Ltd of Member RamubhenSumersingh Dahiya through P.O.A. holder MangalsinghSumersingh Dahiya
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- :-50. Ganpati Bag CHS Ltd of Member M. K. Sivanand through P.O.A. holder Bina Sivanandan
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- :-52. Ganpati Bag CHS Ltd of Member Dipak Kumar Parekh
- :-53. Ganpati Bag CHS Ltd of Member Mukund Shah
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- :-57. Ganpati Bag CHS Ltd of Member Rajul M. Dodivala
- :-58. Ganpati Bag CHS Ltd of Member Jyoti Jaykumar Shetti through P.O.A. holder Atul Sanjiwa Hegde
- :-59. Ganpati Bag CHS Ltd of Member Rupesh D. Katrodiya
- :-60. Ganpati Bag CHS Ltd of Member Mukesh G. Gandhi
- :-61. Ganpati Bag CHS Ltd of Member Sulochana M. Gandhi
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- :-63. Ganpati Bag CHS Ltd of Member Rmashankar J. Kanojiya
- :-64. Ganpati Bag CHS Ltd of Member Artidevi A. Kanojiya through P.O.A. holder Rmashankar J. Kanojiya
- :-65. Ganpati Bag CHS Ltd of Member Vijayshankar J. Kanojiya through P.O.A. holder Rmashankar J. Kanojiya



- : -66. Ganpati Bag CHS Ltd of Member Hitesh Jain
- : -67. Ganpati Bag CHS Ltd of Member navinchandra B. Thadeshwar
- : -68. Ganpati Bag CHS Ltd of Member Shilpa Arun Patil
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- : -85. Ganpati Bag CHS Ltd of Member
Kamlesh V. Parmar
- : -86. Ganpati Bag CHS Ltd of Member Arjun
J. Adsul
- : -87. Ganpati Bag CHS Ltd of Member
Manisha A. Adsul
- : -88. Ganpati Bag CHS Ltd of Member
Chhaya Nitin Makvana
- : -89. Ganpati Bag CHS Ltd of Member Pruthi
Jatin Udesh through P.O.A. holder Parimal
Purushottam Udeshi
- : -90. Ganpati Bag CHS Ltd of Member Aditya
Jaykumar Shetty through P.O.A. holder Atul
Sanjiva Hedge
- : -91. Ganpati Bag CHS Ltd of Member
NanbenKeshavlal Patel
- : -92. Ganpati Bag CHS Ltd of Member
Maniben Manji Patel through P.O.A. holder
Jayanti Manji Patel
- : -93. Ganpati Bag CHS Ltd of Member Pravin
Premji Patel
- : -94. Ganpati Bag CHS Ltd of Member
Umang Purushottam Patel

To

- : - 1. Nitai gaur Enterprises of Partner
Vityanand G. Desai through P.O.A. holder
Anant Shantaram Pawar

Exe. Date :- 27/08/2012
Serial No :- Borivali-7/7779/2012
Registration Date :- 29/08/2012.

**2023 (from 1st January 2023 up to date of this report): - Index
II for the year 2023 are not properly updated for search/Record
Not Available/as per Online E-search Record/Due to server issue
record not available/Mixed Pages Index**



2024 (from 1st January 2024 up to date of this report): - Index II for the year 2024 are not properly updated for search/Record Not Available/as per Online E-search Record/Due to server issue record not available/Mixed Pages Index

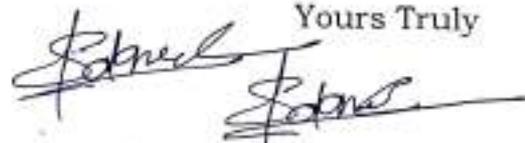
Note : (Year 1994 to 2024)- Record Not Available/Index II record from the year 1994 to 2024 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Notes :-

- 1. Said Search Report as per the available record maintained by Sub -Registrar office at Borivali and as per the available E-search from 1994 to 2024**
- 2. Index II Books from 1994 to 2024 are not available in the office of Sub-Registrar at Borivali and report is based on the documents available in record of Sub-Registrar, Borivali and online data maintained in IGR Server.**
- 3. Index II record from the year 1994 to 2024 are not properly updated for search, said "subject to" search report as per the available Index II Record.**
- 4. In the S.R.O. at Borivali, Online E-search Index II Record from the year 1994 to 2024 are Not Properly updated for search, said search Report as per the available Online E-search Record.**

Kindly Note that the said Report is "Subject To" i) Some of the Index II Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Yours Truly



Shivshankar B. Solanke
Advocate



CHALLAN
MTR Form Number-6



GRN	MH013568489202324P	BARCODE			Date	06/01/2024-16:12:53	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	SHIVSHANAKR B. SOLANKE			
Location	MUMBAI			Flat/Block No.				
Year	2023-2024 From 07/01/1994 To 06/01/2024			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		750.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	Plot No. F. P. 216 SEARCH FROM 1994 TO 2024			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000502024010603589	4232850375617			
Cheque/DD No.		Bank Date	RBI Date	06/01/2024-16:13:08	Not Verified with RBI			
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9503914219

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Shivshankar B. Solanke
Advocate

ADDRESS: Shop No.4, Balaram Niwas, 167 Mahatma Phule Marg, Bhoiwada, Dadar(E)
Mumbai-40014

TEL : **Mob.:** 9503914219 E-mail - shivshankarsolanke9@gmail.com

SEARCH REPORT

Date-06thJanuary, 2024

To,
Nitai Gaur Enterprises
Mumbai

Sub:- Investigation of property being land bearing Plot No. F.P. 216 of corresponding C.T.S No. 285 Admeasuring about 503.30 sq. mtrs area, along with Standing Structure thereon, of EksarVillage, Taluka Borivali & Within the Registration District & Sub District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at Mumbai & Borivali -1 to 11, for the year 1994 to 2024 & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:

Following Search Report as per the Online E-search Record

SEARCH REPORT FROM 1994 TO 2024 (IN THE S. R. O. OF BORIVALI-1 to 9 & (Computer Record From 2002 to 2024).

Search Report as per Available Record /as per the online E-search
I have not found any Registered Documents during the Following Course of Search

Search Report from 1994 to 2024 in the s.r.o. of Borivali -1 to 9.

Search Report From 1994 to 2004 (in the S.R.O. of Mumbai)

1994

To }- **Note :- In the s.r.o. of Mumbai Index ii Books from the**



year 1994 to 2002 are not properly maintained/Mixed

Pages

2002

Search Report From 1994 to 2002(in the S.R.O. of Borivali -1, only BDR -2books)

1994

To }- **Note :- In the s.r.o. of Borivali -1 Index ii Books(BDR - 2) from the**

year 1994 to 2002 are not properly maintained/Mixed

Pages

2002

Online E-search Computer Record From 1994 to 2024, In the S. r. o. of Borivali -1 to 9)

1994	-No Transaction found as per the Online E-search
1995	-No Transaction found as per the Online E-search
1996	-No Transaction found as per the Online E-search
1997	-No Transaction found as per the Online E-search
1998	-No Transaction found as per the Online E-search
1999	-No Transaction found as per the Online E-search
2000	-No Transaction found as per the Online E-search
2001	-No Transaction found as per the Online E-search
2002	-No Transaction found as per the Online E-search
2003	-No Transaction found as per the Online E-search
2004	-No Transaction found as per the Online E-search
2005	-No Transaction found as per the Online E-search
2006	-No Transaction found as per the Online E-search
2007	-No Transaction found as per the Online E-search
2008	-No Transaction found as per the Online E-search
2009	-No Transaction found as per the Online E-search
2010	-No Transaction found as per the Online E-search
2011	-No Transaction found as per the Online E-search
2012	-Entry.

Entry for the year of 2012 as per Available Record.

DEED FO TRANFER

Consideration amount :- 0/-

Market Value :- 0/-



I.r.o. being C.T.S No. 285, Plot No. 1, Final Survey No.235 Hissa No.7 (Part), 218 Hissa No 7 (Part), 212 Part, Final Plot No 172 and 177 (Final Plot No. 215 and 216 as per new Property Card)Admeasuring about 2325.19 sq. mtrs area,along with Standing Structure thereon, of Eksar Village, Taluka Borivali& Sub District of Mumbai Suburban and more particularly described in the Document.

Name of The Party :-1. Heir of LateDwarkadas Trikamdas namelyMr. Bhagawandas Dwarkadas Udeshi Mrs. DrTara Ranjit Marchant, Mr. Khemraj Dwarkadas Udesi Through Shree. S.P. Ghorpade District Deputy Registrar CHS Mumbai City (3) Competent Authority U/S 5A of the Mofa 1963, Section 88 of Registration Act 1908 exempts them from attending Registration.

:- 2. Heir of Late Dwarkadas Trikamdas namely Mrs. Jasumati Virshi Toprani, Mrudula Dwarkadas Udeshi, Devki Dwarkadas Udeshi Through Shree. S.P. Ghorpade District Deputy Registrar CHS Mumbai City (3) Competent Authority U/S 5A of the Mofa 1963, Section 88 of Registration Act 1908 exempts them from attending Registration.

:- 3. Heir of Late Dwarkadas Trikamdas namely Mrs. Chandra Patap Ved, Krushnadas Dwarkadas Udeshi, Pradip Dwarkadas Udeshi and Naresh Dwarkadas Udeshi Through Shree. S.P. Ghorpade District Deputy Registrar CHS Mumbai City (3) Competent Authority U/S 5A of the Mofa 1963, Section 88 of Registration Act 1908 exempts them from attending Registration.

:- 4. Me/Meghji Khimji Patel and Company Through Shree. S.P. Ghorpade District Deputy Registrar CHS Mumbai City (3)



Competent Authority U/S 5A of the Mofa
1963, Section 88 of Registration Act 1908
exempts them from attending Registration.

To

:- 1. Ganpati Bag CHS Ltd of Secretary
Yogesh Udeshi

:- 2. Ganpati Bag CHS Ltd of Chairman Mr.
Mangilal Jain

:- 3. Ganpati Bag CHS Ltd of Treasurer
Surendra A. Shah

Exe. Date :- 27/08/2012
Serial No :- Borivali-7/7779/2012
Registration Date :- 29/08/2012.

2013 -No Transaction found as per the Online E-search
2014 -No Transaction found as per the Online E-search
2015 -No Transaction found as per the Online E-search
2016 -No Transaction found as per the Online E-search
2017 -No Transaction found as per the Online E-search
2018 -No Transaction found as per the Online E-search
2019 -No Transaction found as per the Online E-search

**2020 : - Index-II for the year 2020 are not properly updated for
search/Record Not Available/as per Online E-search Record/Due
to server issue record not available/Mixed Pages Index**

**2021 : - Index-II for the year 2021 are not properly updated for
search/Record Not Available/as per Online E-search Record/Due
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**2022 : - Index-II for the year 2022 are not properly updated for
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2023 : - Entry.

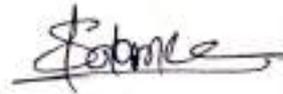
Entry for the year of 2023 as per Available Record.

DEVELOPMENT AGREEMENT

Consideration amount :- 233393000/-

Market Value :- 227057000/-

I.r.o. being C.T.S No. 285, Final Plot No. 215 Admeasuring about
503.30 sq. mtrs area, and 216 Admeasuring about 1836.00 sq.
mtrs area, (Total area 2339.30 sq mtrs) (ADJ/IGR242/470/2023

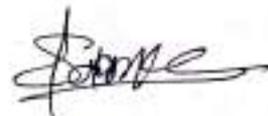


Dated 20/05/2023) along with Standing Structure thereon, of Eksar Village, Taluka Borivali & Sub District of Mumbai Suburban and more particularly described in the Document.

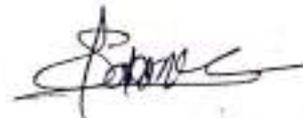
- Name of The Party :-1. Ganpati Bag CHS Ltd of Chairman Mangilal D. Shah
- :-2. Ganpati Bag CHS Ltd of Secretary Yogesh V. Udeshi
- :-3. Ganpati Bag CHS Ltd of Treasurer Ratna S. Kini
- :-4. Ganpati Bag CHS Ltd of Member Nilamsingh Amarsingh Parmarshingh
- :-5. Ganpati Bag CHS Ltd of Member Rashmi Nirmalsingh Parmar
- :-6. Ganpati Bag CHS Ltd of Member Mangilal Ghasilal Jain
- :-7. Ganpati Bag CHS Ltd of Member Liladevi M. Shah
- :-8. Ganpati Bag CHS Ltd of Member Mangilal D. Shah
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- :-10. Ganpati Bag CHS Ltd of Member Majafar Husen Khan T. H. Khan
- :-11. Ganpati Bag CHS Ltd of Member Madasir T. H. Khan
- :-12. Ganpati Bag CHS Ltd of Member Ashok Champalal Jain
- :-13. Ganpati Bag CHS Ltd of Member Shakuntal Ashok Jain
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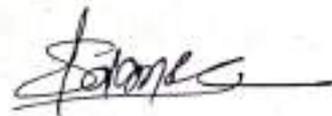
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Sorathiya Vanik Samaj through Trusty
Jitendra Kantilal madhani
- :24. Ganpati Bag CHS Ltd of Member Dasha
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P. Udeshi through P.O.A. holder Nita Parikh
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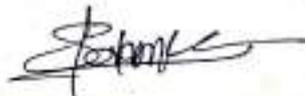
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: -94. Ganpati Bag CHS Ltd of Member Umang Purushottam Patel

To

- : - 1. Nitai gaur Enterprises of Partner Nityanand G. Desai through P.O.A. holder Anant Shantaram Pawar

Exe. Date :- 27/08/2012
Serial.No :- Borivali-7/7779/2012
Registration Date :- 29/08/2012.

2023 (from 1st January 2023 up to date of this report): - Index II for the year 2023 are not properly updated for search/Record Not Available/as per Online E-search Record/Due to server issue record not available/Mixed Pages Index



2024 (from 1st January 2024 up to date of this report): - Index II for the year 2024 are not properly updated for search/Record Not Available/as per Online E-search Record/Due to server issue record not available/Mixed Pages Index

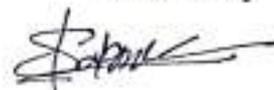
Note : (Year 1994 to 2024)- Record Not Available/Index II record from the year 1994 to 2024 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Notes :-

1. Said Search Report as per the available record maintained by Sub -Registrar office at Borivali and as per the available E-search from 1994 to 2024
2. Index II Books from 1994 to 2024 are not available in the office of Sub-Registrar at Borivali and report is based on the documents available in record of Sub-Registrar, Borivali and online data maintained in IGR Server.
3. Index II record from the year 1994 to 2024 are not properly updated for search, said "subject to" search report as per the available Index II Record.
4. In the S.R.O. at Borivali, Online E-search Index II Record from the year 1994 to 2024 are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index II Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Yours Truly



Shivshankar B. Solanke
Advocate