

Office :

1, 3rd floor Lakhi House, Above Milton Showroom, Opp. Gurudwara, L.B.S. Marg, Bhandup (W), Mumbai - 400 078.  
Tel.: 2595 74 56 Fax : 2594 41 41 Email : advgandhi@ymail.com www.cmgandhiassociates.com

**C.M. GANDHI  
ASSOCIATES**

LEGAL ADVISOR

To,  
Maha RERA  
Mumbai

**LEGAL TITLE REPORT**

Sub : Title Clearance Certificate with respect to **Land admeasuring 10740.74 sq mts situated on Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures lying at Subhash Road, Bhandup (W), Mumbai 400078** bearing following descriptions

CTS Nos.	Area in Sq. Mtrs
373A/37G(Part)	98.44
373A/37F(Part)	329
374	5964.5
375, 375/1	29
376, 376/1 to 14	208.9
377, 377/1 to 11	232
378, 378/1 to 4	336.5
379, 379/1 to 11	289.2
380, 380/1 to 11	355.7
381, 381/1 to 10	353.5
382, 382/1 to 21	521.3
383, 383/1 & 2	35.2
384, 384/1	17.2
385	9
387	151.3
388	94.7
389, 389/1 to 7	196



390, 390/1 to 6	183.6
391, 391/1 to 10	736
393, 393/1 to 8	264
401, 401/1 to 4	232.2
402, 402/1 to 4	103.5
<b>Total;</b>	<b>10740.74</b>

I have investigated the Title of the said Property on the request of **M/S. SHRADDHA LANDMARK PVT LTD ( The Developers)**

**I) Description of the Properties.**

**FIRST PROPERTIES**

1) land or Ground about admeasuring 8165.40 sq mts being of Survey No. 194, Corresponding CTS Nos. 374(Part), 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 to 2, 384, 384/1, 385, 387, 388, 391, 391/1 to 10, Village Kanjur, Taluka Kurla, Mumbai Suburban District situated Janta Market, Bhandup (W), Mumbai 400078 and 2) Land or Ground about admeasuring 1158.90 sq mts being of Survey No. 194, Corresponding CTS Nos. 374(Part), 389, 389/1 to 7, 390, 390/ 1 to 6, 393, 393/1 to 8, 401, 401/1 to 4, 402, 402, 402/1 to 4, Village Kanjur, Taluka Kurla, Mumbai Suburban District situated Janta Market, Bhandup (W), Mumbai 400078 the following transaction are traced out.



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a. By an Indenture dated 10<sup>th</sup> day of March, 1920 registered with the Sub-Registrar of Assurances at Bombay, under Sr. No. 879 of 1920 on 7<sup>th</sup> day of August, 1920 entered into by and between one MR. HAJI ESSA HAJI OOSMAN POONAWALA, therein referred to as the Vendor, of the One Part and (i) JAVERBHAI RAMJI & NAROTAMDAS BHAJI of the Second Part, (ii) HIRJI MOOLJI, LALJI MULJI & KHIMJI SHAMJI doing business in the name and style of M/s. DHARSI NANJI AND COMPANY, of the Third Part, (iii) GOPALDAS TRICUMJI JIVANDAS (hereinafter referred to as the "said GOPALDAS") of the Fourth Part and (iv) LALJI MOOLJI (hereinafter referred to as the said LALJI), SHIVJI RAGHAVJI (hereinafter referred to as the said SHIVJI) and MATHURADAS VISSONJI KHIMJI (hereinafter referred to as the said MATHURADAS) of the Fifth Part, the said HAJI ESSA HAJI OOSMAN POONAWALA assigned and transferred and the said JAVERBHAI NAROTAMDAS & CO. and they said DHARSI NANJI & CO. confirmed to the said GOPALDAS and the said LALJI, and the said SHIVJI and the said MATHURADAS as tenants in common all their right, title and interest in the land admeasuring about 1,423 acres situate at the Island of Salsette in the Zilla of Thane and in the Sub-Registration District of Salsette which is hereinafter referred to as "Bhandup Estate" and on terms and conditions as setout therein. Under the said Indenture it was recorded that the said GOPALDAS shall be entitled to half share in the said Bhandup Estate and the other half share shall belong to the said LALJI, the said SHIVJI and the said MATHURADAS in the following manner :-

- (i) The said LALJI and said SHIVJI shall be jointly entitled to 5/8<sup>th</sup> share in equal proportion.
- (ii) The said MATHURADAS shall be entitled to 3/8<sup>th</sup> share.



- b. It was further recorded that out of the entire consideration of Rs.4,31,000/= the said LALJI and the said SHIVJI jointly contributed towards 5/8<sup>th</sup> share in equal proportion and the said MATHURADAS paid 3/8<sup>th</sup> shares. The said GOPALDAS did not contribute anything towards the consideration therefore in order to secure the repayment of half of the consideration amount viz. a sum of Rs.2,15,500/= a charge on the half share in the said Bhandup Estate belonging to the said GOPALDAS was created in favor of the said LALJI and the SHIVJI in the proportion of 5/8<sup>th</sup> share and in favor of the said MATHURADAS 3/8<sup>th</sup> Share.
- c. The said GOPALDAS was unable to pay the said sum of Rs.2,15,500/= to the said LALJI, the said SHIVJI and the said MATHURADAS by an Indenture dated 20<sup>th</sup> day of July, 1922 registered with the Sub-Registrar of Assurances at Bombay under Sr.No.1069 of 1922 on dated 18<sup>th</sup> day of December, 1922, the said GOPALDAS (therein referred to as the Vendor) granted, conveyed, assured and assigned unto and to the said LALJI, the said SHIVJI and the said MATHURADAS (therein referred to as the purchasers) all his undivided half share in the Bhandup Estate Properties as tenants in common in the proportion of 5/8<sup>th</sup> share to the said LALJI, the said SHIVJI in equal shares and 3/8<sup>th</sup> share to the said MATHURADAS on the terms and conditions as setout therein.
- d. By an Indenture dated 7<sup>th</sup> day of February, 1930 registered with the Sub-Registrar of Assurances at Bombay under Sr.No.180 of 1930 on dated 23<sup>rd</sup> day of April, 1930 and entered between the said LALJI and KHIMJI SHAMJI of the First part and the said LALJI of the Second Part and one SHOORJI VALLABHDAS of the Third part, the said LALJI and KHIMJI SHAMJI inter alia, granted, conveyed, assigned and transferred the share of the said LALJI MULJI which was 37¼ of 108¼ of 10/16 equivalent to 21.5.% share in the said Bhandup



Co

- Estate, the said LALJI and KHIMJI SHAMJI interalia, granted, conveyed, assigned and transferred the share of said LALJI MULJI, 37¼ of 108¼ of 10/16 equivalent to 21.5% share in the said Bhandup Estate of the said LALJI for himself and on behalf of his minor sons to the said SHOORJI VALLABHDAS on the terms and conditions as set out therein.
- e. The said SHIVJI RAGHAVJI therefore remained entitled to the balance 41% undivided share, right title and interest in the said Properties of "Bhandup Estate".
- f. The said SHOORJI VALLABHDAS (hereinafter referred to as the said deceased) died testate on 14<sup>th</sup> day of November, 1951 leaving behind him surviving his wife JAYALAXMI SHOORJI VALLABHDAS and 3 sons 1) Shri Pratapsinh Shoorji Vallabdas 2) Shri Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas as his only heirs and legal beneficiaries under the Hindu law by which he was governed, where under the said deceased bequeathed his 37 ¼ of 108¼ of 10/16 equivalent to 21.5% undivided share in the said Properties of "Bhandup Estate" to his 3 sons being PRATAPSINGH SHOORJI VALLABHDAS, VIKRAMSINH SHOORJI VALLABHDAS (the husband of the Jyotsna Vikramsinh Vallabdas herein) and DILIPSINH SHOORJI VALLABHDAS absolutely in equal shares.
- g. The Executors of the said Will dated 10<sup>th</sup> day of November, 1951 filed in the Hon'ble Bombay High Court a Testamentary Petition No.166 of 1953 for grant of Probate of the said Will of the said deceased and a Probate was granted by the Hon'ble High Court of Bombay on dated 14<sup>th</sup> day of December, 1953 in favor of the said executors namely his wife JAYALAXMI Wd/o. the said deceased and his 3 sons being PRATAPSINH SHOORJI VALLABHDAS, VIKRAMSINH SHOORJI VALLABHDAS & DILIPSINGH SHOORJI VALLABHDAS.



- h. The said JAYALAXMI SHOORJI VALLABHDAS died on 21<sup>st</sup> day of May, 1966 and therefore her life interest in the said Properties of "Bhandup Estate" extinguished on her death.
- i. The said VIKRAMSINH SHOORJI VALLABHDAS, also died on 15<sup>th</sup> day of October, 1961 leaving behind him surviving his widow JYOTSNA VIKRAMSINH as his only heir and legal beneficiary under Hindu Succession Act, 1956.
- j. The death of said SHIVJI RAGHAVJI, his undivided share, right title and interest was represented by his legal heirs and successors in title, namely 1) BHANJI SURJI (2) SMT MANIBAI VIRJI (3) SHRI GOPALJI VIRJI (4) SMT DAMYANTI VIRJI (5) SHRI KALYANJI alias ARUNKUMAR PURSHOTTAM (6) SHRI VASANT KUMAR PURSHOTTAM (7) SMT. SARAWATI PRAHLADRAI KHERAJ (8) SMT. DAMYANTI LILADHAR KANJI (9) SMT. RUKHMANI PURSHOTTAM DAYALJI ( BABULAL ) AND (10) SMT. BACHUBAI PURSHOTTAM and the names of the aforesaid heirs and successors in title to the said SHRI SHIVJI RAGHAVJI have been mutated in the record of rights in the year 1966 in respect to said Properties of "Bhandup Estate".
- k. The said BHANJI SURJI died intestate and a bachelor leaving behind his brother VIRJI SURJI as his only heir and successor in title.
- l. The said VIRJI SURJI died intestate leaving behind his widow SMT. MANIBAI VIRJI, his son, GOPALJI VIRJI and daughter DAMYANTI VIRJI as his only heirs and successors in title.
- m. The said MANIBAI VIRJI died intestate on 21.12.1992 leaving behind her son, the aforesaid, SHRI GOPALJI VIRJI and daughter, the aforesaid, DAMYANTI VIRJI as her only heirs and successors in title.
- n. The said GOPALJI VIRJI died intestate on 25.8.1986 leaving behind his widow Smt. JAYALAXMI GOPALJI VIRJI GANATRA as his only legal heir and successor in title.




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- o. The SMT. JAYALAXMI GOPALJI VIRJI GANATRA AND SMT. DAMYANTI VIRJI herein is the only legal heirs and representatives of the aforesaid SHRI BHANJI SURJI, MANIBAI VIRJI & GOPALJI VIRJI.
- p. The said SMT. BACHUBAI PURSHOTTAM died intestate on 08.03.1979, leaving behind her children, KALYANJI alias ARUNKUMAR PURSHOTTAM, VASANTKUMAR PURSHOTTAM, SARASWATI PRALHADRAI KHERAJ, DAMYANTI LILADHAR KANJI and RUKHMANI PURUSHOTTAM DAYALJI ( BABULAL ) as her only legal heirs and successors in title.
- q. Therefore SHRI KALYANJI alias ARUNKUMAR PURUSHOTTAM, SHRI VASANTKUMAR PURUSHOTTAM, SMT. SARASWATI PRALHAD KHERAJ, SMT. DAMAYANTI LILADHAR KANJI and SMT. RUKHMANI PURSHOTTAM DAYALJI herein are the only legal heirs and representatives of the said SMT. BACHUBAI PURSHOTTAM.
- r. AND THUS, the (1) SHRI PRATAPSIKH SHOORJI, (2) SMT. JYOTSNA W/O. VIKRAMSIKH SHOORJI, AND (3) SHRI DILIPSIKH SHOORJI (Shoorji Vallabhdas Group) herein jointly have absolute right, title and interest in the said Properties of "Bhandup Estate" of late SHOORJI VALLABHDAS including  $37\frac{1}{4}$  of  $108\frac{1}{4}$  of  $10/16$  equivalent to cumulative 21.5% undivided share and interest in said Properties of "Bhandup Estate."
- s. In the above mentioned Circumstance the predecessors in title the Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 4) SMITA SHIVAJI THAKKAR ALIAS SMT DAMYANTI VIRJI 5) SMT. JAYALAXMI GOPALJI VIRJI GANATRA 6) SHRI KALYANJI ALIAS ARUNKUMAR PURUSHOTTAM (THAKKAR) 7) SHRI VASANTKUMAR PURUSHOTTAM (THAKKAR) 8) SMT. SARASWATI PRALHADRAI KHERAJ (THAKKAR) 9) SMT. DAMAYANTI LILADHAR KANJI (KOTAK) 10) MR. RAJA BABULAL MAJETHIA



MRS. CHANDRIKA RAMESHKUMAR KUTCHI 12) MRS. DIVYA RAJENDRA KUTCHI 13) MRS. HEENA RASHMIKANT KARIA 14) MRS. BHAVNA VASANT DAIYA 15) MRS. JYOTI DARMESH GANDHA hereinafter collectively called "*Shivji Raghavji Group*" and 16) JAISINH VITHALDAS ( representing the estate of late Sir Mathuradas Vissanji) herein were 3 individuals namely 1) Shoorji Vallabhdas 2) Shivji Raghavji and 3) Sir Mathuradas Vissanji.

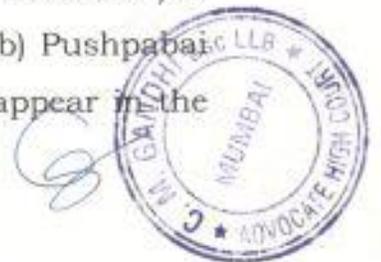
t. The said 1) Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas are heirs of Shri. Shoorji Vallabhdas and the names of Pratapsinh Shoorji Vallabhdas and Dilipsinh Shoorji Vallabhdas were recorded in the Revenue Records and name of Shoorji Vallabhdas was deleted and Jyotsna Shoorji W/do. of Late. Shri. Vikramsinh Shoorji Vallabhdas (Son of Late. Shoorji Vallabhdas ) also has an undivided share, right and interest in the said Properties by virtue of her being the sole beneficiary of her Husband's estate after his death. (her name is not appearing in the Revenue Records ). In the premises aforesaid 1) Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas became the owners of undivided share, right, title, interest herein the said Properties and The said 1) Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas being successors in title of the Estate of Late Shri. Shoorji Vallabhdas and collectively referred to as Shoorji Vallabhdas group.

u. At the time of death of the said SHIVAJI RAGHAVJI, his undivided share, right title and interest has been represented by his legal heirs and successors in title, namely the 1) Smita shivaji thakkar alias Smt damyanti virji 2) Smt. jayalaxmi gopalji virji ganatra 3) Shri kalyanji alias arunkumar purushottam (thakkar) 4) Shri vasantkumar purushottam (thakkar) 5) smt. saraswati pralhadrai kheraj (thakkar)



6) Smt. damayanti liladhar kanji (kotak) 7) Mr. raja babulal majethia  
 8) Mrs. chandrika rameshkumar kutchi 9) Mrs. divya rajendra kutchi  
 10) Mrs. heena rashmikant karia 11) Mrs. bhavna vasant daiya 12)  
 Mrs. jyoti darmesh gandha The names of the aforesaid heirs and  
 successors in title to the said SHRI. SHIVJI RAGHAVJI has been  
 mutated in the record of rights AND being successors in title of the  
 estate of Late. Shri Shivji Raghavji are collectively referred to as the  
 Shivji Raghavji Group.

- v. The said SIR MATHURADAS VISSANJI, died at Mumbai on 22<sup>nd</sup>  
 December 1949 leaving behind his Last Will and Testament dated 2<sup>nd</sup>  
 September 1947 which was duly probated and granted by the Hon'ble  
 High Court, Bombay on 25<sup>th</sup> June, 1952. The Executors of will or Sir  
 Mathuradas Vissanji were Pratapsinh Mathuradas Vissanji, Ratansey  
 Karsondas, Ratanbai Vissanji, Pushpabai Vissanji and Jaisinh  
 Vitthaldas (nephew of Sir Mathuradas Vissanji ) Vide various Mutation  
 Entries, names of Ratansey Karsondas, Pratapsinh Mathuradas  
 Vissanji, Pushpabai Vissanji and Jaisinh Vitthaldas were recorded in  
 the Revenue records as executors of the estate of Sir Mathuradas  
 Vissanji and name of Sir Mathuradas Vissanji was deleted. Ratandeep  
 Vissanji wife of Sir Mathuradas Vissanji, and one of the executors  
 died on 22<sup>nd</sup> June 1963. Shri Rattansey Karsondas died on 1<sup>st</sup>  
 October 1992, Smt. Pushpabai Vissanji died on 7<sup>th</sup> April 1998, Shri.  
 Pratapsinh Mathuradas Vissanji died on 5<sup>th</sup> October 2007, Jaisinh  
 Vitthaldas is therefore the sole surviving executor and Trustee of the  
 estate of Sir Mathuradas Vissanji and Jaisinh Vitthaldas, in his  
 capacity as the trustee and sole surviving executors of the Last Will  
 and Estate of Sir Mathuradas Vissanji has represented that though  
 his name and the names of the others 3 executors (since deceased ) of  
 Sir Mathuradas Vissanji, being a) Ratansey Karsondas, b) Pushpabai  
 Pratapsinh and c) Pratapsinh Mathuradas, continue to appear in the



revenue records in respect of the said Properties of "Bhandup Estate" neither he nor any other executor and/or beneficiary under the Will or Sir Mathuradas Vissanji have any right, title and / or interest of whatsoever nature in the said Properties of "Bhandup Estate".

- w. The Consent Terms dated 25<sup>th</sup> October 2010 entered into inter-alia between the Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 4) Smita Shivaji Thakkar alias Smt Damyanti Virji 5) Smt. Jayalaxmi Gopalji Virji Ganatra 6) Shri Kalyanji alias Arunkumar Purushottam (Thakkar) 7) shri Vasantkumar Purushottam (Thakkar) 8) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 9) Smt. Damayanti Liladhar Kanji (kotak) 10) Mr. Raja Babulal Majethia 11) Mrs. Chandrika Rameshkumar Kutchi 12) Mrs. Divya Rajendra Kutchi 13) Mrs. Heena Rashmikant Karia 14) Mrs. Bhavna Vasant Daiya 15) Mrs. Jyoti Darmesh Gandha hereinafter collectively called "*Shivji Raghavji Group*" and 16) Jaisinh Vithaldas ( representing the estate of late Sir Mathuradas Vissanji) together with the M/s Matrix Waste Management Pvt Ltd filed in Suit No. 2757 of 2006 before the Honorable Bombay High Court the Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 4) Smita Shivaji Thakkar alias Smt Damyanti Virji 5) Smt. Jayalaxmi Gopalji Virji Ganatra 6) Shri Kalyanji alias Arunkumar Purushottam (Thakkar) 7) shri Vasantkumar Purushottam (Thakkar) 8) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 9) Smt. Damayanti Liladhar Kanji (kotak) 10) Mr. Raja Babulal Majethia 11) Mrs. Chandrika Rameshkumar Kutchi 12) Mrs. Divya Rajendra Kutchi 13) Mrs. Heena Rashmikant Karia 14) Mrs. Bhavna Vasant Daiya 15) Mrs. Jyoti Darmesh Gandha hereinafter collectively called "*Shivji Raghavji Group*" and 16) Jaisinh Vithaldas ( representing the estate of late Sir



Mathuradas Vissanji), have consented to convey all their respective undivided share, right title and interest in the said Properties along with several other properties to and in favour of the M/s Matrix Waste Management Pvt Ltd and have received the full consideration among payable to them by the M/s Matrix Waste Management Pvt Ltd prior to the filling of the consent terms. The said consent Terms have been filed and taken on record in Suit No. 2757 of 2006 before the Honorable Bombay High Court.

- x. 1) Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 4) Smita Shivaji Thakkar alias Smt Damyanti Virji 5) Smt. Jayalaxmi Gopalji Virji Ganatra 6) Shri Kalyanji alias Arunkumar Purushottam (Thakkar) 7) shri Vasantkumar Purushottam (Thakkar) 8) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 9) Smt. Damayanti Liladhar Kanji (kotak) 10) Mr. Raja Babulal Majethia 11) Mrs. Chandrika Rameshkumar Kutchi 12) Mrs. Divya Rajendra Kutchi 13) Mrs. Heena Rashmikant Karia 14) Mrs. Bhavna Vasant Daiya 15) Mrs. Jyoti Darmesh Gandha hereinafter collectively called "*Shivji Raghavji Group*" and 16) Jaisinh Vithaldas ( representing the estate of late Sir Mathuradas Vissanji) were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land or Ground about admeasuring 8165.40 sq mts being of Survey No. 194, Corresponding CTS Nos. 374(Part), 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 to 2, 384, 384/1, 385, 387, 388, 391, 391/1 to 10, Village Kanjur, Taluka Kurla, Mumbai Suburban District situated Janta Market, Bhandup (W), Mumbai 400078.



y. By and under an Conveyance deed dated 1<sup>ST</sup> July 2013 entered into between Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 4) Smita Shivaji Thakkar alias Smt Damyanti Virji 5) Smt. Jayalaxmi Gopalji Virji Ganatra 6) Shri Kalyanji alias Arunkumar Purushottam (Thakkar) 7) shri Vasantkumar Purushottam (Thakkar) 8) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 9) Smt. Damayanti Liladhar Kanji (kotak) 10) Mr. Raja Babulal Majethia 11) Mrs. Chandrika Rameshkumar Kutchi 12) Mrs. Divya Rajendra Kutchi 13) Mrs. Heena Rashmikant Karia 14) Mrs. Bhavna Vasant Daiya 15) Mrs. Jyoti Darmesh Gandha hereinafter collectively called "*Shivji Raghavji Group*" and 16) Jaisinh Vithaldas ( representing the estate of late Sir Mathuradas Vissanji) (therein referred to as Vendor of one part) and M/s Shraddha Landmark Pvt Ltd (therein referred to as the Purchaser of the other part) and M/s Matrix Waste Management Pvt Ltd therein mentioned as The Confirming Party and the said Vendors had sold, conveyed, transferred and assigned all their rights, title and interest in the said land or Ground about admeasuring 8165.40 sq mts being of Survey No. 194, Corresponding CTS Nos. 374(Part), 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 to 2, 384, 384/1, 385, 387, 388, 391, 391/1 to 10, Village Kanjur, Taluka Kurla, Mumbai Suburban District situated Janta Market, Bhandup (W), Mumbai 400078 to M/s Shraddha Landmark Pvt Ltd for consideration and upon terms and conditions more particularly mentioned therein; the said Conveyance deed dated 1<sup>ST</sup> July 2013 has been registered with the office of the Sub-Registrar of Assurances bearing Registration No KRL1-5948-2013 DATED 02/07/2013.



- z. And also the said Shri Pratapsinh Shoorji Vallabdas 2) Smt Jyotsna Vikram Sinh Vallabdas 3) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 4) Smita Shivaji Thakkar alias Smt Damyanti Virji 5) Smt. Jayalaxmi Gopalji Virji Ganatra 6) Shri Kalyanji alias Arunkumar Purushottam (Thakkar) 7) shri Vasantkumar Purushottam (Thakkar) 8) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 9) Smt. Damayanti Liladhar Kanji (kotak) 10) Mr. Raja Babulal Majethia 11) Mrs. Chandrika Rameshkumar Kutchi 12) Mrs. Divya Rajendra Kutchi 13) Mrs. Heena Rashmikant Karia 14) Mrs. Bhavna Vasant Daiya 15) Mrs. Jyoti Darmesh Gandha hereinafter collectively called "*Shivji Raghavji Group*" and 16) Jaisinh Vithaldas ( representing the estate of late Sir Mathuradas Vissanji) along with M/s Matrix Waste Management Pvt Ltd executed power of attorney dated 02-07-2013 in favour Mr Sudhir Mehta and Mr Ramchandra Ralkar director of M/s Shraddha Landmark Pvt Ltd in respect to land or Ground about admeasuring 8165.40 sq mts being of Survey No. 194, Corresponding CTS Nos. 374(Part), 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 to 2, 384, 384/1, 385, 387, 388, 391, 391/1 to 10, Village Kanjur, Taluka Kurla, Mumbai Suburban District situated Janta Market, Bhandup (W), Mumbai 400078 the said power of attorney dated 01-07-2013 has been registered with the office of the Sub-Registrar of Assurances bearing Registration No KRL1-5949-2013 DATED 02/07/2013.
- aa. By Mutation entry No 1024 the said M/s Shraddha Landmark Pvt Ltd name has been recorded in Form 6 thereafter 7/12 Extract has been issued by the Talathi Sajja-Kurla, Tahsil Kurla in Survey No 194/2, Village Kanjur, Taluka Kurla, Mumbai Suburban District in name of M/s Shraddha Landmark Pvt Ltd.



bb. By an Development Agreement dated 1<sup>0th</sup> Jan 2018 registered at Sub registrar office Kurla 1 under serial no KRL-1-377-2018 DATED 10-01-2018 executed Shri Pratapsinh Shoorji Vallabdas ( Since Deceased ) his lega heirs 1a) Shri Aditya Pratapsinh Shoorji 1b) Smt Medha Hemant Banker 1c) Smt Purna Jatin Sheth 2) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 3) Smt. Jayalaxmi Gopalji Virji Ganatra 4) Smt Damyanti Virji alias Smita Shivaji Thakkar 5) Shri Kalyanji alias Arunkumar Purushottam (Thakkar) 6) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 7) Smt. Damayanti Liladhar Kanji (kotak) 8) Shri Vasantkumar Purushottam (Thakkar) AND 9) Mr. Raja Babulal Majethia therein described as the Owners and M/s Matrix Waste Management Pvt Ltd therein described the Confirming Party and M/s Shraddha Landmark Pvt Ltd therein described as the Developers and the said Owners granted development rights in respect to Land or Ground about admeasuring 1158.90 sq mts being of Survey No. 194, Corresponding CTS Nos. 374(Part), 389, 389/1 to 7, 390, 390/ 1 to 6, 393, 393/1 to 8, 401, 401/1 to 4, 402, 402, 402/1 to 4, Village Kanjur, Taluka Kurla, Mumbai Suburban District situated Janta Market, Bhandup (W), Mumbai 400078 to M/s Shraddha Landmark Pvt Ltd on terms and conditions mentioned therein.

cc. In pursuant to above said Development agreement the said Shri Pratapsinh Shoorji Vallabdas ( Since Deceased ) his legal heirs 1a) Shri Aditya Pratapsinh Shoorji 1b) Smt Medha Hemant Banker 1c) Smt Purna Jatin Sheth 2) Shri Dilipsinh Shoorji Vallabdas collectively called as Shoorji Vallabdas Group) 3) Smt. Jayalaxmi Gopalji Virji Ganatra 4) Smt Damyanti Virji alias Smita Shivaji Thakkar 5) Shri Kalyanji alias Arunkumar Purushottam (Thakkar) 6) Smt. Saraswati Pralhadrai Kheraj (Thakkar) 7) Smt. Damayanti Liladhar Kanji (kotak) 8) Shri Vasantkumar Purushottam (Thakkar) AND 9) Mr. Raja Babulal



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Majethia therein described as the Owners and M/s Matrix Waste Management Pvt Ltd also executed power of attorney dated 10<sup>th</sup> Jan 2018 registered at Sub registrar office Kurla 1 under serial no KRL-1-377-2018 DATED 10-01-2018.

## **SECOND PROPERTIES**

**Land admeasuring about 989.49 sq mts being of Survey No. 194, Corresponding CTS Nos. 374(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District situated Janta Market, Bhandup (W), Mumbai 400078 the following transaction are traced out**

- a) The Bhandup Estate were seized and possessed of or otherwise well and sufficiently entitled to the Land admeasuring about 1183 Sq yds equivalent to 989.49 sq mts bearing Survey No 194 (Part), Corresponding CTS No 374(Part), Village Kanjur, Taluka Kurla, in the Registration District and Sub District of Mumbai
- b) By a Deed of Conveyance deed dated 31<sup>st</sup> December 1975 duly registered with the Sub registrar of Assurances at Bombay under Registered No S- 1204-1976 on 1<sup>st</sup> April 1976, executed between Bhandup Estate, represented by Bhandup Estate through its Owners Shri Ratanshi Karsandas and Others being the Vendors therein and Shri B. S. Katyal being the Purchaser therein the said Bhandup Estate have sold, transferred, assigned and conveyed their rights in the said Land admeasuring about 1183 Sq yds equivalent to 989.49 sq mts bearing Survey No 194 (Part), Corresponding CTS No 374(Part), Village Kanjur, Taluka Kurla, in the Registration District and Sub District of Mumbai.

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- c) By an Agreement for Sale dated 29<sup>th</sup> April 1981 Between Shri B. S. Katyal therein referred to Vendor and Smt Suffikunnissa Alimullah Khan therein referred to as the Purchaser therein and the said **Smt. Suffikunnissa Alimullah Khan** acquired absolute right, title and interest in respect of the said Land admeasuring about 400 Sq. yds. equivalent to 334.45 Sq mts bearing Survey No 194 (Part) Village Kanjur, in the Registration District and Sub District of Mumbai on the terms and conditions mentioned therein and at the time of execution of the said Agreement For sale dated 29<sup>th</sup> April 1981 and the Agreement for sale dated 29<sup>th</sup> April 1981 is not registered and stamp duty of Rs 5/- is paid thereon, but same was not lodged for registration, within prescribed time limit as per the law, under the Registration Act, 1908.
- d) By a Conveyance deed dated 15<sup>th</sup> October 1988 Between Smt. Suffikunnissa Alimullah Khan therein referred to Vendor and Dr. Mrs Kishori Dinendra Kadam therein referred to as the Purchaser herein as Vendor and the said purchaser acquired right, title and interest in respect of the said Land admeasuring about 400 Sq. yds. equivalent to 334.45 Sq mts bearing Survey No 194 (Part), Corresponding CTS No 374 (Part) Village Kanjur, Taluka Kurla, Mumbai suburban District on the terms and conditions mentioned therein. The said Conveyance deed dated 15<sup>th</sup> October 1988 is registered and it was executed on the adhesive stamp of Rs 19500/- and registered under Serial No. P-7532-88 dated 15<sup>th</sup> October 1988.
- e) By an Conveyance deed dated 30<sup>th</sup> March 2016 registered at Sub Registrar of Assurances under serial no KRL-1-4881-2016 DATED 09-05-2016 executed between Dr. Mrs Kishori Dinendra Kadam therein mentioned as the Vendor and M/S. SHRADDHA LANDMARK PVT LTD and Smt. Suffikunnissa Alimullah Khan and 1) Shri Birender B Katyal and 2) Shri Suriender B Katyal, 3) Shri Harish B Katyal therein



mentioned as the Confirming Parties and the said M/S. SHRADDHA LANDMARK PVT LTD acquired right, title and interest in respect to Land admeasuring about 1183 Sq yds equivalent to 989.49 sq mts bearing Survey No 194 (Part), Corresponding CTS No 374(Part), Village Kanjur, Taluka Kurla, in the Registration District and Sub District of Mumbai.

### **THIRD PROPERTIES**

1) Land admeasuring about 329 sq mts being part of Plot No 7, CTS No 373A/37F(Part), Village Kanjur, Taluka Kurla Mumbai Suburban District together with structure thereon and 2) Land admeasuring about 98.44 sq mts being part of Plot No 8, CTS No 373A/37G(Part), Village Kanjur, Taluka Kurla Mumbai Suburban District together with structure thereon the following transaction are traced out

- A) By an Conveyance deeds dated 19<sup>th</sup> March 1974 executed between Pratapsinh Mathurdas & Others therein mentioned as the Vendors and **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd** therein mentioned as the Purchaser the said **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd** acquired right, title and interest in respect of Plot No 7 & 8, admeasuring about 3030 sq yds equivalent to 2533.40 sq mtrs and 2998.93 sq yds equivalent to 2508.40 sq mtrs respectively bearing Survey No 104(New) corresponding to CTS No 373A, Village Kanjur, Taluka Kurla Mumbai Suburban District on terms and conditioned mentioned therein.
- B) The said Conveyance deeds for Plot No. 7 & 8 have been registered at Sub registrar office under serial no 2901/1974 & 2902/1974 respectively.

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- a. Along with Plot No 7 & 8 the **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd** were the owner of various other plots which were adjoining the said plot No 7 & 8
- b. The **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd** obtained sub -division order dated 10/07/2003 from the Office of the Collector Mumbai Suburban.
- c. The City survey Office thereafter conducted a survey of the land including plot No 7 & 8 along with the other adjoining plots belonging to the **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd**. After the said survey the area arrived at for plot No. 7 and 8 was 2655.10 sq mtrs and 2010.40 sq mtrs respectively and new Property register Cards were opened for plot no 7 & 8 bearing CTS No 373A/37F & 373A/37G respectively of Village Kanjur, Taluka Kurla Mumbai Suburban District
- d. The **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd** were seized and possessed of or otherwise well and sufficiently entitled to that Land bearing Plot Nos 7 & 8 admeasuring about 3175.49 sq yds equivalent to 2655.10 sq mt and 2998.93 sq yds equivalent to 2508.40 sq mtrs respectively bearing Survey No 104(New) corresponding to CTS No 373(pt) new CTS No. 373A/37F and CTS No 373A/37G respectively Village Kanjur, Taluka Kurla Mumbai Suburban District.
- e. The said **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd** sold the said plots to various purchasers and now the balance area of 329 sq mts being part of Plot No 7, bearing CTS No 373A/37F (Part) Village Kanjur, Taluka Kurla Mumbai Suburban District is held by the **Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd** and balance area of 98.44 sq mt being part of Plot No 8, bearing CTS



No 373A/37G(Part), Village Kanjur, Taluka Kurla Mumbai Suburban District together with structure thereon.

- f. Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd seized and possessed of or otherwise well and sufficiently entitled to that 1) Land admeasuring about 329 sq mts being part of Plot No 7, CTS No 373A/37F(Part), Village Kanjur, Taluka Kurla Mumbai Suburban District together with structure thereon and 2) Land admeasuring about 98.44 sq mts being part of Plot No 8, CTS No 373A/37G(Part), Village Kanjur, Taluka Kurla Mumbai Suburban District together with structure thereon
- g. By an Conveyance deed dated 21<sup>st</sup> Feb 2019 registered at Sub Registrar office under serial no KRL2-2330-2019 DATED 21-02-2019 executed between Sardar Pratapsingh Laxmidas Estates and Industries Pvt Ltd therein mentioned as the Vendor M/S. SHRADDHA LANDMARK PVT LTD therein mentioned as the Purchaser and Sanjay Bhuingal therein mentioned as the Confirming party the said M/S. SHRADDHA LANDMARK PVT LTD acquired right, title and interest in respect to 1) Land admeasuring about 329 sq mts being part of Plot No 7, CTS No 373A/37F(Part), Village Kanjur, Taluka Kurla Mumbai Suburban District together with structure thereon and 2) Land admeasuring about 98.44 sq mts being part of Plot No 8, CTS No 373A/37G(Part), Village Kanjur, Taluka Kurla Mumbai Suburban District together with structure thereon.

## 2. The Documents of allotment of Property

- a. Property Cards
- b. Public Notice
- c. Search Report

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- d. Conveyance deeds
- e. Development agreement
- f. Power of Attorney
- g. Mutation Entry no 1024
- h. 7/12 Extract
- i. KJP
- j. Revised LOI bearing no SRA/ENG/2811/S/PL/LOI DATED 7<sup>TH</sup> Oct 2020 by amalgamation of said Properties

3. Property Card issued by City Survey Office

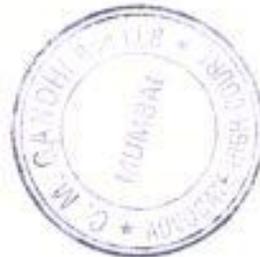
4. Search Report for 30 years from 1990 till 2020

II) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S. SHRADDHA LANDMARK PVT LTD ( The Developers)** is clear, **Marketable and without any encumbrances**

III) The report reflecting the flow of the title of the **M/S. SHRADDHA LANDMARK PVT LTD ( The Developers)** on the said Land is enclosed herewith as annexure.

Encl : Annexure

Date 03-04-2021



*C. M. Gandhi*  
ADVOCATE

**C. M. GANDHI** B.Sc., LL.B.  
ADVOCATE HIGH COURT  
OFFICE No. 1, 3rd FLOOR, MANIK METAL,  
LAKHI HOUSE, OPP. GURUDWARA,  
LBS MARG, BHANDUP (W), MUMBAI - 400078.  
MOB.: 9820072735  
Email: advgandhi@ymail.com

Sr No

- 1) P R Card as on date of application for registration
- 2) Mutation entry No 1024
- 3) Search Report for 30 years from 1990 till 2020
- 4) Public notice dated 20-10-2012 in two newspapers i.e. Free Press Journal and Navshakti

Date 03-04-2021



Advocate

**C. M. GANDHI B.Sc., LL.B.**  
ADVOCATE HIGH COURT  
OFFICE No. 1, 3rd FLOOR, MANIK METAL,  
LAKHI HOUSE, OPP. GURUDWARA,  
LBS MARG, BHANDUP (W), MUMBAI - 400078.  
MOB.: 9820072735  
Email: advgandhi@ymail.com

## Office :

1, 3rd floor Lakhi House, Above Milton Showroom, Opp. Gurudwara, L.B.S. Marg, Bhandup (W), Mumbai - 400 078.  
Tel.: 2595 74 56 Fax : 2594 41 41 Email : advgandhi@ymail.com www.cm Gandhi Associates.com

**C.M. GANDHI  
ASSOCIATES**

LEGAL ADVISOR

**FLOW OF THE TITLE ON THE SAID LANDS**

Land admeasuring 10740.74 sq mts situated on Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures lying at Subhash Road, Bhandup (W), Mumbai 400078 bearing following descriptions

CTS Nos.	Area in Sq. Mtrs
373A/37G(Part)	98.44
373A/37F(Part)	329
374	5964.5
375, 375/1	29
376, 376/1 to 14	208.9
377, 377/1 to 11	232
378, 378/1 to 4	336.5
379, 379/1 to 11	289.2
380, 380/1 to 11	355.7
381, 381/1 to 10	353.5
382, 382/1 to 21	521.3
383, 383/1 & 2	35.2
384, 384/1	17.2
385	9
387	151.3
388	94.7
389, 389/1 to 7	196
390, 390/1 to 6	183.6
391, 391/1 to 10	736
393, 393/1 to 8	264
401, 401/1 to 4	232.2
402, 402/1 to 4	103.5
<b>Total;</b>	<b>10740.74</b>

