

M/s. Zaigam & Jamshed

Advocates

Ref: 28/ZJ/2024

Date: 05.07.2024

FORMAT- A
(Circular No: -28/2021)

To,
The Maharashtra Real Estate Regulatory Authority,
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Bandra East, Mumbai 400 050



LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to: -

- (1) All that piece and parcel of land or ground admeasuring 681.58 sq. mtrs., bearing Survey No.27 Hissa No. 9(pt) bearing correspondence CTS No.184/B (part) lying being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai and bounded as follows: On or towards the East by Building called Dalvi Plaza; On or towards the West by Building called Ajit park; On or towards the North by Building called Priyadarshani park; On or towards the South by Municipal Road;
- (2) All that piece and parcel of land or ground admeasuring CTS No.167/3, area admeasuring 716.80 sq., mtrs., being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai and bounded as follows: On or towards the East by Plot No.167/7; On or towards the West by Plot No.167/1; On or towards the North by Plot No. 182/4, 182/5 and others; On or towards the South by DP Road (hereinafter referred as the said plots " ").

1. I have investigated the title of the said plot on the request of M/S. **GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED** and following documents i.e :-

1) Description of the property.

1.1 All that piece and parcel of land or ground admeasuring 681.58 sq. mtrs., bearing Survey No.27 Hissa No. 9(pt) bearing correspondence CTS No.184/B (part) lying being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai and bounded as follows: On or towards the East by Building called Dalvi Plaza; On or towards the West by Building called Ajit park; On or towards the North by Building called Priyadarshani park; On or towards the South by Municipal Road;

1.2 All that piece and parcel of land or ground admeasuring CTS No.167/3, area admeasuring 392.5 sq., mtrs., being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai and bounded as follows: On or towards the East by Plot No.167/7; On or towards the West by Plot No.167/1; On or towards the North by Plot No. 182/4, 182/5 and others; On or towards the South by DP Road.

1.3 By order No सी/कार्या-३क/सनद/एसआरए-२७०१ dated 01.01.2024, the office of the District Collector, Mumbai Suburban District, has substituted an Agriculture Area admeasuring 324.30 into Non-Agriculture land vide NA No 457/2024 dated 04/01/2024, thus by reason thereof, the total area of the land is 716.80 Sq. meters for the purpose of development.

2) The documents of allotment of Plot bearing CTS 184/B PART.

i. Original Registered Deed of Conveyance dated 29.12.2016 executed between 1. Mr. Melville Philip Gonsalves, 2. Mrs. Colette Violet D'Souza nee Colette Violet Gonsalves through Power of attorney holder Mr. Melville Philip Gonsalves, 3. Mrs. Eula Ebba D'Souza, 4. Mrs. Vida Enid D'lima, 5a. Marie Antoinette Gonsalves, 5b. Raeberne John Mario Gonsalves, 5c. Anelka Mian nee Gonsalves through Power of Attorney holder Mr. Raeberne John Mario Gonsalves, 6a. Coral Gonsalves, 6b. Chryslinn Gonsalves through Power of Attorney holder Ms. Coral Gonsalves, 6c. Ronovan Gonsalves and Charaly Gonsalves as the Vendors of the first part and M/S. GANESH VISHAL INFRA ENGINEERING

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PRIVATE LIMITED as the Purchaser of the other part and document duly adjudicated for Rs.2881775/- dated 06.12.2016 and registered under serial no. BDR18-2405-2016 at Sub Registrar Office Andheri-7

ii. Original Registration Receipt No.2415 dated 23.12.2016 (document registered under serial No. BDR18-2405-2016) for Rs.33220/- in the name of **M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED** through Rishi Pilani at Sub Registrar Office Andheri-7

iii. Original Stamp Duty Challan for Rs.2881775/- in the name of **M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED**

iv. Original Index II in respect of Deed of Conveyance dated 29.12.2016.

v. Certified / true copy of Property Card in the name of **M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED** in respect of Plot bearing CTS No.184/B

vi. Xerox copy of layout of the said plot.

vii. Xerox copy of Irrevocable Power of Attorney executed by Mrs. Collete Violet D'Souza in favour of Mr. Melville Philip Gonsalves duly notarized at Sydney, Australia and endorsed in Mumbai and stamped for Rs.500/-.

viii. Xerox copy of Irrevocable Power of Attorney executed by Mrs. Anelka Mian in favour of Mr. Raeberne John Mario Gonsalves duly notarized at Newyork in the USA and endorsed in Mumbai and stamped for Rs.500/-

ix. Xerox copy of Irrevocable Power of Attorney executed by Mr. Chryslenn Gonsalves in favour of Mrs. Coral Gonsalves duly endorsed by Indian Embassy at Washington DC on 11.109.2014 and notarized in Mumbai and stamped for Rs.500/-

2A) The documents of allotment of Plot bearing CTS 167/3 PART.

- i. Original Registered Deed of Conveyance dated 28.02.2017 executed between M/s. Stolt Rail Logistics Systems Limited (formerly known as Infrastructure Logistics Systems Limited) as the Vendor of the first part and M/s. Ganesh Vishal Infra Engineering Pvt Ltd. As the Purchaser of the other part and document registered under serial no.BDR1-1876-2017at Sub Registrar Office Andheri-1
- ii. Original Registration Receipt No.2263 dated 28.02.2017 (document registered under serial no.DR1-1876-2017) for Rs.31440/- in the name ofM/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED through its authorized signatory Rajiv Ram Nagar. iii. Original Stamp Duty Challan for Rs.2272500/- in the name of M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED.
- iii. Original Index II in respect of Deed of Conveyance dated 28.02.2017.
- iv. Original Sale Certificate dated 20.07.2015 in the name of Infrastructure Logistics Systems Limited was adjudicated for stamp duty of Rs.21,02,050/- at Collector of Stamps, Kurla 19.10.2015 and registered under serial no. BDR4-9508-2015 on 10.12.2015 at Sub Registrar OfficeAndheri-2.
- v. Xerox copy of order dated 08.05.2015 the Hon'ble High Court had directed to proceed for Auction Sale in the Execution Application.
- vii. Certified / true copy of Property Card in the name of M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED in respect of Plot bearing CTS No.167/3.
- vi. Certified / true copy of Property Card in the name of M/S. GANESHVISHAL INFRA ENGINEERING PRIVATE LIMITED in respect of Plot bearing CTS No.167/2
- vii. Xerox copy of Certificate of Incorporation of change of Infrastructure Logistics Systems Limited into M/s. Stolt Rail Logistics Systems Limited.



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- viii. Xerox copy of letter ref. no. ACKE/1495/Gen/Ex (B&F) dated 24.02.2021 by MCGM for demolition of the highly dangerous and dilapidated condition building (C-1) category issued by Municipal corporation of Greater Mumbai.
- ix. Xerox copy of layout of the said plot.
- x. Original Order ref. no. KJABA/3A/N.B.Sahar/She.Du/H.DU/SR 1824 /2021/2231 dated 25.08.2021 granted the said additional area to M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED issued by Collector of District, Mumbai Suburban District

3) 7/12 Extract/PR CARD/Mutation Entry:

3A Property Card standing in the name of M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED in respect of Plot bearing CTS No.184/B

3B Property Card Standing in the name of M/s. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED in respect of Plot bearing CTS No. 167/3.

Search report for 30 years from 1st January 1995 till 10th February 2024 in r/o Plot bearing CTS No. 184/B & CTS No. 167/3

2. 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. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the Land

- (1) M/s. Ganesh Vishal Infra Engineering Pvt Ltd., is recorded as Navin Dharak/Owner vide Mutation Entry No 205 certified on 05/03/2018 by City Survey Office, Ville Parle in r/o CTS No. 167/3 aadmeasuring 392.50 sqmeters.

(2) By order No सी/कार्या-३क/सनद/एसआरए-२७०१ dated 01.01.2024, the office of the District Collector, Mumbai Suburban District, has substituted an Agriculture Area admeasuring 324.30 into Non-Agriculture land vide NA No 457/2024 dated 04/01/2024, thus by reason thereof, the total area of the land is **716.80 Sq. meters** for the purpose of development.

(3) M/s. Ganesh Vishal Infra Engineering Pvt Ltd., is recorded as Navin Dharak/Owner vide Mutation Entry No 210 certified on 29/10/2018 by City Survey Office, Ville Parle in r/o CTS No. 184/B admeasuring 681.58 sqmeters.

3. The report reflecting the flow of the title of the **M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED** on the said land is enclosed herewith as annexure.

Encl : Annexure.

For M/s Zaigam & Jamshed,



Zaigam Rizvi, Advocate

ENR NO: MAH/4185/2004



M/s. Zaigam & Jamshed

Advocates



FORMAT- A
(Circular No: -28/2021)

I. FLOW OF THE TITLE OF THE PLOT BEARING CTS
No. 184/B

I. It is observed from the documents furnished to me that, Mrs. Grace Mary Gonsalves, Mr. Ralph Robert Gonsalves, Mr. Renvick Anthony Gonsalves, Mr. Melville Philip Gonsalves, Mrs. Colette Violet D'Souza nee Colette Violet Gonsalves, Mrs. Eula Ebba D'Souza, Mrs. Vida Enid D'lima were the owners of all that piece and parcel of land or ground admeasuring 3941.9 sq. mtrs., bearing Survey No.27 Hissa No.9 bearing correspondence CTS No.184 and area admeasuring 945.5 sq. mtrs., bearing Survey No.29 Hissa No.8 and corresponding CTS No.187 total area admeasurement 4887.4 sq. mtrs lying being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai (brevity sake "**Property**") and their names have been mutated in the records of rights.

II. WHEREAS, Grace Mary Gonsalves died intestate on 01.03.1986 leaving behind Mr. Ralph Robert Gonsalves, Mr. Renvick Anthony Gonsalves, Mr. Melville Philip Gonsalves, Mrs. Colette Violet D'Souza nee Colette Violet Gonsalves, Mrs. Eula Ebba D'Souza, Mrs. Vida Enid D'lima, as her only legal heirs and thus, they became entitled to the undivided right interest title of the deceased shares in the said property.

III. AND WHEREAS, the Collector of District Mumbai Suburban vide Order ref. no. C/Desk- VII/Amalgamation/Division/SR-575 dated 26.07.1991 and revised order dated 12.09.1991 sub-divided the CTS numbers of the said property into CTS Nos. 184/A, 184/B, 194/C and 184/D of which the CTS No.184/A is reserved for construction of Residential buildings, CTS No.184/B reserved for maternity home and dispensary, CTS No.184/C reserved for proposed DP Road, and CTS No.184/D reserved for proposed DP Road.



III. WHEREAS, Renvick Anthony Gonsalves died intestate on 12.07.2002 leaving behind four legal heirs namely Coral Gonsalves, Chryslnn Gonsalves, Ronovan Gonsalves and Charaly Gonsalves **AND WHEREAS**, Ralph Robert Gonsalves died on 03.07.2015 leaving behind his 03 legal heirs viz., Marie Antoinette Gonsalves, Raeberne John Mario Gonsalves, Anelka Mian nee Golsalves **AND WHEREAS**, upon death of the aforesaid co-owners of the said property, the surviving co-owners alongwith legal heirs of the deceased co-owners namely, Coral Gonsalves, Chryslnn Gonsalves, Ronovan Gonsalves and Charaly Gonsalves, Marie Antoinette Gonsalves, Raeberne John Mario Gonsalves, Anelka Mian nee Gonsalves, Mr. Melville Philip Gonsalves, Mrs. Colette Violet D'Souza nee Colette Violet Gonsalves, Mrs. Eula Ebba D'Souza, Mrs. Vida Enid D'lima become entitled to the right interest and title in the said property.

IV. WHEREAS, vide Registered Deed of Conveyance dated 29.12.2016 executed between **1. Mr. Melville Philip Gonsalves, 2. Mrs. Colette Violet D'Souza nee Colette Violet Gonsalves** through Power of attorney holder Mr. Melville Philip Gonsalves, **3. Mrs. Eula Ebba D'Souza, 4. Mrs. Vida Enid D'lima, 5a. Marie Antoinette Gonsalves, 5b. Raeberne John Mario Gonsalves, 5c. Anelka Mian nee Gonsalves** through Power of Attorney holder Mr. Raeberne John Mario Gonsalves, **6a. Coral Gonsalves, 6b. Chryslnn Gonsalves** through Power of Attorney holder Ms. Coral Gonsalves, **6c. Ronovan Gonsalves and Charaly Gonsalves** as the Vendors of the first part and **M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED** as the Purchaser therein of the other part and document duly adjudicated for a sum of Rs. 2881775/- dated 06.12.2016 and registered under serial no. BDR18-2405-2016 at the O/o Sub Registrar, Andheri-7, the said Vendors sold transferred and conveyed the right interest and title in respect of all that piece and parcel of land or ground admeasuring 681.58 sq. mtrs., bearing Survey No.27 Hissa No. 9(pt) bearing correspondence CTS No.184/B lying being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban (brevity sake actual "**Sale land**") in Greater Mumbai said property in favour of **M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED** for total consideration of Rs.1,65,00,000/-.

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V. FINALLY, it is observed that, M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED have quite, vacant and peaceful possession of the said property and have clear, valid marketable title right interest in the said property, subject to existing charge of Union Bank of India on the said property.

II. FLOW OF THE TITLE OF THE PLOT BEARING CTS No. 167/3

- I. It is observed that, one A. H. WADIA TRUST was the Original Land lord/owner of all that piece and parcel of land bearing CTS No.167/3, lying being situated at Village Sahar and within the taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai (brevity sake "property"), including other adjacent lands
- II. The said Trust proposes to enter into agreement with Chief Promoter of Vidyadayani Co-operative Housing Society Limited (Proposed) Chief Promoter of Bharateeya Co-operative Housing Society Limited (Proposed) and Chief Promoter Devadiga Co-operative Housing Society Limited (Proposed) for transfer and development of the said property for construction of residential buildings thereon.
- III. The above proposed Societies entered into an agreement dated 19/04/1980 and supplementary Agreement dated 15/11/1989 and registered by way of Deed of Confirmation dated 11/09/2003 and registered under serial no.06167/2003 at Sub Registrar Office Andheri for a construction of building on various lands including the said property with M/s. Indico Construction Company as a "Contractor" with consent of the owners on the terms and conditions authorizing the said contractor to sell flats and collect sale price of Flats. The said Contractor also authorized to give sub-Contract of the Construction of buildings.



- IV. M/s. Indico Construction Company assigned their right and benefits under the aforesaid Agreement dt.19/04/1980 and 15/11/1980 in favor of Sub-Contractor M/s. Dalvi Development Private Limited as Developers with authority to construct buildings, enroll members and sell flat constructed on said land by an agreement dated 16/11/1989 with consent executed by a writing dated 15/12/1989 by aforesaid proposed societies.
- V. The said M/s. Dalvi Development Private Limited have obtained the I.O.D Certificate on 18/04/1995 vide its No. CE/5145/WS/A5 dated 18/04/1995 & Commencement Certificate on 28/02/1996.
- VI. The said M/s. Dalvi Development Private Limited has constructed structure of building as per sanction Plan. And they had erected upto to 3 floors/storeys (which was incomplete) on the said property and entered into various sale Agreement with ground floors and first floors Buyers
- VII. Among those buyers, one Ganesh Benzoplast Limited and Ganesh Anhydride Limited had signed the M.O.U. with M/s. Dalvi Development Private Limited on 11/01/1996 for purchase of Flats as follows:

M.O.U	FLT.NO.	AREA	PRICE	NAME OF BUYER.
11/1/96	201	825		
	202	760	73000000	Ganesh Benzoplast Ltd
11/1/96	301	725		
	302	760	73000000	Ganesh Benzoplast Ltd
11/1/96	06 Shop	200		
	basement	4010	74000000	Ganesh Benzoplast Ltd
11/1/96	101	825		
	102	760	73000000	Ganesh Anhydride Ltd

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- viii. The said M/s. Dalvi Development Private Limited could not able to complete the construction work and could not give possession of above said flats to new buyers till year 2002.
- ix. Amongst the buyer, the said Ganesh Benzoplast Limited and others had filed the suit no.200 of 2002 in City Civil Court against the M/s. Dalvi Development Private Limited in year 2002. The said Suit was disposed of by filing Consent Terms in High Court on 22nd April, 2002.
- x. As per the consent terms, the said Ganesh Benzoplast and Others have paid Rs.1600000/- to the Dalvi Development Pvt Ltd towards purchase of TDR in respect of the flats to be constructed and complete the construction on 2nd and 3rd floor & the said amount of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) will be considered/treated as full and final settlement in respect of sale price. The said Dalvi Development Private Limited would handover the Physical Possession for use and occupation as an owner thereof within six months. The said terms agreed by M/s. Dalvi Developments Private Limited before the Hon'ble High Court were not honored.
- xi. Upon failing to honour the said consent terms by M/s. Dalvi Developments Private Limited, Ganesh Benzoplast Limited executed the decree on 29.04.2002 passed by Hon'ble High Court of Bombay and filed for attachment of properties of the said defaulters AND the Execution Application was proceeded and Warrant of Attachment and sale was confirmed by the Order dated 05.11.2014 by Hon'ble High Court of Bombay AND VIDE an order dated 08.05.2015 the Hon'ble High Court had directed to proceed for Auction Sale in the Execution Application. The Auction Sale was confirmed by the Hon'ble High Court.
- xii. The said Auction Sale was participated by M/s. Ganesh Investments & Financial Technics Pvt Ltd and M/s. Infrastructure Logistics Systems Ltd before the Sheriff of Mumbai.

xiii. By the Sale Certificate dated 20.07.2015, the Prothonotary and Senior Master had confirmed the said Auction Sale in favour of M/s. Infrastructure Logistics Systems Ltd.

xiv. The said Sale Certificate dated 20.07.2015 was adjudicated for stamp duty of Rs.21,02,050/- at Collector of Stamps, Kurla 19.10.2015 and registered under serial no. BDR4-9508-2015 on 10.12.2015 at Sub Registrar Office Andheri-2, the Sheriff of Mumbai had handed over the Physical possession of the Property to Infrastructure Logistics Systems Ltd. AND later on name of Infrastructure Logistics System Limited has been changed into Stolt Rail Logistic Systems Limited on 05.03.2016 (brevity sake "COI certificate").

xv. vide Registered Deed of Conveyance dated 28.02.2017 executed between M/s. Stolt Rail Logistics Systems Limited (formerly known as Infrastructure Logistics Systems Limited) as the Vendor of the first part and M/s. Ganesh Vishal Infra Engineering Pvt Ltd. As the Purchaser of the other part and document registered under serial no. BDR1-1876-2017 at Sub Registrar Office Andheri-1, the said Vendor sold transferred and conveyed the right interest and title in the said property together with incomplete structure thereon in favour of Purchaser for total consideration of Rs.4,48,20,663/-

xvi. By virtue of the aforesaid instrument, the name of M/s. Ganesh Vishal Infra Engineering Pvt Ltd has mutated in the property card being the owner of the said property.

1) 7 /12 extract / P.R. Card as on date of application for registration.

2) Search report for 30 years from 1st January 1995 to 10th February 2024 Taken from Sub-Registrar' office at Andheri.



M/s. Zaigam & Jamshed *Advocates*

3) Any other relevant title:

There is an existing charge of Union Bank of India on the subject property

4) Litigations: NIL. However, there is a charge of Union Bank in respect of both the CTS.

For M/s Zaigam & Jamshed,

Z. Rizvi

Zaigam Rizvi, Advocate
ENR NO: MAH/4185/2004



M/s. Zaigam & Jamshed

Advocates



SEARCH REPORT
10th February, 2024

In r/o CTS No.184/B :-

M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED All that piece and parcel of land or ground admeasuring 681.58 sq. mtrs., bearing Survey No.27 Hissa No. 9(pt) bearing correspondence CTS No.184/B (part) lying being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai and bounded as follows: On or towards the East by Building called Dalvi Plaza; On or towards the West by Building called Ajit park; On or towards the North by Building called Priyadarshani park; On or towards the South by Municipal Road; Search conducted in the Sub-Registration office at ANDHERI for the period from 1st January 1995 to February 2024 (30 Years) respective.

SUB-REGISTRAR OFFICE AT ANDHERI FOR THE PERIOD FROM JANUARY 1995 TO FEBRUARY, 2024

1995 – 2001 – Nil

2002 – 2015 – Nil

2016 – Deed of Conveyance dated 23/12/2016 registered under Serial No.BDR- 18/2405/2016 at the office of Sub – Registrar Andheri-7, regarding on land or ground bearing CTS. No. 184/B Part, Survey No. 27, Hissa No. 9 part., Adm., 681.58 sq. meters., lying, being and situated within the village limits of Sahar, by and between Melville Philip Gonsalves & Others referred to as the party of first part and M/s. Ganesh Vishal Infra Engineering Pvt. Ltd. referred to as the party of second part.

2017 – Nil



2018 – Supplement Agreement dated 18/05/2018 registered under Serial No.BDR- 18/5389/2018 at the office of Sub – Registrar Andheri-7, regarding Deed No. BDR-18/2405/2016, lying, being and situated within the village limits of Sahar, by and between Melville Philip Gonsalves & Others referred to as the party of first part and M/s. Ganesh Vishal Infra Engineering Pvt. Ltd. referred to as the party of second part.

2019 – Deed of Mortgage dated 26/06/2019 registered under Serial No.BDR- 4/6357/2019 at the office of Sub – Registrar Andheri-2, regarding on land or ground bearing CTS. No. 184/B Part, Survey No. 27, Hissa No. 9 part., Adm., 681.58 sq. meters., & CTS No. 167/3, Adm., 330.56 sq. meters., lying, being and situated within the village limits of Sahar, by and between M/s. Ganesh Vishal Infra Engineering Pvt. Ltd. & M/s. Ganesh Benzo Palsat Ltd. referred to as the party of first part and M/s. Union Bank of India referred to as the party of second part.

Affidavit dated 24/10/2019 registered under Serial No.BDR-4/8770/2019 at the office of Sub – Registrar Andheri-2, regarding on land or ground bearing CTS. No. 184/B Part, 167/3, lying, being and situated within the village limits of Sahar, in the name of M/s. Ganesh Vishal Infra Engineering Pvt. Ltd.

2020 – Nil

2021 – Affidavit dated 05/07/2021 registered under Serial No.BDR-15/6088/2021 at the office of Sub – Registrar Andheri-4, regarding on land or ground bearing CTS. No. 184/B Part, 167/3, lying, being and situated within the village limits of Sahar, in the name of M/s. Ganesh Vishal Infra Engineering Pvt. Ltd. Affidavit dated 17/08/2021 registered under Serial No.BDR-15/7861/2021 at the office of Sub – Registrar Andheri-4, regarding on land or ground bearing CTS. No. 184/B Part, 167/3, lying, being and situated within the village limits of Sahar, in the name of M/s. Ganesh Vishal Infra Engineering Pvt. Ltd.

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Affidavit dated 08/09/2021 registered under Serial No.BDR-15/8889/2021 at the office of Sub – Registrar Andheri-4, regarding on land or ground bearing CTS. No. 184/B Part, 167/3, lying, being and situated within the village limits of Sahar, in the name of M/s. Ganesh Vishal Infra Engineering Pvt. Ltd.

2022 – Deed of Mortgage dated 15/02/2022 registered under Serial No. BDR- 18/2659/2022 at the office of Sub – Registrar Andheri-7, regarding on land or ground bearing Land & Construction CTS No. 167/3 Area 392.5 Sq 3) Land & Construction CTS No. 184/B Part Survey No. 27 Part No. 9 Part Area 681.58 Sq. meters., lying, being and situated within the village limits of Sahar, by and between M/s. Ganesh Vishal Infra Engineering Pvt. Ltd. referred to as the party of first part and M/s. Union Bank of India referred to as the party of second part.

2023 – 2024 Nil

II. IN RESPECT PF CTS No. 167/3

M/S. GANESH VISHAL INFRA ENGINEERING PRIVATE LIMITED All that piece and parcel of land or ground bearing CTS No.167/3, area admeasuring 392.5 sq., mtrs., lying being situated at Village Sahar and within the Taluka limits of Andheri and in the Registration District of Mumbai Suburban in Greater Mumbai and bounded as follows: On or towards the East by Plot No.167/7; On or towards the West by Plot No.167/1; On or towards the North by Plot No. 182/4, 182/5 and others; On or towards the South by DP Road Search conducted in the Sub-Registration office at ANDHERI for the period from 1st January 1995 to February 2024 (30 Years) respective.



**SUB-REGISTRAR OFFICE AT ANDHERI FOR THE PERIOD
FROM JANUARY 1995 TO FEBRUARY, 2024**

1995 – 2001 – Nil

2002-2003 Transaction

Deed of Confirmation dated 11/09/2003 by societies in favour of Indigo constructions and registered under serial no.06167/2003 at Sub Registrar Office Andheri

2004-2014 NIL

2015 –

Sale Certificate dated 20.07.2015 in the name of Infrastructure Logistics Systems Limited was adjudicated for stamp duty of Rs.21,02,050/- at Collector of Stamps, Kurla 19.10.2015 and registered under serial no. BDR4-9508-2015 on 10.12.2015 at Sub Registrar Office Andheri-2

2016 NIL

2017 –

Registered Deed of Conveyance dated 28.02.2017 executed between M/s. Stolt Rail Logistics Systems Limited (formerly known as Infrastructure Logistics Systems Limited) as the Vendor of the first part and M/s. Ganesh Vishal Infra Engineering Pvt Ltd. As the Purchaser of the other part and document registered under serial no.BDR1-1876-2017 at Sub Registrar Office Andheri-1

2018 NIL

2019 –

Deed of Mortgage dated 26/06/2019 registered under Serial No.BDR- 4/6357/2019 at the office of Sub – Registrar Andheri-2, regarding on land or ground bearing CTS. No. 184/B Part, Survey No. 27, Hissa No. 9 part., Adm., 681.58 sq. meters., & CTS No. 167/3, Adm., 330.56 sq. meters., lying, being and situated within the village limits of Sahar, by and between M/s. Ganesh Vishal Infra Engineering Pvt. Ltd. & M/s. Ganesh Benzo Palsat Ltd. referred to as the party of first part and M/s. Union Bank of India referred to as the party of second part 2020-

2021 NIL

M/s. Zaigam & Jamshed

Advocates

2022 –

Deed of Mortgage dated 15/02/2022 registered under Serial No.BDR- 18/2659/2022 at the office of Sub – Registrar Andheri-7, regarding on land orground bearing Land & Construction CTS No. 167/3 Area 392.5 Sq 3)Land & Construction CTS No. 184/B Part Survey No. 27 Part No. 9 Part Area 681.58 Sq. meters., lying, being and situated within the village limits of Sahar, by and between M/s. Ganesh Vishal Infra Engineering Pvt. Ltd. referred to as the party of first part and M/s. Union Bank of India referred to as the party of second part.

2023 – 2024 Nil

For M/s Zaigam & Jamshed,

Z. Rizvi



Zaigam Rizvi, Advocate
ENR NO: MAH/4185/2004