

Ref. No. LP/3047/24

**FORMAT - A**  
(Circular No. 28/2021)

To,  
**Maharashtra Real Estate Regulatory Authority**  
6/7 floor, Housefin Bhavan,  
BKC, Bandra (East),  
Mumbai 400051.

**LEGAL TITLE REPORT**

Re: (1) Title clearance certificate with respect to all that piece or parcel of land or ground admeasuring 806 square meters and according to property register card admeasuring 836 square meters bearing Old Plot No. 31(pt.), Final Plot No.56A, Town Planning Scheme No. II and bearing City Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6 and 189A/7 together with the building standing thereon known as "**Nand Bhavan**" (now demolished) and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**the First Property**").

and

(2) All that piece or parcel of land or ground admeasuring 537 square meters as per city survey records and admeasuring 537.70 square meters as per Property Register Card bearing Old Plot No.31(pt.), Final Plot No.56B, Town Planning Scheme No. II and bearing CTS No.189B together with the building standing thereon known as "**Bindra Niwas**" (now demolished) and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**the Second Property**") (the said First Property and the said Second Property are hereinafter collectively referred to as "**the said Property**").

We have investigated the title of the said Property on the request of **Delta Synergy LLP**, a registered Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLP Identification Number AAG-4011 and having its address at Office Nos. 8 & 9, 2<sup>nd</sup> Floor, Harchu Sind Bahar Building, Bhram Baug, S.V. Road, Jogeshwari (West), Mumbai 400102 (hereinafter referred to as "**the Promoter**") and following documents i.e.:

1) **Description of the said Property:**

(i) All that piece or parcel of land or ground admeasuring 806 square meters and according to property register card admeasuring 836 square meters bearing Old Plot No. 31(pt.), Final Plot No.56A, Town Planning Scheme No. II and bearing City Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6 and 189A/7 together with the building standing thereon known as "**Nand Bhuvan**" (now demolished) and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**the First Property**").

and

(ii) All that piece or parcel of land or ground admeasuring 537 square meters as per city survey records and admeasuring 537.70 square meters as per Property Register Card bearing Old Plot No.31(pt.), Final Plot No.56B, Town Planning Scheme No. II and bearing CTS No.189B together with the building standing thereon known as "**Bindra Niwas**" (now demolished) and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**the Second Property**") (the said First Property and the said Second Property is hereinafter collectively referred to as "**the said Property**")

2) **The Documents of Allotment of said Property:**

(i) Agreement for Sale dated 21<sup>st</sup> January, 2020 and duly registered with the Office of the Joint Sub-Registrar of



Assurances at Andheri No.7, MSD (Bandra) under Serial No. BDR-18/995 of 2020 on 21<sup>st</sup> January, 2020 (hereinafter referred to as “**the said Agreement for Sale**”) made between Nilesh Anoopchand Shah, therein referred to as the Vendor of the First Part, Trusha Nilesh Shah and Samiksha Nilesh Shah (wife and daughter respectively of the Nilesh Anoopchand Shah), therein referred to as the Confirming Parties of the Second Part and Delta Synergy LLP, the Promoter herein and therein referred to as the Purchaser of the Third Part in respect of the said Property.

- (ii) Irrevocable Power of Attorney dated 21<sup>st</sup> January, 2020 duly registered with the Office of the Joint Sub-Registrar, Andheri No.7, MSD (Bandra) under Serial No. BDR-18/997 of 2020 dated 21<sup>st</sup> January, 2020 granted by Nilesh Anoopchand Shah in favour of the Promoter.
- (iii) Irrevocable Power of Attorney dated 21<sup>st</sup> January, 2020 duly registered with the Office of the Joint Sub-Registrar, Andheri No.7, MSD (Bandra) under Serial No. BDR-18/998 of 2020 dated 21<sup>st</sup> January, 2020 granted by Trusha Nilesh Shah and Samiksha Nilesh Shah (wife and daughter respectively of Nilesh Anoopchand Shah).
- 3) Property Register Cards dated 16<sup>th</sup> May, 2018 in respect of the said Property.
- 4) Search report of the search clerk Mr. E.S. Gaokar in respect of the said Property at the Office of the Sub-Registrar of Assurances Mumbai at MHADA, Bandra and Old Custom House, Fort, Mumbai from the year 1955 to 2018 (64 years), at the Office of the Sub-Registrar Andheri 1 to 7 at Khar, Andheri, Jogeshwari, BKC from the year 2002 to 2018 and online E-Search on the website of Inspector General of Registration (IGR Website), in respect of the said Property from the



year 2017 to 5<sup>th</sup> August, 2024. Copies of the aforesaid Search Reports are enclosed herewith as **Annexure "A" (Colly.)**.

2. On perusal of the abovementioned documents and all relevant documents relating to title of the said Property, we are of the opinion that Nilesh Anoopchand Shah is the Owner of the said Property and the title of the Promoter to develop the said Property in accordance with the applicable Laws Rules and Regulations is clear, marketable and without any encumbrances.

Owner of the said Property

- (1) Nilesh Anoopchand Shah is the Owner of the said Property bearing bearing City Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 and No.189B
- (2) Qualifying remarks - As mentioned in Flow of the Title of the said Property as enclosed herewith as Format- A.

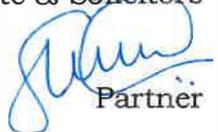
3. The report reflecting the flow of title of the Promoter on the said Property is enclosed herewith as annexure.

Encls:

1. **Format "A"** - Flow of the Title of the said Property.
2. **Annexure "A"** (Colly.) - Search Reports dated 31<sup>st</sup> December, 2018, 30<sup>th</sup> September, 2021 and 5<sup>th</sup> August, 2024.

Date: 22<sup>nd</sup> November, 2024

**Law Point**  
Advocate & Solicitors

  
Partner

**FORMAT - A**  
(Circular No.28 /2021)

**FLOW OF THE TITLE OF THE SAID PROPERTY**

- (a) By and under a Deed of Conveyance dated 10<sup>th</sup> April, 2002, duly registered with the office of the Sub-Registrar of Assurances at Andheri-2, Mumbai under Serial No. BDR-4/2361 of 2002 and made between Manmohan Singh Kesar Singh Bindra and Kamaljit Kaur Mohan Singh Bindra, therein referred to as the Vendors of the First Part and Pankaj Anoopchand Shah, therein referred to as the Confirming Party of the Second Part and Nilesh Anoopchand Shah therein referred to as the Purchaser of the Third Part, the Vendor with the consent and confirmation of the Confirming Party therein sold, transferred and conveyed unto the Purchaser therein all that piece and parcel of land or ground admeasuring 836 square meters together with the building standing thereon known as "Nand Bhuvan" bearing Old Plot No.31(pt.), Final Plot No.56A, Town Planning Scheme No.2 and City Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 situate, lying and being at Village Andheri, Taluka Andheri within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**the First Property**") at or for the consideration and on the terms contained therein;
- (b) By another Deed of Conveyance dated 21<sup>st</sup> November, 2008, duly registered with the office of the Sub-Registrar of Assurances at Andheri-4, Mumbai under Serial No. BDR-15/10239 of 2008 and made between Devinder Kaur, therein referred to as the Vendor of the One Part and Nilesh Anoopchand Shah, therein referred to as the Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed in favour of the Purchaser therein, all that piece or parcel of land or ground admeasuring 537 square meters as per city survey records and admeasuring 537.70 square meters as per Property Register Card together with the building standing thereon known as "Bindra Niwas" bearing Old Plot No.31(pt.), Final Plot No.56B, Town Planning Scheme No. II and CTS



No.189B situate, lying and being at Village Andheri, Taluka Andheri within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**the Second Property**") at or for the consideration and on the terms contained therein;

- (c) The building known as Nand Bhuvan (now demolished) was comprising of Ground plus three upper floors is partly tenanted (i.e. 20 tenants) and partly self-occupied (1 tenement) and the building known as "Bindra Niwas" (now demolished) was comprising of Ground plus three upper floors is fully tenanted (i.e. 14 tenants);
- (d) By and under an Agreement for Sale dated 21<sup>st</sup> January, 2020 (hereinafter referred to as "**the said Agreement for Sale**") made between Nilesh Anoopchand Shah, therein referred to as the Vendor of the First Part, Trusha Nilesh Shah and Samiksha Nilesh Shah (wife and daughter respectively of Nilesh Anoopchand Shah), therein referred to as the Confirming Parties of the Second Part and the Promoter herein (therein referred to as "the Purchaser") of the Third Part, Nilesh Anoopchand Shah with the consent and confirmation of the Confirming Parties therein agreed to sell, transfer and convey to and in favour of the Promoter the said Property for the consideration and on the terms and conditions more particularly set out therein. The said Agreement for Sale is duly registered with the Office of the Joint Sub-Registrar of Assurances at Andheri No.7, MSD (Bandra) under Serial No. BDR-18/995 of 2020 on 21<sup>st</sup> January, 2020;
- (g) As agreed under the said Agreement for Sale, Nilesh Anoopchand Shah has executed Irrevocable Power of Attorney dated 21<sup>st</sup> January, 2020 and thereby granted all powers and authorities to the Promoter to do all acts, matters, deeds and things more particularly mentioned thereunder for the purpose of transfer and undertaking development of the said Property. The said Power of Attorney is duly registered with the Office of the Joint Sub-Registrar, Andheri No.7, MSD (Bandra) under Serial No. BDR-18/997 of 2020 dated 21<sup>st</sup> January, 2020;



- (h) As agreed under the said Agreement for Sale, Trusha Nilesh Shah and Samiksha Nilesh Shah (wife and daughter respectively of Nilesh Anoopchand Shah) have executed Irrevocable Power of Attorney dated 21<sup>st</sup> January, 2020 and thereby granted all powers and authorities to the Promoter to do all acts, matters, deeds and things more particularly mentioned thereunder for the purpose of transfer and undertaking development of the said Property. The said Power of Attorney is duly registered with the Office of the Joint Sub-Registrar, Andheri No.7, MSD (Bandra) under Serial No. BDR-18/998 of 2020 dated 21<sup>st</sup> January, 2020.
- (i) We have also relied on Notarized Declaration dated 21<sup>st</sup> August, 2024 given by the Promoter through its authorized Partner.
- (j) We have caused Public Notices issued in two local daily newspapers viz. Free Press Journal (English edition) and Navshakti (Marathi edition) both dated 7<sup>th</sup> August, 2024 inviting claims, if any, from third parties against the Promoter in relation to the said Property. In response thereto we have not received any claim or objection till date.

**Sr. No.**

- 1) Property Register Cards in respect of the said Property stands in the name of Nilesh Anoopchand Shah.
- 2) Mutation Entry No. Not Applicable.
- 3) Search Report of search clerk Mr. E.S. Gaokar in respect of the said Property at the Office of the Sub-Registrar of Assurances Mumbai at MHADA, Bandra and Old Custom House, Fort, Mumbai from the year 1955 to 2018 (64 years), at the Office of the Sub-Registrar Andheri 1 to 7 at Khar, Andheri, Jogeshwari, BKC from the year 2002 to 2018 and online E-Search taken through Search Clerk, Mr. E.S. Gaokar on the website of Inspector General of Registration (IGR Website), in respect of the said Property from the year 2017 to 2021 and further online E-Search taken through Search Clerk, Mr. E.S. Gaokar on the website of Inspector General of Registration (IGR Website), in respect of the said Property from the year 2020 to 5<sup>th</sup> August, 2024 and Online Litigation Search Report dated 8<sup>th</sup> August, 2024 submitted



by Cubitctree Technology Solutions Pvt. Ltd. in respect of the Promoter. We have not observed any litigations in respect of the said Property filed by or against the Promoter (**Annexure- "B"**).

4) Any other relevant title : Title Report dated 5<sup>th</sup> November, 2019 issued by Kantilal Underkat & Co. certifying the title of Nilesh Anoopchand Shah to the said Property (**Annexure "C"**).

5) Litigation if any : NIL

Date: 22<sup>nd</sup> November, 2024

**Law Point**  
Advocate & Solicitors

  
Partner

Housiey.com

**EKNATH S. GAOKAR (SEARCH CLERK)**

18/B/2, Raja Bahadur Mansion, 2<sup>nd</sup> Floor, 2 Homi Modi Cross Street. Off. Fort Chamber, Roshni Xerox, Mumbai-400023

Mob. Nos. 9820083087  
9969259726

Email – [gaokar786.1831@rediffmail.com](mailto:gaokar786.1831@rediffmail.com)  
Pan No. AIPPG8914Q

Date :31-12-2018.

To,  
Law Point.  
Advocates & Solicitors.  
301, Vaibhav Chambers,  
3rd Floor, Opp. Income-Tax Office,  
Bandra-Kurla Complex,  
Bandra (East), Mumbai 400 051.

Re: Investigation of title of Property being ALL THAT piece or parcel of land or ground admeasuring 836 Sq. Meters being Old Plot No. 31(Part), Final Plot No. 56 A, Town Planning Scheme No. II and bearing City Survey Nos. 189 A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 together with the building standing thereon known as Nand Bhuvan and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City. AND ALL THAT piece or parcel of land admeasuring 537 sq. mtrs or thereabout being Old Plot No. 31 (Pt), Final Plot No. 56B, Town Planning Scheme No. II and bearing C.T.S. No. 189 B together with the building standing thereon known as Bindra Niwas and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

Madam,

Under your instructions, I have caused search to be taken in respect of abovementioned property in the offices of the Sub-Registrar of assurances at MHADA, Bandra and Old Custom House, Fort, Mumbai from the year 1955 To, 2018 (Last 64 Years) respectively and also in the offices of the Sub-Registrar of assurances (Andheri-1, 2, 3, 4, 5, 6 & 7) at Khar, Andheri, Jogeshwari, BKC from the year 2002 to 2018 (Last 17 Years) respectively.

During the course of search I have found the following documents registered / indexed therein.

**Note :-** This Search Report is subject to torn and mutilated indexed –II records.

**AT MUMBAI SUB-REGISTRAR OFFICE FROM 1955 TO, 2018**  
**(LAST 64 YEARS) MANUAL REGISTER**

1955 – Nil  
1956 – Nil  
1957 – Nil

1958 – At SRO Custody

1959 – Nil  
1960 – Nil  
1961 – Torn  
1962 – Nil  
1963 – Nil  
1964 – Torn  
1965 – Torn

1966}  
To, } – Nil  
1970}

1971}  
To, } – Partly Torn  
1975}

1976}  
To, } – Torn  
1981}

1982 – Nil

1983}  
To, } – Torn  
1986}

1987 – Partly Torn  
1988 – Partly Torn  
1989 – Torn  
1990 – Partly Torn  
1991 – Nil  
1992 – Torn  
1993 – Torn  
1994 – Partly Torn  
1995 – Nil  
1996 – Partly Torn  
1997 – Nil  
1998 – Torn  
1999 – Partly Torn  
2000 – Partly Torn  
2001 – Partly Torn  
2002 – Torn  
2003 – Torn  
2004 – Partly Torn  
2005 – Partly Torn  
2006 – Torn  
2007 – Torn  
2008 – Torn  
2009 – Partly Torn  
2010 – Partly Torn  
2011 – Torn  
2012 – Partly Torn  
2013 – Nil

2014 – Nil  
 2015 – Nil  
 2016 – Partly Torn  
 2017 – Partly Torn  
 2018 – Not Prepared.

**AT BANDRA SUB-REGISTRAR OFFICE FROM 1955 TO, 2018**  
**(LAST 64 YEARS) MANUAL REGISTER**

1955 }  
 To, } -- Torn  
 1959 }

1960 – (Index-II record is torn, hence an entry has been taken from Photo-Copy of the said document.)

BND  
95  
 1960

Conveyance Deed  
 Rs. 12,000/-

16-01-1960  
16-01-1960

- 1) Raizada Topandas Tulsidas.
- 2) Raizada Issardas Tulsidas.
- 3) Raizada Karamnarayan Tulsidas.
- 4) Rampyari w/o. Lala Nathuram Madan.

To,

Gurdevi wd/o. Sardar Nandsingh Bindra.

Schedule: - Property (Land along with the house bearing no. 83) situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Plot No. 31 of T.P.S. No. II, area according to Record of Rights 1463.25 Sq. Yards

1961 – Torn  
 1962 – Torn  
 1963 – Torn

1964 – (Index-II record is torn, hence an entry has been taken from Photo-Copy of the said document.)

BND  
2816  
 1964

Affidavit

21-08-1964  
21-12-1964

Gurdevi wd/o. Sardar Nandsingh Bindra.  
 [C/A. – Harbansingh Bindra.]

To,

Sardar Gurbachansingh Nandsingh Bindra.

Schedule: - Property (Land along with the house bearing no. 83) situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Plot No. 31 of T.P.S. No. II, admg. 1223.25 Sq. Mts.

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1965 – Partly Torn

BND  
553  
1965

Transfer Deed

12-03-1965  
13-03-1965

Gurdevi wd/o. Sardar Nandsingh Bindra.  
[C/A. – Harbansingh Bindra.]

To,

To,

Sardar Gurbachansingh Nandsingh Bindra.

Schedule: - Property (Land along with the house bearing no. 83) situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Plot No. 31 of T.P.S. No. II, area according to Record of Rights 1463.25 Sq. Yards

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1965 – Partly Torn

BND  
2544  
1965

Gift Deed

06-12-1965  
06-12-1965

Gurubachansingh Bindra.

To,

Devinder Kaur.

Schedule: - Property (Land) situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Plot No. 31 (Pt) of T.P.S. No. II, admg. 616 Sq. Yards.

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1966 – Nil  
1967 – Partly Torn

BND  
1966  
1968

1968  
Agreement of Charge  
Rs, 4,000/-

14-06-1968  
24-08-1968

Devinder Kaur H. Bindra.

To,

Suchita Bhavanishankar Adyanthaya.

Schedule: - Property (Land) situated at Village Andheri, Tal. Andheri,  
Mumbai Suburban District bearing Plot No. 31 (Pt) of T.P.S.  
No. II, admg. 616 Sq. Yards, i.e. 514 Sq. Metres.

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1969 – Nil  
1970 – Partly Torn

1971 }  
To, } – Torn  
1974 }

1975 – Partly Torn  
1976 – Partly Torn

1977 – (Index-II record is torn, hence an entry has been  
taken from Photo-Copy of the said document.)

BOM-B  
351  
1977

Conveyance Deed  
Rs. 12,000/-

29-04-1977  
17-06-1977

- 1) Swinder Kaur Bindra wd/o. Gurubachansingh Bindra.
- 2) Dapindersingh Bindra s/o. Gurubachansingh Bindra.
- 3) Avindersingh Bindra s/o. Gurubachansingh Bindra.
- 4) Jasbir Kaur w/o. Jang Bahaddursingh married  
d/o. Gurubachansingh Bindra.

To,

- 1) Manmohansingh Kesarsingh Bindra.
- 2) Kamaljit Kaur Bindra w/o. Manmohansingh Bindra.

Schedule: - Property (Land along with the building) situated at Village  
Andheri, Tal. Andheri, Mumbai Suburban District bearing  
Final Plot No. 31 (Pt.), New Plot No. 56 of TPS No. II, City  
Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6,  
189A/7, admg. 607.3 Sq. Mtrs, 79.5 Sq. Mtrs, 17.6 Sq. Mtrs,  
21.3 Sq. Mtrs, 28 Sq. Mtrs, 23 Sq. Mtrs and 29.3 Sq. Mtrs  
in all 806 Sq. Mtrs and according to Town Planning 836 Sq. Mtrs.

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1978 }  
To, } – Torn  
1990 }

1991 – Partly Torn  
1992 – Torn  
1993 – Partly Torn  
1994 – Partly Torn  
1995 – Nil  
1996 – Partly Torn

1997 }

To, } – Torn  
2009}

2010 – Partly Torn  
2011 – Torn  
2012 – Torn

2013 – Nil  
2014 – Nil  
2015 – Not Available  
2016 – Not Available  
2017 – Not Prepared  
2018 – Not Prepared

**AT ANDHERI-1 SUB-REGISTRAR OFFICE FROM 1995 TO, 2018**  
**(LAST 24 YEARS) MANUAL REGISTER**

1995}  
To, } – Torn  
1999}

2000 – Partly Torn  
2001 – Partly Torn

2002}  
To, } – Torn  
2009}

2010}  
To, } – Nil  
2013}

2014}  
To, } – Not Available  
2018}

**COMPUTER INDEX-II RECORDS FROM THE YEAR 2002 TO 2018**  
**(LAST 17 YEARS) AT S.R.O. BANDRA.**

	<u>2002</u>	
<u>Andheri-2</u>	<u>Conveyance Deed</u>	<u>10-04-2002</u>
<u>2361</u>	<u>Rs. 5,00,000/-</u>	<u>11-04-2002</u>
<u>2002</u>	<u>M.V. Rs. 3,64,000/-</u>	

- 1) Manmohan Singh Kesar Singh Bindra.
- 2) Kamaljeet Kaur Manmohan Singh Bindra.

And

Mr. Pankaj Anoopchand Shah.

To,

Mr. Nilesh Anoopchand Shah.

Schedule: - Property (Land along with the building) situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Final Plot No. 31 (Pt.), New Plot No. 56 of TPS No. II, City Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7, admg. 806 Sq. Mtrs and according to Town Planning 836 Sq. Mtrs

2003 – Nil

2004 – Nil

2005 – Nil

2006

Andheri-2  
377  
2006

Mortgage Deed  
Rs. 10,00,000/-

05-01-2006  
18-01-2006

Nilesh Anupchand Shah.

To,

Alka Hitendra Shah.

Schedule: - Property (Land together with the structure) situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Final Plot No. 31, New Plot No. 56/A, C.T.S. No. 189A, admg. 806 Sq. Mtrs. and according to Town Planning 836 Sq. Mtrs.

2007 – Nil

2008

Andheri-4  
10239  
2008

Conveyance Deed  
Rs. 1,05,30,000/-

21-11-2008  
22-12-2008

Devinder Kaur.

To,

Nilesh Anoopchand Shah.

Schedule: - Property (Land together with the building known as "Bindra Niwas") situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Plot No. 56/B of T.P.S. No. II, C.T.S. No. 189B, admg. 537 Sq. Mtrs.

2009 – Nil

2010

<u>Andheri-1</u>	<u>Reconveyance of Mortgage Deed</u>	<u>26-02-2010</u>
2281	Rs. 10 lacs along with the interest	26-02-2010
2010		

Alka Hitendra Shah.

To,

Nilesh Anoopchand Shah.

Schedule: - Property (Land together with the structure) situated at Village Andheri, Tal. Andheri, Mumbai Suburban District bearing Final Plot No. 31, New Plot No. 56/A, C.T.S. No. 189A, admg. 806 Sq. Mtrs and according to town planning 836 Sq. Mts.

\* This Reconveyance of Mortgage Deed is in respect of Mortgage Deed, registered under Serial No. BDR-4/377/2006, dated 18-01-2006.

2011 }  
To, } – Nil  
2017 }

2018 – Not Prepared

**Note :** Manual record was not available for search, hence seen online.

**E. S. GAOKAR,**  
*Search clerk,*

**Annexure**

As per online inspection of Property Register Card in respect of the land bearing City Survey Nos. 189A, 189A/2 to 189A/7 of Village Andheri, Tal. Andheri, Mumbai Suburban District, Short particulars of Property Register Card is as follow :

(I)

<u>City Survey No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
189A	1076.7	‘C’
	– 469.4	
	607.4	
	+ 30.0	
	637.3	

**Original Holder :** [ Gundevi w/o. Sardar Bindra by  
Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh Bindra.]
25-04-1970	Gift Deed, dated 06-08-1965 from Gurubachansingh (536 Sq. Yards) 448.8 Sq. Mtrs. S.R. No. 2544	(H) [Smt. Davinder Kaur. ] ] ]
25-04-1970	Declaration Deed, dated 09-04-1970 made by Navinder Kaur.	(H) [Savinder Kaur w/o. Gurubachan- ] [Singh Bindra. ] [Davindersingh Gurubachansingh ] [Bindra. ] [Avindersingh Gurubachansingh ] [Bindra. ]
05-04-1971	Order No. DLN/LND/3566, dated 24-10-1970 of S.D.O.	As per Sub-Division name of Smt. Davinder Kaur removed for an area of 469.4 Sq. Metres merged in C.T.S. No. 189-B.
20-07-1972	As per City Survey Officer No. 4 order out an area of 30.0 Sq. Metres is transferred to C.T.S. No. 188.	
[17-08-1977 [ [ [ [	By Sale Deed No. 351, dated 29-04-1977 for Rs. 1,70,000/- with C.T.S. No. 186A/2 to 7 and City Survey Officer order, dated 17-08-1977.	(H) 1) Manmohansingh Kesarsingh Bindra. ] 2) Smt. Kamaljit Kaur Bindra. ] ] ] ]
16-11-2004	As per Regd. Deed No. 2361/02 with SRO Andheri on 11/04/02 name of Vendors deleted from the record namely Manmohansingh Kesarsingh Bindra and Smt. Kamaljit Kaur Bindra.	(H) Shri Nilesh Anupchand Shah.
16-12-2015	This is about an area of P.R. Card is mentioned in Word.	

(II)

<u>City Survey No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
------------------------	---------------------------	---------------

189A/2

79.5

'C'

**Original Holder :** [ Gundevi w/o. Sardar Bindra by  
Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh Bindra.]
25-04-1970	Declaration Deed, dated 09-04-1970 made by Navinder Kaur.	(H) [Savinder Kaur w/o. Gurubachan- ] [Singh Bindra. ] [Davindersingh Gurubachansingh ] [Bindra. ] [Avindersingh Gurubachansingh ] [Bindra. ]
17-08-1977	By Sale Deed No. 351, dated 29-04-1977 for Rs. 1,70,000/- with C.T.S. No. 186A/2 to 7 and City Survey Officer order, dated 17-08-1977.	(H) [1) Manmohansingh Kesarsingh ] [ Bindra. ] [2) Smt. Kamaljit Kaur Bindra. ]
16-11-2004	As per Regd. Deed No. 2361/02 with SRO Andheri on 11/04/02 name of Vendors deleted from the record namely Manmohansingh Kesarsingh Bindra and Smt. Kamaljit Kaur Bindra.	(H) Shri Nilesh Anupchand Shah.
29-07-2015	This is regarding an area of Property Register Card is mentioned in word.	

( III )

<u>City Survey No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
189A/3	17.6	'C'

**Original Holder :** [ Gundevi w/o. Sardar Bindra by  
Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh Bindra.]
25-04-1970	Declaration Deed, dated 09-04-1970 made by Navinder Kaur.	(H) [Savinder Kaur w/o. Gurubachan- ] [Singh Bindra. ] [Davindersingh Gurubachansingh ] [Bindra. ] [Avindersingh Gurubachansingh ] [Bindra. ]
17-08-1977	By Sale Deed No. 351, dated 29-04-1977 for Rs. 1,70,000/- with C.T.S. No. 186A/2 to 7 and City Survey Officer order, dated 17-08-1977.	(H) [1) Manmohansingh Kesarsingh ] [ Bindra. ] [2) Smt. Kamaljit Kaur Bindra. ]
16-11-2004	As per Regd. Deed No. 2361/02 with SRO Andheri on 11/04/02 name of Vendors deleted from the record namely Manmohansingh Kesarsingh Bindra and Smt. Kamaljit Kaur Bindra.	(H) Shri Nilesh Anupchand Shah.
29-07-2015	This is regarding an area of Property Register Card is mentioned in word.	

(IV)

<u>City Survey No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
189A/4	21.3	'C'

**Original Holder :** [ Gundevi w/o. Sardar Bindra by Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh

		Bindra.]
25-04-1970	Declaration Deed, dated 09-04-1970 made by Navinder Kaur.	(H) [Savinder Kaur w/o. Gurubachan- ] [Singh Bindra. ] [Davindersingh Gurubachansingh ] [Bindra. ] [Avindersingh Gurubachansingh ] [Bindra. ]
17-08-1977	By Sale Deed No. 351, dated 29-04-1977 for Rs. 1,70,000/- with C.T.S. No. 186A/2 to 7 and City Survey Officer order, dated 17-08-1977.	(H) [1) Manmohansingh Kesarsingh ] [ Bindra. ] [2) Smt. Kamaljit Kaur Bindra. ]
16-12-2004	As per Regd. Deed No. 2361/02 with SRO Andheri on 11/04/02 name of Vendors deleted from the record namely Manmohansingh Kesarsingh Bindra and Smt. Kamaljit Kaur Bindra.	(H) Shri Nilesh Anupchand Shah.
29-07-2015	This is regarding an area of Property Register Card is mentioned in word.	

(V)

<u>City Survey No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
189A/5	28.0	'C'

**Original Holder** : [Gundevi w/o. Sardar Bindra by Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh Bindra.]
25-04-1970	Declaration Deed, dated 09-04-1970 made by Navinder Kaur.	(H) [Savinder Kaur w/o. Gurubachan- ] [Singh Bindra. ] [Davindersingh Gurubachansingh ] [Bindra. ] [Avindersingh Gurubachansingh ] [Bindra. ]

17-08-1977	By Sale Deed No. 351, dated 29-04-1977 for Rs. 1,70,000/- with C.T.S. No. 186A/2 to 7 and City Survey Officer order, dated 17-08-1977.	(H) [1) Manmohansingh Kesarsingh ] [ Bindra. ] [2) Smt. Kamaljit Kaur Bindra. ]
16-12-2004	As per Regd. Deed No. 2361/02 with SRO Andheri on 11/04/02 name of Vendors deleted from the record namely Manmohansingh Kesarsingh Bindra and Smt. Kamaljit Kaur Bindra.	(H) Shri Nilesh Anupchand Shah.
29-07-2015	This is regarding an area of Property Register Card is mentioned in word.	

(VI)

<u>City Survey No.</u>	<u>Area in</u>	<u>Tenure</u>
189A/6	Sq. Metres 23.0	'C'

**Original Holder :** [ Gundevi w/o. Sardar Bindra by Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh Bindra.]
25-04-1970	Declaration Deed, dated 09-04-1970 made by Navinder Kaur.	(H) [Savinder Kaur w/o. Gurubachan- ] [Singh Bindra. ] [Davindersingh Gurubachansingh ] [Bindra. ] [Avindersingh Gurubachansingh ] [Bindra. ]
17-08-1977	By Sale Deed No. 351, dated 29-04-1977 for Rs. 1,70,000/- with C.T.S. No. 186A/2 to 7 and City Survey Officer order, dated 17-08-1977.	(H) [1) Manmohansingh Kesarsingh ] [ Bindra. ] [2) Smt. Kamaljit Kaur Bindra. ]
16-12-2004	As per Regd. Deed No. 2361/02 with SRO Andheri on 11/04/02 name of Vendors deleted from the record namely Manmohansingh	(H) Shri Nilesh Anupchand Shah.

Kesarsingh Bindra and Smt.  
Kamaljit Kaur Bindra.

29-07-2015 This is regarding an area of Property  
Register Card is mentioned in word.

(VII)

<u>City Survey No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
189A/7	29.3	'C'

**Original Holder :** [ Gundevi w/o. Sardar Bindra by  
Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh Bindra.]
25-04-1970	Declaration Deed, dated 09-04-1970 made by Navinder Kaur.	(H) [Savinder Kaur w/o. Gurubachan- ] [Singh Bindra. ] [Davindersingh Gurubachansingh ] [Bindra. ] [Avindersingh Gurubachansingh ] [Bindra. ]
17-08-1977	By Sale Deed No. 351, dated 29-04-1977 for Rs. 1,70,000/- with C.T.S. No. 186A/2 to 7 and City Survey Officer order, dated 17-08-1977.	(H) [1) Manmohansingh Kesarsingh ] [ Bindra. ] [2) Smt. Kamaljit Kaur Bindra. ]
16-12-2004	As per Regd. Deed No. 2361/02 with SRO Andheri on 11/04/02 name of Vendors deleted from the record namely Manmohansingh Kesarsingh Bindra and Smt. Kamaljit Kaur Bindra.	(H) Shri Nilesh Anupchand Shah.

29-07-2015 This is regarding an area of Property Register Card is mentioned in word.

## (VIII)

<u>City Survey No.</u>	<u>Area in Sq. Metres</u>	<u>Tenure</u>
189B	66.6	'C'
	+ 469.4	
	536.0	
	19.0	
	555.0	
	17.3	
	537.7	

**Original Holder :** [ Gundevi w/o. Sardar Bindra by Sale Deed from Raizada Topandas and Ors.]

<u>Date</u>	<u>Transaction</u>	<u>New Holder (H) Lessee (L) or Encumbrance (E)</u>
25-04-1970	Affidavit, dated 21-12-1964 from Gundevi.	(H) [Sardar Gurubachansingh Nandsingh Bindra.]
[25-04-1970 [ [ [	Gift Deed, dated 05-08-1965 from Gurubachansingh (536 Sq. Yards) 448.8 Sq. Mtrs. S.R. No. 2544	(H) [Smt. Davinder Kaur. ] ] ]
05-04-1971	Order No. DLN/LND/3566, dated 24-10-1970 of S.D.O.	As per Sub-Division area of 469.4 Sq. Metres included in this holding.
20-07-1972	As per Consent Decree, dated 28-06-1971 consent statement of Smt. Davinder Kaur and C.T.S. Officer, order dated 20-07-1972.	An area of 19.0 Sq. Metres portion of C.T.S. No. 188 Part included in this holding and an area of 17.3 Sq. Metres of C.T.S. No. 189 is included in C.T.S. No. 196.
21-10-1972	This is about NA Assessment.	
31-01-2009	As per Regd. Deed of Rs. 1,05,30,000/- being Regd. Deed No. 10239/2008, dated 21-11-2008, Regd. with SRO Andheri-4 Vendor namely Smt. Davinder Kaur deleted from the Record and name of purchaser brought on Record.	

16-12-2015

This is about an area of P.R.  
Card is mentioned in Word.

---

**E. S. GAOKAR**  
*Search clerk,*

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**EKNATH S. GAOKAR** (SEARCH CLERK)18/B/2, Raja Bahadur Mansion, 2<sup>nd</sup> Floor, 2 Homi Modi Cross Street, Off. Fort Chamber, Roshni Xerox, Mumbai-400023Mob. Nos. 9820083087  
9969259726Email – [gaokar786.1830@rediffmail.com](mailto:gaokar786.1830@rediffmail.com)  
Pan No. A1PPG8914Q

Date : 30-09-2021.

To,  
Law Point.  
Advocates & Solicitors.  
301, Vaibhav Chambers,  
3rd Floor, Opp. Income-Tax Office,  
Bandra-Kurla Complex,  
Bandra (East), Mumbai 400 051.

Re: Investigation of title of Property being  
(1) ALL THAT piece or parcel of land or ground admeasuring 836 Sq. Meters being Old Plot No. 31 (Part), Final Plot No. 56 A, Town Planning Scheme No. II and bearing City Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 together with the building standing thereon known as "Nand Bhuvan" and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.  
(2) ALL THAT piece or parcel of land admeasuring 537 sq. mtrs or thereabout being Old Plot No. 31 (Pt), Final Plot No. 56-B, Town Planning Scheme No. II and bearing C.T.S. No. 189 B together with the building standing thereon known as Bindra Niwas and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

Sir,

Under your instructions, I have caused search to be taken in respect of abovementioned property from online E-search from the year 2017 to 2021 (Last 05 Years) respectively.

During the course of search I have found the following documents are found registered / indexed therein.

From the year 2017 To, 2021 (Last 05 Years) as per Online Search (E-search)

<u>Andheri-7</u> <u>2779</u> 2017	<u>2017</u> <u>Reconveyance Deed</u>	<u>06-05-2017</u> <u>06-05-2017</u>
---	---	--

M/S. Premier Products.  
[Partner – Seema Kalpesh Patel.]

To,

D.C.B. Bank Ltd.  
[Credit Manager – Mr. Ankur Gupta.]

Schedule – Property being land situated at Village Bandra, Taluka Andheri, Mumbai Suburban District bearing C.T.S. No. 189, admg. 1003.32 Sq. Metres.

\* This Reconveyance Deed is in respect of Mortgage Deed, registered under Serial No. BDR-4/2127/2013.

2018 – Nil  
2019 – Nil

<u>Andheri-7</u> <u>995</u> 2020	<u>2020</u> <u>Agreement</u> Rs. 7,35,37,000/- <u>M.V. Rs. 7,33,48,000/-</u>	<u>28-12-2019</u> <u>21-01-2020</u>
--	---	--

1) Mr. Nilesh Anoopchand Shah.

2) Trusha Nilesh Shah. }... Conf.

3) Samiksha Nilesh Shah. } Parties

To,

Delta Synergy LLP.  
[Partners – 1) Ashrafali Valibhai Momin. ]  
[ 2) Rahemtulla Alimohammed Kadiwala ]  
[ through Ashrafali Walibhai Momin. ]

Schedule – Property being land together with the structure situated at Village Bandra, Taluka Andheri, M.S.D. bearing Old Plot No. 31 Part, Final Plot No. 56A, 56B, TPS No. 2, C.T.S. Nos. 189A, 189A/2 to 189A/7, admg. 1373 Sq. Metres.

2021 – Nil

Note : Manual record was not available for search, hence seen online.

*E. S. GAOKAR*  
**E. S. GAOKAR**  
Search clerk,

**EKNATH S. GAOKAR** (SEARCH CLERK)18/B/2, Raja Bahadur Mansion, 2<sup>nd</sup> Floor, 2 Homi Modi Cross Street, Off. Fort Chamber, Roshni Xerox, Mumbai-400023Mob. Nos. 9820083087  
9969259726Email – [gaokar786.1830@rediffmail.com](mailto:gaokar786.1830@rediffmail.com)  
Pan No. AIPPG8914Q

Date : 05-08-2024.

To,  
Law Point.  
Advocates & Solicitors.  
301, Vaibhav Chambers,  
3rd Floor, Opp. Income-Tax Office,  
Bandra-Kurla Complex,  
Bandra (East), Mumbai 400 051.

Re: Investigation of title of Property being

(1) ALL THAT piece or parcel of land or ground admeasuring 806 sq. meters and according to the Property Extract Card admeasuring 836 sq. mtrs. being Old Plot No. 31(pt.), Final Plot No. 56 A, Town Planning Scheme No. I and bearing City Survey Nos. 189 A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 together with the building standing thereon known as "Nand Bhuvan" and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

(2) ALL THAT piece or parcel of land admeasuring 537 sq. mtrs or thereabout being Old Plot No. 31 (pt), Final Plot No. 56-B, Town Planning Scheme No. II and bearing CTS No. 189B together with the building standing thereon known as Bindra Niwas and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

Sir,

Under your instructions, I have caused search to be taken in respect of abovementioned property from online E-search from the year 2020 to 2024 (Last 05 Years) respectively.

During the course of search I have found the following documents are found registered / indexed therein.

From the year 2020 To, 2024 (Last 05 Years) as per Online Search (E-search)

<u>Andheri-7</u>	<u>2020</u>	
<u>995</u>	<u>Agreement</u>	<u>28-12-2019</u>
2020	Rs. 7,35,37,000/-	21-01-2020
	<u>M.V. Rs. 7,33,48,000/-</u>	

1) Mr. Nilesh Anoopchand Shah.

2) Trusha Nilesh Shah. }...Conf.  
3) Samiksha Nilesh Shah. } Parties

To,

Delta Synergy LLP.  
[Partners – 1) Ashrafali Valibhai Momin. ]  
[ 2) Rahemtulla Alimohammed Kadiwala ]  
[ through Ashrafali Walibhai Momin. ]

Schedule – Property being land together with the structure situated at Village Bandra, Taluka Andheri, M.S.D. bearing Old Plot No. 31 Part, Final Plot No. 56A, 56B, TPS No. 2, C.T.S. Nos. 189A, 189A/2 to 189A/7, admg. 1373 Sq. Metres.

<u>Andheri-1</u>	<u>2020</u>	
<u>9733</u>	<u>Affidavit</u>	<u>09-11-2020</u>
2020		09-11-2020

M/S. Terra Pharma Developers LLP,  
through Partner – Nilesh P. Modi,  
by their C/A – Girish K. Dediya.

To,

Nil

Schedule – Property being land together with the structure situated at Village Bandra, Taluka Andheri, M.S.D. bearing C.T.S No. 56A, admg. 1 Sq. Metres.

<u>Andheri-5</u>	<u>2021</u>	
<u>12143</u>	<u>Affidavit</u>	<u>10-12-2021</u>
2021		10-12-2021

Delta Synergy LLP.  
[Partner – Ashrafali Valibhai Momin.]

To,

Nil

Schedule – Property being land together with the structure situated at Village Bandra, Taluka Andheri, M.S.D. bearing C.T.S No. 189-A, 189-A/2 to 189-A/7 & 189-B, admg. 1 Sq. Metres.

<u>Andheri-5</u>	<u>2021</u>	
	<u>Affidavit</u>	<u>15-12-2021</u>

12426  
2021

16-12-2021

Delta Synergy LLP.  
[Partner – Ashrafali Valibhai Momin.]

To,

Nil

Schedule – Property being land together with the structure situated at  
Village Bandra, Taluka Andheri, M.S.D. bearing C.T.S No. 189-A,  
189-A/2 to 189-A/7 & 189-B,

2022 – Nil  
2023 – Nil

<u>Andheri-6</u>	<u>2024</u>	<u>30-04-2024</u>
<u>7539</u>	<u>Affidavit</u>	<u>30-04-2024</u>
2024		

Delta Synergy LLP,  
through Partner – Allauddin Nurmohamed Kadiwala.

To,

Nil

Schedule – Property being land together with the structure situated at  
Village Bandra, Taluka Andheri, M.S.D. bearing F.P No. 56A and 56B,  
C.T.S No. 189-A, 189-A/2 to 189-A/7 & 189-B, T.P.S No. II.

<u>Andheri-5</u>	<u>2024</u>	<u>12-07-2024</u>
<u>11259</u>	<u>Affidavit</u>	<u>12-07-2024</u>
2024		

Delta Synergy LLP,  
through Partner – Allauddin Nurmohamed Kadiwala.

To,

Nil

Schedule – Property being land together with the structure situated at  
Village Bandra, Taluka Andheri, M.S.D. bearing F.P No. 56A and 56B,  
C.T.S No. 189-A, 189-A/2 to 189-A/7 & 189-B, T.P.S No. II.

**Search taken up to dated. 03-08-2024.**

**Note :** Manual record was not available for search, hence seen online.

*E. S. GAOKAR*  
**E. S. GAOKAR**  
Search clerk,



# ANNEXURE - 'A' & 'B'



LITIGATION  
SEARCH  
REPORT



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CUBICTREE  
Technology Solution Pvt.Ltd

PREPARED ON:08 August 2024

## SUMMARY

Company Name : DELTA SYNERGY LLP

### Legal Cases

Supreme Court	High Court	District Court	Consumer Court	ITAT/CESTAT	NCLT/NCLAT	DRT/ DRAT	RERA	NGT/Others
0	0	0	0	0	0	0	0	0

\*Others include cases from SEBI/SAT, APTEL, and IPAB.

\*This litigation process is done for the past 10 years.

Housiey.com



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SEARCH  
REPORT



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CUBICTREE  
Technology Solution Pvt.Ltd

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**Details of legal cases**

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Not Available

Housiey.com



LITIGATION  
SEARCH  
REPORT



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LEGAL CUBES



CUBICTREE  
Technology Solution Pvt.Ltd

## Disclaimer

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**PS:** This report is computer generated and hence authorized signature not required

Housiey.com



**KANTILAL UNDERKAT & CO.**  
ADVOCATES & SOLICITORS

Pratima K. Unadkat  
Nina K. Unadkat

Unadkat Terrace, 1st Floor,  
27, Anju Shopping Centre,  
Tilak Road, Santacruz (W),  
Mumbai 400 054.

Tel. : 2605 2459 / 2605 2460  
FAX : 2605 4009  
E-mail: legal.kgu@gmail.com  
E-mail: kantilal\_underkat@rediffmail.com

**TITLE REPORT**

Ref. No. KGU/NCP-258A&B/ 80 /2019

Date 5th November, 2019

Mr. Nilesh Anoopchand Shah  
C-304, Panchsheel Heights,  
Mahavir Nagar, Near Balaji Hall,  
Kandivali (West)  
Mumbai - 400 067.

Dear Sir,

Re: 1) All that piece or parcel of land bearing Final Plot No. 56A of TPS-I of Andheri and bearing CTS Nos.189/A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 totally admeasuring 806 square metres (as per City Survey records) and admeasuring 836 square metres (as per Town Planning records) together with the building standing thereon known as "Nand Bhuvan" situate at Jai Prakash Road, Andheri (West) in the Taluka Andheri Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

AND

2) All that piece or parcel of land bearing Final Plot No.56 of TPS-II of Andheri and bearing CTS No.189-B admeasuring 537 square metres as per City Survey records and admeasuring 537.70 sq. metres as per P.R. Card together with the building standing thereon known as "Bindra Niwas" situate at Jai Prakash Road, Andheri (West) in the Taluka Andheri Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

1. As instructed by you we had issued Public Notice in the issues of (1) Hindustan Times (English), and Navshakti (Marathi) Newspapers in the issue dated 20<sup>th</sup> September, 2019 respectively inviting claims if any in respect of the above property. In response to the said Public Notice so far, we have not received any claims.

*Rahaman*

2. We have also perused the xerox copies of the following documents given by you and referred to hereinafter for our verification:-

- (i) Indenture dated 29<sup>th</sup> April, 1977 registered with the Office of the Joint Sub-Registrar IV, Bombay (Bandra) under Serial No. BOM/B-351-1977 between Swinder Kaur Bindra & 3 Ors. therein referred to as the Vendors of One Part and Manmohansingh Kesarsingh Bindra & Anr. therein referred to as the Purchasers of the Other Part;
- (ii) Instrument of Conveyance dated 10<sup>th</sup> April, 2002 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR4-2361-2002 between Manmohansingh Kesarsingh Bindra & Anr. therein referred to as the Vendors of First Part, Shri Nilesh Anoopchand Shah therein referred to as the Purchaser of the Other Part and Shri Pankaj Anoopchand Shah therein referred to as the Confirming Party of the Third Part;
- (iii) Mortgage Deed dated 18<sup>th</sup> January, 2006 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR4-377-2006 between Shri Nilesh Anoopchand Shah therein referred to as the Mortgagor of One Part, Mrs. Alka Hitendra Shah therein referred to as the Mortgagee of the Other Part;
- (iv) Deed of Reconveyance of Mortgage dated 26<sup>th</sup> February, 2010 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR1-2281-2010 between Shri Nilesh Anoopchand Shah therein referred to as the

*R. K. Kalam*

Mortgagor of One Part, Mrs. Alka Hitendra Shah therein referred to as the Mortgagee of the Other Part;

- (v) Deed of Gift dated 6<sup>th</sup> December, 1965 and registered with the Sub-Registrar of Assurance under serial No. BND-2544-1965 on 6<sup>th</sup> December, 1965 made between Gurubachansingh Bindra therein referred to as the Donor of One Part and Devinder Kaur therein referred to as the Donee of the other Part;
- (vi) Sale Deed cum Conveyance dated 21<sup>st</sup> November, 2008 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR15-10239-2008 between Devinder Kaur therein referred to as the Vendor of One Part, Shri Nilesh Anoopchand Shah therein referred to as the Purchaser of the Other Part;
- (vii) P.R. Card in respect of CTS Nos. 189/A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 and 189-B;
- (viii) Search Report issued by Title Investigator Mr. Ganesh Gawde dated 14<sup>th</sup> October, 2019 at Mumbai, Bandra & Andheri -1 to 8 from 1965 to 2019 in respect of CTS No. 189-B;
- (ix) Search Report issued by Title Investigator Mr. Ganesh Gawde dated 14<sup>th</sup> October, 2019 at Mumbai, Bandra & Andheri -1 to 8 from 1965 to 2019 in respect of CTS Nos. 189/A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7.

3. From the aforesaid papers and documents furnished and provided to us the following position emerges:-

A) Nand Bhuvan:

*R. Phalguni*

- a. One Sardar Gurubachansingh Nandsingh Bindra was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land bearing old Plot No. 31 Final New Plot No. 56A of TPS-II of Andheri and bearing CTS Nos.189/A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 totally admeasuring 806 square metres (as per City Survey records) and admeasuring 836 square metres (as per Town Planning records) together with the building standing thereon known as "Nand Bhuvan" bearing K ward Street No. 83 situate at Jai Prakash Road, Andheri (West) in the Taluka Andheri Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. (the said 1<sup>st</sup> Land);
- b. The entire building is tenanted and various Flats and commercial premises of the Nand Bhuvan are allotted to various Tenants;
- c. The said Sardar Gurubachansingh Nandsingh Bindra died intestate leaving him surviving his wife Swinder Kaur, sons Dapindersingh Bindra and Avindersingh Bindra and married daughter Jasbir Kaur as his only heir and legal representatives. After the death of Sardar Gurubachansingh Nandsingh Bindra, on the basis of heirship Swinder Kaur Bindra & 3 Ors. became the owners in respect of the 1<sup>st</sup> Land;
- d. By an Indenture dated 29<sup>th</sup> April, 1977 registered with the Office of the Joint Sub-Registrar IV, Bombay (Bandra) under Serial No. BOM/B-351-1977 between Swinder Kaur

*Swinder Kaur*

Bindra & 3 Ors. therein referred to as the Vendors of One Part and Manmohansingh Kesarsingh Bindra & Anr. therein referred to as the Purchasers of the Other Part, the Vendors therein sold, conveyed, transferred and assigned unto Purchaser therein all their respective right, title and interest in the 1<sup>st</sup> Land at or for the consideration and on the terms and conditions mentioned therein;

- e. By an Agreement for Sale dated 14<sup>th</sup> February, 1995 Manmohansingh Kesarsingh Bindra & Anr. had agreed to sell the 1<sup>st</sup> Land to Shri Pankaj Anoopchand Shah at or for the consideration and on terms and conditions mentioned therein;
- f. By Deed of Assignment dated 20<sup>th</sup> December, 2001 the said Shri Pankaj Anoopchand Shah assigned the abovementioned Agreement for Sale dated 14<sup>th</sup> February, 1995 to Shri Nilesh Anoopchand Shah at or for the consideration and on terms and conditions mentioned therein;
- g. By an Instrument of Conveyance dated 10<sup>th</sup> April, 2002 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR4-2361-2002 between Manmohansingh Kesarsingh Bindra & Anr. therein referred to as the Vendors of First Part, Shri Nilesh Anoopchand Shah therein referred to as the Purchaser of the Other Part and Shri Pankaj Anoopchand Shah therein referred to as the Confirming Party of the Third Part, the Vendors therein with the confirmation of Confirming Party therein sold, conveyed, transferred and assigned unto

*Rahalam*

Purchaser therein all their respective right, title and interest in the 1<sup>st</sup> Land at or for the consideration and on the terms and conditions mentioned therein;

- h. By a Mortgage Deed dated 18<sup>th</sup> January, 2006 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR4-377-2006 between Shri Nilesh Anoopchand Shah therein referred to as the Mortgagor of One Part, Mrs. Alka Hitendra Shah therein referred to as the Mortgagee of the Other Part the Mortgagor therein had availed the Loan by mortgaging the said 1<sup>st</sup> Land to the Mortgagee therein on the terms and conditions mentioned therein;
- i. By a Deed of Reconveyance of Mortgage dated 26<sup>th</sup> February, 2010 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR1-2281-2010 between Shri Nilesh Anoopchand Shah therein referred to as the Mortgagor of One Part, Mrs. Alka Hitendra Shah therein referred to as the Mortgagee of the Other Part the Mortgagee therein on repayment of the mortgage money by Mr. Nilesh Shah reconveyed the said 1<sup>st</sup> Land to the Mortgagor therein in accordance to the terms and conditions of the said Deed;

B) Bindra Niwas:

- a. Gurubachansingh Bindra was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land bearing old Plot No. 31 Final Plot No.56 of TPS-II of Andheri and bearing CTS No.189-B admeasuring 537 square metres as per City Survey

*Rahalam*

- records and admeasuring 537.70 sq. metres as per P.R. Card together with the building standing thereon known as "Bindra Niwas" situate at Jai Prakash Road, Andheri (West) in the Taluka Andheri Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (the said 2<sup>nd</sup> Land);
- b. By Deed of Gift dated 6<sup>th</sup> December, 1965 and registered with the Sub-Registrar of Assurance under serial No. BND-2544-1965 on 6<sup>th</sup> December, 1965 made between Gurubachansingh Bindra therein referred to as the Donor of One Part and Devinder Kaur therein referred to as the Donee of the other Part, the Donor therein by way of Gift gifted the 2<sup>nd</sup> Land to the Donee therein on the terms and conditions mentioned therein;
- c. By an Agreement for sale dated 4<sup>th</sup> April, 2007 Smt. Devinder Kaur therein referred to as the Vendor of One Part, Shri Nilesh Anoopchand Shah therein referred to as the Purchaser of the Other Part, the Vendor therein agreed to sell, transfer and assign to the Purchaser therein all her right, title and interest in the 2<sup>nd</sup> Land on the terms and conditions mentioned therein;
- d. By Sale Deed cum Conveyance dated 21<sup>st</sup> November, 2008 registered with the Office of the Sub-Registrar of Assurance under Serial No. BDR15-10239-2008 between Devinder Kaur therein referred to as the Vendor of One Part, Shri Nilesh Anoopchand Shah therein referred to as the Purchaser of the Other Part, the Vendor therein sold, conveyed, transferred and assigned unto Purchaser

*R. K. Kaur*

therein all her right, title and interest in the 2<sup>nd</sup> Land at or for the consideration and on the terms and conditions mentioned therein;

4. The said 1<sup>st</sup> Land (Nand Bhuvan) and 2<sup>nd</sup> Land (Bindra Niwas) are collectively referred to as the said Property.

5. You have informed us that existing structures of the Nand Bhuvan and Bindra Niwas are occupied by various Tenants/ Occupants who are paying monthly rent to the Owner i.e. Nilesh Shah.

6. The P.R. Card in respect of the CTS Nos.189/A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 and CTS No.189-B shows Mr. Nilesh Anoopchand Shah as the Owner.

7. As instructed by you we had issued Public Notice in the issues of (1) Free Press Journal (English) and (2) Janmabhoomi (Gujarati) both dated 30<sup>th</sup> December, 2011 respectively inviting claims if any in respect of the above property. In response to the said Public Notice so far we have not received any claims.

8. As instructed by you we had again issued Public Notice in the issues of (1) Hindustan Times (English), and Navshakti (Marathi) Newspapers in the issue dated 20<sup>th</sup> September, 2019 respectively inviting claims if any in respect of the above property. In response to the said Public Notice so far we have not received any claims.

9. Taking into consideration the Search Report issued by Title Investigator Mr. Ganesh Gawde dated 14<sup>th</sup> October, 2019 and taking into consideration the said hereinbefore recited documents and Public Notices in our opinion the title to the said Property belonging to you is clear, marketable and free from any other encumbrances and reasonable doubts.



10. In the premises aforesaid in our view the title to the above property is clear, marketable, and free from all encumbrances and reasonable doubts.

**THE SCHEDULE ABOVE REFERRED TO:-**

All that piece or parcel of land bearing Final Plot No.56A of TPS-I of Andheri and bearing CTS Nos.189/A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 totally admeasuring 806 square metres (as per City Survey records) and admeasuring 836 square metres (as per Town Planning records) together with the building standing thereon known as "Nand Bhuvan" situate at Jai Prakash Road, Andheri (West) in the Taluka Andheri Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**AND**

All that piece or parcel of land bearing Final Plot No.56 of TPS-II of Andheri and bearing CTS No.189-B admeasuring 537 square metres as per City Survey records and admeasuring 537.70 sq. metres as per P.R. Card together with the building standing thereon known as "Bindra Niwas" situate at Jai Prakash Road, Andheri (West) in the Taluka Andheri Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

Yours faithfully,



For M/s. Kantilal Underkat & Co.  
Advocates & Solicitors

