

ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

Chamber No.8, 3rd Floor, Bhagyodaya Building, 79, Nagindas Master Road, Fort,
Mumbai-400001.

Email- suryavanshilegal@gmail.com

Tel. No.98920 54995

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

To
Maharashtra Real Estate Regulatory Authority
6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400051

LEGAL TITLE REPORT

Sub- Title clearance certificate in respect of all that piece or parcel of land bearing Survey No. 141A, Sub Plot No. 134, corresponding to C.T.S. No. 833, admeasuring 835.13 sq. meters or thereabouts of Village: Ambivali, Taluka: Andheri in the Registration District and Sub-District of Mumbai Suburban. in the Brihan Mumbai Mahanagarपालिका "K/W" ward (hereinafter referred to as "**said Land**") together with a building known as "**You & I**" of ground plus 04 (four) upper floors comprising 20 (twenty) residential flats along with a pump room and a watchman cabin (hereinafter referred to as "**said Building**"), lying being and situate at J.P. Road, Model Town, Andheri (West), Mumbai- 400053. Hereinafter the said Land and the said Building shall collectively be referred to as the "**said Property**". The said Property is bounded as follows: On the North: By means of C.T.S. 833 (pt.), On the South: By means of Plot No. 135 corresponding C.T.S. No. 833, On the East: By means of recreation ground and On the West: By means of road.

- A. I have investigated the title of the said property on the request of my client Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) (hereinafter referred to as "**DEVELOPER**"), a public limited company having CIN No. U70101MH2003PLC141547, duly incorporated under the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, having its registered office at Unit No. 1001, 10th Floor, DLH Park, S.V Road, Opp Goregaon MTNL, Mumbai 400 104, and following documents i.e :-

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I. DESCRIPTION OF THE SAID PROPERTY.

All that piece or parcel of land bearing Survey No. 141A, Sub Plot No. 134, corresponding to C.T.S. No. 833, admeasuring 835.13 sq. meters or thereabouts of Village: Ambivali, Taluka: Andheri in the Registration District and Sub-District of Mumbai Suburban, in the Brihan Mumbai Mahanagarpalika "K/W" ward (hereinafter referred to as "said Land") together with a building known as "You & I" of ground plus 04 (four) upper floors comprising 20 (twenty) residential flats along with a pump room and a watchman cabin (hereinafter referred to as "said Building"), lying being and situate at J.P. Road, Model Town, Andheri (West), Mumbai- 400053. Hereinafter the said Land and the said Building shall collectively be referred to as the "said Property". The said Property is bounded as follows: On the North: By means of C.T.S. 833 (pt.). On the South: By means of Plot No. 135 corresponding C.T.S. No. 833, On the East: By means of recreation ground and On the West: By means of road.

2. DOCUMENTS OF ALLOTMENT OF THE SAID PROPERTY:

- i. Letter bearing Resolution No. LCS-2665/11-A1 (Unit) dated 04th August 1966, the Government of Maharashtra, Revenue and Forests Department through Superintendent, A1 (Unit) Branch, Revenue and Forests Department, addressed to the Chief Promoter of You and I Co-operative Housing Society Limited.
- ii. Order of Collector's Office Bombay Suburban District dated 2nd November 1966 signed by Additional Collector, Bombay Suburban District bearing No.C/IND/SR-II-18-Ambivali.
- iii. Order of Office of the Sub-Divisional Officer, Bombay Suburban District, bearing No DI.N/LND/B1011 dated 2nd June 1972.
- iv. Order of Collector's Office, Bombay Suburban District bearing No- C/LND/SR-II-19- Ambivali dated 3rd August 1972, Government allowed the exchange of Plot Nos. 63 which was allotted to the said Society with Plot No. 67 which was allotted to Unik Co-operative Housing Society and in accordance of this order, previous

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- orders bearing No. (i) C/LND/SR-II-19- Ambivali dated 6th January 1967 and (ii) Order No. C/LND/SR-II-18- Ambivali dated 2nd November 1966 were to be corrected accordingly.
- v. Order of Additional Collector's Office, Bombay Suburban District dated 8th August 1973 bearing No C/LND-SR-II-18/19- Ambivali, the said Society was granted revised plots numbers for the initially allotted plots in the following manner: In lieu of Old Plot No. 64- New Plot No. 137; In lieu of Old Plot No. 65- New Plot No. 136; In lieu of Old Plot No. 66- New Plot No. 135; In lieu of Old Plot No. 67- New Plot No. 134;
- vi. By an Indenture dated 11th September 1973 executed between "You & I" Co-operative Housing Society Limited (Mortgagors) AND The Maharashtra Co-operative Housing Finance Society Limited (Mortgagees) duly registered with the Sub-Registrar of Assurances at Bombay bearing registration No. PS.315 of 1973, page 586 to 95, Volume No. 1 PS 15 dated 11th September 1973.
- vii. A letter dt. 23rd November 1977, of Additional Collector, Bombay Suburban district, the said Society unconditionally surrendered the possession of Plot Nos. 135 to 137, to, D.I.L.R. B.S.D. along with an undertaking.
- viii. By an Indenture of Reconveyance dated 1st September 2015, duly registered with the Joint Sub-Registrar of Assurances at Andheri No. 2 bearing registration No-6633-2015, the Maharashtra Co-operative Housing Finance Corporation Limited (formerly known as the Maharashtra Co-operative Housing Finance Society Limited) referred as the Mortgagees therein and You and I Co-operative Housing Society Limited referred as the Mortgagors.
- ix. Vide Development Agreement dated 18th July 2024, duly registered on 18th July 2024 with the Sub-Registrar of Assurances at Mumbai bearing Serial No. BDR-16-11467-2024 entered by and between (1) You and I Co-operative Housing Society Limited (therein referred to as "Society") of the First Part i.e., the Society, (2) the members of You and I Co-operative Housing Society Limited (therein referred to as the "Existing Members") and (3) Pranav Constructions Private Limited now known as Pranav Constructions Limited, therein referred to as the "Developer" of the Third Part.

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- x. Vide Irrevocable Specific Power of Attorney dated 18th July 2024 duly registered with the Sub-Registrar of Assurances at Mumbai bearing Serial No. BDR-16-11469-2024 dated 18th July 2024, in favour of Pranav Constructions Private Limited now known as Pranav Constructions Limited

3. PROPERTY REGISTER CARD:

I have examined a copy of the Property Register Card bearing C.T.S. No. 833, admeasuring 835.13 sq. meters, the Property Registered Card dated 05th September 2024 which shows the name of the You & I Co-operative Housing Society Limited as the holder in respect of the said Property.

4. SEARCHES:

I. Search at the Office of the Sub-Registrar of Assurances

- (i) Search Report dated 22nd July 2023 issued by search clerk Sachin S. Pawar comprising of searches carried out by him in the concerned offices of Sub-Registrar of Assurances at Mumbai, Bandra and Andheri 1 to 8 from 1965 to 22nd July 2023.
- (ii) Search Report dated 28th May 2024 issued by search clerk Sachin S. Pawar comprising of searches carried out by him in the concerned offices of Sub-Registrar of Assurances at Andheri 1 to 8 from the year 2023 to 28th May 2024.
- (iii) Search Report dated 8th August 2024 issued by search clerk Sachin S. Pawar comprising of searches carried out by him in the concerned offices of Sub-Registrar of Assurances at Andheri 1 to 8 from 1st June 2024 to 8th August 2024.
- (iv) Search Report dated 12th February 2025 issued by search clerk Sachin S. Pawar comprising of searches carried out by him in the concerned offices of Sub-Registrar of Assurances at Andheri 1 to 8 from 1st August 2024 to 12th February 2025.
- (v) Search Report dated 07th May 2025 issued by search clerk Sachin S. Pawar comprising of searches carried out by him in the concerned offices of Sub-Registrar of Assurances at Andheri 1 to 8 from 12th February 2025 till 07th May, 2025.

A copy of Search Reports dated 22nd July 2023, 28th May 2024, 8th August 2024, 12th February 2025 & 07th May, 2025 shall be referred as “Search

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Reports” and the same are annexed hereto and marked as Anuexure-“A-I (colly)”

The Search Report dated 28th May 2024, shows an entry in the year 2023 for Notice of Lis Pendens dated 07th July 2023, bearing serial no. Andheri-4/11360/2023 executed by R.N.A. Splendor Buyers Association Co-operative Housing Society Limited. On perusal of the document, I have ascertained that the said Lis Pendens is not concerned with the said Property of You & I Co-operative Housing Society Limited and its right to redevelop is not affected.

II. Litigation Search

I have caused Litigation searches to be undertaken in respect of proceedings filed by or against You and I Coperative Housing Society Limited in the District Courts, High Courts, Supreme Court, Consumer Courts, Income Tax Appellate Tribunals, Debt Recovery Tribunals, National Company Law Tribunal, Customs Excise and Service Tax Appellate Tribunal, National Green Tribunal, National Company law Appellate Tribunal, Real Estate Regulatory Authority Courts, Appellate Tribunal for forfeited Property, Securities Appellate Tribunal, Debt Recovery Appellate Tribunal, Competition Commission of India, Railway Claims Tribunal, Central Administrative Tribunal, Appellate Tribunal for Electricity and Competition Appellate Tribunal. In this regard, we have relied upon the search report dated 25th February 2025 issued by Perfios Software Solutions Private Limited. A copy of the report has been annexed hereto as “Annexure “B”.

III. CERSAI Search

I had undertaken searches at the Website of the Central Registry of Securitisation Asset Reconstruction and Security Interest of India in respect of You and I Co-operative Housing Society Limited. On perusal of the search report dated 04th August 2025 no active charges were reflected therein. The same has been annexed hereto as “Annexure “C”.

IV. 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

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title of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) as a developer to develop the said Property is clear, marketable and without any encumbrances.

5. Owners of the land:

You and I Co-operative Housing Society Limited, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Housing Societies Act, 1960 (Maharashtra Act XXIV of 1961), bearing registration no. BOM/HSG/1183 of 1966 having its registered office at J.P Road, Model Town, Andheri (West), Mumbai -400 053.

6. Qualifying comments/remarks: None.

7. I hereby certify that Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) is entitled to develop the said Property in terms of the Development Agreement and subject to obtainment of relevant approvals and sanctions from governmental authorities and necessary compliance of the same from time to time.

8. The report reflecting the flow of the title of the said land is enclosed herewith as **Annexure "A"**.

DATED THIS 04th DAY OF AUGUST 2025

ADV. ASHISH T. SURYAVANSHI

(ADVOCATE) **ASHISH T. SURYAVANSHI**

**Advocate, High Court, Bombay
Chamber No. 8, Bhagyodaya, 3rd Floor,
79, Nagindas Master Road, Fort
Mumbai - 400 001.**

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Encl:

- 1. Annexure A** (Flow of title to the said Land)
- 2. Annexure A-1** (SRO Search Report)
- 3. Annexure B** (Litigation Search Report)
- 4. Annexure C** (Cersai Report)

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Annexure "A"

FLOW OF TITLE OF THE SAID LAND

1) **P.R Card as on Date of Application for Registration**

Set Out in Paragraph 3 above.

2) **Searches**

Set out in Paragraph 4 above

3) **Auy other relevant title**

A. Title:

- a) Originally, Government of Maharashtra through Collector, Mumbai Suburban District were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Land.
- b) "You and I Co-operative Housing Society Limited", was registered under the provisions of Maharashtra Co-operative Housing Societies Act, 1960 (Maharashtra Act XXIV of 1961) and the rules and regulations as framed thereunder bearing registration No. BOM/HSG/1183 of 1966 dated 18-05-1966.
- c) By a letter bearing No. LCS-2665/11-A1 (Unit) dated 4th August 1966, the Government of Maharashtra, Revenue and Forests Department through Superintendent, AI (Unit) Branch, Revenue and Forests Department, addressed to the Chief Promoter of You and I CHSL, states that the Government has granted government land comprising of 4 plots bearing Nos. 63, 64, 65 & 66 in the layout approved by the Town Planning Department from Survey No. 141 A in Ambivali, Bombay Suburban District (hereinafter referred as the "*initially allotted plots*") for construction of residential buildings for accommodating its members, the list of which was approved by the Government and the Superintendent AI (Unit) Branch, Revenue and Forests Department further issued necessary orders to the Additional Collector, Bombay Suburban District.
- d) By an order of Collector's Office Bombay Suburban District dated 2nd November 1966 signed by Additional Collector, Bombay Suburban District bearing No.

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C/IND/SR-II-18-Ambivali, Government land admeasuring 4000 sq. yards (equivalent to 3344.50 sq. meters) comprising initially allotted plots i.e., plots bearing Nos. 63, 64, 65 & 66 of layout approved by the Town Planning Department from Survey No. 141 A of Ambivali, Taluka: Andheri, Bombay Suburban District was granted to the said Society for construction of residential buildings for accommodating its members on payment of occupancy price and subject to the terms and conditions as stated therein.

- e) One Shri. R.A. Shelatkar, Cadastral Surveyor, Bombay Suburban District, on behalf of Collector of Bombay Suburban District has vide a Possession Receipt dated 21st January 1967, handed over the said initially allotted plots admeasuring 4000 sq. yards (equivalent to 3344.50 sq. meters) to the said Society. By an order dated 5th October 1968 of Additional Collector's Office, Bombay Suburban District, the aggregate area of the initially allotted plots was revised to 4016 sq. yards equivalent to 3357.88 sq. meters.
- f) By an order of Office of the Sub-Divisional Officer, Bombay Suburban District, dated 2nd June 1972, the said Society received permission for use of the initially allotted plots for residential purpose subject to the conditions mentioned thereunder.
- g) By an order of Collector's Office, Bombay Suburban District dated 3rd August 1972, Government allowed the exchange of Plot Nos. 67 which was allotted to the said Society with Plot No. 63 which was allotted to Unik Co-operative Housing Society and in accordance of this order, previous orders bearing No. (i) C/LND/SR-II-19- Ambivali dated 6th January 1967 and (ii) Order No. C/LND/SR-II-18- Ambivali dated 2nd November 1966 were to be corrected accordingly. In view thereof, the said Society was allotted Plot No. 67 instead of Plot No. 63.
- h) Further, by an order of Additional Collector's Office, Bombay Suburban District dated 8th August 1973, the said Society was granted revised plots numbers for the initially allotted plots in the following manner: In lieu of Old Plot No. 64- New Plot No. 137; In lieu of Old Plot No. 65- New Plot No. 136; In lieu of Old Plot No. 66- New Plot No. 135; In lieu of Old Plot No. 67- New Plot No. 134;

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Hereinafter, New Plot Nos. 134, 135, 136 and 137 are referred to as the “*revised plots*”.

- i) Indenture dated 11th September 1973 registered with the Sub-Registrar of Assurances at Bombay bearing registration No. PS 315 of 1973, page 586 to 95, Volume No. I PS 15 dated 11th September 1973, You and I Co-operative Housing Society Limited viz., the Society herein, referred as the Mortgagors therein mortgaged the said land to the Maharashtra Co-operative Housing Finance Society Limited referred as the Mortgagees therein and availed a loan for erection and/or completing the construction of the building on the terms and conditions as specifically stated thereunder.
- j) Pursuant to a letter dated 23rd November 1977, of Additional Collector, Bombay Suburban district, the said Society unconditionally surrendered the possession of Plot Nos. 135 to 137, to, D.I.L.R. B.S.D. along with an undertaking. In accordance thereto, the said Society is and continues to be in use, occupation and physical possession of the said land being revised Plot No. 134.
- k) Indenture dated 1st September 2015, the Maharashtra Co-operative Housing Finance Corporation Limited (formerly known as the Maharashtra Co-operative Housing Finance Society Limited) referred as the Mortgagees therein and You and I Co-operative Housing Society Limited referred as the Mortgagors therein, the Mortgagee has, on receipt of full and final satisfaction of all the repayment and amounts of loan by the Mortgagor i.e., the said Society herein,, granted, conveyed and released the said land together with the mis usages, tenements or dwelling houses standing thereon in favour of the said Society, free from all claims and demands.
- l) A building known as “You & I” was constructed on the said Land, consisting of a building of Ground + 4 upper floors with a total of 20 residential flats. All the Flat owners / members were issued shares of the said Society.
- m) Virtue of various orders passed by the Collector / Additional Collector / Additional District Collector, interalia forming part of larger land bearing C.T.S. No. 833, at various points in time, various portions forming part of the initially allotted plots

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came to be allotted / leased to various respective societies / trust or entities as shown on the Property Registered Card dated 24th May 2022. The said Property Registered Card also shows the name of the said Society viz., You and I Co-operative Housing Society Limited as the holder of portion i.e., holder of the said land (forming part of larger land of initially allotted plots).

- n) Entry dated 3rd October 2002, recorded in the Property Registered Card shows that by a Non-Agricultural order of office of District Collector, Mumbai Suburban, bearing Order Serial No. D.L.N / L.N.D.B 4323 dt. 05th September 1992, on the basis of Survey of land held by the said Society, an area of 835.13 square meters was recorded mentioning the said Society as the holder of the said Land therein.
- o) Thereafter by an Order for conversion of occupancy class – II from leasehold land into freehold Class – I land, the said Society has obtained Order from the Office of the Collector, Mumbai Suburban dated 19th March 2024, bearing Order No. सी / कार्या - 3क2 / अ - 90 / कावि- 216/2024 with respect to conversion of the said Land from Class II to Class I i.e. freehold land.
- p) Under the above-mentioned circumstances, the said Society i.e. You and I CHSL became the owner of the said Property and is absolutely and well and sufficiently entitled to use, occupy and is in physical possession of the said Property.
- q) The building/s of the said Society had become old and deteriorated and hence, the Society and its Existing Members were inclined to go for the redevelopment of the said Property.
- r) In furtherance of their decision for redevelopment, the said Society invited for offers from reputed developers / builders and shortlisted bid of the Company herein.
- s) The said Society conducted and laid down the entire process of appointment of Developer under the Circular dated 03rd January, 2009 (bearing No. CHS 2007/CR554/ 14-C, Co-operation, Marketing and Textiles Department) by way of a Directive under Section 79(A) of Maharashtra Co-operative Societies Act 1960 in the presence of Deputy Registrar of Co-operative Societies Shri. Jaydeep

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Salunkhe and the said Registrar by his letter dated 31st January 2024 approved the procedure and appointment of the Company herein for the redevelopment of the said Property of the said Society. Hereto annexed is the copy of Letter dt. 31st January 2024 issued by Deputy Registrar of Co-operative Societies.

- t) Thereafter by a Development Agreement dated 18th July 2024, duly registered on 18th July 2024 with the Sub-Registrar of Assurances at Mumbai bearing Serial No. BDR-16-11467-2024 entered by and between (1) You and I Co-operative Housing Society Limited (therein referred to as "Society") of the First Part i.e., the Society, (2) the members of You and I Co-operative Housing Society Limited (therein referred to as the "Existing Members") and (3) the said Company herein, therein referred to as the "Developer" of the Third Part,. The said Society under the Development Agreement along with the consent and confirmation of its existing members granted development rights to the Company.
- u) The Society also executed an Irrevocable Specific Power of Attorney dated 18th July 2024 duly registered with the Sub-Registrar of Assurances at Mumbai bearing Serial No. BDR-16-11469-2024 dated 18th July 2024, in favour of Pranav Constructions Private Limited now known as Pranav Constructions Limited i.e., the Company herein, to undertake all the necessary acts, deeds, matters and things pertaining to redevelopment of the said Property in the manner as stated thereunder.

B. Approvals for Development of the said Property:

- i. Civil Aviation NOC (AAI NOC) dated 20th November 2023 bearing no. JUHU/WEST/B/102623/814312 issued by Airport Authority of India.
- ii. Parking Layout Remarks/Approval dated 28th January 2025 submitted by Parking Consultant Mr. Suraj Rakesh Oza Architect to Executive Engineer Building Proposal (W.S.) - I.
- iii. Provisional No Objection Certificate dated 20th January 2024 bearing file no. P-20014/2023/(833(pt))/ K/W Ward/ AMBIVALI -CFO/1/New. issued by Brihanmumbai Municipal Corporation, Mumbai Fire Brigade.

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iv. Intimation of Disapproval dated 2nd May, 2025 bearing reference no. P-20014/2023/(833(PT))/K/W WARD/AMBIVALI/IOD/1/NEW issued by Brihanmumbai Municipal Corporation.

C. Development Remarks:

The Development Plan 2034 Remarks dated 10th February 2025 bearing reference no. Ch.E./DP34202502111580332 issued by the Office of Chief Engineer (Development Plan) and shows reservation as follows:

- a. Existing Road
- b. Reservation abutting the Land [as shown on plan]- RSA5.2+RSA6.1(Multipurpose Housing for Working Women + Care Centre)
- c. Reservation abutting the Land [Sanctioned Modification]-SM NO: SM-KW18- Plots - 833/134
- d. Existing amenities abutting the Land [as shown on plan]- EOS2.6(Recreation Ground)

D. Public Notice

I have published two Public Notices on 2nd May, 2025, in two newspapers i.e., Free Press Journal and Navshakti inviting objections and/or claims from third persons with respect to the title of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) as the Developer of the said Property and I have received no Claims in response to the same.

- E. **Litigations:** As per the Litigation Search Report dated 25th February, 2025, there are no cases reflected as pending.

For the purposes of this Title Certificate, I have relied on the following sources:

- a. Information relating to lineage, as derived from the revenue records and from copies of documents and information provided to me.
- b. A photocopy of the Property Cards pertaining to the said Property.

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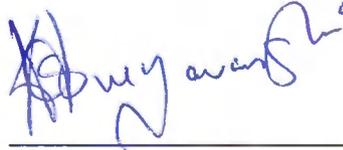
Tel. No.98920 54995

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This Title Certificate is limited exclusively to matters governed by Indian law, as in force on the date of this certificate. I express no opinion on the laws of any other jurisdiction.

This Title Certificate has been prepared at your request and is based solely on the documents, records, and revenue papers furnished to me. I have presumed the contents of these materials to be true and correct. I do not assume any responsibility for matters not disclosed or for the authenticity or accuracy of the documents, records, or revenue entries submitted to me.

Dated this 04th day of August 2025



ASHISH T. SURYAVANSHI
(ADVOCATE)

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Mobile : 9892054995

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai - 400 078
Mh. no. 900 4765 666,

SEARCH REPORT

22nd July, 2023

To,
Pranav Constructions Private Limited

Mumbai

Sub:- Investigation of Property being land bearing Sub Plot No. 134, corresponding to C.T.S. No. 833 and Survey No. 141-A admeasuring 835.13 sq. meters, along with standing structure thereon, of Village Ambivali Taluka Andheri, and Within the Registration District and Sub District of Mumbai Suburban.

As per your instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Mumbai & Bandra & Andheri -1 to 8**, for the year **1965 to 2023** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FROM 1965 TO 2023 (IN THE S. R. O. OF MUMBAI & BANDRA & ANDHERI -1 to 8 & (Computer Record From 2002 to 2023).

Search Report as per Available Record

I have Found following Documents Registered during the Following Course of Searches.

Search Report from 1965 to 2001 in the s.r.o. of Mumbai(Old Custom -Manuel Record)

- 1965 - Some Pages Torn
- 1966 - Some Pages Torn
- 1967 - Some Pages Torn

= 3 =

2013 - Mixed Pages Index
2014 - Mixed Pages Index
2015 - Mixed Pages Index
2016 - Mixed Pages Index
2017 - Mixed Pages Index
2018 - Mixed Pages Index
2019 - Mixed Pages Index

2020 :- Index ii for the year **2020** are not properly updated for search/Mixed Pages Index/as per **E-search/Available Record**

2021 :- Index ii for the year **2021** are not properly updated for search/Mixed Pages Index/as per **E-search/Available Record**

2022 :- Index ii for the year **2022** are not properly updated for search/Mixed Pages Index/as per **E-search/Available Record**

2023 (from 1st January 2023 upto Till date) :- Index ii for the year **2023** are not properly updated for search/Mixed Pages Index/as per **E-search Record/due to server issue record not available/Following Transaction mentioned as per the Available Record**

2023 - Entry

Entry for the year 2023 as per the mixed pages index

Notice of Lis Pendens

Suit No.228/2022

Agreement Value :- Rs. 0/-

I.r.o. being land bearing C.T.S. No.833/pt, and other schedule as per the agreement. Situated at **Ambivali** Village.

Names of The party :- R.N.A. Splendor Buyers Association through

Autho. Sign. Rajeew Ajmera

To

Exe. Date :- 07/07/2023

Serial No. :- Andheri -4/11360/2023

Reg. Date :- 09/07/2023

Note :- (Year 1965 to 1984 Manual record and 1985 to 2023 available Online E-search record)- Record Not Available/Index ii record from the year 1965 to 2023 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Note :- Index ii record from the year (Year 1965 to 1984 Manual record and 1985 to 2023 available Online E-search record) are not properly updated for search, said "subject to" search report as per the available Index ii Record

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

28th May, 2024

To,

Pranav Constructions Private Limited

Mumbai

Sub:- Investigation of property land bearing Sub Plot No. 134, corresponding to C.T.S. No. 833 bearing Survey No. 141-A, admeasuring 835.13 sq. meters or thereabouts, of Village and City Survey: Ambivali, Andheri, Taluka: Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika K/W Ward, situate, lying and being at J.P. Road, Model Town, Andheri (West), Mumbai- 400 053, along with a building known as “**You & I**” of Ground plus 04 (Four) Upper floors comprising of 20 (Twenty) residential flats along with a pump room and a watchman cabin, of Aambivali Village, Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Andheri -1 to 8**, for the year **2023 to 2024** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

= 3 =

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

SACHIN
Your's truly
SHANTARAM
PAWAR
PAWAR
S. S. Pawar
Search Clerk

Digitally signed by
SHANTARAM
PAWAR
Date: 2024.05.28
12:52:27 +05'30'

Housiey.com

Sachin S. Pawar

Add;- 2-16, Shaukar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

8th August, 2024

To,

Pranav Constructions Limited

Mumbai

Sub:- Investigation of property land bearing Sub Plot No. 134, corresponding to C.T.S. No. 833 bearing Survey No. 141-A, admeasuring 835.13 sq. meters or thereabouts, of Village and City Survey: Ambivali, Andheri, Taluka: Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarपालिका K/W Ward, situate, lying and being at J.P. Road, Model Town, Andheri (West), Mumbai- 400 053, along with a building known as **“You & I”** of Ground plus 04 (Four) Upper floors comprising of 20 (Twenty) residential flats along with a pump room and a watchman cabin and Within the Registration District and Sub-District of Mumbai Suburban..

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Andheri -1 to 8**, from **1st June 2024 Upto Till Date** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

= 3 =

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

Note :- Index ii record for the year 2024 are not properly updated for search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Andheri -1 to 8, Online E-search Index ii Record for the year **2024** are Not Properly updated for search, said search Report as per the available Online E-search Record.

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

Your's Truly

SACHIN Digitally signed
by SACHIN
SHANTA SHANTARAM
RAM PAWAR
PAWAR Date: 2024.08.08
21:28:33 +05'30'
S. S. Pawar
Search Clerk

Housiey.com

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

12th February, 2025

To,

Pranav Constructions Limited

Mumbai

Sub:- Investigation of property land bearing Sub Plot No. 134, corresponding to C.T.S. No. 833 bearing Survey No. 141-A, admeasuring 835.13 sq. meters or thereabouts, of Village and City Survey: Ambivali, Andheri, Taluka: Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika K/W Ward, situate, lying and being at J.P. Road, Model Town, Andheri (West), Mumbai- 400 053, along with a building known as **“You & I”** of Ground plus 04 (Four) Upper floors comprising of 20 (Twenty) residential flats along with a pump room and a watchman cabin and Within the Registration District and Sub-District of Mumbai Suburban,.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Andheri -1 to 8**, from **1st August 2024 Upto Till Date (2025)** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

7th May, 2025

To,

Pranav Constructions Limited

Mumbai

Sub:- Investigation of property land bearing Sub Plot No. 134, corresponding to C.T.S. No. 833 bearing Survey No. 141-A, admeasuring 835.13 sq. meters or thereabouts, of Village and City Survey: Ambivali, Andheri, Taluka: Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarपालिका K/W Ward, situate, lying and being at J.P. Road, Model Town, Andheri (West), Mumbai- 400 053, along with a building known as **“You & I”** of Ground plus 04 (Four) Upper floors comprising of 20 (Twenty) residential flats along with a pump room and a watchman cabin and Within the Registration District and Sub-District of Mumbai Suburban,

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Andheri -1 to 8**, from **12th February 2025 Upto Till Date (2025)** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

YOU AND I CO-OPERATIVE HOUSING SOCIETY LIMITED

Perfios

Printed on: 2025-02-25

We have conducted a Litigation Screening of You And I Co-Operative Housing Society Limited, on 2025-02-25 at the following offices/website:

1. Cases available for the inspection on Web Portal of District Courts, High Courts, Supreme Court, Consumer Courts, Income Tax Appellate Tribunals, Debt Recovery Tribunals, National Company Law Tribunal, Customs Excise and Service Tax Appellate Tribunal, National Green Tribunal, National Company Law Appellate Tribunal, Real Estate Regulatory Authority Courts, Appellate Tribunal for forfeited Property, Securities Appellate Tribunal, Debt Recovery Appellate Tribunal, Competition Commission of India, Railway Claims Tribunal, Central Administrative Tribunal, Appellate Tribunal for Electricity and Competition Appellate Tribunal
2. Physical Inspection of court documents was not conducted at respective courts.

After carrying out a search at the concerned courts, we note that there are cases led by and against the entity, as detailed under Litigations Screening.

The information is as per the data compiled by Perfios Software Solutions Pvt. Ltd. from case records released by various forums on their respective Digital Platforms as on the dates mentioned under Data Timestamps

Please note that the bifurcation we provide closely resembles the data available at the source. We have observed instances where the status of pending cases is not updated to 'Disposed' even after they have been disposed, and cases that are incorrectly classed as 'Civil' instead of 'Criminal' and vice versa. Please account for these discrepancies where they arise when generating a report.

DISCLAIMER:

This report is private and confidential and has been prepared in good faith at the request of the subscriber. The subscriber shall use the contents of the report merely for its internal business purpose and not for the benefit of any third party. Perfios Software Solutions Pvt. Ltd. ("Perfios") has collated information/data from publicly available sources in the report which have not been independently verified by Perfios and thereby, Perfios does not warrant, either expressly or impliedly, the completeness, reliability, authenticity, accuracy, merchantability or of correctness for a particular purpose whatsoever, of the findings contained in the report. The subscriber is, at all times, expected to make informed decisions whilst using any of the contents of the report and shall be solely responsible for independently verifying the accuracy, authenticity, legality and correctness of the contents of the report and any action or use of the report or any contents hereof are strictly at the subscriber's own risk. Accordingly, Perfios shall not be liable for any harm, injuries, losses or damages or any other liability whatsoever caused to the subscriber or any other third party by virtue of any errors or omissions in or any decisions made by the subscriber based on the contents of this report. The subscriber and/or any other person(s) shall not reproduce, publish, or sell, rent, lease and/or disclose any of the contents of the report to others without the express written authorization of Perfios. This report shall create no obligation whatsoever on Perfios to share any particular kind or quantity of information to the subscriber. The contents of this report are not intended to be a substitute for professional advice in any manner.

Pending cases

No cases Found

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Case Type Not Available

No cases Found

Housiey.com

District Courts

Sr no	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Uttar Pradesh	0 days ago	2025-02-27	1 days ago	2025-02-26
2	Maharashtra	0 days ago	2025-02-27	2 days ago	2025-02-25
3	Karnataka	0 days ago	2025-02-27	2 days ago	2025-02-25
4	Gujarat	0 days ago	2025-02-27	1 days ago	2025-02-26
5	Tamil Nadu	0 days ago	2025-02-27	1 days ago	2025-02-26
6	Madhya Pradesh	0 days ago	2025-02-27	2 days ago	2025-02-25
7	Rajasthan	0 days ago	2025-02-27	1 days ago	2025-02-26
8	Kerala	0 days ago	2025-02-27	2 days ago	2025-02-25
9	Haryana	0 days ago	2025-02-27	1 days ago	2025-02-26
10	Bihar	0 days ago	2025-02-27	2 days ago	2025-02-25
11	West Bengal	0 days ago	2025-02-27	1 days ago	2025-02-26
12	Punjab	0 days ago	2025-02-27	1 days ago	2025-02-26
13	Delhi	0 days ago	2025-02-27	2 days ago	2025-02-25
14	Telangana	0 days ago	2025-02-27	2 days ago	2025-02-25
15	Andhra Pradesh	0 days ago	2025-02-27	1 days ago	2025-02-26
16	Orissa	0 days ago	2025-02-27	2 days ago	2025-02-25
17	Himachal Pradesh	0 days ago	2025-02-27	2 days ago	2025-02-25
18	Jharkhand	0 days ago	2025-02-27	2 days ago	2025-02-25
19	Chhattisgarh	0 days ago	2025-02-27	2 days ago	2025-02-25
20	Assam	0 days ago	2025-02-27	2 days ago	2025-02-25
21	Uttarakhand	0 days ago	2025-02-27	2 days ago	2025-02-25
22	Jammu and Kashmir	0 days ago	2025-02-27	2 days ago	2025-02-25
23	Goa	0 days ago	2025-02-27	3 days ago	2025-02-24
24	Chandigarh	0 days ago	2025-02-27	2 days ago	2025-02-25
25	Tripura	0 days ago	2025-02-27	2 days ago	2025-02-25

Consumer Courts

Sr no	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	District Forum	24 days ago	2025-02-03	76 days ago	2024-12-13
2	State Commission	72 days ago	2024-12-17	76 days ago	2024-12-13
3	NCDRC	22 days ago	2025-02-05	85 days ago	2024-12-04

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Tribunal Courts

Sr no	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Income Tax Appellate Tribunal	6 days ago	2025-02-21	10 days ago	2025-02-17
2	Debts Recovery Tribunal	0 days ago	2025-02-27	1 days ago	2025-02-26
3	Central Administrative Tribunal	0 days ago	2025-02-27	1 days ago	2025-02-26
4	Customs, Excise and Service Tax Appellate Tribunal	0 days ago	2025-02-27	1 days ago	2025-02-26
5	National Company Law Tribunal	0 days ago	2025-02-27	1 days ago	2025-02-26
6	Railway Claims Tribunal	56 days ago	2025-01-02	58 days ago	2024-12-31
7	National Company Law Appellate Tribunal	0 days ago	2025-02-27	2 days ago	2025-02-25
8	Debts Recovery Appellate Tribunal	0 days ago	2025-02-27	9 days ago	2025-02-18
9	National Green Tribunal	0 days ago	2025-02-27	2 days ago	2025-02-25
10	Central Government Industrial Tribunal	0 days ago	2025-02-27	1 days ago	2025-02-26
11	Securities Appellate Tribunal	1 days ago	2025-02-26	5 days ago	2025-02-22
12	Appellate Tribunal for Forfeited Property	2 days ago	2025-02-25	28 days ago	2025-01-30
13	Appellate Tribunal for Electricity	0 days ago	2025-02-27	31 days ago	2025-01-27
14	Regional Labour Commission	1 days ago	2025-02-26	13 days ago	2025-02-14
15	Competition Appellate Tribunal	969 days ago	2022-07-04	2835 days ago	2017-05-25
16	Competition Commission of India	1 days ago	2025-02-26	2 days ago	2025-02-25
17	Insolvency and Bankruptcy Board of India	2 days ago	2025-02-25	3 days ago	2025-02-24

Sr no	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
26	High Court of Sikkim	9 days ago	2025-02-18	21 days ago	2025-02-06

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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	04-08-2025 12:07:25.230
Transaction ID / QRF NO	200367945169
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	04-08-2025
Approval/Modification Date	04-08-2025
Search Reference Number	9917849273206

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	
Plot Number	Sub Plot No 134
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	You and I
Name of the Project / Scheme / Society / Zone	You and I Co-operative Housing Society Limited
Street Name / Number	J P Road
Pocket	Model Town
Locality / Sector	Andheri West
City / Town / Village	Ambivali
District	Mumbai Suburban
State / UT	Maharashtra
Pin Code / Post Code	400053