

Ref: LL/1/KT

HAND DELIVERY

Date: 02/09/2021

To  
MAHARERA,  
Mumbai, Maharashtra.

TITLE CERTIFICATE

ALL THAT PIECE AND PARCEL OF PLOT BEARING PLOT NO. B/5,  
SURVEY NO. 161 (PART), CORRESPONDING C.T.S. NO. 1/A/171 OF  
THE PRIVATE ESTATE KNOWN AS THE LAXMI INDUSTRIAL  
ESTATES, ADMEASURING 3077.00 SQUARE METRES OF REVENUE  
VILLAGE PAHADI-GOREGAON WEST, TALUKA BORIVALI,  
GOREGAON WEST, MUMBAI- 400104 (400062) WITHIN THE  
REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI  
SUBURBAN.

On the request of M/s Angel Construction Company, we have investigated  
the title of the said Plot as mentioned in the Schedule and on scrutinizing the  
documents furnished we have to state as under:-

**1. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of plot bearing plot no. B/5, Survey No. 161 (Part),  
corresponding C.T.S. No. 1/A/171 of the private estate known as the Laxmi

Industrial Estates, admeasuring 3077.00 square metres of revenue village Pahadi-Goregaon West, Taluka Borivali, Goregaon West, Mumbai- 400104 (400062) within the Registration District and Sub-District of Mumbai Suburban. (“Plot”).

## 2. THE DOCUMENTS OF ALLOTMENT OF PLOT:

- i) Deed of conveyance cum Lease dated 9<sup>th</sup> September, 2011, bearing registration no.BDR-12-08190-2011, registered on 21<sup>st</sup> October, 2011;
- ii) Property card dated 07/12/2018 which stands in the name of the M/s Angel Construction Company;
- iii) Search Report dated 28/ 07/2021;

## 3. OWNER OF THE LAND AS PER REVENUE RECORD:

- i) M/s Angel Construction Company, a partnership firm under the provisions of the Indian Partnership Act, 1932 (“Firm”);
- ii) M/s Angel Construction Company has acquired all that piece and parcel of plot no. B/5, Survey No. 161 (Part), corresponding C.T.S. No. 1/A/171 of the private estate known as the Laxmi Industrial Estates, admeasuring 3077.00 square meters of revenue village Pahadi- Goregaon West, Taluka Borivali, Goregaon West, Mumbai- 400104 (400062) within the Registration District and Sub-District of Mumbai Suburban;



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iii) The report reflecting the flow of the title of the Developer on the said property is enclosed herewith as Annexure.

**Encl: Annexure**

**Date: 02/09/2021.**

**KARTIK TIWARI**  
**LAKSHYAVEDHI LEGAL**

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ANNEXURE-A

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

ALL THAT PIECE AND PARCEL OF PLOT BEARING PLOT NO. B/5,  
SURVEY NO. 161 (PART), CORRESPONDING C.T.S. NO. 1/A/171 OF THE  
PRIVATE ESTATE KNOWN AS THE LAXMI INDUSTRIAL ESTATES,  
ADMEASURING 3077.00 SQUARE METRES OF REVENUE VILLAGE  
PAHADI-GOREGAON WEST, TALUKA BORIVALI, GOREGAON WEST,  
MUMBAI- 400104 (400062) WITHIN THE REGISTRATION DISTRICT AND  
SUB-DISTRICT OF MUMBAI SUBURBAN (Hereinafter Referred As The  
“Said Plot”).

1. Mr. Natverlal Nathalal Shah executed Articles of Agreement dated 10<sup>th</sup> July, 1965, agreeing to sell the said Plot to Smt. Revaben Damjibhai Tank and Mr.Suresh Damjibhai Tank;
2. Mr. Natverlal Nathalal Shah executed Conveyance Deed, Dated 14th February, 1966 in favour of Smt. Revaben Damjibhai Tank and Mr.Suresh Damjibhai Tank, which was duly registered with the Joint District Registrar Mumbai District, bearing registration no.BOM-12-566-1966;
3. By an Agreement for Sale dated 15<sup>th</sup> September, 1985 Mr. Rajnikant Nemchand Zaveri, Mrs. Poornima Zaveri, Jayant Zaveri and Mahendra Zaveri (“Purchasers”

therein) acquired the right, title and interest of the said plot mentioned in the Schedule hereunder from Mr. Damji Devraj Tank and others ("Vendors" therein), . The Vendors further executed Power of Attorney in favour of Purchasers on 7th October, 1985 and registered on 18th February, 1986. By virtue of the said Agreement for Sale and Power of Attorney, the ownership upon the said plot was transferred, conveyed and sold to the Purchasers therein:

4. Mr. Rajnikant Nemchand Zaveri, Mrs. Poornima Zaveri, Jayant Zaveri and Mahendra Zaveri executed a Deed of Confirmation dated 06<sup>th</sup> May, 2006, bearing registration no. BDR2-03296-2006 with Mr. Damji Devraj Tank and others.
5. Vide a Conveyance Deed dated 11<sup>th</sup> May, 2006 bearing registration no. BDR2-3449-2006, registered on 11.05.2006 the said plot was conveyed by Mr. Damji Devraj Tank and others (referred as "Vendors" therein) to Mr. Rajnikant Nemchand Zaveri, Mrs. Poornima Zaveri, Jayant Zaveri and Mahendra Zaveri on the Other Part (referred as "Purchasers" therein).
6. A Deed of Conveyance cum Lease Deed dated 9<sup>th</sup> September, 2011 bearing registration no. BDR-12-08190-2011, registered on 21.10.2011 was executed between Mr. Rajnikant Nemchand Zaveri, Mrs. Poornima Zaveri, Jayant Zaveri and Mahendra Zaveri ("Vendors" therein) on One Part and M/s Angel Construction Company being the party of the Second Part ("Purchasers" therein)





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and M/s Goregaon Gas Agency, a partnership firm of Mr. Rajnikant Nemchand Zaveri, Mrs. Poornima Zaveri, Jayant Zaveri and Mahendra Zaveri ("Lessees" therein). By virtue of the said Deed of Conveyance cum Lease Deed, the Vendors therein granted, sold, conveyed and transferred the said Plot alongwith structures standing there on i.e. Godown admeasuring 50 ft. x 30 ft., i.e. 1500 Sq. Feet i.e. 139 Sq. ft. to the Purchasers therein.

7. The name of the Purchasers i.e. M/s. Angel Construction Company has been duly endorsed in the Property Card.
8. In the circumstances, I am of the opinion as per the records M/s Angel Construction Company is entitled to develop and construct the said property being all that piece and parcel of Plot bearing Plot no. B/5, Survey No. 161 (part), corresponding C.T.S. No. 1/A/171 of the private estate known as the Laxmi Industrial Estates, admeasuring 3077.00 square metres of Revenue Village Pahadi-Goregaon West, Taluka Borivali, Goregaon West, Mumbai- 400104 (400062) within the Registration District and Sub-District of Mumbai Suburban.

**SR. NO. 2:**

- i) Property Cards Bearing CTS No. 1/A/171 (Part) dated 07/12/2018, stands in the name of the M/s. Angel Construction Company;



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- ii) Search Report dated 28/07/2021 for the last 30 years from 1992 to 2021 taken from sub-registrar's office at Mumbai/Mumbai Suburban by clerk Dattaram G. Sail;
- iii) Deed of Conveyance cum Lease Deed dated 9<sup>th</sup> September, 2011 bearing registration no.BDR-12-8190-2011, registered on 21.10.2011;

**SR.NO.3:**

- i) Suit – Short Cause Civil Suit no.4805/2011 was filed by Hasumati I. Shah against Rajnikant Zaveri & Ors.. The matter is pending before the Hon'ble City Civil Court, Mumbai. There is no Ad-interim relief in favor of the Plaintiff - Hasumati I. Shah as on date.

**Place: Mumbai.**

**Dated: 02/09/2021**

**KARTIK TIWARI**  
**LAKSHYAVEDHI LEGAL**

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