

AVV/KJ/3238

**FORMAT- A**

(Circular No. 28/2021)

To,  
**MahaRERA**  
Plot No. C-21, Housefin Bhavan,  
E Block, Bandra Kurla Complex,  
Bandra (East), Mumbai – 400051.

**LEGAL TITLE REPORT**

**Subject** : All that piece and parcel of land bearing Plot No. 1A, Survey No. 161 (part) now corresponding to CTS No. 1019 admeasuring approximately (i) 3986.06 square meters (as per deed of conveyance) and (iii) 3988.727 square meters (as per the physical survey done by the Society) (herein referred to as the said "Land") together with 4 (four) structures standing thereon of which (i) 1 (one) structure is comprising of ground plus 3 (three) upper floors and (ii) 3 (three) structures are comprising of ground plus 4 (four) upper floors (herein referred to as the said "Buildings") situate, lying and being at Pahadi Goregaon - W Village, Bangur Nagar, Goregaon (West), Mumbai – 400 104. The Land and the said Buildings are hereinafter collectively referred to as the said "Property".

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1. We have investigated the ownership rights of Jai Taramani Co-operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/HSG/3363/1972, having its registered office at Plot No. 1A, Survey No. 161 (Part) CTS No. 1019 of Pahadi Goregaon (West) Village, situate, lying and being at Bangur Nagar, Goregaon (West), Mumbai – 400 104 (herein referred to as the said "Society") in respect of the said Property and development rights granted by the said Society to Kumar Vibe Properties Private Limited (formerly known as Kumar Vibe Properties LLP), having CIN – U43299MH2024PTC422704, duly incorporated under the provisions of Companies Act, 2013 and having its registered office at A-701, The Jai Vijay Society, Parsiwada WEH, Andheri, Sahara P&T Colony, Mumbai – 400099 and

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having Business Office at Unit No. 1521, 15<sup>th</sup> Floor, B-Wing, One BKC, G Block, Bandra Kurla Complex, Bandra East, Mumbai – 400 051 (hereinafter referred to as the “**said Developer**”) in respect of the said Property.

2. We have investigated the title of the said Property on the request of the said Developer and on the basis of the below mentioned details:-

**a. Description of the Property:**

All that piece and parcel of land bearing Plot No. 1A, Survey No. 161 (part) now corresponding to CTS No. 1019 admeasuring approximately (i) 3986.06 square meters (as per deed of conveyance) and (iii) 3988.727 square meters (as per the physical survey done by the Society) together with 4 (four) structures standing thereon of which (i) 1 (one) structure is comprising of ground plus 3 (three) upper floors and (ii) 3 (three) structures are comprising of ground plus 4 (four) upper floors situate, lying and being at Pahadi Goregaon - W Village, Bangur Nagar, Goregaon (West), Mumbai – 400 104.

**b. The documents pertaining to the said Property:**

For the purpose of issuing this Legal Title Report, we have reviewed the documents in respect of the said Property which are listed in “**Annexure A**” annexed to the enclosure enclosed herewith.

**c. Property Register Card:**

For the purpose of issuing this Legal Title Report, we have relied upon the Property Register Card in respect of the said Land which is annexed as “**Annexure B**” to the enclosure enclosed herewith.

**d. Search Report:**

For the purpose of issuing this Legal Title Report, we have relied upon the Search Report dated 20<sup>th</sup> January, 2024 issued by Mr. Vishwas Daware, Search Clerk for searches carried out by him in the office of the Sub-Registrar of Assurances in respect of the said Property for a period of 30 (thirty) years i.e. from 1994 to 2024 and which Search Report is annexed as “**Annexure C**” to the enclosure enclosed herewith.

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3. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, we are of the opinion that subject to what is stated in the report reflecting the flow of the title of the Property which is enclosed herewith, (a) the said Society i.e. Jai Taramani Co-operative Housing Society Limited is the owner of the said Property and that its title is clear marketable and without any encumbrances; (b) Kumar Vibe Properties Private Limited (formerly known as Kumar Vibe Properties LLP) has development rights to the said Land together with the said Buildings; and (c) Kumar Vibe Properties Private Limited (formerly known as Kumar Vibe Properties LLP) is entitled to sell flats and commercial shops in the new building/s to be constructed on the Land after demolition of the said Buildings (save and except the flats to be allotted to/allocated for the existing members of the Society as and by way of permanent alternate accommodation in lieu of their respective existing flats in the said Buildings) to third parties and appropriate the sale proceeds received therefrom in accordance with the terms of the Development Agreement dated 30<sup>th</sup> May 2024.

4. **Owner of the Land:**

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, we are of the opinion that subject to what is stated in the report reflecting the flow of the title of the said Property which is enclosed herewith, the said Society i.e. Jai Taramani Co-operative Housing Society Limited is the owner of the said Land.

5. The report reflecting the flow of title of the Property is enclosed herewith.

Encl: a/a

Date: 26<sup>th</sup> December 2025

Yours truly

For Lexicon Law Partners

*Kanika A Joshi*

Associate Partner

**FORMAT- A**

(Circular No. 28/2021)

**FLOW OF THE TITLE**

**A. DEVOLUTION OF TITLE:**

Based on our perusal of the documents and records as reflected in Annexure "A" herein, we observe/understand as follows:

1. It appears from documents and records that by and under an Agreement for Sale dated 31<sup>st</sup> March, 1970 executed between Laxmi Asbestos Products Limited (therein referred to as "Vendor") (herein referred to as "LAPL") and the Cambay Investment Corporation Limited (therein referred to as "Purchaser") (herein referred to as "CICL"), the Vendor therein agreed to sell the said Land in favour of the Purchaser therein for the consideration and on the terms and conditions mentioned therein. We have not been furnished with the copy of Agreement for Sale dated 31<sup>st</sup> March 1970 and therefore we do not have any observations in respect thereof.
2. It appears from documents and records that pursuant to the Agreement for Sale dated 31<sup>st</sup> March 1970, CICL was undertaking the development and construction on the said Land of 4 (four) buildings as per the plans sanctioned and approved by the Bombay Municipal Corporation.
3. Thereafter, vide an Agreement dated 31<sup>st</sup> January 1972 executed between CICL and the Promoter of the said Society, the CICL therein agreed to sell the said Land to the said Society and continue to complete the construction of the said four buildings for the consideration and on the terms and conditions stated therein. We have not been provided with the copy of the Agreement dated 31<sup>st</sup> January 1972 and therefore we do not have any observations on the same.
4. It appears from documents and records that it was agreed between CICL and the Society that in the event the Society desires to obtain the

conveyance of the said Land before completion of the construction of the said Buildings, the Society shall be entitled to obtain such conveyance after paying the agreed amount to CICL as consideration for the said Land.

5. Thereafter the purchasers of the flats/premises in the said Buildings formed themselves into the said Society in accordance with the Maharashtra Co-operative Societies Act, 1960 and registered the Society on 23<sup>rd</sup> February 1972 bearing registration no. BOM/HSG/3363/1972.
6. By and under the Indenture dated 31<sup>st</sup> March 1972 executed between Laxmi Asbestos Products Limited (therein referred to as "Vendor"), Cambay Investment Corporation Limited (therein referred to as "Confirming Party") and the Society (therein referred to as "Purchaser") and registered with the Office of the Sub-Registrar of Assurances under serial no. BOM-R/2200 of 1972, the Vendor therein, together with the confirmation of the Confirming Party therein, granted, sold, released, conveyed and assured the said Land together with building or structure standing thereon in favour of the Purchaser for the consideration and in the manner stated therein.
7. It appears from documents and records that by and under Indenture of Mortgage dated 10<sup>th</sup> November 1972 executed between Jai Taramani Cooperative Housing Society Limited (therein referred to as Mortgagor) and the Maharashtra State Cooperative Housing Finance Corporation Limited (formerly known as the Maharashtra Cooperative Housing Finance Limited) (therein referred to as Mortgagees) and registered with the Office of the Sub-Registrar of Assurances under Serial No. PR845 of 1972 (herein referred to as the "Indenture of Mortgage"), the Mortgagors therein granted, conveyed and assured the said Property unto and to the Mortgagees in consideration of the Mortgagees paying by way of a loan certain sums in favour of the Mortgagor and subject to the reconveyance of the said Property in favour of the Mortgagor upon the Mortgagor repaying the principal sum as stated therein and together with interest thereon to the Mortgagees and on the terms stated therein. We have not been furnished with the copy of Indenture of Mortgage dated 10<sup>th</sup> November 1972 and therefore we do not have any observations in respect thereof.

8. By and under Indenture dated 17<sup>th</sup> July 1998 executed between the Maharashtra State Cooperative Housing Finance Corporation Limited (formerly known as the Maharashtra Co-operative Housing Finance Limited) (therein referred to as Mortgagees) and Jai Taramani Co-operative Housing Society Limited (therein referred to as Mortgagor) and registered with the Office of the Sub-Registrar of Assurances under Serial No. BBJ/2648/1998, the Mortgagees therein reconveyed, granted and released the said Property, absolutely and freely in favour of the Mortgagor therein i.e. the said Society, in the manner more particularly stated therein.
9. In view of the aforesaid, the Society herein i.e. Jai Taramani Co-operative Housing Society Limited came to be entitled to the said Property as absolute owner of the said Property, free of all encumbrances and/or charges in respect thereto
10. By and under a Development Agreement dated 30<sup>th</sup> May 2024 executed between the said Society (as the Society therein) and the said Developer (as the Developer therein) and registered with the Office of the Sub Registrar of Assurances under Serial No. BRL-6/12180/2024, (hereinafter referred to as the said "Development Agreement"), the Society therein granted to the Developer therein the development rights to carry out the re-development of the said Property and the Developer therein accepted the grant of rights to redevelop the said Property on the terms and conditions more particularly contained therein.
11. By and under a Power of Attorney dated 30<sup>th</sup> May 2024 executed by the said Society through its authorized Managing Committee signatories Managing Committee consisting of (i) K.G.R Nair (Chairman), (ii) Krishna Kumar Agrawal (Secretary) and (iii) Naresh Rathod (Hon. Treasurer) in favour of the said Developer and registered with the office of Sub Registrar of Assurances under Serial No. BRL-6/12182/2024, the Society appointed, nominated and constituted the Developer to be their true and lawful Attorneys to jointly and/or severally act for, in the name and on or behalf of the Society to execute and perform all or any acts, deeds, matters and

things more particularly set out therein in relation to the development of the said Land.

**B. PROPERTY REGISTER CARD:**

1. The name of the Society is mutated on the Property Register Card as the owner and the holder of the said Land.
2. A copy of the Property Register Card in respect of the said Land is annexed hereto and marked as "**Annexure B**"

**C. SEARCHES:**

We have caused searches to be conducted with the office of Sub Registrar of Assurances at Thane for a period of 31 (thirty one) years i.e. from 1994 to 2024 in respect of the said Property and have been provided with Search Report dated 20<sup>th</sup> January 2024 issued by Vishwas Daware, Search Clerk. A copy of the same is annexed hereto and marked "**Annexure C**".

On perusal of the said Search Report, we observe that there are no adverse entries affecting the said Land.

**D. SITE VISIT:**

We have not conducted a site visit in respect of the said Property.

**E. PUBLIC NOTICE:**

We have caused Public Notice to be published on 3<sup>rd</sup> February 2024 in Times of India, Classified (English) and Navshakti Mumbai (Marathi) inviting claims and objections from the public with respect to the ownership rights of the said Society in respect of the Property and we have received no claims/objections in response thereto.

**F. LITIGATION:**

We have not conducted a litigation search in respect of the title of Jai Taramani Co-operative Housing Society Limited in respect of the said Property and therefore we do not have any observations in respect thereof.

**G. INSPECTION OF ORIGINAL DOCUMENT/S:**

We have taken inspection of the below mentioned original documents:-

1. Indenture of Conveyance dated 31<sup>st</sup> March 1972 executed between Laxmi Asbestos Products Limited, Cambay Investment Corporation Limited and Jai Taramani Co-operative Housing Society Limited and registered with the Office of the Sub-Registrar of Assurances under serial no. BOM-R/2200 of 1972;
2. Indenture of Reconveyance dated 17<sup>th</sup> July 1998 executed between the Maharashtra State Cooperative Housing Finance Corporation Limited (formerly known as the Maharashtra Co-operative Housing Finance Limited) and Jai Taramani Co-operative Housing Society Limited and registered with the Office of the Sub-Registrar of Assurances under Serial No. BBJ/2648/1998.

**H. CONCLUSION**

Subject to what is stated herein (a) the said Society i.e. Jai Taramani Co-operative Housing Society Limited is the owner of the said Property and that its title is clear marketable and without any encumbrances; (b) Kumar Vibe Properties Private Limited has development rights to the said Land together with the said Buildings; and (c) Kumar Vibe Properties Private Limited is entitled to sell flats and commercial shops in the new building/s to be constructed on the Land after demolition of the said Buildings (save and except the flats to be allotted to/allocated for the existing members of the Society as and by way of permanent alternate accommodation in lieu of their respective existing flats in the said Buildings as per the terms of the said Development Agreement) to third parties and appropriate the sale proceeds received therefrom in accordance with the terms of the Development Agreement dated 30<sup>th</sup> May 2024.

**I. GENERAL:**

1. This Report on Title ("Report") merely states the matters expressly dealt with in the Report. The Report does not consider any other questions not expressly answered in the Report.

2. This Report is issued solely on the basis of the documents provided to us as mentioned in Annexure A above (i.e., Documents and Records) and we have no obligation to update this Report with any information or replies or documents received by us beyond the date of this Report.
3. In accordance with our scope of work and our qualifications:
  - a. We have not visited the site/location where the said Property is situated;
  - b. We are not qualified and have not independently verified the area of the said Property. We have referred to and retained the admeasurements in hectares, ares, acres, gunthas, square yards and square metres, as the case may be, as we have found them in various documents/letters;
  - c. We are not certifying the boundaries of the said Property nor are we qualified to express our opinion on physical identification of the said Property. We also do not express our opinion on matters related to actual physical use of the said Land;
  - d. We have not perused nor are we commenting upon the development plan/development plan remarks, sanctioned plans, permissions relating to development/re-development with respect to the said Property under the applicable Development Control Regulations and other prevailing laws.
4. We have been informed that no notice/s has/have been issued to or served upon or received by it from the government or any other local body or authority with respect to the said Property or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the said Property or any portion of it. Save as disclosed in the Report. We have assumed the genuineness of these assertions and have not independently verified the same.
5. We clarify that we have not opined on the applicability, enforceability and compliance with the Urban Property (Ceiling and Regulation) Act, 1976

and/or the Urban Land (Ceiling and Regulation) Repeal Act, 1999 and/or orders passed thereunder and/or their consequence or validity and we have not dealt with the same in this Report.

6. We have not independently validated the taxes/cess/duties/charges payable in respect of the said Property and our comments in regard to these are based solely on the documents provided to us.
7. For the purpose of using this Report, we have through our search clerks, conducted online searches in the office of the Sub-Registrar of Assurances in whose jurisdiction the said Property is situated. Any entries with respect to registration of documents recorded beyond the date of the Search Report or beyond the date until which search is specified to have been conducted in the Search Report will not appear in the Search Report.
8. For the purpose of this Report, we have assumed:
  - a. The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies or scanned copies or electronic copies.
  - b. The persons executing documents have the necessary authority to execute them.
  - c. That wherever any minors' rights are involved, these have been dealt with by their right/natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority.
  - d. That all amounts required to be paid to owners under sale deeds/development agreements or any other document/s have been paid.
  - e. That there have been no amendments or changes to the documents examined by us.

- f. That unless, stated otherwise herein, all prior documents have been adequately stamped and duly registered.
- g. That each document binds the parties intended to be bound thereby.
- h. The photocopies or scanned copies or electronic copies provided to us are accurate, correct and otherwise genuine photocopies or scanned copies or electronic copies of the originals.
- i. That all translations of documents provided to us are complete and accurate.
- j. The accuracy and completeness of all factual representations made in the documents.
- k. That all of the information (including documents) supplied to us was when given, and remains true, complete, accurate and not misleading.
- l. That the mutation entries and other revenue records which are not available do not have any adverse effect on the title of the said Property.
- m. For the purpose of this Report, we have relied upon information relating to lineage, if applicable on the basis of title deeds, revenue records and information provided to us.
- n. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- o. Even though this document is titled "Report on Title", it is in fact an opinion based on the documents we have reviewed. This Report has been provided at the request of the client to whom it is addressed.

9. This Report is limited to the matters pertaining to Indian Law (as on the date of this Report) alone and we express no opinion on laws of any other jurisdiction.
10. This Report does not seek to provide a summary of all documents reviewed but sets out the key facts and legal issues arising out of our limited review which, in our understanding, may be material.
11. This Report is addressed to and shall be relied upon by the addressee alone.
12. Our liability of any nature whatsoever including liability of refunding our fees or any part thereof towards any person, association of persons whether incorporated or not, authority, to whom this Report shall be disclosed and/or furnished or who shall rely on the same relating to the services provided in connection with preparation and issuance of this Report (regardless of form of action, whether in contract, negligence or otherwise), shall not exceed aggregate to fifty percent of the fees paid to us for this assignment. In no event shall we be liable for consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if we have been advised of their possible existence.

Dated this 26<sup>th</sup> day of December 2025.

For Lexicon Law Partners,

*Kanika A Joshi*

Associate Partner

**Annexure 'A'**

**DOCUMENTS AND RECORDS**

1. Indenture of Conveyance dated 31<sup>st</sup> March 1972 executed between Laxmi Asbestos Products Limited, Cambay Investment Corporation Limited and Jai Taramani Co-operative Housing Society Limited and registered with the Office of the Sub-Registrar of Assurances under serial no. BOM-R/2200 of 1972.
2. Indenture of Reconveyance dated 17<sup>th</sup> July 1998 executed between the Maharashtra State Cooperative Housing Finance Corporation Limited (formerly known as the Maharashtra Co-operative Housing Finance Limited) and Jai Taramani Co-operative Housing Society Limited and registered with the Office of the Sub-Registrar of Assurances under Serial No. BBJ/2648/1998.
3. Development Agreement dated 30<sup>th</sup> May 2024 executed between Jai Taramani Co-operative Housing Society Limited and Kumar Vibe Properties Private Limited and registered with the Office of the Sub Registrar of Assurances under Serial No. BRL-6/12180/2024.
4. Power of Attorney dated 30<sup>th</sup> May 2024 executed by Jai Taramani Co-operative Housing Society Limited through its authorized Managing Committee signatories Managing Committee consisting of (i) K.G.R Nair (Chairman), (ii) Krishna Kumar Agrawal (Secretary) and (iii) Naresh Rathod (Hon. Treasurer) in favour of Kumar Vibe Properties Private Limited and registered with the office of Sub Registrar of Assurances under Serial No. BRL-6/12182/2024.
5. Property Register Card in respect of the said Land.



# ANNEXURE 'B'

महाराष्ट्र शासन

## मालमत्ता पत्रक

PU-ID: 98532944959

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ४ नमुना "ड"]



|                             |   |                      |
|-----------------------------|---|----------------------|
| गाव/पेठ : पहाडी गोरेगाव (प) | तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक          | शिट नंबर                                      | प्लॉट नंबर           |
| १०११                        |   | ४००४.५०              |

सुविधाधिकार :

हक्काचा भूळ घारक :

वर्ष :

पट्टेदार :

इतर भार :

इतर शेरे :

Housiey.com

| दिनांक     | व्यवहार   | खंड क्रमांक | नविन धारक(ध), पट्टेदार(प) किंवा भार (इ)    | साक्षांकन   |
|------------|---|-------------|--|---|
| 25/04/1977 | न. भू. अ. क्र. ५ आदेश क्र. न. भू. अ. ५/पमू ४ १६७ ता २५/०४/१९७७ नुसार  | H           | जयतारामणी को. ऑ. हॉ. सोसायटी लि.           | सही-<br>29/04/1977<br>न.भू.अ.क्र. ५ मुं.उ.  |
| 04/06/1978 | मा. अधीकारी भूमि अभिलेख मुं. उपनगर जि. मुं. याचे कडीलआदेश क्र. CTS/ appeal/ SRIV/ ७८ ता २१/०३/१९७८नुसार २५/०४/१९७७ ची नोंद रद   |             |  | सही-<br>04/06/1978<br>न.भू.अ.क्र. ५ मुं.उ.  |
| 27/03/1987 | मा. उ. स. भू. अ. मुंबई याचे दी. २८/१०/१९८८ चे आदेशान्वये दि. ०६/०४/१९८८ ची नोंद रद  | S.I         |  | सही-<br>29/04/1987<br>जि.नि.भू.अ. तथा<br>न.भू.अ.क्र. १० मुंबई <sup>उपनगर, मुंबई</sup> |
| 27/03/1987 | मा. वि. का. अधिकारी (अपील व रिक्हीजन) महसुल व वनविभाग याचे दि. ०४/०३/१९८२ चे आदेशाने मिठागर क्षेत्रावरील महाराष्ट्र सरकारचा व केंद्र सरकारचा हक्क नाकाराण्यात आला   | S.I         |  | सही-<br>29/04/1987<br>जि.नि.भू.अ. तथा<br>न.भू.अ.क्र. १०                               |
| 27/03/1987 | वि. का. अधिकारी (अपील व रिक्हीजन) महसुल व वनविभाग याचे दि. २६/०४/१९८४ चे आदेशाने वि. का. अधिकारीची याचे दि. ०४/०३/१९८२ चे आदेश रद करण्यात आले व मा. न. न. मध्ये पुर्विप्रमाणे मिठागर क्षेत्र स्वतंत्र दाखावाये असे आदेश दिले  | S.I         |  | सही-<br>29/04/1987<br>जि.नि.भू.अ. तथा<br>न.भू.अ.क्र. १०                               |
| 27/03/1987 | मा. उच्च न्यायालय मुंबई याचेकडील रीट पिटीशन क्र. १८९३/८४ चे अंतीम आदेशावर प्रलंबीत  | S.I         |  | सही-<br>29/04/1987<br>जि.नि.भू.अ. तथा<br>न.भू.अ.क्र. १०                               |
| 20/12/2004 | मा.उपविभागीय अधिकारी मुंबई उप याचेकडील क्र. डिएलएन/एलएनडी/टॅ-४ वशी २८२/२००२ दि. १५/११/२००२ अन्वये सुधारीत विनवेती सा-याची नोंद घेतली.   |             |  | फ्रेस्फार क्र. ३७२ प्रमाणे<br>सही-<br>20/12/2004<br>न. भू. अ. गोरेगाव                 |
| 14/02/2006 | मा.अधीकारक भूमि अभिलेख मुं.उप जिल्हा याचे कडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोरेगाव/अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.  |             |  | फ्रेस्फार क्र. ३७३ प्रमाणे<br>सही-<br>14/02/2006<br>न. भू. अ. गोरेगाव                 |
| 16/12/2015 | मा.जमाबदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे याचेकडील परिपत्रक क्र.ना.भू.७/मि.प/अकारी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.न.भू.पहाडी गोरेगाव (४/क्र.क्र.१०१३ दिनांक १६/१२/२०१५) अन्वये सदरी केवळ मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्राकारी चार हजार चार पॉइंट पन्नास चौ.मी दाखल केले. |             |  | फ्रेस्फार क्र. १०१३ प्रमाणे<br>सही-<br>16/12/2015<br>न.भू.अ.गोरेगाव                   |
| 15/02/2024 | आदेशाने नोंद - उच्च न्यायालय, मुंबई याचे कडील आदेश क्र. : १४६/१३ दि. : १०/०८/१९९३ अन्वये ३१८६.०६ चौ.मी.क्षेत्रास धारक सदरी जयतारामणी को.ऑ.हॉ.सोसायटी लि.याचे नांव दाखल केलेची नोंद केली.  | H           | जयतारामणी को ऑ हॉ सोसायटी लि ३१८६.०६ चौ.मी | फ्रेस्फार क्र. १५६, प्रमाणे<br>सही-<br>15/02/2024<br>न.भू.अ. गोरेगाव                  |

हि मिळकत पत्रिका (दिनांक 15/02/2024 06:02:58 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्कावी आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 09/05/2025 04:05:03 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabubumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2203100002837945 हा क्रमांक वापरावा.

३ अप्रूपता प्रकार मिळिली नवीन देणीले नाही





|   |                    |         |                           |          |   |                                 |         |
|---|--------------------|---------|---------------------------|----------|---|---------------------------------|---------|
| GRN   | MH013732058202324E | BARCODE |                           |          | Date  | 09/01/2024-20:53:52             | Form ID |
| Department Inspector General Of Registration    |                    |         | Payer Details             |          |   |                                 |         |
| Search Fee                                      |                    |         | TAX ID / TAN (If Any)     |          |   |                                 |         |
| Type of Payment Other Items                     |                    |         | PAN No.(If Applicable)    |          |   |                                 |         |
| Office Name AOB_SBR AND ADM OFF MUMBAI SUBURBAN |                    |         | Full Name                 |          | Vishwas J Daware  |                                 |         |
| Location MUMBAI                                 |                    |         |                           |          |   |                                 |         |
| Year 2023-2024 From 01/01/1994 To 10/01/2024    |                    |         | Flat/Block No.            |          |   |                                 |         |
| Account Head Details                            |                    |         | Premises/Building         |          |   |                                 |         |
| 0030072201 SEARCH FEE                           |                    |         | Amount In Rs.             | 750.00   | Road/Street   |                                 |         |
|   |                    |         |                           |          | Area/Locality   | Dombivali                       |         |
|   |                    |         |                           |          | Town/City/District  |                                 |         |
|   |                    |         |                           |          | PIN   |                                 |         |
|   |                    |         |                           |          | Remarks (If Any)  |                                 |         |
|   |                    |         |                           |          | Plot No 1 A Survey No 161 C T S No 1019 Village Pahadi Goregaon |                                 |         |
|   |                    |         |                           |          | Taluka Borivali   |                                 |         |
|   |                    |         |                           |          | Amount In   | Seven Hundred Fifty Rupees Only |         |
| Total   |                    |         | 750.00                    | Words    |   |                                 |         |
| Payment Details IDBI BANK                       |                    |         | FOR USE IN RECEIVING BANK |          |   |                                 |         |
| Cheque-DD Details                               |                    |         | Bank CIN                  | Ref. No. | 69103332024011010306  | 2847744348                      |         |
| Cheque/DD No.                                   |                    |         | Bank Date                 | RBI Date | 09/01/2024-20:55:11   | 11/01/2024                      |         |
| Name of Bank                                    |                    |         | Bank-Branch               |          | IDBI BANK   |                                 |         |
| Name of Branch                                  |                    |         | Scroll No. , Date         |          | 100 , 11/01/2024  |                                 |         |

Department ID : 9969151564  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद काटणासाठी लागू आहे. इवर काटणासाठी किंवा नोंदणी न करवायाच्या दस्तावाठी लागू नाही.

Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURIES MUMBAI 02  
 Date: 2024-07-10 16:37:42 IST  
 Reason: GRAS Secure Document  
 Location: India

# ***Vishwas J. Daware***

## **PROPERTY TITLE INVESTIGATOR**

Room No. 289, Bhoir Chawl,  
Tata Power House,  
Kalyan (E),  
Mobile : 99691 51564

To,  
Lexicon Law Partners,  
Advocates & Solicitors,  
Mumbai,

Date :- 20/01/2024

Sir,

**Re:- Investigation of the title of the Property of All that piece and parcel of land bearing Plot No. 1A, Survey No. 161 (part) corresponding to CTS No. 1019 admeasuring approximately (i) 4004.50 square meters (as per the Property Register Card), (ii) 3986.06 square meters (as per the conveyance) and (iii) 3988.727 square meters (as per the physical survey done by the Society) situate, lying and being at Pahadi Goregaon Village, Bangur Nagar, Goregaon (West), Mumbai – 400 104.**

As per your instructions I have taken search of above mentioned Property at Bandra Borivali & Mumbai sub registrar office from 2004 to 2023 {20 Years} on the whole of the searches taken by me in the above offices I have found following documents registered therein during the course of searches

### In the Sub-Registrar Office at Bandra Borivali from 1994 to 2024 (31 Years)

|             |            |                         |
|-------------|------------|-------------------------|
| 1994 - Torn | 2005 - Nil | 2015 - Nil              |
| 1995 - Torn | 2006 - Nil | 2016 - Nil              |
| 1996 - Torn | 2007 - Nil | 2017 - Nil              |
| 1997 - Torn | 2008 - Nil | 2018 - Nil              |
| 1998 - Torn | 2009 - Nil | 2019 - Nil              |
| 1999 - Torn | 2010 - Nil | 2020 - Nil              |
| 2000 - Torn | 2011 - Nil | 2021 - Nil              |
| 2001 - Torn | 2012 - Nil | 2022 - Nil              |
| 2002 - Nil  | 2013 - Nil | 2023 - Nil R.N.M.P.     |
| 2003 - Nil  | 2014 - Nil | 2024 - Record Not Ready |
| 2004 - Nil  |            |                         |

### In the Sub-Registrar Office at Mumbai from 1994 to 2024 (31 Years)

|                  |             |                         |
|------------------|-------------|-------------------------|
| 1994 - SPT       | 2005 - SPT  | 2015 - SPT              |
| 1995 - SPT       | 2006 - Torn | 2016 - SPT              |
| 1996 - SPT       | 2007 - Torn | 2017 - SPT              |
| 1997 - SPT       | 2008 - Torn | 2018 - Torn             |
| 1998 - Torn      | 2009 - SPT  | 2019 - Torn             |
| 1999 - SPT Entry | 2010 - SPT  | 2020 - Nil              |
| 2000 - SPT       | 2011 - Torn | 2021 - Nil              |
| 2001 - Torn      | 2012 - SPT  | 2022 - Nil              |
| 2002 - Torn      | 2013 - SPT  | 2023 - Nil R.N.M.P.     |
| 2003 - Torn      | 2014 - SPT  | 2024 - Record Not Ready |
| 2004 - SPT       |             |                         |

### 1. ENTRY FOR THE YEAR 1999

|                   |  |
|-------------------|--|
| Reconveyance      | :- Agreement Value Rs. /-<br>Market Value Rs. /-   |
| Schedule          | :- Land Plot No 1A Survey No 161(pt)<br>Adm. 3986.06 Sq. Mtrs.   |
| Name of the Party | :- M/s The Maharashtra State Co. Op. Housing Finance Corporation Ltd. Mumbai through Chairman Mr. L. C. Rajput & Vice Chairman Mrs. Vaishali Kale through Mr. V. R. Patil<br>To<br>M/s Jai Taramani Co. Op. Housing Society Ltd. |
| Exct. Date        | :- 17/07/1998  |
| Regn. Date        | :- 18/10/1999  |
| Sr. Page Vol.     | :- BBJ/2648/98   |

Yours Faithfully  
Vishwas J. Daware  
SEARCH CLERK

Encl. :- Original Search Receipt No MH013732058202324E/2024 Dt. 09/01/2024  
Note: - Kindly note that the report is subject to {1} some of the Index II were torn out {2} some of the Index II Pages were not produced before us. {3} some of the Index II records are under Computer.