

**SHAH & SANGHAVI** (Regd.)  
**ADVOCATES, SOLICITORS**  
**& IPR LAWYERS**

OFFICE NO. 114/115, 11TH FLOOR,  
MITTAL COURT, 'A' WING,  
NARIMAN POINT, MUMBAI - 400 021.

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FORMAT - A

(Circular No.: 28/2021)

TO,  
MAHARERA,  
6<sup>th</sup> and 7<sup>th</sup> Floor, House Fin Bhavan,  
BKC, BANDRA EAST,  
MUMBAI-400051.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to all that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq. Mtrs. equivalent to 53,482 sq. yds.

1) We have investigated the title of the said plot on the request M/S. **GURUKRUPA DEVELOPERS (D.N. NAGAR PROJECT)** and following documents i.e.:-

i) **Description of the property**

All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds. and bounded as follows:

On or towards the North	:	By land bearing C.T.S. No. 4
On or towards the East	:	By lands bearing C.T.S Nos. 338, 339
On or towards the West	:	By lands bearing C.T.S No. 508 to 510, 514, 516, 517.
On or towards the South	:	By lands bearing CTS Nos. 501, 504, 505, 506, 522.

ii) **The documents of allotment of plot**

The documents are enlisted in the Certificates of title enclosed herewith.

*Parvez Mody*  
For Shah & Sanghavi

iii) **Property Card issued by Revenue Office, Borivali:**

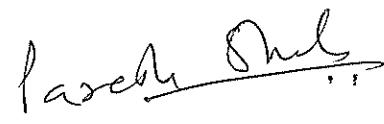
The Property card is attached herewith.

iv) **Search report** for search undertaken with the office of the Sub-Registrar of Assurances at Bandra (Manual Index) from 1932 to 1948 and from 1958 to 2011; with the office of Sub-Registrar of Assurances at Vasai (Manual Index) from 1948 to 1957; with the office of the Sub-Registrar of Assurances at Mumbai (Manual Index) from 1932 to 2011; with the office of the Sub-Registrar of Assurances at Goregaon (Computerized Index) from 2002 to 2011; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) from 2005 to 2011; and with the office of the Sub-Registrar of Assurances at Magathane (Computerized Index) from 2007 to 2011.

Subsequently, we have caused the further Search to be taken with the office of the Sub-Registrar of Assurances at Goregaon (Computerized Index) for the period 2012 to 2014; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) for the period 2012 to 2014; and with the office of the Sub-Registrar of Assurances at Magathane (Computerized Index) for the period 2012 to 2014.

Subsequently, we have caused a further Search to be undertaken with the office of the Sub-Registrar of Assurances at Bandra and Mumbai (Manual Index) for the period 2014 to 2017; with the office of the Sub-Registrar of Assurances at Goregaon (Manual Index and Computerized Index) for the period 2014 to 2017; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) for the period 2014 to 2017.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of **M/S. GURUKRUPA DEVELOPERS (D.N.NAGAR PROJECT)** is clear, marketable and without any encumbrances.

  
For Shah & Sanghavi

Owner as per property card:

**M/S. GURUKRUPA DEVELOPERS (D.N.NAGAR PROJECT)**

3) The Certificate of Title dated 30<sup>th</sup> April, 2011 and Further Certificate of Title dated 3<sup>rd</sup> September, 2014 and 21<sup>st</sup> July, 2017 and 22<sup>nd</sup> November, 2021 reflecting the flow of the title of the **M/S. GURUKRUPA DEVELOPERS (D.N.NAGAR PROJECT)** on the said property are enclosed herewith and marked as ANNEXURES "A" "TO "D".

Encl:

(1) Property Card  
(2) Certificates of Title dated 30<sup>th</sup> April, 2011 and Further Certificates of Title dated 3<sup>rd</sup> September, 2014 and 21<sup>st</sup> July, 2017 and 22<sup>nd</sup> November, 2021.

Dated this 15<sup>th</sup> day of December, 2021.

For M/s. Shah & Sanghavi

*Fareeha Patel*

Partner

**SHAH & SANGHAVI** (Regd.)  
**ADVOCATES, SOLICITORS**  
**& IPR LAWYERS**

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PJS/PB/11827/2021

**TO WHOMSOEVER IT MAY CONCERN**

Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds.

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
(D.N.NAGAR PROJECT)**

1. In respect of the captioned property we have issued our Certificate of Title dated 30<sup>th</sup> April, 2011 and Further Certificate of Title dated 3<sup>rd</sup> September, 2014 and 21<sup>st</sup> July, 2017, photocopies whereof are annexed hereto and marked at ANNEXURE-“A” to ANNEXURE-“C” respectively.
2. We are now issuing this further title certificate to place on record certain events that have transpired after issuance of our certificate of title dated 30<sup>th</sup> April, 2011 and Further Certificates of Title dated 3<sup>rd</sup> September, 2014 and 21<sup>st</sup> July, 2017 as under:
  - a. We have been informed by M/s Gurukrupa Developers (D.N. Nagar Project) that on 12<sup>th</sup> July, 2018 the Collector M.S.D. issued an further area rectification order thereby rectifying the area of the captioned property from 42,474 Sq. Mtrs. to 44,056.80 Sq. Mtrs. of which formal possession has been handed over to M/s Gurukrupa Developers (D.N. Nagar Project) on 3<sup>rd</sup> August, 2018.
  - b. We have been informed by M/s Gurukrupa Developers (D.N. Nagar Project) that out of the area admeasuring 44,056.80 Sq. Mtrs. M/s Gurukrupa Developers (D.N. Nagar Project) has handed over an area admeasuring 574.80 Sq. Mtrs for Road set back area and area admeasuring 2,109.66 Sq. Mtrs. towards amenities (Government office reservation) space to the Competent Authority.
  - c. On the application of M/s. Gurukrupa Developers (D. N. Nagar Project) the Collector M.S.D. by an Order dated 2<sup>nd</sup> August, 2021 has amalgamated /sub-divided the area admeasuring 44056.80 Sq. Mtrs. and

For Shah & Sanghavi

the Revenue City Survey Numbers are re-numbered as 507/A1, 507/A2 and 507C admeasuring 41372.30 Sq. Mtrs., 574.80 Sq. Mtrs. and 2109.66 Sq. Mtrs. respectively.

- d. In the premises, M/s Gurukrupa Developers (D.N. Nagar Project) is in possession of an area admeasuring 41,372.34 Sq. Mtrs. (Hereinafter referred to as "the said property").
- e. We have been informed by M/s Gurukrupa Developers (D.N. Nagar Project) that on the application of M/s. Gurukrupa Developers (D. N. Nagar Project) by an order dated 12<sup>th</sup> August, 2021 the Collector, M.S.D. has converted tenure of the said property from Class - II to Class – I.

2. Thus, subject to what is provided in our earlier Certificate of Title dated 30<sup>th</sup> April, 2011 and further Certificates of Title dated 3<sup>rd</sup> September, 2017 and 21<sup>st</sup> July, 2017 and subject to the terms and conditions set out in the order dated 12<sup>th</sup> August, 2021 passed by the Collector, MSD converting the tenure of the said property from Class - II to Class - I as stated hereinabove, M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property, construct a building with Wings, sell the Apartments therein and ultimately convey the captioned property in favour of the Apex Body to be formed by the Societies that would be formed by the purchasers/ Allottees.

Dated this 23<sup>rd</sup> day of November, 2021.

For M/s. Shah & Sanghavi

*Farshid Shah*  
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Partner

**SHAH & SANGHAVI** (Regd.)  
**ADVOCATES, SOLICITORS**  
**& PATENT AGENTS**

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PJS/PB/11827/2017

**TO WHOMSOEVER IT MAY CONCERN**

Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds.

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
(D.N.NAGAR PROJECT)**

1. In respect of the captioned property we have issued our Certificate of Title dated 30<sup>th</sup> April, 2011 and Further Certificate of Title dated 3<sup>rd</sup> September, 2014, photocopies whereof are annexed hereto and marked at **ANNEXURE-“A”** and **ANNEXURE-“B”** respectively. Subsequently, we have caused a further Search to be undertaken with the office of the Sub-Registrar of Assurances at Bandra and Mumbai (Manual Index) for the period 2014 to 2017; with the office of the Sub-Registrar of Assurances at Goregaon (Manual Index and Computerized Index) for the period 2014 to 2017; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) for the period 2014 to 2017 and on the basis thereof, we issue further certificate of title in continuation of our certificate of title dated 30<sup>th</sup> April, 2011 and Further Certificate of Title dated 3<sup>rd</sup> September, 2014 as under:

a. M/s. Gurukrupa Developers (D. N. Nagar Project) have executed a Lease on 28<sup>th</sup> December, 2016 which is registered with the office of the Sub-Registrar of Assurances at Borivali No. 1 under Sr. No. BRL-1/12055/2016 on 28<sup>th</sup> December, 2016 in favour of Reliance Infrastructure Limited for an area admeasuring 316 sq. mtrs. for a period of 99 years at yearly rent of Rs.1/- for setting up Receiving station/ Sub-stations.

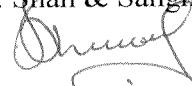
b. M/s. Gurukrupa Developers (D. N. Nagar Project) have executed a Lease on 7<sup>th</sup> February, 2017 which is registered with the office of the Sub-Registrar of Assurances at Borivali No. 1 under Sr. No. BRL-1/1330/2017 in favour of Reliance Infrastructure Ltd. for setting up Sub-station No. 1, Sub-station No. 2 and Sub-station No. 3 in aggregate admeasuring 160 Sq. Mts. for a period of 99 years at yearly rent of Rs.1/-.

*For Shah & Sanghavi*

2. Thus, subject to what is provided in our earlier Certificate of Title dated 30<sup>th</sup> April, 2011 and further Certificate of Title dated 3<sup>rd</sup> September, 2017, and subject to the lease created in favour of Reliance Infrastructure Limited as stated hereinabove, M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property, construct a building with Wings, sell the Apartments therein and ultimately convey the captioned property in favour of the Apex Body to be formed by the Societies that would be formed by the purchasers/ Allottees.

Dated this 21<sup>st</sup> day of July, 2017.

For M/s. Shah & Sanghavi



Partner

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PJS/11827/2011

**TO WHOMSOEVER IT MAY CONCERN**

Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds.

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
(D.N.NAGAR PROJECT)**

1. We have caused the Search to be taken with the office of the Sub-Registrar of Assurances at Bandra (Manual Index) from 1932 to 1948 and from 1958 to 2011; with the office of Sub-Registrar of Assurances at Vasai (Manual Index) from 1948 to 1957; with the office of the Sub-Registrar of Assurances at Mumbai (Manual Index) from 1932 to 2011; with the office of the Sub-Registrar of Assurances at Goregaon (Computerized Index) from 2002 to 2011; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) from 2005 to 2011; and with the office of the Sub-Registrar of Assurances at Magathane (Computerized Index) from 2007 to 2011. We have also caused to be procured Revenue Record in Form No. 6/12, 7/12 and Property Card and on the basis thereof, we report as under:

(a) The Government of Maharashtra are the Owners of the captioned property, who had given the same on "Ek Sali" (Yearly) lease for Agricultural purposes to one Mr. Damu Shinvar Vaity alias Koli. On perusal of the Revenue Record it appears that the name of the said Damu Shinwar Vaity @ Koli was recorded as "Kul Khand and Pick Pani" till the year 1979;



(b) We have been informed that Mr. Damu Shinvar Vaity alias Koli died intestate at Mumbai on 19<sup>th</sup> October, 1964, leaving behind the following persons as his only heirs and legal representatives according to the law by which he was being governed at the time of his death:

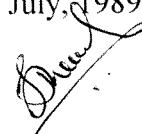
- (i) Smt. Sovaribai Damu Vaity alias Koli (Widow)
- (ii) Mr. Jagan (also known as Jagannath) Damu Vaity alias Koli (Son)
- (iii) Mr. Baliram Damu Vaity alias Koli (Son)
- (iv) Ms. Gopubai Damu Vaity alias Koli (Daughter)
- (v) Smt. Zilubai Laxman Vaity alias Koli (Married Daughter)

(c) We have been informed that the said Jagan Damu Koli (also known as Jagannath Damu Vaity alias Koli) died at Mumbai on 1<sup>st</sup> February, 1979 leaving behind the following persons as his only heirs and legal representatives according to the law by which he was being governed at the time of his death:

- (i) Smt. Bhanubai Jagannath Vaity alias Koli (Widow)
- (ii) Smt. Shubhangi Janak Shah (Married Daughter)

(d) We have been informed that the said Baliram Damu Vaity alias Koli died at Mumbai on 4<sup>th</sup> October, 1988, leaving behind his wife Smt. Vatsala Baliram Vaity alias Koli as his only heir and legal representative according to the law by which he was being governed at the time of his death;

(e) We have been informed that the said Smt. Sovaribai Wd/o. Damu Vaity alias Koli died at Mumbai on 12<sup>th</sup> July, 1989 leaving behind the



following persons as her only heirs and legal representatives according to the law by which she was being governed at the time of her death:

- (i) Ms. Gopubai Damu Vaity alias Koli (unmarried Daughter)
- (ii) Smt. Zilubai Laxman Vaity alias Koli (Married Daughter)
- (iii) Smt. Bhanubai Jagannath Vaity alias Koli (widow of pre-deceased son)
- (iv) Smt. Shubhangi Janak Shah (Granddaughter)
- (v) Smt. Vatsala Baliram Vaity alias Koli (widow of pre-deceased son)

(f) The said Ms. Gopubai Damu Vaity alias Koli died intestate as a spinster at Mumbai on 21<sup>st</sup> January, 2006 leaving behind the following persons as her only heirs and legal representatives according to the law by which she was being governed at the time of her death:

- (i) Smt. Zilubai Laxman Vaity alias Koli (married sister)
- (ii) Smt. Bhanubai Jagannath Vaity alias Koli (widow of pre-deceased brother)
- (iii) Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli (daughter of pre-deceased brother)
- (iv) Smt. Vatsala Baliram Vaity alias Koli (widow of pre-deceased brother)

2. In view of Government of Maharashtra not having renewed the yearly lease in favour of the legal heirs of late Damu Shinwar Vaity alias Koli, on and after 1979 the legal heirs of late Damu Shinwar Vaity alias Koli instituted a suit in the City Civil Court at Bombay being Suit No. 3663 of 2000 against the Government of Maharashtra, inter alia, praying for declaration that the legal heirs of late Damu Shinwar Vaity alias Koli are the Lessees in respect



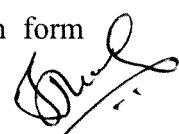
of the captioned property for 999 years. The said Suit No. 3663 of 2000 came to be dismissed by an Order dated 29<sup>th</sup> August, 2006. Being aggrieved with the said Order & Judgment dated 29<sup>th</sup> August, 2006, the legal heirs of late Damu Shinwar Vaity alias Koli filed First Appeal No. 383 of 2007 in the High Court of Judicature at Bombay.

3. During the pendency of the said First Appeal No. 383 of 2007 in the High Court of Judicature at Bombay; Smt. Vatsala Baliram Vaity alias Koli, Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli and Smt. Zilubai Laxman Vaity alias Koli entered into an Agreement with M/s. Gurukrupa Developers (D. N. Nagar Projects) on 27<sup>th</sup> June, 2007 thereby agreeing to sale, transfer and assign all their rights in respect of the captioned property unto M/s. Gurukrupa Developers (D.N. Nagar Project) for the consideration and on the terms and conditions set out therein.
  
4. The Government of Maharashtra granted occupancy rights as Occupants Class II unto Smt. Vatsala Baliram Vaity alias Koli, Smt. Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli with the consent, confirmation and knowledge of Smt. Zilubai Laxman Vaity alias Koli under Sections 20, 31 and 40 of the Maharashtra Land Revenue Code read with Rules 11 (1) (i), 12 (3) (i) and 14 (c) (iii) of Disposal of Government Land Rules, 1971 by executing an Agreement on 19<sup>th</sup> September, 2009 which is registered with the office of the Sub-Registrar of Assurances at Borivali No.5 under Sr. No. BDR-11/10524/2009; on the terms and conditions set out therein, one of the term being to withdraw the pending litigation. In terms of and in compliance of the

said Agreement dated 19<sup>th</sup> September, 2009, the First Appeal No. 383 of 2007 has been withdrawn on 24<sup>th</sup> September, 2009.

5. By a Deed of Development dated 30<sup>th</sup> December, 2009 executed between (1) Smt. Vatsala Baliram Vaity alias Koli, (3) Smt. Bhanubai Jagannath Vaity alias Koli, (3) Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli, therein referred to as "the Owners" and M/s. Gurukrupa Developers (D. N. Nagar Project), therein referred to as "the Developer"; the Owners therein granted unto the Developer therein the development rights in respect of the captioned property for the consideration and on the terms and conditions set out therein. The said Deed of Development dated 30<sup>th</sup> December, 2009 is attached to the Deed of Confirmation dated 13<sup>th</sup> October, 2010 between the Owners and the Developers therein and is duly registered with the office of the Sub-Registrar of Assurances at Borivali No. 7 under Sr. No. BDR-16/10659/2010.

6. In furtherance of the said Agreement dated 19<sup>th</sup> September, 2009, referred to in paragraph 4 above M/s. Gurukrupa Developers (D. N. Nagar Project), therein referred to as "the Grantee and duly confirmed by Smt. Vatsala Baliram Vaity alias Koli, Smt. Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli by they having joining in the execution thereof; executed Agreement on 22<sup>nd</sup> February, 2011 which is duly registered with the office of the Sub-Registrar of Assurances at Borivali No. 3 under Sr. No. BDR-6/2139/2011 in the presence of the Collector, Mumbai Suburban District. The said Agreement is executed by M/s. Gurukrupa Developers (D. N. Nagar Project) in form



No. XIII under Rule 42 (1)(b) of Disposal of Government of Land Rules  
1971.

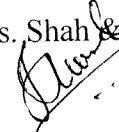
7. By a Deed of Confirmation dated 16<sup>th</sup> March, 2011 registered with the office of the Sub-Registrar of Assurances at Borivali No. 5 under Sr. No. BDR-11/2472/2011 executed by Smt. Zilubai Laxman Vaity alias Koli Nee Zilubai Damu Shinwar Vaity alias Koli of the First Part **AND** (1) Smt. Vatsala Baliram Vaity alias Koli, (2) Smt. Bhanubai Jaganath Vaity alias Koli, (3) Smt. Shubhangi Janak Shah nee Shubhangi Jagannath Vaity alias Koli of the Second Part; **AND** (1) Pandurang Laxman Vaity (2) Aruna Pandurang Vaity (3) Prashant Pandurang Vaity (4) Ankita Pandurang Vaity and (5) Jignesh Pandurang Vaity, of the Third Part **AND** (1) Miss Parvati Laxman Koli, (2) Miss Priya Mhadev Yeru, (3) Mr. Dhangar Laxman Koli, (4) Miss Sharda Laxman Koli, (5) Mrs. Laxmi Anil Khichre nee Laxmi Laxman Koli and (6) Miss Reshma Laxman Koli, of the Fourth Part **AND** M/s. Gurukrupa Developers (D. N. Nagar Project) of the Fifth Part; the parties thereto confirmed the execution of the Deed of Development dated 30<sup>th</sup> December, 2009, and on the terms and conditions set out therein.
  
8. At the request of M/s. Gurukrupa Developers (D. N. Nagar Project), office of Collector, BSD, vide their letter dated 1<sup>st</sup> April, 2011 addressed to Executive Engineer, (Building Proposal), Western Suburb; granted the permission for the development of 41390.10 sq. mtrs. equivalent to 49502.55 sq. yds. of the captioned property and on the terms and conditions set out therein. Accordingly, M/s. Gurukrupa Developers (D. N. Nagar Project) and thus M/s. Gurukrupa Developers (D. N. Nagar Project) are entitled to develop 41390.10 sq.mtrs. equivalent to 49502.55 sq.yds. of the captioned property.



9. Thus, subject to what is provided in the Agreement dated 19<sup>th</sup> September, 2009 read with Agreement executed on 22<sup>nd</sup> February, 2011 referred to in paragraphs 4 and 5 above respectively and subject to what is provided hereinabove, M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property construct building, sell the premises therein and ultimately convey the captioned property in favour of one or more Societies.

Dated this 3<sup>rd</sup> day of April, 2011.

For M/s. Shah & Sanghavi



Partner

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PJS/PB/11827/2014

**TO WHOMSOEVER IT MAY CONCERN**

Sub: All that piece or parcel of land lying and being at Village Malvani, Taluka Borivali Mumbai Suburban District bearing Survey No. 44, Hissa No. 1 corresponding to C.T.S. No. 507 admeasuring 44,718.25 sq.mtrs. equivalent to 53,482 sq. yds.

**DEVELOPERS: M/S. GURUKRUPA DEVELOPERS  
(D.N.NAGAR PROJECT)**

1. In respect of the captioned property we have issued our Certificate of Title dated 30<sup>th</sup> April, 2011. We have now caused the further Search to be taken with the office of the Sub-Registrar of Assurances at Goregaon (Computerized Index) for the period 2012 to 2014; with the office of the Sub-Registrar of Assurances at Borivali (Computerized Index) for the period 2012 to 2014; and with the office of the Sub-Registrar of Assurances at Magathane (Computerized Index) for the period 2012 to 2014 and on the basis thereof, we issue further certificate of title in continuation of our certificate of title dated 30<sup>th</sup> April, 2011 as under:

a. By a Deed of Mortgage dated 26<sup>th</sup> September, 2013 registered with the office of the Sub-Registrar of Assurances at Borivali No. 3 under Sr. No. BRL-3/5556/2013 read with the Deed of Rectification dated 28<sup>th</sup> October, 2013 registered with the office of the Sub-Registrar of Assurances at Borivali No. 3 under Sr. No. BRL-3/6109/2013 executed between M/s. Gurukrupa Developers (D. N. Nagar Project) therein referred to as 'the Mortgagor' and M/s. Gurukrupa Developers (D. N. Nagar Project) therein referred to as 'the Borrower' and Union Bank of India therein referred to as 'the Mortgagee'; in consideration of the loan to be advanced by the Mortgagee to the Borrower; the Borrower/Mortgagor therein mortgaged the captioned property in

favour of the Mortgagee therein on the terms and conditions set out therein.

b. By a Deed of Mortgage/Extension of Further Charge (without possession) dated 13<sup>th</sup> May, 2014, registered with the office of the Sub-Registrar of Assurances at Borivali under Sr. No. BRL-3/2733/2014 executed by and between M/s. Gurukrupa Developers (D.N. Nagar Project), therein referred to as "the Mortgagors/Borrowers" of the First Part, Union Bank of India, therein referred to as "UBI" or "the Lead Bank" of the Second Part and Bank of Baroda, therein referred to as "BOB"; in furtherance of the consideration of the loan advanced / agreed to be advanced by the Mortgagees to the Mortgagors/Borrowers, the Mortgagors/Borrowers mortgaged the captioned property in favour of the Mortgagees therein, they having a pari passu charge thereon, on the terms and conditions set out therein.

2. Thus, subject to what is provided in our earlier Certificate of Title dated 30<sup>th</sup> April, 2011 and subject to the mortgage created in favour of Union Bank of India and Bank of Baroda as provided hereinabove, M/s. Gurukrupa Developers (D.N. Nagar Project) are entitled to develop the captioned property construct building, sell the premises therein and ultimately convey the captioned property in favour of one or more Societies.

Dated this 3<sup>rd</sup> day of September, 2014.

For M/s. Shah & Sanghavi



Partner

# महाराष्ट्र शासन

## मालमत्ता पत्रक

गांग/पेठ : मालवणी	तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१२३/३/१	३०	४९३७२.३०

सुविधाधिकार
हक्का वा मुक्त धारक H
वर्ष: २०२१ [ महाराष्ट्र राज्यकार ]
पटेदार
इतर भार
इतर शेरे

दिनांक	चयवहार	खंड क्रमांक	निपन धारक(धा) पटेदार(प) किंवा गार	साक्षाक्तन
१३/०५/२०१०	गा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे काडील आदेश क्र.सी/कार्या-२ क/क्षे.दु/एस.आर-२४५० दिनांक ३०/४/२०१० चे क्षेत्र दुरुस्ती आदेशान्वये न.भू.क्र.५०७ चे क्षेत्र ३४७८३.६ चौ.मी एवजी ४९३७२.१ चौ.मी असे दुरुस्ती केलेली नोंद घेताली.			फेरफार क्र.६२८ प्रमाणे। सही- १३/०५/२०१० न.भू.आ गोरेगाव
१२०/०५/२०१०	गा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे काडील आदेश क्र.सी/कार्या-३ क/क्षे.दु/एस.आर-२४५० दिनांक १६/५/२०१० गा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे काडील नोदानिगृह भाडेपूर्ण दस्ता क्र.५४३४/२०१० दिनांक १३/११/२०१० इकडील अतीताची शीर्षकान मोजणी मो.र न.प०३/०५/२०१० दिनांक २/१२/०५ अंजदार यांना दिलेल्या दिनांक १८/५/२०१० रोजीची तात्वा पावती या.न.४४ हि.न.१ चा दि.१८/५/१० रोजीचा ७/१२ अन्वये न.भू.क्र.५०७ चा मिळकत्त पत्रिकेच वाचवू फक्त आदेशान्वये न.भू.क्र.५०७ चा नोंद घेताली वाचवू यांती उर्फ सुभांगी जगन्नाथ कोळी उर्फ केती अशी नाचे दाखल केलेली नोंद केली.	BV2	[ श्रीगी वरताला ( उर्फ गेती ) कांडीराम गोळी ] फेरफार क्र.६३० प्रमाणे। [ भानुगाई ( उर्फ वेती ) जगन्नाथ कोळी ] २०/०५/२०१० [ सुभांगी जनक शाई उर्फ सुभांगी जगन्नाथ कोळी उर्फ वेती ]	फेरफार क्र.६२८ प्रमाणे। सही- १३/०५/२०१० न.भू.आ गोरेगाव
१०४/०६/२०१०	गा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकाडील आदेश क्रमांक जि.आ.भू.आ/न.भू.स.३ व/क्षेत्र.दु/एस.आर. १२६६/२०१० दि.११.४.२०१२ चे क्षेत्र ४९३७१.० चौ.मी एवजी ४९४७४.० चौ.मी असे दुरुस्ती केलेली नोंद घेताली			फेरफार क्र.६३१ प्रमाणे। सही- ११/०६/२०१२ न.भू.आ गोरेगाव
०५/१०/२०१०	विनशेती आदेशाने गा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकाडील विनशेती आदेश क्रमांक सी/डेस्क ७५/एलएनडी/५८५६/१११३ दि.१०.५.२०१२ या.न.भू.क्र.५०७ या मिळकत्तीचे पूर्ण क्षेत्र वाणिज्य या.आ.वैद्योगिक प्रवयाजनाराठी वर्णी झालेले मिळकत्त पत्रिकेचरील भोगवटदार वर्षा २ चे धारक कायम घेऊन रान २०११-२०१२ या.कालावधीराठी र.रु.१,३१,६६७- सारा दाखल केलेली नोंद केली			फेरफार क्र.६२९ प्रमाणे। सही- ०५/१०/२०१२ न.भू.आ गोरेगाव
१३५/०२/२०१०	ग्रासन महसूल व वनस्पती यांचेकाडील झापण क.जमिन २६१०/३८/ प्र क.१११/ज ३ महसूल व वनस्पती मंत्रालय मुंबई/८.१०.२०१० अन्येदिलेल्या गाच्यतेनुसार गा.जिल्हाधिकारी यांचेकाडील आदेश क्र.सी/कार्या-३३१/एल ४४८ दि.२१.१०.२०१० ये आदेश क.न.भू.मालवणी/फे.क्र.११५५ दिनांक १६/१२/२०१० अन्वये न.भू.क्र.५०७ या मिळकत्तीचे पूर्ण क्षेत्र वाणिज्य या.गोदानिगृह दस्ता क्र.वदर १६/१०६५/२०१० दि.१५.१०.२०१० सुची क्र.२२.अन्वये न.भू.क्र.५०७ या मिळकत्त पत्रिकेचरी क्षेत्रीहृकान भोगवटदार वर्षा २ महसूल असालेली गाये कमी करून मे.मुरुकूपा उक्तलपर्सी (ही एन नगर प्रोजेक्ट) यांचे दाखल केलेली नोंद केली	BV2	[ मे.मुरुकूपा डेवलपर्सी (ही पॅन नगर प्रोजेक्ट) ]	फेरफार क्र.६२९ प्रमाणे। सही- १३५/०२/२०१० न.भू.आ गोरेगाव
१७६/१२/२०१०	गा.जायवंदी आयुक्ता आणि संचालक गूमि अभिलेख (म.राज्या पुणे यांचेकाडील परिपत्रक क्र.ना.भू.७/मि.प/अक्षरी नोद/२०१० पुणे दि.१६/२/२०१०) या इकडील आदेश क्र.न.भू.मालवणी/फे.क्र.११५५ दिनांक १६/१२/२०१० अन्वये कैवल चौकीः नोंद घेतीवरील क्षेत्र व मिळकत्त पत्रिकेचरील क्षेत्र मेलात असलेले मिळकत्त पत्रिकेचर नमूद अंकी क्षेत्रांक्षरीवेचाळीस हजार चारसे चौथासातार पूर्णांक दशांश तीस चौ.मी दाखल केले.			फेरफार क्र.६२५ प्रमाणे। सही- १६/१२/२०१० न.भू.आ गोरेगाव
२३/०६/२०१०	सामिलीकरण /पोटविभाजन मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकाडील पोटविभाजन आदेश क्र.सी/कार्या.७/एलनडी/१०३६/१०२०१० या.न.भू.क्र.५०७ चे इकडील अ.ता.पौ.पि.गा.र.न.प०३७/२०१० दि.२४/५/२०१० व तया.रोकत्ता गंजूर नकाशा अन्वये नगरभूमापन मालाली ता. घोरीगली येडील न.भू.क्र.५०७ ये क्षेत्र ४२४७७.० चौ.मी भानुगा.पोटविभाजनापांची होणारे २३१०.५ चौ.मी क्षेत्र वजा करून न.भू.क्र.५०७ ये क्षेत्र २००.८ चौ.मी या न.भू.क्र.५०७ का ये क्षेत्र २१०९.७ चौ.मी अशा नवीन स्वतंत्र मिळकत्त पत्रिका उगळून त्यावर मुक्त मिळकत्त पत्रिके प्रमाणे घारक व सत्ता प्रकार दाखल करून न.भू.क्र.५०७ या मिळकत्त पत्रिकेचर रोड सेट वैक ये न.भू.क्र.५०७ का या मिळकत्त पत्रिकेचर अभिनिटी अंकी आरक्षणाची नोंद दाखल केली. तसेच न.भू.क्र.५०७ चे इलेक्ट्रो क्षेत्र ४००८३.५ चौ.मी कायम करून त्यावर न.भू.क्र.५०७ असा शेज वदल केला. तरोवध मा.जायवंदी आयुक्ता आणि संचालक गूमि अभिलेख म.राज्या पुणे यांचेकाडील परिपत्रक क्र.ना.भू.७ चौ.मी प.अक्षरी नोद/२०१० पुणे दि.१६/२/२०१० अन्वये दि.१६/१२/२०१० रोजीची नोंद कमी करून पोटविभाजन आदेशान्वये न.भू.क्र.५०७ या.५०७ न.५०७ का या मिळकत्त पत्रिकेचर दाखल झालेल्या कासेताची अंकी व अशारी नोंद केली.			फेरफार क्र.६२५ प्रमाणे। सही- २३/०६/२०१० न.भू.आ गोरेगाव

१२३/०६/२०१७ गा.जमावंदी आयुक्त आणि संचालक भूगि अगिलेख (ग.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.४/पि.प./अकारी नोंद/२०१७ पुणे दि.१६/६/२०१७ ये इकडील आदेश ग्राम.भू.मालवणी/फे.क्र०४२३ दिनांक २३/०६/२०१७अन्यथे केवळ चौकडी नोंदवाहीवरील क्षेत्र व गिळकत्ता पत्रिकेवरील क्षेत्र गेलात असालेने गिळकत्ता पत्रिकेवर नमूद अंकी क्षेत्रावधारी चाळीस हजार त्र्याएकी पूणांक पाच दशांश चौ.मी दाखल केले.

प्रेरकार क्र.८२३ प्रमाणे  
सही-  
२३/०६/२०१७  
न.भू.४ गोरगाव

गा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र.जि.अ.भू.३ /३ व /न.भू.मालवणी क्षेत्र /एस आर/१७३०/२०१८/४४३३/ दि.१२/६/२०१८ ये क्षेत्र दुरुस्ती आदेशाच्ये न.भू.क्र.५३७ ये क्षेत्र ४४३४४० चौ.मी एवजी ४४३०६.८ चौ.मी असे क्षेत्र दुरुस्ती केलेली नोंद केली. तस यांची पौटविभाजन होऊन यांचा तातुन २३१०.५ चौ.मी क्षेत्र वजा शाळेने ४००८३.५ चौ.मी क्षेत्र गिल्लक राहिले व क्षेत्र दुरुस्तीने त्वापद्ये १५८२.८ चौ.मी क्षेत्राची वाढ शाळेने गिळकत्ता पत्रिकेवर एकूण ४१६६६.३ चौ.मी क्षेत्र कायग फेले व दि.२३/६/२०१७ चौ.नोंद करून दुरुस्ती क्षेत्राची अंकी अक्षरी नोंद घेतली.

प्रेरकार क्र.८५३ प्रमाणे  
सही-  
१३/०६/२०१८  
न.भू.४ गोरगाव

गा.जगावंदी आयुक्त आणि संचालक भूगि अगिलेख (ग.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.४/पि.प./अकारी नोंद/२०१७ पुणे दि.१६/६/२०१७ ये इकडील आदेश क्र.न.भू.मालवणी/फे.क्र०४२३/२०१८ दिनांक १३/०६/२०१८अन्यथे केवळ चौकडी नोंदवाहीवरील क्षेत्र व गिळकत्ता पत्रिकेवरील क्षेत्र गेलात असालेने गिळकत्ता पत्रिकेवर नमूद अंकी क्षेत्रावधारी एवजेचाळीरा हजार राहा शे राहाराष्ट दशांश तीस चौ.मी दाखल केले.

प्रेरकार क्र.८५३ प्रमाणे  
सही-  
१३/०६/२०१८  
न.भू.४ गोरगाव

विशेष फेरफार आदेशाने नोंद - जिल्हाधीकारी, मुंबई उपनगर यांचे कडील आदेश क्र. : सी/कार्या-३डी/एल-४४८/२०२१/५०३ दि. : १२/६/२०२१ अन्यथे भीजे मालवणी ता. योरीवली येथील सर्वे ने ४४/१४१ न.भू.क्र.५३७/३ मील क्षेत्र जगीन महाराष्ट शासन राजापत्र असाधारण भाग चार-व ग्रील अधिसूचना दिनांक ०८/०३/२०१९ गतील तारहुदीनुराग भोगवटादार वर्ग-१ भाग रुपांतरीत केलेली नोंद दाखल घेली व दिनांक १३/०३/२०१३ रोजी दाखल नोंद रवद केली.

H [ मे.गुरुकृष्णा डेवलपर्स (डी.एन.नार.प्रोजेक्ट) ] [४७३७२.३४ चौ.मी ] प्रेरकार क्र.९९८ प्रमाणे  
सही-  
२४/०६/२०२१  
न.भू.४ गोरगाव

रागिलीकरण नोंद - जिल्हाधीकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. : क्रमांकती/पार्का-७४/पोपि/एसआरवी-३०/०६/२०२१ पुणे दि. : ०२/०८/२०२१ ये भोजाणी र.क्र. : ६१९ दि. : १८/०८/२०२१ नुसार ५२७/ अ.व्यारोरिक्स ५२७/व हे राव न.भू.क्र. रद्द करून त्या न.भू.प्रागंतीचे दोन न.भू.क्र. : ५०७/ अ.गद्ये रागील केले.

H [ महाराष्ट्र सरकार ] [२८०.८० चौ.मी ] प्रेरकार क्र.१००३ प्रमाणे  
सही-  
३०/०८/२०२१  
न.भू.४, न.भू.५, गोरगाव

पोटहिस्ता नोंद - जिल्हाधीकारी, मुंबई उपनगर यांचा आदेश क्रमांक - ५७८, अदेश दिनांक - ०२/०८/२०२१ अन्यथे मालगता: ०६/०९/२०२१; पत्रक क्र.०४/ अ.वा.पोटहिस्ता झाल्याने मूळ मालगता पत्रक क्र.०७/ अ.रद घेले आहे आणि ५०७/ अ.१.५५०/ अ/२ दे नवीन मालगता पत्रक तयार केले.

H [ मे.गुरुकृष्णा डेवलपर्स (डी.एन.नार.प्रोजेक्ट) रोड सेट वैक ] [२९३.९६ चौ.मी ] प्रेरकार क्र.१००३ प्रमाणे  
गे.गुरुकृष्णा डेवलपर्स (डी.एन.नार.प्रोजेक्ट) : सही-  
४७३७२.३० चौ.मी ०६/१०/२०२१

हि गिळकत्ता पत्रिका (दिनांक १०/६/२०२१ २:४३:४७ PM रोजी) डिजीटल रसाक्षरीत केली असाल्यापुढे त्यापर कोणत्याही राही शिगयाची आवश्यकता नाही. गिळकत्ता पत्रिका डाउनलोड दिनांक १०/६/२०२१ ३:२९:२८ PM वैधता पटलाळणी सही <http://aappleabhihek.mahabhumti.gov.in/DSLR/propertycard> या सोरेता स्थळावर जाऊन २००३१००००२३२८७२० हा क्रमांक वापरावा.

कृतमात्रामात्रात ११५८८१ गाठेते गाठे

