

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

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

PHONES : 2285 57 55/56
2285 35 92/93
FAX : 91-22-2284 5040
E-mail : info@snsattorneys.com

FORMAT – A
(Circular No.:- 28/2021)

TO,
MAHARERA,
6th and 7th 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.


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 30th April, 2011 and Further Certificate of Title dated 3rd September, 2014 and 21st July, 2017 and 22nd 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 30th April, 2011 and Further Certificates of Title dated 3rd September, 2014 and 21st July, 2017 and 22nd November, 2021.

Dated this 15th day of December, 2021.

For M/s. Shah & Sanghavi



Partner

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

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

PHONES : 2285 57 55/56
2285 35 92/93
FAX : 91-22-2284 5040
E-mail : info@snsattorneys.com

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 30th April, 2011 and Further Certificate of Title dated 3rd September, 2014 and 21st 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 30th April, 2011 and Further Certificates of Title dated 3rd September, 2014 and 21st July, 2017 as under:
 - a. We have been informed by M/s Gurukrupa Developers (D.N. Nagar Project) that on 12th 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 3rd 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 2nd August, 2021 has amalgamated /sub-divided the area admeasuring 44056.80 Sq. Mtrs. and

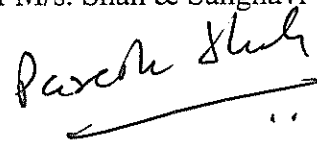

For Shah & Sanghavi

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 12th 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 30th April, 2011 and further Certificates of Title dated 3rd September, 2017 and 21st July, 2017 and subject to the terms and conditions set out in the order dated 12th 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 23rd day of November, 2021.

For M/s. Shah & Sanghavi



Partner

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

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

PHONES : 2285 57 55/56
2285 35 92/93
FAX : 91-22-2284 5040
E-mail : info@snsattorneys.com

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 30th April, 2011 and Further Certificate of Title dated 3rd 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 30th April, 2011 and Further Certificate of Title dated 3rd September, 2014 as under:

- a. M/s. Gurukrupa Developers (D. N. Nagar Project) have executed a Lease on 28th 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 28th 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 7th 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 30th April, 2011 and further Certificate of Title dated 3rd 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 21st day of July, 2017.

For M/s. Shah & Sanghavi



Partner

Housiey.com

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 Shinwar 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 19th 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 1st 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 4th 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;

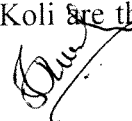
(e) We have been informed that the said Smt. Sovaribai Wd/o. Damu Vaity alias Koli died at Mumbai on 12th July, 1989 leaving behind the



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 21st 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)

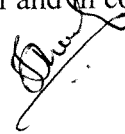
2. In view of Government of Maharashtra not having renewed the yearly lease in favour of the legal heirs of late Damu Shinwar Vaity alias Koli, on and after 1979 the legal heirs of late Damu Shinwar Vaity alias Koli instituted a suit in the City Civil Court at Bombay being Suit No. 3663 of 2000 against 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 29th August, 2006. Being aggrieved with the said Order & Judgment dated 29th 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 27th 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.

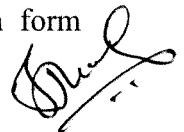
4. The Government of Maharashtra granted occupancy rights as Occupants Class II unto Smt. Vatsala Baliram Vaity alias Koli, Smt. Bhanubai Jagannath Vaity alias Koli, Smt. Shubhangi Janak Shah Nee Shubhangi Jagannath Vaity alias Koli with the consent, confirmation and knowledge of Smt. Zilubai Laxman 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 19th 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 19th September, 2009, the First Appeal No. 383 of 2007 has been withdrawn on 24th September, 2009.

5. By a Deed of Development dated 30th 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 30th December, 2009 is attached to the Deed of Confirmation dated 13th 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 19th 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 22nd 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 16th 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 30th 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 1st 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 19th September, 2009 read with Agreement executed on 22nd 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 30th day of April, 2011.

For M/s. Shah & Sanghavi

Partner

H:\COMP1\11827. Title certificate.docx\sm

Housiey.com

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 30th 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 30th April, 2011 as under:

- a. By a Deed of Mortgage dated 26th 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 28th 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 13th 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 30th 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 3rd day of September, 2014.

For M/s. Shah & Sanghavi

Partner

महाराष्ट्र शासन

मालमत्ता पत्रक

गाव/पेठ : मालवणी		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	पारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरितपासणीची नियत वेळ
१०७/अ/१			४१३७२.३०	जी	

सुविधाधिकार

हक्काचा मुळ धारक H
वर्ष: २०२१ [महाराष्ट्र सरकार]
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
१९३/०५/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र.सी/कार्या-२ क/वे.दु/एस.आर-२४५० दिनांक ३१/४/२०१० चे क्षेत्र दुरुस्ती आदेशान्वये न.भू.क्र.५०७ चे क्षेत्र ३४७८३.६ चौ.मी.एवजी ४९३९०.१ चौ.मी.अरो दुरुस्ती केलेली नोंद घेतली.			फेरफार क्रं.६२८ प्रमाणे सही- १३/०५/२०१० न.भू.अ गोरगाव
१२०/०५/२०१०	शासन महसूल व वन विभागाकडील जापण क्र.एस.३०/संदर्भ क्र.६०/०८/आ-३ दिनांक ७/८/२००९ मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.७२/कार्या-३ डीएल-६५४ दिनांक १६/९/२००९ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा व अर्जदार यांचेमध्ये झालेला मा.साह दुय्यम निबंधक बोरीवली क्र.५ मुंबई उपनगर जिल्हा यांचे कडील नोदनिगृत भाडेपट्टा दस्त क्र.१०४२४/२००९ दिनांक १३/११/०९ इकडील अतीताडी सीमांकन मोजणी मो.२ न.भू.क्र.५०७/०९ दिनांक २/१२/०९ अर्जदार यांना दिलेल्या दिनांक १८/०५/२०१० रोजीची ताया पावती व स.न.४४ हि.न.१ चा दि.१८/०५/१० रोजीचा ७/१२ अन्वये न.भू.क्र.५०७ चा मिळकत पत्रिकेस कव्ठे हक्काने (भोगवटादार वर्ग -२) म्हणून १) श्रीमती वसंतला वळीराम कोळी उर्फ वेती २) भानुबाई जगन्नाथ कोळी उर्फ वेती ३) सुभांगी जनक शाह उर्फ सुभांगी जगन्नाथ कोळी उर्फ वेती अशी नावे दाखल केलेली नोंद केली.	BV२	[श्रीमती वसंतला (उर्फ वेती) वळीराम कोळी] [भानुबाई (उर्फ वेती) जगन्नाथ कोळी] [सुभांगी जनक शाह उर्फ सुभांगी जगन्नाथ कोळी उर्फ वेती]	फेरफार क्रं.६३० प्रमाणे सही- २३/०५/२०१० न.भू.अ गोरगाव
१०४/०६/२०१२	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्रमांक जि.अ.भू.अ/न.भू.स.३ व/क्षेत्र दु./एस.आर.१२६६/२०१२ दि.२१.४.२०१२ चे क्षेत्र दुरुस्ती आदेशान्वये न.भू.क्र.५०७ चे क्षेत्र ४९३९०.१ चौ.मी.एवजी ४२४७४.०० चौ.मी.अरो दुरुस्ती केलेली नोंद घेतली			फेरफार क्रं.६३१ प्रमाणे सही- ०४/०६/२०१२ न.भू.अ गोरगाव
०५/१०/२०१२	विनशेती आदेशाने मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील विनशेती आदेश क्रमांक सी/डेस्क ७अ/एलएनडी/एनएपी/एस.आर.वि.१०३२३ दि.२०.४.२०१२ व ९.७.२०१२ अन्वये न.भू.क्र.५०७ या मिळकतीचे पूर्ण क्षेत्र वाणिज्य व आर्थोपेक्षिक प्रयोजनासाठी वर्ग झालेले मिळकत पत्रिकेवरील भोगवटादार वर्ग २ चे धारक कायम ठेऊन सन २०११-२०१२ या कालावधीसाठी र.रु.१,३१,६६९/- सारा दाखल केलेली नोंद केली			फेरफार क्रं.६८१ प्रमाणे सही- ०५/१०/२०१२ न.भू.अ गोरगाव
११३/०२/२०१३	शासन महसूल व वनविभाग यांचेकडील जापण क्र.जमिन २६१०/३८/प्र.क्र.११/ज.३ महसूल व वनविभाग मंत्रालय मुंबई दि.८.१०.२०१० अन्वये दिलेल्या मान्यतेनुसार मा.जिल्हाधिकारी यांचेकडील आदेश क्र.सी/कार्या ३डी/एल ४४८ दि.२५.१०.२०१० चे आदेश व २१.४.२०१२ चे पत्र व साह दुय्यम निबंधक बोरीवली ३ मुंबई उपनगर जिल्हा यांचेकडील नोदनिगृत दस्ता क्र.वदर १६/१०६५९/२०१० दि.१५.१०.२०१० सूची क्र.२ अन्वये न.भू.क्र.५०७ या मिळकत पत्रिकेमध्ये कव्ठेहक्काने भोगवटादार वर्ग २ म्हणून दाखल असलेली नावे कमी करुन म. गुरुकृपा डेव्हलपर्स (डी एन नगर प्रोजेक्ट) यांचे दाखल केलेली नोंद केली	BV२	[म. गुरुकृपा डेव्हलपर्स (डी एन नगर प्रोजेक्ट)]	फेरफार क्रं.६९४ प्रमाणे सही- १३/०२/२०१३ न.भू.अ गोरगाव
११६/१२/२०१५	मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालवणी/फे.क्र.७९५ दिनांक १६/१२/२०१५ अन्वये केवळ चौकशी नोंद घेहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरीनेवाळीस हजार चारशे चौथाहातर पूर्णांक दशांश तीस चौ.मी.दाखल केले.			फेरफार क्रं.७९५ प्रमाणे सही- १६/१२/२०१५ न.भू.अ गोरगाव
२३/०६/२०१७	सामिलीकरण /पोटविभाजन मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र.सी/कार्या.७/एलनडी/पो.वि.एस.आर.सी-५१७२ दि.१७/७/२०१५ व इकडील अ.ता.पो.वि.मो.र.न.५३१/२०१७ दि.२/५/२०१७ व त्या सोबतचा मंजूर नकाशा अन्वये नगरभूमापन मालानी ता. बोरीवली येथील न.भू.क्र.५०७ चे क्षेत्र ४२४७४.० चौ.मी.मधून पोटविभाजनाचे वर्ग होणारे २३९०.५ चौ.मी.क्षेत्र वजा करुन न.भू.क्र.५०७ व क्षेत्र २८०.८ चौ.मी.व न.भू.क्र.५०७ क चे क्षेत्र २१०९.७ चौ.मी.अशा नवीन स्वतंत्र मिळकत पत्रिका उगडून त्यावर मूळ मिळकत पत्रिके प्रमाणे धारक व सत्ता प्रकार दाखल करुन न.भू.क्र.५०७ या मिळकत पत्रिकेवर रोड सेट वॉक व न.भू.क्र.५०७ क या मिळकत पत्रिकेवर अमिनिटी अशी आरक्षणाची नोंद दाखल केली. तसेच न.भू.क्र.५०७ चे शिल्लक क्षेत्र ४००८३.५ चौ.मी.कायम करुन त्यास न.भू.क्र.५०७ अ असा शेज वदल केला. तसेच मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख म.राज्य पुणे यांचेकडील परिपत्रक क्र.पा.भू.१ मी प अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये दि.१६/१२/२०१५ रोजीची नोंद कमी करुन पोटविभाजन आदेशान्वये न.भू.क्र.५०७ अ ५७० व ५०७ क या मिळकत पत्रिकेवर दाखल झालेल्या कासेत्राची अंकी व अक्षरी नोंद केली.			फेरफार क्रं.७९५ प्रमाणे सही- २३/०६/२०१७ न.भू.अ गोरगाव

123/06/2019	भा.जमावंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प./अक्षरी नोंद/2019 पुणे दि.16/2/2019 व इकडील आदेश क्र.न.भू.मालवणी/फे.क्र.23 दिनांक 23/06/2019अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी चाळीस हजार त्याऐशी पूर्णांक पाच दशांश चौ.मी दाखल केले.		फेरफार क्र. 23 प्रमाणे सही- 23/06/2019 न.भू.अ. गोरगाव
93/09/2019	भा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र.जि.अ.भू.अ /3 व /न.भू.मालवणी क्षेत्र /एस.आर./1930/2019/2833/ दि.12/9/2019 चे क्षेत्र दुरुस्ती आदेशान्वये न.भू.क्र 409 चे क्षेत्र 82888 0 चौ.मी एवजी 88046.4 चौ.मी असे क्षेत्र दुरुस्ती केलेची नोंद केली. तत पूर्वी पोटविभाजन होऊन मूळ क्षेत्रातून 2390.4 चौ.मी क्षेत्र घजा झालेने 80023.4 चौ.मी क्षेत्र शिल्लक राहिले व क्षेत्र दुरुस्तीने त्यामध्ये 9422.4 चौ.मी क्षेत्राची वाढ झालेने मिळकत पत्रिकेवर एकूण 89445.8 चौ.मी क्षेत्र कायम केले व दि.23/6/2019 ची नोंद करून दुरुस्ती क्षेत्राची अंकी अक्षरी नोंद घेतली		फेरफार क्र. 243 प्रमाणे सही- 13/09/2019 न.भू.अ. गोरगाव
93/09/2019	भा.जमावंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प./अक्षरी नोंद/2019 पुणे दि.16/2/2019 व इकडील आदेश क्र.न.भू.मालवणी/फे.क्र.23/2019 दिनांक 23/09/2019अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी एकेक्याळीस हजार सहा शे सहासष्ट दशांश तीस चौ.मी दाखल केले.		फेरफार क्र. 243/2019 प्रमाणे सही- 13/09/2019 न.भू.अ. गोरगाव
28/04/2029	विशेष फेरफार आदेशाने नोंद - जिल्हाधिकारी , मुंबई उपनगर यांचे कडील आदेश क्र. : सी/कार्या-3डी/एल-88/2029/403 दि. : 12/04/2029 अन्वये मीजे मालवणी ता बोरीवली येथील सर्व नं 88/9 पे न भू क्र 409/अ मधील क्षेत्र 89392.38 चौ मी गुरुकृपा डेव्हलपर्स (डी एन नगर प्रोजेक्ट) यांना कब्जेतून भोगाटादार वर्ग 2 ने प्रदान केलेली शासकीय जमीन महाराष्ट्र शासन राजपत्र असाधारण भाग चार-व मधील अधिसूचना दिनांक 04/03/2019 मधील तरतुदीनुसार भोगवटादार वर्ग-9 मध्ये रुपांतरित केलेची नोंद दाखल केली व दिनांक 12/02/2019 रोजी दाखल नोंद रद्द केली.	H [मे. गुरुकृपा डेव्हलपर्स (डी एन नगर प्रोजेक्ट)] [89392.38 चौ.मी]	फेरफार क्र. 99 प्रमाणे सही- 28/04/2029 न.भू.अ. गोरगाव
30/09/2029	सामिलीकरण नोंद - जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. : क्रमांकसी/कार्या-03/पोपि/एसआरवी-1024 दि. : 02/04/2029 व भोजपी र.क्र. : 699 दि. : 14/04/2029 नुसार 409/ अ व्यतिरिक्त 409/ग हे सर्व न भू क्र. रद्द करून त्या न.भू. क्रमांकाचे क्षेत्र न.भू.क्र. : 409/ अ मध्ये सामील केले.	H [महाराष्ट्र सरकार] [200.40 चौ.मी] [मे. गुरुकृपा डेव्हलपर्स (डी एन नगर प्रोजेक्ट)] [89392.38 चौ.मी] BVR [मे. गुरुकृपा डेव्हलपर्स (डी एन प्रोजेक्ट) रोड सेट बॅक] [293.96 चौ.मी]	फेरफार क्र. 900 प्रमाणे सही- 30/09/2029 न.भू.अ. न.भू.अ. गोरगाव
06/10/2029	पोटहिस्सा नोंद - जिल्हाधिकारी, मुंबई उपनगर यांचा आदेश क्रमांक - 4924 आदेश दिनांक - 02/04/2029 अन्वये मालमत्ता पत्रक 409/ अ चा पोटहिस्सा झाल्याने मूळ मालमत्ता पत्रक 409/ अ रद्द केले आहे आणि 409/ अ/1,4,9/ अ/2 हे नवीन मालमत्ता पत्रक तयार केले.	H मे. गुरुकृपा डेव्हलपर्स (डी एन नगर प्रोजेक्ट) [89392.30 चौ.मी]	फेरफार क्र. 1003 प्रमाणे सही- 06/10/2029

हे मिळकत पत्रिका (दिनांक 10/6/2029 2:43:49 PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्कांची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक 10/6/2029 3:29:24 PM
वेधता पडसाकची साठी <http://appleabhiikh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन 2203100002326920 हा क्रमांक वापरावा.

हे मालमत्ता पत्रका 15 दिवसी मर्याद केलेले आहे

