

NIRANJAN & CO.
ADVOCATES & SOLICITORS

Niranjan
Tel. No. Off: 2266 1746
2266 1435
E-mail: niranjanandcompany@gmail.com

42-A, Hanuman Bldg.,
2nd floor,
Perin Nariman Street
Fort, Mumbai-400 001.

Ref. No. N/P/585

Date : 7-10-2013

TITLE CERTIFICATE

1. Our clients, the Partners of **M/s. KONARK REALTORS** a Partnership Firm duly registered under the Indian Partnership Act, 1932, having registered office at 401, Sanjona Complex, Hemu Kalani Marg, Sindhi Society, Chembur, Mumbai – 400 071 have requested us to investigate, verify and certify their title to the property more particularly described in the Schedule hereunder written (hereinafter referred to as the said property).

2. Following documents of title are handed over to us by **M/S. KONARK REALTORS** for verification after showing the originals thereof: -

I. Photocopy of Deed of Partnership of M/s. Konark Realtors executed on 18-01-2007 executed by and between (i) Shri. Sunil Gupta, (ii) Shri. Alok Kailashchandra Agarwal, (iii) Smt. Asha Agarwal, (iv) Smt. Sandhya Alok Agarwal, and (v) Shri. Sugat Gyaneshwar Waghmare.

II(a) Photocopy of Deed of Conveyance dated 08-05-2012 duly registered with the Sub-Registrar of Assurances at Kurla No.2 under Serial No.BDR/03484/2012 on 08-05-2012 executed by and between (1) Dr. Nitin Vasant Patil, (2) Dr. Nilesh Vasant Patil the Vendors therein and M/s. Konark Realtors as Purchasers therein conveyed, transferred and assigned

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undivided 1/4th (25%) share, right, title and interest in respect of property bearing CTS No. 477-B, corresponding Survey No. 152, Hissa No. 6 admeasuring 30 sq. mtrs. and CTS No. 486, corresponding Survey No. 144, Hissa No. 9 admeasuring 550 Sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

II(b) Photocopy of irrevocable Power of Attorney dated 05-05-2012 under Registered No. BDR-7/3485 of 2012 by (1) Dr. Nitin Vasant Patil, (2) Dr. Nilesh Vasant Patil the Vendors therein in favour of Sunil Gupta and Kunal Agarwal being the partners of M/s Konarak Realtors.

II(c) Photocopy of Deed of Conveyance dated 20-11-2012 duly registered with the Sub-Registrar of Assurances at Kurla No.2 under Serial No.KRL-2/2592/2013 executed by and between (1) Mrs. Janki Raghunath Patil, (2) Mr. Arun Raghunath Patil, (3) Mr. Ashok Raghunath Patil, (4) Mr. nandu Raghunath Patil, (5) Mr. Dilip Raghunath Patil, (6) mr. Vinod Raghunath Patil, (7) Mrs. Shashikala Kamlakar Keny, (8) Mrs. Asha Narendra Patil, (9) Mrs. Neeta Salil Koli nee Neeta Narendra Patil, (10) Mr. Santosh Kamlakar Patil the Vendors therein and M/s. Konark Realtors as Purchasers therein conveyed, transferred and assigned their 50% share, right, title and interest in respect of property bearing CTS No. 477-B, corresponding Survey No. 152, Hissa No. 6 admeasuring 30 sq. mtrs. and CTS No. 486, corresponding Survey No. 144, Hissa No. 9 admeasuring 550 sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

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II(d) Photocopy of Irrevocable Power of Attorney dated 20-11-2012 under Registered No. KRL-2/2593/2013 (1) Mrs. Janki Raghunath Patil, (2) Mr. Arun Raghunath Patil, (3) Mr. Ashok Raghunath Patil, (4) Mr. nandu Raghunath Patil, (5) Mr. Dilip Raghunath Patil, (6) mr. Vinod Raghunath Patil, (7) Mrs. Shashikala Kamlakar Keny, (8) Mrs. Asha Narendra Patil, (9) Mrs. Neeta Salil Koli nee Neeta Narendra Patil, (10) Mr. Santosh Kamlakar Patil the Vendors therein in favour of Shri Sunil Gupta and Kunal Agarwal being the partner of M/s Konarak Realtors.

II(e) Photocopy of Deed of Conveyance dated 25th September 2012 duly registered with the Sub-Registrar of Assurances at Kurla No.2 under Serial No. BDR-3/9410 executed by and between (1) Mr. Abhay Trimbak Patil, (2) Mr. Bipin Trimbak Patil, (3) Mr. Charan Trimbak Patil, (4) Mrs. Suyasha Bapuji Tari, (5) Mrs. Pratibha Vikas Gupte the Vendors therein and M/s. Konark Realtors as Purchasers therein conveyed, transferred and assigned their 25% share, right, title and interest in respect of property bearing CTS No. 477, corresponding Survey No. 152, Hissa No. 6 admeasuring 30 sq. mtrs. and CTS No. 486, corresponding Survey No. 144, Hissa No. 9 admeasuring 550 sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

II (f) Photocopy of Irrevocable Power of Attorney dated 25th September 2012 under Registered No. BDR-3/9411/2012 by (1) Mr. Abhay Trimbak Patil, (2) Mr. Bipin Trimbak Patil, (3) Mr. Charan Trimbak Patil, (4) Mrs. Suyasha Bapuji Tari, (5) Mrs. Pratibha Vikas Gupte, the Vendors therein in favour of Shri Sunil Gupta and Kunal Agarwal being the partner of M/s Konarak Realtors.

III(a) Photocopy of Deed of Conveyance dated 31-05-2012 duly registered with the Sub-Registrar of Assurances at Kurla No.2 under Serial No.BDR-14/4246/2012 executed by and between (1) Yashwant J. Vaity, (2) Dinkar G. Vaity, (3) Ganesh G. Vaity, (4) Yamuna B. Vaity, (5) Jyoti Amol Nakhwa, (6) Deven B. Vaity, (7) Chandrarekha T. Vaity, (8) Sarvesh Tukaram Vaity through his mother Chandrarekha T. Vaity the Vendors therein and M/s. Konark Realtors as Purchasers therein conveyed, transferred and assigned their share, right, title and interest in respect of property bearing CTS No. 482, corresponding Survey No. 144, Hissa No. 14 admeasuring 221.5 sq. mtrs. and CTS No. 485, corresponding Survey No. 144, Hissa No. 10 admeasuring 627.8 sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

III(b) Photocopy of Irrevocable Power of Attorney dated 31-05-2012 bearing Registration No. No. BDR-14/4247 of 2012 by (1) Yashwant J. Vaity, (2) Dinkar G. Vaity, (3) Ganesh G. Vaity, (4) Yamuna B. Vaity, (5) Jyotsnamol Nakhwa, (6) Deven B. Vaity, (7) Chandrarekha T. Vaity, (8) Sarvesh Tukaram Vaity through his mother Chandrarekha T. Vaity the Vendors therein in favour of Kunal Agarwal being the partner of M/s Konarak Realtors inter alia giving powers in respect of property bearing CTS No. 482, corresponding Survey No. 144, Hissa No. 14 admeasuring 221.5 sq. mtrs. and CTS No. 485, corresponding Survey No. 144, Hissa No. 10 admeasuring 627.8 sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

IV(a) Photocopy of Deed of Conveyance dated 19-03-2011 duly registered with the Sub-Registrar of Assurances at Kurla No.2 under Serial No.BDR-13/2294/2011 executed by and between (1) Pandurang Mangal Vaity @ Pandurang Mangalya Vaity, (2) Shri Dattatray Mangal @ Mangalya Vaity, (3) Shri Ramesh Mangal @ Mangalya Vaity constituted Attorney Pandurang Mangalya Vaity, (4) Shri Kamlakar Mangal @ Mangalya Vaity constituted Attorney Pandurang Mangalya Vaity (5) Smt. Kusum Harishankar Vaity, constituted Attorney Pandurang Mangalya Vaity, (6) Smt. Narmada Yeshwant Patil constituted Attorney Pandurang Mangalya Vaity, (7) Smt. Chhabi Anant Bhopi constituted Attorney Pandurang Mangalya Vaity and (8) Hemlata Parshuram Bhoir constituted Attorney Pandurang Mangalya Vaity the Vendors therein and M/s. Konark Realtors as Purchasers conveyed, transferred and assigned their share, right, title and interest in respect of property bearing CTS No. 481, corresponding Survey No. 144, Hissa No. 13 admeasuring 292.40 sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

IV(b) Photocopy of Registered irrevocable Power of Attorney on 19-03-2011 under Registered No. BDR-13/2295/2011 by (1) Pandurang Mangal Vaity @ Pandurang Mangalya Vaity, (2) Shri Dattatray Mangal @ Mangalya Vaity, (3) Shri Ramesh Mangal @ Mangalya Vaity constituted Attorney Pandurang Mangalya Vaity, (4) Shri Kamlakar Mangal @ Mangalya Vaity constituted Attorney Pandurang Mangalya Vaity (5) Smt. Kusum Harishankar Vaity, constituted Attorney Pandurang Mangalya Vaity, (6) Smt. Narmada Yeshwant Patil constituted Attorney Pandurang Mangalya Vaity, (7) Smt. Chhabi Anant Bhopi constituted Attorney Pandurang Mangalya Vaity and (8) Hemlata Parshuram Bhoir constituted Attorney Pandurang Mangalya Vaity, the Vendors therein in favour Sugat

Waghmare, Alok Agarwal and Sunil Gupta being the partner of M/s Konarak Realtors inter alia giving powers in respect of property bearing CTS No. 481, corresponding Survey No. 144, Hissa No. 13 admeasuring 292.40 sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

V(a) Photocopy of Deed of Conveyance dated 13-12-2011 duly registered with the Sub-Registrar of Assurances at Kurla No.2 under Serial No.BDR-7/9265/2011 executed by and between Ramchandra G. Patil the Vendor therein and M/s. Konark Realtors as Purchasers therein have also conveyed, transferred and assigned their share, right, title and interest in respect of property bearing CTS No. 496, corresponding Survey No. 143, Hissa No. 4 admeasuring 483.7 sq. mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

V(b) Photocopy of Irrevocable Power of Attorney dated 13-12-2011 under Registered No. BDR-7/9266 by Ramchandra G. Patil, the Vendor therein have also executed in favour of Kunal Agarwal being the partner of M/s Konarak Realtors in respect of property bearing CTS No. 496, corresponding Survey No. 143, Hissa No. 4 admeasuring 483.7 Sq. Mtrs. situate at Mahatma Phule Road, Opp. Chintamani Deshmukh Garden Village Mulund, Tal. Kurla.

VI. Photocopy of Property Register Cards in respect of the said property.

VII. Photocopy of 7/12 Extracts in respect of the said property.

VIII. Photocopy of Order dated 25th May, 2010 bearing No. C/ULC/6(i)/SR-II-716 passed by the Additional Collector & Competent Authority under the Urban Land (Ceiling &

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Regulation) Act, 1976 in respect of plot bearing C.S. No.482 and 485. The said property is not acquired since the same is reserved for extension of Municipal Hospital.

- IX. Photocopy of Order dated 14th December 2010 bearing No.C/ULC/6(i)/SR-I-382 passed by the Additional Collector & Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of plot bearing C.S. No.481 whereby the said property is not acquired since the same is reserved for extension of Municipal Hospital.
- X. Photocopy of Order dated 13th April 2006 bearing No.C/ULC/D-V/IX-88/VIII-910,IX-712,IX-416 passed by the Additional Collector & Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of plot bearing C.S. No. 486 whereby the said property is exempted upon certain terms and conditions.
- XI. Photocopy of Sanctioned Revised Development Plan Remarks dated 17th July, 2010 alongwith Block Plan issued by Assistant Engineer, Development Plan, MCGM, T Ward in respect of the said property.
- XII. Photocopy of the Notification dated 14th May, 2009 bearing No.TPB 4306/2778/CR-160/07/UD-11 issued by Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai - 400 032 under The Maharashtra Regional and Town Planning Act thereby amending the Regulation No.9 of the Sanctioned Development Control Regulation for Greater Mumbai, 1991.

XIII. Photocopy of Revised Development Plan Remarks dated 20th Dec., 2011 alongwith Block Plan issued by Assistant Engineer, Development Plan, MCGM, T Ward in respect of the said property.

XIII. Declaration for issuing Title Certificate dated 03-10-2013 executed by Shri. Sunil Gupta and three Others.

3. We have caused Public Notices to be issued in the "Free Press Journal" English Daily Newspaper on 31st August 2013, in "Janmabhoomi, Mumbai" Gujarati Daily newspaper on 31st August 2013 and in "Navshakti" Marathi Daily newspaper on 31st August 2013 for inviting claims from third parties as against or to the said property or any part thereof. In response to the said Public Notices no person has lodged any claim of whatsoever nature with us. Shri. Sunil Gupta and three others have executed a Declaration confirming the below mentioned facts and stating that they have not created any third party rights or interest of whatsoever nature in the said property or any part thereof.

4. We have caused to take search in respect of said property in Sub-Registrar Offices at Mumbai, Bandra and Kurla Division from the year 1984 to 2013 (30 years). The Search Report reads as under: -

AT MUMBAI SUB-REGISTRAR OFFICE FROM 1984 TO 2013
MANUAL REGISTER (30 YEARS)

1984	:	Torn
To		
1986		
1987	:	Partly Torn
to		
1995		
<u>1996</u>		
<u>(r)</u>		

1990		
To	:	Partly Torn
1996		
1997		
To	:	Torn
1999		
2000	:	Partly Torn
2001		
To	:	Torn
2002		
2003		
To	:	Partly Torn
2004		
2005	:	Nil
2006		
To	:	Partly Torn
2007		
2008		
To	:	Nil
2012		
2013	:	Not Available

SUB REGISTRAR OFFICE KURLA - 1 FROM 2005 TO 2013
COMPUTERIZED REGISTER (9 YEARS)

2005		
To	:	Nil
2013		

SUB REGISTRAR OFFICE KURLA - 2 FROM 2002 TO 2012
COMPUTERIZED REGISTER (11 YEARS)

2002		
To	:	Nil
2010		

2011
Deed of Conveyance Rs.5500,000/-
M.V. Rs. 21,06,000/-
BDR/7
9265
2011

Dt. 13-12-2011
Reg. dt. 13-12-2011

Ramchandra G. Patil

To

M/s. Konark Realtors through its
Partners;
1. Sunil Gupta
2. Kunal Agarwal

Schedule: Land situate at Village Mulund, Taluka Kurla, District
Mumbai Suburban bearing City Survey No. 143, Hissa No. 4, City
Survey No. 496, area admg. 483.7 sq. mtrs. or 578.50 sq. yds.

2011
Deed of Power of Attorney
BDR/7
9266
2011

Dt. 13-12-2011
Reg. dt. 13-12-2011

Ramchandra G. Patil

To

M/s. Konark Realtors through its
Partners;
1. Sunil Gupta
2. Kunal Agarwal

Schedule: This Deed is about above Conveyance Deed dated
BDR/7/9265/2011, dated 13-12-2011.

2011
Deed of Conveyance Rs.5500,000/-
M.V. Rs. 210,61,000/-
BDR/7
R

Dt. 13-12-2011
Reg. dt. 13-12-2011

9265
2011

Ramchandra G Patil

To

M/s. Konark Realtors through its
Partner Sunil Gupta

Schedule: Land situate at Village Mulund, Taluka Kurla, District
Mumbai Suburban bearing City Survey No. 496, Survey No. 143,
Hissa No. 4, area admg. 483.7 sq. mtrs. (578.50 sq. yds.)

2012
Deed of Conveyance Rs. 2500,000/- Dt. 08-05-2012
M.V. Rs. 69,43,000/-

BDR/7

Reg. dt. 08-05-2012

3484

2012

1. Nitin Vasant Patil
 2. Dr. Nilesh Vasant Patil
- The Vendors

To

M/s. Konark Realtors through its
Partners;
1. Sunil Gupta
2. Kunal Agarwal

Schedule: Land at Mulund in Mumbai Suburban District 25%
undivided share out of total area admg. 30 Sq. Meters bearing City
Survey Nos. 487/B, 486, City Survey No. 477/B, Survey No. 152,
Hissa No. 6 and 25% undivided share out of total area admg. 550 Sq.
mtrs. bearing City Survey No. 486, Survey No. 144, Hissa No. 9.

2012
Deed of Power of Attorney Dt. 08-05-2012
BDR/7 Reg. dt. 08-05-2012

3485

2012

1. Nitin Vasant Patil
 2. Dr. Nilesh Vasant Patil
- The Vendors

To



M/s. Konark Realtors through its
Partners;

1. Sunil Gupta
2. Kunal Agarwal

Schedule : This Deed is about Conveyance Deed No.
BDR/7/3484/2012.

Up to Date 25-07-2012

2013 : Not Available

SUB REGISTRAR OFFICE KURLA-3 FROM 2005 TO 2013
COMPUTERIZED REGISTER (9 YEARS)

2005

To : Nil

2010

2011

Deed of Conveyance Rs. 1800,000/-

Dt. 19-03-2011

M.V. Rs. 127,31,500/-

Regdt. 19-03-2011

BDR/13

2294

2011

Pandurang Mangalya Vaity for self
and C.A. for Dattatray Mangalya
Vaity Ramesh Mangalya Vaity,
Kamalakar Mangalya Vaity, Kusum

Harishankar Vaity, Narmada
Yashvant Patil

Chhabi Anant Bhopi & Hemalata

Parshuram Bhoir

To

Konark Realtors by its Partners

1. Shri Sugat Waghmare
2. Shri Sunil Gupta

Schedule: Land situate at Village Mulund (East), Taluka Kurla, District Mumbai Suburban bearing Survey No. 144, Hissa No. 13, City Survey No. 481, area admg. 292.4 sq. mtrs. or 349.71 sq. yds.

2012
To Nil
2013

Note : In Kurla S.R.O. – 1 & Kurla S.R.O. – 3 record was not available for search. Hence I have seen online 'E' Search and mentioned finding transactions.

SUB REGISTRAR OFFICE KURLA-4 FROM 2005 TO 2013
COMPUTERIZED REGISTER (9 YEARS)

2005 : Nil

2006

Deed of Power of Attorney

Dt. 04-01-2006

BDR/14

Regdt. 04-01-2006

53

1. Dattatray Mangalya Vaity

2006

2. Ramesh Mangalya Vaity

3. Kamalakar M. Vaity

4. Kusum Harishankar Vaity

5. Narmada Yashvant Patil

6. Chhabi Anant Bhopi and

7. Hemalata Parshuram Bhoir

To

Pandurang Mangalya Vaity

Schedule: Land situate at Village Mulund, Taluka Kurla, District Mumbai Suburban bearing City Survey No. 551, Survey No. 65A/1, Hissa No. 6, Survey No. 64, Hissa No. 3, area admg. 475.0 sq. mtrs. and City Survey No. 481, Survey No. 144, Hissa No. 13, area admg. 292.0 Sq. Meters.

2007

To

: Nil

2011

2012

Deed of Conveyance Rs. 6100.000

Dt. 31-05-2012

M.V. Rs. 406.64,484/-

Regdt. 26-09-2012

BDR/14

4246

2012

1. Yashvant J. Vaity
2. Dinkar Vaity
3. Ganesh Vaity
4. Yamuna Vaity
5. Jyoti Amol Nakhwa
6. Deven Vaity
7. Chandralekha Vaity and
8. Suresh Tukaram Vaity

To

M/s. Konark Realtors through its Partner
Kunal Agarwal

Schedule: Land situate at Village Mulund, Taluka Kurla, District Mumbai Suburban bearing City Survey No. 482, Survey No. 144,

Hissa No. 14, area admg. 221.5 sq. mtrs. or area admg. 264.9 Sq. Yds., City Survey No. 485, Survey No. 144, Hissa No. 10, area admg. 627.8 Sq. Meters or 750.9 Sq. yards total area 849.30 Sq. meters.

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2012
Deed of Power of Attorney
BDR/14
4247
2012

Dt. 31-05-2012
Regdt. 26-09-2012

1. Yashvant J. Vaity
2. Dinkar Vaity
3. Ganesh Vaity
4. Yamuna Vaity
5. Jyoti Amol Nakhwa
6. Deven Vaity
7. Chandralekha Vaity and
8. Suresh Tukaram Vaity

To

M/s. Konark Realtors through its Partner
Kunal Agarwal

Schedule : This Deed is about Conveyance Deed No.
BDR/14/4247/2012.

Up to Date 31-10-2012
2013 : Not Available

Note:- Register of Computerized print copies of Index-II are prepared for search from the year 2002 onward which have been not maintained properly.

5. From the above diverse documents, search report and declaration of Shri. Sunil Gupta and four Others it appears as follows:-
- (a) From the copy of the 7/12 Extracts pertaining to the said property, it appears that the beneficial ownership in the said property still stands in the name of the Vendors mentioned in the above Conveyances, but as per the Declaration of Shri. Sunil Gupta and 4 Others, the application for incorporating the name of M/s. Konark Realtors in the 7/12 Extracts in place of said vendors is pending. Thereafter the said Konark Realtors shall obtain order for N.A. use of the said property. Thereafter the said Konark Realtors shall get the records of City Survey transferred in its name. The said Konark

Realtors shall be required to get property card with the name of said owners. Moreover, the said Konark Realtors need to have registered Deed of Rectification rectifying the CTS Number as 477-B in place of 477 in Deed of Conveyance dated 25th September 2012 and Power of Attorney dated 25th September 2012.

- (b) From the copy of the Sanctioned Revised Development Plan Remarks dated 17th July, 2010 alongwith Block Plan issued by Assistant Engineer, Development Plan, MCGM, T Ward pertaining to the said property, it appears that there is a reservation of "*Extension to Municipal Hospital*" affecting the said property, there are no reservations abutting the said property, there are no designations affecting or abutting the said property, there are no D.P. Roads affecting the said property and the said property falls under the Residential Zone (R).
- (c) From the copy of the Notification dated 14th May, 2009 bearing No.TPB 4306/2778/CR-160/07/UD-11 issued by Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai – 400 032 under The Maharashtra Regional and Town Planning Act thereby amending the Regulation No.9 of the Sanctioned Development Control Regulation for Greater Mumbai, 1991 and the averment of the same in the Declaration dated 22nd July, 2011 executed by Shri. Sunil Gupta and 4 Others being Partners of M/s. Konark Realtors, it appears that the said property can be developed either by MCGM or Owner subject to the conditions as appended in the entries in Table 4 to D.C. Regulation No.9.
- (d) The MCGM by its letter dated 30th April 2013 bearing Ref. No. CHE/2978/DPES granted permission for development

of said property bearing CTS Nos. 477/B, 481, 482, 485, 486, 496 as per D.C. Regulation 9 (Table)(v)(k)(i) of 1991 upon the terms and conditions mentioned therein.

6. In the above facts and circumstances and subject to what is stated above and on the basis of representations and statements made by Shri. Sunil Gupta and three others being Partners of M/s. Konark Realtors in their Declaration, we are of the opinion that **M/S. KONARK REALTORS** are owners and have right to develop the said property as per plans that may be sanctioned by MCGM subject to the conditions as appended in the entries in Table 4 to modified D.C. Regulation No.9 as per MCGM letter dated 30th April 2013 bearing Ref. No. CHE/2978/DPES mentioned above.

THE SCHEDULE OF THE SAID PROPERTY MENTIONED

ABOVE

All following pieces and parcel of land which are adjoining to each other and ground bearing following Numbers, having following area being lying and situate at Mahatma Phule Road, Opposite Chintamani Deshmukh Garden, Taluka Kurla, Village Mulund of Mumbai Suburban District:-

CTS No.	Survey No.	Hissa No.	Area in sq. mtr.
477/B	152	1/6	30.00
481	144	13	292.40
482	144	14	221.50
485	144	10	627.80
486	144	9	550.00
496	143	4	483.70

and bounded as follows:-

On or towards North by	:	Plot bearing C.S. Nos. 478, 480 & 487
On or towards South by	:	Plot bearing C.S. Nos. 484, 495 & 494
On or towards East by	:	Plot bearing C.S. Nos. 488, 493 & 494
On or towards West by	:	Mahatma Phule Road.

Dated this 7th day of October, 2013.

Yours faithfully,
For M/S NIRANJAN & CO.,

Lalashya MP

Proprietor

